

# Great Neck News



**NORTH SHORE SYNAGOGUE  
SEEKS EXPANSION**

PAGE 2

**MARAGOS SLAMS  
COUNTY AUDIT**

PAGE 4

**G.N. FESTIVAL  
PREVIEWS NEW FILMS**

PAGE 11



Town of North Hempstead Supervisor Jon Kaiman, U.S. Congressman Gary Ackerman, Deputy Mayor of the Village of Great Neck Mitch Beckerman, Nassau County Legislator Judi Bosworth, state Assemblywoman Michelle Schimel and Town of North Hempstead Councilwoman Lee Seeman guide federal and state representatives through the debris left from the recent Great Neck storm.

## Storm recovery aid considered

*Officials tour damage, eye eligibility*

BY EVAN NEMEROFF

Federal, state, county and local emergency management officials participated in a damage assessment tour last week of the Great Neck peninsula to determine if the community qualifies for recovery assistance from the federal gov-

ernment after the June 24 microburst that resulted in more than 1,000 trees downed and left approximately 25,000 without power.

To qualify for Federal Emergency Management Agency funds, there must be a total of \$25 million in expenses for damages. *Continued on Page 24*

## Great Neck Road apt. plan revised

*Move from condos to rentals*

BY EVAN NEMEROFF

The Great Neck Plaza board of trustees are considering a revised building plan for a proposed residential development at 245 Great Neck Road that was approved in 2008, but has remained stalled following the economic downturn.

An architect for the developer, 245 Great Neck Road LLC, presented plans for a five-story building with 93 rental units to the Great Plaza Board board of trustees last week.

"The purpose of this project is to construct a building that is less expensive and more appealing to future residents," said H. Thomas O'Hara, the architect for the project.

Great Neck Plaza had given the developers approval to build condominium units on the 98,000 square-foot property in 2008.

The revised plan has already received approval for the variances on the revised project from the board of zoning appeals, and *Continued on Page 24*

\*\*\*\*\*CR LOT 0011A\*\*\*\*\*  
3054  
TOWN OF N HEMPSTEAD 04-JUN-10 84 P1  
D. LESSER  
220 PLANDOME RD  
MANHASSET NY 11030-2327

## Revised G.N. Road plan

*Continued from Page 1*  
is waiting for the certificate of compliance from the trustees before submitting final plans to the plaza's building department.

Michael Sweeney, the commissioner of public services in Great Neck Plaza, said there is no timetable for the building department to consider a building permit for the project. Sweeney said O'Hara also needs permission from the county and the state before the developer can start any work at the site.

"The project's budget dictates the timeline when work can begin," Sweeney said. "There are nuances during the construction that the board of commissioners worry about such as the types of trucks that will be used, how much digging will be done, and the types of materials used during the project. We also need to know what impact the project will have on the community."

O'Hara said he anticipates receiving the certificate of

compliance in the next few weeks from the trustees and can then move on to the next stage of approval from the building department.

At last week's board of trustees meeting, O'Hara presented the landscaping designs that would support the architectural design of the five-story building.

"My plan is to make this the nicest building in the peninsula," O'Hara said. "We have worked hard with the board and zoning board to give them and our clients what they want and also have satisfied our design standards."

O'Hara said the trees that would be planted in the front of the building along Great Neck Road have the capacity to reach a maximum height of 40 to 50 feet. He said that the Green Vase Zelkova's are known for growing down, which provides stability for heavy winds and snowstorms.

"These trees provide a more urban look to the build-

ing," O'Hara said. "It's nice for people living on the second and third floors to have the luxury to look out their window and see a tree."

Surrounding the perimeter of the building will be small shrubs that will not exceed six feet in height. O'Hara said these bushes will provide a friendly appeal to the residents and give them a sense of comfort whether they are sitting outside on the building's benches or simply decide to look out their window.

In the back of the complex, O'Hara plans to put up trees that would act as a barrier to the Long Island Railroad rather than building a fence. The two trees that will be in place are the Japanese umbrella pine, which can go as high as 20 to 30 feet, and the Leyland Cypress, which grows approximately 4 to 6 feet high.

"Having a line of trees like this rather than a fence is more attractive," O'Hara said. "There has been a magnitude



There is a proposal to build a five-story 93-unit residential housing complex at 245 Great Neck Road.

of praise for this type of design from people that live in buildings that currently have these trees in place."

Pamela Marksheid, a Great Neck Plaza trustee, said that the presentation given by O'Hara was well prepared.

"This has been a long process and the architect has continued to comply with all of our requests," Marksheid said. "The company has

worked real hard designing this project and kept on coming back with answers to all of our questions."

O'Hara said that there has been a tremendous amount of hard work creating the perfect look for this building to satisfy the plaza's trustees, which he believes will be an overall benefit for the community once the development begins.

"This proposal for the project was done with tremendous asset design and landscaping to the Village of Great Neck," O'Hara said. "We feel that this building can present a great appeal for people entering the Great Neck community and it would be a magnificent addition to the plaza in terms of both the landscaping and architectural points of view."