

**Meeting of the of Planning Board  
Held in the Board Room at  
318 Lakeville Road, Great Neck, NY 11020  
At 8:00 pm on August 13, 2015**

**Present:** Daniel Axinn, Chairman  
Ira Levine, Deputy Chairman  
Elliot Browar  
Joseph Burachio  
Peter Chang  
Robert Bonnie, Building Inspector  
Steve Fellman, Village Architect  
Peter Mineo, Village Attorney

**Absent:**  
Lawrence Farkas  
Alan Mindel, Board Liaison

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

Chairman Axinn asked Steve Fellman if the applicants for 5 Fieldstone have met with him as directed by the board. Mr. Fellman said they have sent him new elevations and they have chosen more earth tone materials.

**Mr. & Mrs. Robert DeSadow – 7 Hampton Court**

This application is to enclose an existing rear sun room. The stucco and stone will match the existing materials. The sunroom will be opened and become part of the kitchen. The framing will be changed. The sunroom has an existing foundation which will be “field verified”. The door will be changed to a glass siding door. A small platform will be added outside for the stairs.

***Architectural Review***

*Applicant proposes to enclose an existing rear sun room. The proposed finishes are asphalt roof shingles which I assume will match the existing roof color, stucco siding (color not specified) and a stone water table (color not specified). The design is straight forward and simple.*

On motion of Elliot Browar, seconded by Peter Chang this application was unanimously approved with the stipulation the material and windows match the existing and a platform for the rear steps will be added.

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**Mr. & Mrs. Spiro Dimitratos – 37 Meadow Woods Road**

This applicant proposes a one story front addition.

The materials include:

Roofing: Asphalt shingles – pewter grey

Shutters: brown

Stone – square edge- grayish brown blend

Siding: Vinyl- buckskin

Trim: Azek white

Gutters & leaders: white alum.

**Architectural Review**

*Applicant proposes a new entry portico and more importantly all new roofing, siding and garage doors so that all the finishes and colors will match. The massing is very well done in its simplicity and elegance which is typical of an Alan Cooper design.*

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

**Dr. & Mrs. Daniel Schwartz - 6 Paddock Lane**

This application is to install solar panels on the roof. The board members suggested the engineer redesign the layout and return to the September 17<sup>th</sup> meeting.

**Architectural Review**

*Applicant proposes 28 roof mounted solar panels scattered all over the different hip roofs of the existing dwelling. The pattern of the panels on the front roof to the left of the entry door seems a bit strange with the zigzag layout of the panels. Perhaps the panels could be rearranged to tone down their appearance.*

**Mr. & Mrs. Chen – 24 Jeffrey Lane**

This applicant proposes to install solar panels.

**Architectural Review**

*Applicant proposes 28 solar mounted panels on the front two hip roofs. The roof panels to the left of the front entry should be centered on the roof to give a visual balance architecturally.*

On motion of Ira Levine, seconded by Daniel Axinn with the stipulation that the panels be centered on the roof this application was unanimously approved.

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**Mr. & Mrs. Zheng – 3 The Circle**

Install solar panels on roof.

**Architectural Review**

*Applicant proposes 14 roof mounted solar panels on one side of a reverse gable roof. The layout is graphically neutral and fits well on the roof plane.*

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

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

Resubmission for new construction. Several steps were taken to reduce the mass of the dwelling. Some of those items are: Lowered the eave 6", reduced the height of the 2<sup>nd</sup> floor to 8', raised the ridge 6", reduced the size of the trim, reduced the columns to 8" x 8", installed grilles on all windows, eliminated the chimney, and selected a brick that is lighter in color and texture.

**Architectural Review**

*This is the third submission of a proposed new two story dwelling. The applicant continues to incorporate the Board's suggestions. This time the design has done away with the pop ups through the roof over the window banks either side of the front entry as well as change the material color scheme to earth tone colors that seem more cohesive.*

On motion of Ira Levine, seconded by Joe Burachio this application was unanimously approved.

On motion of Ira Levine, seconded by Joseph Burachio, the minutes of July 23, 2015 were unanimously approved.

The meeting adjourned at 9:10 pm.

Respectfully submitted,

Janet A. Carman, secretary