

September Meeting of the Lake Success Planning Board
Held in the Board Room at
318 Lakeville Road, Great Neck, NY 11020
At 7:30 PM on July 25, 2019

Present: Ira Levine, Chairman
Elliot Browar, Deputy Chairman
Joseph Burachio
Yair Kerstein
Alan Mindel
Robert Bonnie, Building Inspector
Steve Fellman, Village Architect
Andrea Curto, Village Attorney

Absent: Marian Lee
Peter Chang, Board Liaison

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

Alexander Ma – 2A Lake Road

This application for an alteration and addition was presented by Mr. Ma and Louis Bruni, for Paul Russo Architects. The submitted plans are for a new two-story addition and a complete exterior renovation.

Architectural Review

Applicant proposes a second-floor addition and complete over haul of the existing dwelling. The massing and fenestration is generally well done. The flat roof of the two-car garage and the very low pitch roofs on the front one-story pieces of the house do not seem to blend with the main architecture. All the siding is proposed to be a new stone veneer so there needs to be some contrast to break it up such as a water table detail or more Azek panels etc.

On motion of Deputy Chairman Browar, seconded by Joseph Burachio, this application was unanimously approved with materials to be natural stone machined into rectangles and squares, not rough edges; pre cast door casings, window casings and cornices in a limestone color, windows are Marvin with black finish and the roof is going to be natural slate with the option of applicant returning to show a sample of faux slate for approval.

Mr. Scott Aronson – 120 Windsor Gate

This application is for the installation of an inground pool. Mr. Joseph Damiano from Pool Fection presented the plans. All setback requirements are being met. The pool equipment will be screened by landscaping.

Architectural Review

Applicant proposes a 20 x 44 foot in ground swimming pool basically centered in the backyard. Pool equipment needs to be screened and the Building Inspector should be authorized to determine if plantings are needed around the perimeter of back yard.

On motion of Chairman Levine, seconded by Alan Mindel this application was unanimously approved.

Mr. & Mrs. Sikander – 15 Jeffrey Lane

This is the third appearance in front of the Planning Board for this application for a new exterior finish. Mr. Ali Anwar presented once again. This submission was within the guidelines of the Village.

Architectural Review

Applicant has revised a previous submission that greatly improves the architectural feel of the design. The stone chimney is shown two different ways in the elevations and should be the version that continues through the roof soffit to create a vertical contrast to the one-story profile. Also, the roof vents while adding architectural interest, are more along the lines of a Baroque style of architecture.

On motion of Chairman Levine, seconded by Joseph Burachio, this application was approved with the following modifications:

1. On the front elevation the stone shall protrude through the roofline.
2. The roof vents will be black eyebrow shaped.
3. The gutters will be black.
4. The eave fascias shall be white Azek or equal (*not aluminum coil stock*).
5. On the front elevation beveled redwood siding by the garage in a natural or stained finish.
6. The windows will be black and the casing around them will be precast.
7. Cementitious stucco to be white (*Dryvit not permitted in Village*).

The Minutes of June 19, 2019 were reviewed, and one minor correction was made. On motion of Chairman Levine, seconded by Deputy Chairman Browar the Minutes of June 19, 2019 were unanimously approved.

The meeting adjourned at 8:30 PM.

Respectfully submitted,
Ann Marie Simeoli, Secretary