

**Inc. Village of Lake Success Planning Board**  
**Held via Zoom at 7:30 pm on July 16, 2020**  
Meeting ID: 865 5244 6687 Password: 873136

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

**Absent:** Yair Kerstein  
Peter Chang, Board Liaison  
Andrea Curto, Village Attorney

**Guests:** Robert Feinerman  
Steven Shulman

Chairman Ira Levine called the Zoom meeting to order at 7:40 PM.

**Mr. Yung Cheng Chou (contract Vendee) – 19 Talbot Drive**

This application for new construction of a one family dwelling was presented by architect Frank Petruso.

Materials include Glen Gery Brick, Series – Tuscan, in Buff/Speck color in Modular Style, with mortar to match brick. Off-white EFIS Stucco, Certain Teed Grand Manor Luxury Roof Shingles in Black Pearl. Anderson Architectural 400 Series Black windows with Pre-cast Limestone window trim in off-white. Fascia and trim boards in Pre-cast Limestone in off-white. Gutters and Leaders in Copper Continuous color Natural. The front door will be Custom Black Stain Wood Double Doors. The garage door will be Charcoal color Clopay Grand Harbor style with windows. Patio surfaces to be masonry pavers in a regular, repeating, rectilinear pattern.

***Architectural Review***

*Applicant proposes a new all brick home. As with all masonry home the detailing is very important to break down the massing of the architecture. The design proposed is very clever in its simplicity in that a combination of water table ledgers and large crown moldings give the elevations a nice scale and the simplicity of the window patterns gives a very crisp architecture. There is an introduction of a vertical precast limestone feature that is very interesting.*

*Conclusion:*

*Dare I say it.... nifty!*

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On motion of Deputy Chairman Browar, seconded by Alan Mindel, this application was approved, with the provision of the Board viewing submitted samples of the brick.

### **Mr. Sangeet Khanna – 12 West Woods Road**

Architect Jock deBoer presented this resubmission of an application to remove a 2-story home to be replaced with a 1 story home with a partial basement.

Materials include: Asphalt Roof Singles by GAF Slateline in English Gray, Curved Small Batten Standing Seam Metal Roofing Dormers by MBCI in Slate Gray. Pre-cast concrete trim painted in Benjamin Moore Decorator's White; Façade painted smooth stucco with painted reveals in Benjamin Moore's Navajo White. Columns to be Pacific Column, Endura-Stone, Smooth Finish, Tuscan Base with Roman Doric Ornamental Capital painted in Benjamin Moore Decorator's White. Painted Steel double insulated operable windows and doors painted in Benjamin Moore Black.

### ***Architectural Review***

*This application was approved at the last Board Meeting with the stipulation that certain modifications be made to the design. Those modifications included single columns at the front entry instead of double columns, window surrounds to be precast units to offset the stucco and a bluestone entry patio. The submitted design reflects those changes requested.*

On motion of Chairman Browar, seconded by Alan Mindel, this application was approved with the original double columns and the following changes: all the trim, casing and horizontal banding is going to be pre-cast limestone with the color to be determined at a later date. The banding and casing will have to have an architectural shape to them, not just rectangular. Bluestone will be used on the entrance walkway and double line around the two circular dormers.

### **Mr. Chon Fu Pao – 37 School House Lane**

Mr. Pao appealed his tree removal permit denial at the June 18, 2020 Planning Board meeting. The Board members visited the property to view the tree.

On motion of Chairman Levine, seconded by Deputy Chairman Browar, this appeal was denied.

On motion of Chairman Levine, seconded by Alan Mindel, the Minutes of June 18, 2020 were approved.

The meeting was adjourned at 8:40 PM.

Respectfully submitted,  
Ann Marie Simeoli  
Secretary