

## Planning Board Minutes February 6, 2020

Chairperson Mia Jealous-Dank opened the February 6<sup>th</sup>, 2020 meeting of the Amityville Planning Board at 7:00 P.M. and welcomed the public.

Members Present:    Mia Jealous-Dank, Chairperson  
                              Mary D’Andrea, Member  
                              Colleen Nugent, Member  
                              Stephen Greenwald, Member  
                              Amanda Lowe, Member  
                              Townsend Thorn, Alternate Member

Absent:                    Bryan Donato, Building Inspector

Other Attendees:      Tracey Gronbach, Secretary to the Board

The Board and attendees recited the Pledge of Allegiance.

Chairperson Mia Jealous-Dank introduced herself and named the current board members, Stephen Greenwald, Amanda Lowe, Colleen Nugent, and Mary D’ Andrea, our alternate Townsend Thorn, and the Secretary to the Planning Board Tracey Gronbach. Our Building Inspector Bryan Donato is absent this evening.

The chairperson noted all applicants are hereby notified that any and all agreed upon concessions, promises, pledges, assurances or declarations given by them or their duly appointed agents, during their hearing process shall become stipulations to any approvals given by this Board.

Mr. Greenwald made a motion to approve the minutes from our December 5, 2019 meeting and which was seconded by Ms. Nugent.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Mary D’Andrea	-aye
	Colleen Nugent	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried:            5 ayes            0 nays

First on the agenda is the extension of time for a permit for the Application of Michael Segal that the board approved back in December 2016.

**Application of Michael Segal.** Applicant seeks architectural review and approval pursuant to a proposed one-story addition to the existing one-story automotive building's showroom with minor interior alterations pursuant to Section 24-6 A. (1) (g) of the Village Code. Premises located on the North side of Merrick road approximately 75 feet East of Broadway [ RT 110] in a "Business Two" district known as 158 Merrick Road also known as SCTM #101-7-5-8.

Chairperson Jealous-Dank made a motion to approve the extension which was seconded by Ms. Nugent.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Mary D'Andrea	-aye
	Colleen Nugent	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried:                      5 ayes                      0 nays

**Application of Application of 399 County Realty LLC.** Applicant seeks architectural review and approval of the proposed Additions to an existing medical facility which includes a new 7,530sf dialysis center pursuant to Section 24-6 A. (1)(b) of the Village Code. Premises located on the North side of Loudon Ave approximately 129ft. East of County Line Road in a "Residential B" district known as 101 Loudon Ave also known as SCTM#101-2-2-1.2

**Brendan Mooney**, Cullen Dykman LLP, 100 Quentin Roosevelt Boulevard, Garden City, spoke on behalf of this application. Joining him was **Joel Edelstein**, the managing member of 339 County Realty, LLC. **Richard Sherman**, an administrator from the facility, as well as **Willie Zambrano** from Zambrano Architectural Design, LLC.

**Mr. Mooney** said we are seeking approval of a site plan modification of existing Massapequa Center Rehabilitation and nursing facility located at 101 Loudon Avenue. Before I get into the details of the project, I would like to provide the board with some background on the property. The parcel itself is approximately 4.2-acre parcel located on the northern side of Loudon Avenue between Rt 110 and County Line Road. The facility itself has been there since 1972. It was previously part of the South Oaks Hospital facility. The South Oaks Hospital facility is still currently surrounding the center to the north, to the west and to the east, to the south of the facility beyond allowed and avenue. There are residential properties and ball fields, the like I

said. The facility has been there since approximately 1970 to the prior owner had been issued a use variance for medical use on the property back in 1969. And the project that we are applying for this evening is a proposed improvement to the facility. This is quality of life improvements that the applicant is proposing. The Fuchs family purchased the facility back in 2017, and since then they have implemented a number of improvements to the interior of the facility. And what we are proposing tonight is further improvements both for employee and patient quality of life issues. There's really two elements that are being proposed. One is an expansion of existing dining areas on the northwest portion of the building. It each would be an 850 square foot extension of existing dining areas in each of three floors, which are part of that part of that building. Each of those three floors is attached to patient or resident corridors and the dining areas are used by those patients. Currently, there is a about forty, 40 patients within each of those corridors. And the existing dining area is this is not sufficient. The patients currently use them obviously for meals, but also for recreational time and for visiting hours. The expansion will allow them some be to be able to enjoy that, that area they plan to have again, windows so that there is natural light coming into that area and it will be more effectively used by the patients and the residents. Like I said, for mealtimes for recreation and for visiting hours. The other element of the project is the dialysis center that is proposed to be located on the southeast portion of the building. And again, it's intended to benefit the patients and to improve their overall well-being and quality of life. Currently, when a patient needs to have dialysis, they need to go for offsite treatment. And typically, that's two to three times a week. And typically, when they need to go offsite, it's not a quick process. That's a six to eight-hour process where they're taken off out of the facility, taken by ambulance to an offsite dialysis center. They receive their treatment and then they return. Having the onsite dialysis capability would allow them to undergo that treatment in approximately three to four hours rather than six to eight. And keep in mind, some of these patients are weak. They're ill. They have low blood pressure and just that. Process of having to get into an ambulance, travel to a facility, get treatment and then come back. That in itself can be rigorous. Having the facility on site would allow staff at the facility to also coordinate that treatment with the other treatments that they're getting at the facility, whether it's rehabilitation or other treatments. It would allow staff to more effectively schedule the dialysis with that treatment. Again, it improves quality life, improves patient treatment. So, for those reasons, I think that that both of these elements of the projects fall under overall patient care, overall patient experience at the center in terms of the site plan objectives and goals set forth in the village code. I think the project is also consistent with those goals and objectives. Obviously, the proposed improvements would be consistent with community character, consistent with existing land use. Again, the facility has been there for 50, 50 or so years. The surrounding medical facility is associated with. So, folks have been there for much longer than that. The project would also be consistent and compliant with existing zoning regulations, zoning step and the other dimensional requirements set forth

for the residents B zone. The project would also not would have no adverse effect on access to the facility. The project does not propose to change any of the driveways or entry ways to the facility, and obviously not having to transport patients off of the facility would reduce the traffic that would other be otherwise be involved in having them receive offsite treatment. With respect to aesthetics, the facade for the dining room expansion will be consistent with the existing brick facade for that building, so it will match what was currently there. The dialysis center will be. The project would also be consistent and compliant with existing zoning regulations, zoning step and the other dimensional requirements set forth for the residents B zone. The project would also not would have no adverse effect on access to the facility. The project does not propose to change any of the driveways or entry ways to the facility, and obviously not having to transport patients off of the facility would reduce the traffic that would other be otherwise be involved in having them receive offsite treatment. With respect to aesthetics, the facade for the dining room expansion will be consistent with the existing brick facade for that building, so it will match what was currently there. The dialysis center will be, I believe one story building and it will have a more modern medical facade attached to it. And I can provide you with a photo or a rendering of the Dialysis Center if you'd like it.

**Chairperson Jealous-Dank** asked if they bought samples, it a requirement of this Board to bring samples to this meeting, and landscaping plan which seems to be missing as well.

**Mr. Mooney** said with respect to landscaping, the area that would be disturbed during construction, again, it's the seven thousand seventy-five hundred square foot dialysis center. There'll be some impacts to the surrounding area during construction and the area where the dining room expansion would be. There's a very limited extent of impact beyond the construction area itself. And what we've proposed is that those areas will be restored with similar landscaping as is currently there. We respectfully request that the board approve the site plan application, but I'm certainly would make myself available to any questions or comments that you have.

**Willie Zambrano.** I'm the owner of Zambrano Architectural Design Firm. 410 Atlantic Avenue Freeport NY 11520. Next to me is Daniel Burrenechea, my partner. He will talk a little bit about the material selected for the façade of the Dialysis Center.

**Mr. Burrenechea** stated that a colorful selection of materials, rather the use of extensive amount of glass. We have an interest which is clad in what we called a compulsive pendant made of aluminum with a gold finish. Just differentiate it from the main the main building body and the cladding, one of pushing on the right of the rendering, a secondary east to what we call a metal shingle, a reflective surface. Metal panel system that is actually very reflective is in nature, a shingle incise.

**Ms. D'Andrea** said that she is not familiar with the product but she would have really liked to see the product because from the rendering it looks really shiny and modern, compared to the brick façade that is presently there. I'm not really saying that is going to look bad, but I really can't say but I don't know what the material is, I would really like to see samples.

**Chairperson Jealous-Dank** said appears you have four basic materials on the front. There is something on the curved. That's an eave, looks turquoise tile behind it. And then maybe a gold something over the actual entrance and some kind of stainless.

**Mr. Burrenechea** stated exterior finishes are consistently metal and the reflective tile perhaps is the shiniest of the objects on the outside. Is the interior part of the lobby. Well we wanted to give a little bit of color into the reception area of the finish of what interior of can change or something a little more neutral. But for the purposes of analysis, there's been an entry to the dialysis center. We want to just give the visitors and guests and family a little color for ambiance.

**Chairperson Jealous-Dank** said we are not concerned with the interior of the building, only the exterior.

**(INAUDIBLE)** (There was off mike talking between the Board and riffling of paper. Mr. Mooney and the Architects were talking off mike too.)

**Mr. Mooney** said that they would be able to provide samples to the board.

**Chairperson Jealous-Dank** said we will explain that in our stipulations when we get there. She also asked if they was an elevation of the where the dining room is?

**Mr. Burrenechea** showed on the plans where the existing dining area and where the new areas will be.

**Chairperson Jealous-Dank** asked is the new brick going to match existing brick at the new brick wall and match the existing expanded glass.

**(INAUDIBLE)** Mr. Burrenechea was taking off mike again next to the boards.

**Chairperson Jealous-Dank** asked if there was any other question from the Board?

**Ms. D'Andrea** said that she would like to see samples and landscaping drawings.

**Ms. Nugent** asked about any outdoor lighting on the kitchen area?

**Mr. Burrenechea** the lighting that we provide for the general, mostly for the Dialysis Center but the dining area had some old washers, very low in nature, very subtle.

**Chairperson Jealous-Dank** asked about the lighting at the entrance of the Dialysis Center? Other than the penlights and in the extension.

**Mr. Burrenechea** said that there some recessed lighting at Dialysis Center.

**Chairperson Jealous-Dank** asked what about the lighting in the parking lot, is there is any existing lighting there?

**Mr. Burrenechea** said that he was no sure of the existing light in the parking lot.

At this **Chairperson Jealous-Dank** asked if there anyone from the audience who like to speak.

**Joan Donnison, Bay Village Civic Association,** stated that she has two questions. First is this situated where there is now the outdoor dining. When you go in the dining room, there's a way out and they have some tables. I think also there's like a little gazebo and other kinds of recreational outdoor things. Is that where this is going to be built and situated, thereby taking away that outdoor space? And secondly, is the dialysis facility only for the residents or is it also going to be open to the public?

**Mr. Mooney** asked to address the second question first. The dialysis center would have 12 bed or 12 chair facilities. It would have three shifts per day. The capacity for 36 patients per day to go there and it would not be limited to just residents or patients at the facility. Certainly, those folks at the facility would be using it, but it would not be just for them. For example, if a patient were to be at the facility and then recovered and went home and lived in the area, they would have the ability to use the facility.

**Mr. Zambrano** asked to the address the dining question from Ms. Donnison, the dining room that you're referring to will be situated right next to the new dialysis. When this building was built in the 1970 the dining rooms were commonly located on the first floor. But with the new regulations, they actually want a dining room on every floor, home floor to be with its own dining room. So, what we're trying to do here is that the new dining room extension will be on the northwest part of the building. And granted this this building has many nursing units because it's kind of oriented in a helix type of condition. You have many nursing med units. And they wonder we're actually improving on is the north west side of the of the building. Right now, they have an existing dining room located on the first floor, and that will stay the way it is. We're not extending anything in there.

**Mr. Barrenechea** said I think the dining room you were referring to with the outdoor dining space that belongs to the facility. And the Dialysis Center is not going to encroach into that area. We are not taking away any of the spaces or any of the features. The surrounding

landscaping is not going to be touched, but we will be we a new neighbor to it. The dialysis center will be on the south east part of the building and the dining area.

**Ms. Donnison** wanted to clarify the dialysis center will be on the south east part of the building and the dining area. Expansion is going to be on the north west side. Is it going to be three stories high? It accommodates each floor.

**Chairperson Jealous-Dank** confirmed yes to Ms. Donnison clarification of the dining area and the expansion on the northwest side.

**Ms. Donnison** asked if the dialysis center is going to accommodate the public, do they need more parking? Is that sufficient? And will there be signage?

**Mr. Barrenechea** said the areas that we're actually extending will accommodate for those additional parking spots because of the overflow of parking we have. We had tabulated on the on the first page of our submission with all the usage and all the parking spaces and we'd meet that requirement.

**Ms. Donnison** will there be specific signage you're referring to for the dialysis center.

**Mr. Barrenechea** asked to look at the elevations and the submitted set of drawings, all the signs that we are providing, it's actually limited to just the front face of the of the curve. The facia of the dialysis center is what we call dimensional letters. It's not entirely illuminated. It's very solid and metal letters that are going to be visible without need for electric illumination or any other type of LED system. And at night the signs will not be something that would be creating additional illumination nuisance intruding into this into the area.

**Chairperson Jealous-Dank** asked have filed out a sign application for sign permit yet?

**Mr. Mooney** stated not as of, yet we wanted to get pass this point first. The signage with be visible on the elevation.

**Chairperson Jealous-Dank** asked Mr. Mooney if there were any final comments on this application?

**Mr. Mooney** stated nothing from the outcome.

**Chairperson Jealous-Dank** said as far as the board is concerned, we would like you to come back next month, we do have a few stipulations for you also.

Stipulations:

1. Please bring all samples on a sample board presented architectural style for the next meeting.
2. A landscape plan showing the existing what's being removed if it meets the criteria. If it's large enough to be removed and any new plantings you're putting in.
3. We love to see the signage added to the elevation.

**Chairperson Jealous-Dank** moved that we extend this application until next month. For a follow up and we would like to see the stipulations that we have required.

**Mr. Mooney** said we will absolutely work on it. Thank you.

**Chairperson Jealous-Dank** said that does conclude our meeting for tonight. Do we have a motion to adjourn?

A motion to adjourn the meeting was made by Ms. Nugent seconded by Mr. Greenwald.

Vote on the Motion:	Chairperson, Mia Jealous-Dank	-aye
	Mary D'Andrea	-aye
	Colleen Nugent	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried:                      5 ayes                      0 nays

Meeting adjourned at 7:28 pm.

Respectfully submitted:

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Catherine Murdock, Clerk/Treasurer  
Village of Amityville, N.Y.