

**Meeting of the Lake Success Planning Board
Held in the Board Room of
318 Lakeville Road, Great Neck, NY 11020
At 7:30 pm on December 18, 2019**

Present: Ira Levine, Chairman
Elliot Browar, Deputy Chairman
Joseph Burachio
Marian Lee
Alan Mindel
Robert Bonnie, Building Inspector
Steve Fellman, Village Architect
Brian Kennedy, Assistant Village Attorney

Absent: Yair Kerstein
Peter Chang, Board Liaison

Guests: Glen Chernoff, 7 Market Lane
Mr. & Mrs. Ali Anwar, 15 Jeffrey Lane

Chairman Levine called the meeting to order at 7:30 pm.

Mrs. Agnes Tam – 325 Old Lakeville Road

Mr. Steve Albano of Aquacade Swimming Pools presented this application for installation of an inground freeform swimming pool. This corner property with two rear/side yards met the code requirements in the submitted plans. Inspector Bonnie will ensure that the landscaping and fencing will be done as indicated.

Architectural Review

Applicant proposes an in-ground pool in the rear yard. Pool is separately fenced in with the pool equipment tucked up near rear of house on east side. Evergreen plantings are indicated to help screen the pool from the eastern neighbor. The Building inspector should have the flexibility of requiring additional screening material if necessary.

On motion of Alan Mindel, seconded by Deputy Chairman Browar, this application was approved as submitted with the addition of an extra row of Arborvitaes to hide the equipment area, location best suited to contractor, and the installation of compliant fencing.

Mr. Michael Cuttino – 22 Rivers Drive

Mr. Tim Ivans of Harvest Power Solar presented this application for roof mounted solar panels. The panels will all be installed in the rear, which backs up to Lakeville Road, and will not be in any neighbor's view.

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Architectural Review

Applicant proposes 32 roof mounted solar panels. The panels are oriented to the rear of the existing roof so there should be little graphic impact to the front of the house. The panels are positioned in an organized pattern to minimize the visual impact. The Board has historically supported solar energy.

On motion of Marian Lee, seconded by Joseph Burachio, this application was unanimously approved as submitted.

Mr. Hang Chen – 5 Market Lane

This is the third appearance before the Planning Board for this applicant. Mr. Chen's new architect Michael Palladino presented resubmission for new construction of a single-family dwelling. Next door neighbor Glen Chernoff, of 7 Market Lane, was in attendance for this resubmission and was pleased with this version of new construction.

Materials as follows: Belden brick veneer siding in Polar white with white mortar, window and door surrounds in precast stone sand/white color, all trim and crossheads in Versatex/Azek composite panel boards, fascias and soffits all finished in white, Versatex/HB & G composite paneled 14" square columns, Walnut/Mahogany stained main entrance doors, Wayne Dalton/Clopay White Carriage style garage doors, windows and French doors are Marvin Integrity/Wood Ultrex casements, simulated divided lite, Black/Ebony cladding and roofing is Certainteed "Grand Manor" asphalt shingle in Stonegate Grey.

Architectural Review

Applicant proposes a new two-story dwelling with an attached two car garage. Massing and fenestration are well done. Siding is brick on all elevations, but the detailing breaks up the feel of the brick nicely. The only detail missing is some kind of cast stone base or water table so the brick does not simply spring from the ground.

On motion of Chairman Levine, seconded by Deputy Chairman Browar, this application was approved as submitted, subject to the addition of a one-foot-high precast base all around except the trim, which will be cementitious.

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Mrs. Jing Ye – 129 Soundview Drive

Architect Barbara Dzierney and Landscape architect Kevin Natalie of The Laurel Group presented this resubmission for new construction of a single-family dwelling with a garage below on a unique corner property.

Materials include: Glen Gery Avignon oversized brick with mortar in Glen Gery G 407 for the main façade, accent façade in off-white precast stone, main roof is Greenstone Slate Company Vermont black variety, metal roofs in copper, Anderson 400 Series casement windows in Canvas color, cast stone trim in off-white, soffit in Azek off-white, gutters, leaders and finials in copper, railings cast stone/black iron, cast stone columns, Clopay Canyon Ridge Collection garage door in off- white, asphalt driveway, Belgium block curbs/aprons, Bluestone platform and steps, wrought iron front entry door, front retaining wall concrete with brick veneer and boulder walls for rear retaining wall.

Architectural Review

This is a resubmission of a previous design that needed to be softened up architecturally. The massing and fenestration are well done and the architect has improved the detailing with more wrought iron railings, decorative fascia bands, etc. The Board was concerned with the three-story appearance of the garage area but the new design does include a mid-level roof element above the garage that helps break up the three-story feeling of the façade.

On motion of Marian Lee, seconded by Alan Mindel, this application was unanimously approved.

Mr. & Mrs. Hai Zhong Tang – 2 School House Lane

The homeowners and their architect Arnold Montag presented this resubmission on a previously Planning Board approved rear addition and alteration.

Architectural Review

Applicant proposes a rear addition along with window, door and front portico modifications. Proposes massing and fenestration are generally well done. The new front brick columns need greater detail such as base and cap elements. A small roof should be considered over garage door for weather protection and to break up massing that wall. Will there be any grill pattern to fixed glass over front door?

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On motion of Chairman Levine, seconded by Deputy Chairman Browar, this resubmission for revisions to a previously Planning Board approved submission (now known as Permit #2019-143) is approved with the following modifications, to which the applicant agreed:

1. The clapboard siding on the existing extension is to be changed to the same brick as the rest of house.
2. Adding a pair of Anderson black casement windows, trimmed to match the rest of the windows throughout the house, to the one side of the existing addition.
3. The portico round columns are to be changed to square shaped using Azek or fiberglass. Columns may have a brick base, not more than two feet high, and be capped in bluestone.
4. All windows throughout the house will be replaced with new Anderson black casement with divided lights, trimmed with white Azek as originally submitted.
5. The bay window will be changed to an Anderson casement window in black, trimmed to match the other new windows, with a roof overlay to match existing roof.
6. The roof will be changed from a metal standing seamed roof to an asphalt roof to match existing.

This approval is subject to the revised plans being submitted for review by January 10, 2020. The Board reserves the right to rescind this approval at the March Planning Board meeting if the revised plans do not incorporate these agreed-upon changes.

Mr. & Mrs. Varun Kumar – 35 Olive Street

Architect Helen Bogdanos presented this application for an interior alteration. This alteration is for a simple removal of a round glass wall and to square off the area.

Architectural Review

Applicant proposes a modest alteration to the rear of the existing dwelling. Proposed design squares off a rear curved wall which did not make architectural sense in the first place. Proposed squaring off of that area makes sense and creates better usable interior space. Windows will match existing dimensions.

On the motion of Alan Mindel, seconded by Deputy Chairman Browar, this application was unanimously approved as submitted.

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Mr. & Mrs. Ali Anwar – 15 Jeffrey Lane

The Anwar's were an add-on to the Agenda at their request. They sought to modify the previously approved application by installing stucco instead of wood siding on the garage to match the rest of the house.

On motion of Alan Mindel, seconded by Chairman Levine, this modification as presented was granted.

On motion of Deputy Chairman Browar, seconded by Chairman Levine, the Minutes of September 26, 2019 were unanimously approved.

On motion of Chairman Levine, seconded by Joseph Burachio, the Minutes of October 17, 2019 were approved.

The meeting adjourned at 9:15pm.

Respectfully submitted,
Ann Marie Simeoli
Secretary