

**Meeting of the of Planning Board  
Held in the Board Room at  
318 Lakeville Road, Great Neck, NY 11020  
At 8:00 pm on June 18, 2015**

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

**Absent:** Peter Chang  
Lawrence Farkas

**Guests:** Meri & Michael Berger – 9 Market Lane  
Talma & Glen Chernoff – 7 Market Lane  
May Liu Shea – 25 Oaks Hunt Road

Chairman Axinn called the meeting to order at 8:00pm and opened the public hearing for **225 Community Drive, LLC**

The public hearing ended at 8:25 pm and Chairman Axinn resumed the regular Planning Board meeting. The minutes of the public hearing were recorded by Veritext Legal Solutions and are under separate cover.

**Mr. & Mrs. Jinsheng He – 8 Market Lane**

This applicant proposes new construction of a two story dwelling. The board members felt the design is too massive and the materials are too heavy.

Residents of Market Lane expressed their concerns about the height and mass of this house. They feel it is out of place with other houses on Market Lane. Chairman Axinn suggested this application be tabled until next month which will allow the Architect and homeowners to meet with Steve Fellman.

***Architectural Review***

*Applicant proposes a new two story dwelling built entirely of masonry products. Unfortunately none of the materials are specified on the drawings so I can only guess what is proposed. The elevation drawings appear to reflect a clay tile roof material, with brick and block siding materials. No colors are indicated. The massing and fenestration are extremely simplistic with little architectural character.*

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*This is a brand new home that can be designed any number of ways. The proposed design is a simplistic rectangle that results in a design that lacks three dimensional breakdown of the elevations. The over use of masonry materials and repetition of the same windows detracts from any sense of architectural character.*

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

This application is a re-submission for a first and second floor addition. The architect and homeowners met with Steve Fellman to review the design. The garage door and all windows will be replaced. A shed roof will be added over the rear door.

***Architectural Review***

*I met with the architect for 2 Robbins Lane, Mr. Sung-Ho Shin, regarding revision to the original design. They have decided to do away with the slate roofing and will replace all the roofing with an architectural asphalt shingle in slate color. The new rafter sizes were made larger to handle the low pitch of the new roofing area and the entire roof addition will have an underlayment of ice shield to prevent leaks from snow wicking under the shingles.*

*Additionally, the architect agreed to use Hardi-Plank siding in conjuncture with the existing stone veneer. Based upon these representations I am comfortable that the proposed design would be architecturally appropriate.*

On motion of Elliot Browar, seconded by Joseph Burachio this application was unanimously approved with the revised design which includes Hardi plank siding, timberline pewter roof, architectural design in garage door, and adding a rear shed roof.

On motion of Elliot Browar, seconded by Daniel Axinn, the minutes of May 21, 2015 were unanimously approved.

The meeting adjourned at 9:30 pm.

Respectfully submitted,  
Janet A. Carman, secretary