

**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 August 18, 2016**

Present: Ira Levine, Chairman
Elliot Browar, Deputy Chairman
Joseph Burachio
Peter Chang
Christine Shih
Marian Lee, alternate member
Robert Bonnie, Building Inspector
Stephen Fellman, Village Architect
Alan Mindel, Trustee Liaison

Absent: Peter Mineo, Village Attorney

Guests: Barbara & Paul Briamonte
16 Jeffrey Lane

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

Dr. & Mrs. Karkare – 12 Vanderbilt Drive

This application is an amendment to previously approved drawings. The size of the house has been reduced. The chimney and wood burning fireplace has been removed. A full gable with a big window was added instead of the original small dormer for appeal from the street. The railings are pvc and wrought iron, all railings will be changed to wrought iron. The existing brick will be replaced with vinyl siding throughout. A rear shed roof has been added over the patio doors.

Architectural Review

This is a previous application where the applicant is increasing the size of the rear addition. The proposed massing and fenestration are still well done with nice architectural detailing. As previously recommended, a roof element should be added above the rear patio doors for weather protection as well as architectural character.

On motion of Elliot Browar, seconded by Christine Shih, this application was unanimously approved as redesigned and the approved material list.

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

This application is an amendment to previously approved drawings and was presented by the architect, Ning Lu. A 4” brick will be installed on all sides of the house. Not just the material has changed but the design itself has changed. Two balconies will be added to the front facade. All single windows have a soldier course. The board felt that there was no detail on either side elevation to break up the mass of the brick. Steve Fellman said he would work with Ning Lu to come up with some architectural details.

Architectural Review

Applicant proposes to change the siding from stucco to brick. The brick is a much better choice of siding architecturally. Color, size, and make of brick must be committed to.

On motion of Elliot Browar, seconded by Christine Shih, this application was unanimously approved for the front balcony and foundation structural work only conditioned on the architect consulting with Steve Fellman. A resubmittal showing the detailing in the brick work must be submitted at the next meeting.

Mr. Khanh Mak – 14 Jeffrey Lane

This application is for a new two story construction, 5545.14 sq. ft. All railings will be wrought iron. A roof overhang has been added to rear patio door.59:43

Architectural Review

Applicant proposes a new two story brick dwelling with stone accents. The massing and fenestration are generally well done but the following items need refinement:

- 1. The height and bulk of front entry is too large.***
- 2. The stucco quoins on the corners would be more subtle if done in brick.***
- 3. The tempered glass balcony railings seem out of character as all other railings are wrought iron.***
- 4. A roof element should be added to the rear patio doors for weather protection and architectural character.***
- 5. Chimney is higher than necessary.***

Materials:

Roof: GAF Timberline architectural shingles – charcoal

Windows: Marvin Infinity casement whit aluminum

Brick: Glen Gery, Golden Dawn with clear glaze, buff color

Stone accents: Wellington Dry Stack Faux Panels-canyon color

HSRE-EB LAKE SUCCESS, LLC -69 North Service Road

The stone that was approved for the assisted living facility has been discontinued. A comparable stone, **Coronado Stone Products Quick Stack in Cape Cod Grey** was unanimously approved by the Planning Board.

On motion of Ira Levine, seconded by Elliot Browar, the minutes of June 16, 2016 were unanimously approved.

The meeting adjourned at 9:30 pm.

Respectfully submitted,

Janet A. Carman, Secretary