

**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 August 22, 2019**

Present: Ira Levine, Chairman
Elliot Browar, Deputy Chairman
Joseph Burachio
Yair Kerstein
Alan Mindel
Steve Fellman, Village Architect
Judy Simoncic, Assistant Village Attorney

Absent: Marian Lee
Robert Bonnie, Building Inspector
Peter Chang, Board Liaison

Guest: Glen Chernoff, 7 Market Lane

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

Mr. Hang Chen – 5 Market Lane

Mr. Chen and his contractor, John Stylianou, resubmitted an application for new construction of a two-story brick house. This application was also tabled due to discrepancies between the drawings and the rendering. The Board suggested that the applicant and his professionals review newly renovated, homes in the Village for some ideas. The Board also suggested that the applicant's architect speak with Village Architect, Steve Fellman, before resubmitting an application.

Architectural Review

Applicant proposed a two story all brick house. The massing and fenestration are too simplistic. There is no architectural detail such as quoined corners, decorative banding, water table, cast moldings at windows and door etc.

The roof line is also too simple and too shallow in pitch.

Mrs. Sherry Xian Shao – 50 Tanners Road

Mr. James Zapka of Todd O'Connell Architects presented this application for an exterior façade renovation with an addition of a roof over the existing porch.

Materials include: Glen-Gery brick in white for the front finish, white stucco finish in gable, Timberline GAF roofing in pewter, Timbertech white trim board, white Timbertech decorative column wrap, white Anderson casement doors and windows.

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Architectural Review

Applicant proposes a front façade make over with new brick, new siding and new entry portico. Generally, well done. Clean and simple architecturally. Matching roof shingles color may be problematic, and an actual brick sample should be submitted as the drawings just say white brick.

On motion of Alan Mindel, seconded by Deputy Chairman Browar, this application was unanimously approved upon condition that Mr. O’Connell submit a brick sample showing the color of the brick for the Board’s review and approval.

On motion of Chairman Levine, seconded by Deputy Chairman Browar, the Minutes of July 25, 2019 were unanimously approved.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,
Ann Marie Simeoli
Secretary