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M I N U T E S
OF THE MEETING
OF THE
BOARD OF ZONING AND APPEALS
INCORPORATED VILLAGE OF LAKE SUCCESS

April 21, 2025

7:30 p.m.

PRESENT:

- DAVID N. MILNER, CHAIRMAN
- LISA W. DAVIS, MEMBER
- STEPHEN LEVINE, MEMBER
- DAVID GRABER, MEMBER
- DAVID FALLICK, MEMBER

ANDREA TSOUKALAS CURTO, ESQ. - ATTORNEY TO THE BOARD

Also Present:

- Robert S. Bonnie - Building Department Superintendant
- Stefan DeAlbuquerque - Building Department

1 CHAIRMAN MILNER: Let's get started.

2 Welcome, everyone. My name is David
3 Milner, I am Chairman of the Board of Zoning
4 and Appeals of Lake Success. We will call the
5 April meeting to order.

6 I apologize for being in the SAC room,
7 but the trustees sat in the boardroom.

8 We have one matter on tonight, that's
9 Case 2025-0043, a request by Northwell Health
10 for an appeal to construct an additional wall
11 sign, not permitted, pursuant to Section
12 105-122(1), Article XIII, Chapter 105 of the
13 Code of the Village of Lake Success.

14 Who is presenting for the Northwell?

15 MR. BROOKSTEIN: I am.

16 CHAIRMAN MILNER: Welcome.

17 MR. BROOKSTEIN: Good evening. Good
18 evening, Mr. Chairman and members of the Board.
19 Joshua Brookstein, Sahn Ward Braff Coschignano,
20 333 Earle Ovington Boulevard, Suite 601,
21 Uniondale, New York, here tonight on behalf of
22 Northwell Health-Long Island Jewish Medical
23 Center.

24 We are before the Board here this
25 evening seeking a variance to install one sign

1 above the entrance at 11A to the building known
2 as 1111 Marcus Avenue, also known as Section 8,
3 Block B18, Lot 300H on the Nassau County Land
4 and Tax Map, the sign will read Center for
5 Women's Cancer and will face Lakeville Road.

6 A variance is required because only one
7 sign is permitted on a building. This
8 building, as the Board is well aware, is a
9 very, very large building, so we are here
10 seeking a variance for an additional sign.

11 I will note that the plan incorrectly
12 stated that the sign is going to go above an
13 existing canopy. Currently there is no canopy,
14 but a new canopy is proposed as part of this
15 application.

16 MEMBER GRABER: Is that what this
17 rendering shows?

18 MR. BROOKSTEIN: Yes. Canopy will be
19 10 feet deep, 30 feet wide.

20 We appeared before the Planning Board
21 on April 17th and presented the proposed plan
22 that's before this Board this evening. The
23 Planning Board granted our application pending
24 this Board's consideration of the variance.

25 In terms of details of the sign, the

1 sign is 18 inches tall and 28 feet by 5 and
2 1 quarter inches long, it will consist of the
3 words Center for Women's Cancer, it will be
4 located at the westerly entrance of the
5 building known as 11A which is adjacent to
6 Lakeville Road. The letters of the sign will
7 have white faces and the sides of the letters
8 will be silver. The sign is supposed to be
9 illuminated with the white lettering from dusk
10 until 9:00 p.m.

11 If the Board likes --

12 CHAIRMAN MILNER: The frontage faces
13 Lakeville Road?

14 MR. BROOKSTEIN: That's correct.

15 I prepared, if I may. I ask that be
16 marked as Applicant's Exhibit A, it's an
17 overhead image, one for everybody, just
18 highlighting where the sign will be located, as
19 well as the two additional signs that were
20 previously approved by this Board.

21 CHAIRMAN MILNER: This is not replacing
22 the existing sign, this is in addition to the
23 existing sign?

24 MR. BROOKSTEIN: Correct. The proposed
25 sign Center for Women's Cancer, there is no

1 sign there now other than it says 11A above the
2 door.

3 CHAIRMAN MILNER: Existing Northwell
4 and Dowling Institute for Learning and
5 Innovation, that sign is there?

6 MR. BROOKSTEIN: That's correct.
7 There's two signs that were previously before
8 both the Planning Board and this Board which
9 granted variances which approved those signs,
10 that's correct.

11 CHAIRMAN MILNER: But they are on the
12 same building?

13 MR. BROOKSTEIN: Correct.

14 CHAIRMAN MILNER: Adjacent to each
15 other?

16 MR. BROOKSTEIN: They are on the other
17 side of the building. So the existing
18 Northwell and Dowling Institute of Learning
19 faces Marcus Avenue, which is right in front of
20 the circle, and the proposed sign is on the
21 west.

22 MEMBER FALLICK: So it's on opposite
23 sides of the building.

24 CHAIRMAN MILNER: Oh, I see. I am
25 holding this wrong. If I am holding it this

1 way, now I got it. That's what I found
2 confusing.

3 MS. CURTO: It's facing a parking lot,
4 it's not really facing the road.

5 MEMBER FALLICK: Correct.

6 MR. BROOKSTEIN: Right. Most
7 immediately facing the rather large parking
8 lot.

9 CHAIRMAN MILNER: You are not going to
10 see this from Lakeville Road.

11 MR. BROOKSTEIN: It will help people as
12 they are entering the complex and seeing where
13 within 1111 they need to go.

14 CHAIRMAN MILNER: Anybody have any
15 issues or questions?

16 MEMBER GRABER: No.

17 MEMBER LEVINE: Do you need a variance
18 for the canopy, or is that part okay?

19 MR. BONNIE: No, the canopy doesn't
20 need a variance. That was before the Planning
21 Board.

22 CHAIRMAN MILNER: Canopies are
23 permitted under our Building Code?

24 MR. BONNIE: Yeah.

25 CHAIRMAN MILNER: Anything, David?

1 MEMBER FALLICK: No.

2 CHAIRMAN MILNER: Lisa?

3 MEMBER DAVIS: No.

4 CHAIRMAN MILNER: Anybody in the
5 audience?

6 (Whereupon, there was no response.)

7 CHAIRMAN MILNER: I guess there is no
8 comments from the audience.

9 I am going to make a motion that we
10 approve the application for the variance as
11 presented.

12 MEMBER DAVIS: I second it.

13 CHAIRMAN MILNER: Thank you.
14 David?

15 MEMBER FALLICK: Approve, I agree.

16 CHAIRMAN MILNER: Steve?

17 MEMBER LEVINE: Approve.

18 CHAIRMAN MILNER: David?

19 MEMBER GRABER: Approve.

20 CHAIRMAN MILNER: Approve.

21 Lisa?

22 MEMBER DAVIS: Yes.

23 CHAIRMAN MILNER: Unanimous.

24 Anything else before the Board tonight?

25 MR. BROOKSTEIN: Thank you very much.

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MEMBER DAVIS: Thank you very much.

CHAIRMAN MILNER: Call for an
adjournment of the meeting.

Thank you, all.

(Whereupon, the Board of Zoning and
Appeals was concluded and stood adjourned.)

CERTIFIED TO BE A TRUE AND ACCURATE TRANSCRIPT OF
THE ORIGINAL STENOGRAPHIC MINUTES TAKEN OF THIS
PROCEEDING.

MARY KATE WALDRON
COURT REPORTER