

**Meeting of the of Lake Success Planning Board
Held in the Board Room at
318 Lakeville Road, Great Neck, NY 11020
At 8:00 pm on October 15, 2015**

Present: Ira Levine, Deputy Chairman
Elliot Browar
Joseph Burachio
Peter Chang
Lawrence Farkas
Robert Bonnie, Building Inspector
Steve Fellman, Village Architect
Alan Mindel, Board Liaison
Andrea Tsoukalas, Acting Village Attorney

Absent: Daniel Axinn, Chairman

Ira Levine, acting Chairman called the meeting to order at 8:00 pm.

Were Associates – 4 Ohio Drive

This applicant proposes converting first floor rental space to a parking garage. There is a previously approved site plan for converting ½ of the first floor to parking. Visually the exterior of the building appears as windows. On motion of Elliot Browar, seconded by Joseph Burachio this application was unanimously approved as submitted.

Mr. Ben Mahfar – 8 Schoolhouse Lane

This application is for new construction. All windows have cast stone surrounds and there is a soldier course and a water table to break up the massing of the brick.

Architectural Review

Applicant proposes a new two story all brick residence with an attached two car garage. The massing and fenestration are generally well done throughout the design. However, there are a few items that should be considered. First, the front entry doors are very elegant but they are simply placed in a brick wall without any other detail such as a transom glass piece or built up cap mouldings, etc. More architectural detail should be created. Secondly, the two car garage is not really wide enough to be a two car garage and the single overhead door does not have as much architectural character as two single doors. Finally, the small roof over the rear door is an excellent idea but there is nothing holding it up. This is an excellent place to add some decorative brackets or columns to create some interest aesthetically.

On motion of Elliot Browar, seconded by Larry Farkas, this application with the addition of a transom glass over the door and built up mouldings, was unanimously approved.

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Mr. & Mrs. Dreiblatt – 2 Vanderbilt Drive

This applicant proposes a one story rear addition for use as a laundry room.

Architectural Review

Applicant proposes a minor one story rear addition. Siding and roofing are to match existing materials and colors. Colors are hard to match exactly because of weathering but since the addition is in the rear it should not be a problem.

On motion of Ira Levine, seconded by Larry Farkas this application was unanimously approved as submitted.

Dr. & Mrs. Karkare – 12 Vanderbilt Drive

This applicant proposes first and second floor additions.

Architectural Review

Applicant proposes a rear addition as well as a second floor over the entire existing house. Unfortunately, the design comes across like two different houses graphically. The existing siding is brick and the new additions are going to be horizontal siding that has no relationship to the existing brick. Also, the second story across the entire front has no conformity to the neighborhood architectural aesthetic. The front entry has no architectural character so the proposed reverse gable at the second floor should be designed in a way to incorporate the front entry.

This application and presentation were incomplete and therefore the board tabled this until the November meeting.

Mr. & Mrs. Karoutsos – 12 Market Lane

This application is for new construction. The front of the proposed house is on Oaks Hunt Road but the address will remain as 12 Market Lane. The design is a two story Spanish style residence with the garage underneath. The retaining walls at the driveway will be moved back and landscaping will be added for ease of access to and from vehicles.

Architectural Review

Applicant proposes a new two story all stucco residence with clay tile roofing. While the massing and fenestration are generally well done the Board has been reluctant to approve all stucco designs as well as clay tile roofs for being too dissimilar to the existing neighborhood. Additionally, the roof seems too low to offset the large wall massing.

On motion of Elliot Browar, seconded by Joseph Burachio this application was unanimously approved as noted.

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Mr. & Mrs. Bachrach – 28 Birch Hill Drive

This applicant proposes a new two story addition and covered porch, new siding and roof. The siding is a grey tone and the trim will be white Azak. The homeowner will consider using Hardiplank instead of vinyl siding based upon the cost difference.

Architectural Review

Applicant proposes a new two story addition to the left side of the house as well as all new siding and roofing for the entire dwelling. Massing and fenestration are well done. The siding proposed is a combination of vinyl horizontal planking and stacked stone which is well done. The applicant might want to consider Hardiplank siding as an upgrade to the proposed vinyl siding. Colors and exact materials must be committed to.

On motion of Ira Levine, seconded by Elliot Browar this application was unanimously approved as submitted.

On motion of Elliot Browar, seconded by Joseph Burachio the minutes of September 17, 2015 were unanimously approved.

The meeting adjourned at 9:15 pm.

Respectfully submitted,
Janet A. Carman, Secretary