

**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 June 16, 2016**

**Present:** Ira Levine, Chairman  
Elliot Browar  
Joseph Burachio  
Lawrence Farkas  
Robert Bonnie, Building Inspector  
Stephen Fellman, Village Architect  
Alan Mindel, Trustee Liaison  
Peter Mineo, Village Attorney

**Absent:** Peter Chang

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

**Mr. & Mrs. Wan Yu Gong – 44 Old Field Lane**

This is a resubmission to previously approved drawings to change siding to stucco. Ling Lu, architect represented the homeowner. Mr. Bonnie clarified to the Board that Ms. Lu is the second architect on this project. There were extensive problems with the initial architect and contractor. The new architect, Ms. Lu redrew the plans and a new contractor has been hired. Mr. Bonnie feels previous problems on the project have been corrected. Elliot Browar said the side of the house and the windows are set up for the foam stucco which creates an overhang. Ms. Lu responded that the brick in the front will be removed and reinstalled after a proper foundation is built. The side and rear walls will be done in stucco, color: golden pearl. Azek (cellular vinyl) will be used for casing detail around the window.

***Architectural review***

***This is a previously approved application where the owner wants to change the rear and side wall finishes to stucco. Real stucco is fine as a material but since it is such a monotone finish other elements of design are needed to give the architecture some character. Things such as score lines to the stucco, as you need expansion joints anyway, more exciting window trim packages, nice wooden deck railings, etc.***

On motion of Elliot Browar, seconded by Joseph Burachio, this application was unanimously approved conditioned on the architect consulting with Steve Fellman and Bob Bonnie on the stucco detail and window trim.

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### **Northwell – 2500 Marcus Avenue**

This applicant is seeking “Use” approval for renovations of 46, 909 sq. ft. of warehouse space for use as a central ambulance storage and deployment. Michael Sahn, Sahn Ward Coschignano, PLLC presented this application on behalf of Northwell. The Nassau County Planning Commission has issued a letter of local determination to the Village Board.

On motion of Ira Levine, seconded by Lawrence Farkas, to recommend approval to the Board of Trustees upon condition that any change of use in the building by Northwell or any other occupant which may have an effect on Northwell’s use including but not limited to parking be subject to further application and approval.

### **Mr. & Mrs. Luke Poduszcak – 39 Olive Street**

This application is for new construction of a two story 3848 sq. ft. dwelling. The applicant was represented by the architect Michael Palladino. This is an *Oyster Bay* brick dwelling with surround casings and a *grand manor* roof. Mr. Palladino agreed to make the gables at a higher pitch to enhance the roof line.

#### ***Architectural review***

***The applicant proposes a new two story all brick dwelling. While the fenestration is fairly well done the massing is very simplistic in terms of the roof line. The design is basically one continuous gable roof with 3 simple reverse gables on the front elevation. The result is too monolithic.***

On motion of Elliot Browar, seconded by Lawrence Farkas, this application was unanimously approved providing that the center of all three doors are adjusted and the dwelling is built as per the material list. Mr. Bonnie asked that a new front façade be submitted to himself and Mr. Fellman.

### **Mr. & Mrs. Sing Jai Kang – 17 Rivers Drive**

This application is for new construction of a 3434 sq. ft two story dwelling. Sung Ho Shin Architect, P.C. presented this application. The applicant agreed to add a decorative garage door and wider trim. Two windows will be added to the north elevation to break up the solid wall.

***Architectural Review***

***Applicant proposes a new two story dwelling. The massing is generally well done but the architectural detailing needs a little more care. The front elevation is nicely done but the garage doors need more character. The west and east elevations need more windows to break up the wall massing and the rear elevations needs something to pop out the rear patio doors, such as a transom glass or decorative molding, etc. The window trim packages should be a little more interesting and the finishes need to be specified.***

On motion of Ira Levine, subject to the modification of adding two windows on the side elevations, a transom window over the patio door, and adding glass to the garage doors this application was seconded by Lawrence Farkas and unanimously approved.

**Jain Center of America – LIE South Service Road**

This applicant is seeking an extension of the Planning Board approval which expires Sept. 2016. Ira Levine recused himself and Elliot Browar chaired the meeting. Andrew Luskin, Ackerman, Levine, Cullen, Brickman & Limmer, LLP, presented this request to the Board. Mr. Luskin explained that the Jain Center is in the process of collecting funds to construct. By the end of August of this year, the applicant will know if it has the funds to construct a building. Mr. Luskin said the applicant is aware that the outstanding issues concerning the sewer line must be satisfactorily addressed but that the applicant will not address the issues concerning the sewer lines until the applicant determines if it has the funds to proceed with construction. Mr. Luskin asked for a one year extension on the Planning Board approval.

Elliot Browar expressed his concern that this project has been going on since 1998 and questioned why the applicant needed more time. Mr. Luskin stated that a one year extension would be more efficient for the Board and the applicant, and avoid the time and expense of a resubmission of the application if the existing approval lapsed. Mr. Bonnie informed the Board that it was contemplated by all owners on the South Service Road that the sewer line handle all three properties, and whether the applicant moves forward with its application or sells the real property, the sewer is a necessity. Mr. Bonnie also reported to the board that the applicant committed to participate in the construction of the sewer when it submitted its application and agreed to

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deposit money in escrow to fund its portion of the sewer line and the internal road. However the applicant never made the escrow deposit. The road has changed somewhat but the sewer project is now imperative, and if the applicant does not pay its portion of the sewer line then North Shore Hebrew academy and BK will install a sewer line with the capacity to service only their respective properties and not the applicant's. In that event, the applicant in order to sell or construct, will be required to install a new sewer line at its sole cost and expense.

Jason Horowitz, Sahn Ward Coschignano, LLC representing HSRE-EB Lake Success addressed the board on behalf of his client. He said he wanted to be on record that there are mutual obligations; one for the roadway which is now on BK's property and one for the sewer that ultimately need to be resolved and each applicant needs to pay its share.

The Planning Board reserved decision on the applicant's request.

On motion of Lawrence Farkas, seconded by Elliot Browar, the minutes of May 19, 2016 were unanimously approved.

At the close of business Chairman Levine made a motion that the Board acknowledge with gratitude and appreciation Danial Axinn for his many years of service as the Planning Board Chair and for the knowledge and experience he brought to the Board. Mr. Axinn will be greatly missed and the Board wishes health and happiness for him and his family for all of the years to come. This motion was unanimously approved by all members present.

The meeting adjourned at 9:30 pm.

Respectfully submitted,

Janet A. Carman, Secretary