

**Meeting of the of Planning Board  
Held in the Board Room at  
318 Lakeville Road, Great Neck, NY 11020  
At 8:00 pm on May 21, 2015**

**Present:** Daniel Axinn, Chairman  
Elliot Browar  
Joseph Burachio  
Lawrence Farkas  
Alan Mindel, Board Liaison  
Robert Bonnie, Building Inspector  
Steve Fellman, Village Architect  
Peter Mineo, Village Attorney

**Absent:** Peter Chang

Chairman Axinn called the meeting to order at 8:00 pm.

**Mr. & Mrs. Dilmanian - 16 Rivers Drive**

This applicant proposes a new front foyer and relocation of the front porch to add a powder room to the first floor.

***Architectural Review***

*Applicant proposes a new entry foyer on the front elevation. The proposed roof pitch of the foyer is very flat in appearance and the two columns supporting the roof lack architectural character. The entry to a home is a very important aspect of any architectural design as it defines where people should approach the dwelling and is the beginning of the building's architecture.*

On motion of Elliot Browar, seconded by Joe Burachio this application was unanimously approved with the following stipulations: raise the roof height and create a reverse gable, redesign the columns, bring the existing entrance door forward. All materials will match the existing but the brick will be a face brick instead of full brick which is used on the existing house.

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**Mr & Mrs. Jeffrey Auerbach – 2 Robbins Lane**

This applicant proposes a first and second floor addition in the rear of the dwelling.

***Architectural Review***

*Applicant proposes a new two story addition across the rear of the existing dwelling. The addition is intended to match the existing architecture in terms of siding, roofing, windows, etc. However, there are some technical concerns with the design. First, the pitch of the rear roof is not labeled but looks very flat which means the proposed roof is going to want to leak. Secondly, the roof rafters for the long low pitched slate roof is labeled as 2 x 10s which I do not think will be adequate for the load. Thirdly, the plans call for a new slate roof for the addition to match the existing slate. How are they going to match the slate color? Last, the side elevation is labeled as a second rear elevation.*

The architect was not prepared to answer questions presented by the board and did not provide a list of materials. The board members asked that this application return to the June 18<sup>th</sup> meeting and that the homeowners are present.

On motion of Daniel Axinn, seconded by Elliot Browar, the minutes of April 16, 2015 were unanimously approved.

The meeting adjourned at 8:45 pm.

Respectfully submitted,  
Janet A. Carman, secretary