

**Meeting of the Lake Success Planning Board  
Held in the Board Room at  
318 Lakeville Road, Great Neck, NY 11020  
At 7:00 PM on June 19, 2019**

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

**Absent:** Peter Chang, Board Liaison

Chairman Levine called the meeting to order at 7:00 PM.

**Mr. Samuel Chiu – 14 Robbins Lane**

This resident filed an application to remove two trees on his property. The Village arborist approved removal of only one tree. Mr. Chiu is appealing to the Planning Board. He wants this tree removed because it has too many droppings and he is unable to keep up with the clean-up. This is creating a hazardous situation on his property. The board was in agreement with the arborist that this healthy tree will remain.

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

**Mr. & Mrs. Shen Kai Qu – 90 Meadow Woods Road**

This application is a resubmission for a second-floor addition, interior and facade alterations. The homeowners, Mr. & Mrs. Qu presented this application to the board. They had previously appeared in front of the Planning Board in 2017 and did receive approval. The project was postponed for personal reasons and they were not aware that their approval expired. They are now reapplying with some slight changes but basically the same design.

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Materials: Glen-Gery “Scotch Tradition HMOS” bricks, GAF Camelot roofing “Sheffield Black”, Anderson Casement windows “canvas”, window and door trimmings Cast Stone Off-White, front door “dark brown” wooden door with Iron design, Amarr Classica garage doors in either “Sandtone” or “Wicker Tan”, Polymer stone columns “Off-white”, and “Oil-Rubbed Bronze” lantern style lights.

*Architectural Review*

*Applicant proposes major makeover of the existing dwelling including additions and an entire new roof line. The proposed massing and fenestration is well done with the exception of the left side elevation which has a strange array of windows that could be improved. Siding is all brick and the architectural design is well done. Roofing and brick must be specified.*

On motion of Alan Mindel, seconded by Yair Kerstein, this application was unanimously approved.

**Mrs. Tiffany Chen – 1 Farm Lane**

This application is for new construction of a two-story dwelling using the existing foundation. BZA variance was granted on May 20, 2019 for insufficient front yard setback. This variance was requested so that the front of the house could be pushed out a bit.

The homeowner’s architect Leonard Kurkowski presented this application. This proposal is for an all brick house with cast stone window surrounds and trim.

Materials include: GAF Slateline roofing in Antique slate, Glen Gery Southern Malt Cut Cobble stone base, Glen Gery brick in Adrian, Andersen 400-Series double hung windows, Canvas colored Frenchwood French door, a custom metal and glass door in a dark bronze color for the front door, window and door surrounds are Beige color cast stone, fascias and trim are painted Beige color PVC to match the Andersen Canvas color, and the exterior railings will be custom wrought iron.

*Architectural Review*

*Applicant proposes major makeover of the existing dwelling. The proposed massing and fenestration are well done. All siding is a combination of brick with stone base. Colors and specifications must be specified and committed to along with the roofing. The front stoop railings seem a bit plain and could use more character.*

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On motion of Deputy Chairman Browar, seconded by Chairman Levine, with the provision that a cast stone band be added around the first and second stories all the way around the house, this application was unanimously approved.

**Mr. Hang Chen – 5 Market Lane**

This application is for new construction of a two-story brick dwelling. This application was presented by William Hosking, representing the architect Sean Cunningham, along with the builder John Stylianou and the homeowner.

The board was in agreement that the plans for this dwelling needed a lot of work. This application was too dissimilar to be acceptable. It was suggested to them to walk the Village and look at new construction to familiarize themselves with what is allowed. Once they've done that they can reach out to Steve Fellman for any guidance or help.

*Architectural Review*

*Applicant proposes a new two story dwelling with attached two car garage. Proposed massing and fenestration is too monolithic and needs to be broken down to a better scale. With a new house the garage doors should not face the street. The two sets of columns either side of the front entry do not make sense and are confusing as it reads like three front entrances*

This application was unanimously tabled.

On motion of Chairman Levine, seconded by Deputy Chairman Browar, the minutes of May 16, 2019 were unanimously approved.

The meeting adjourned at 8:30 PM.

Respectfully submitted,

Ann Marie Simeoli  
Secretary