

**Meeting of the of Planning Board
Held in the Board Room at
318 Lakeville Road, Great Neck, NY 11020
At 8:00 pm on December 4, 2014**

Present:

Elliot Browar
Joseph Burachio
Lawrence Farkas
Alan Mindel, Board Liaison
Steve Fellman, Village Architect
Peter Mineo, Village Attorney

Absent:

Daniel Axinn, Chairman
Peter Chang
Robert Bonnie, Building Inspector

Elliot Browar, Acting Chairman, called the meeting to order at 8:00 pm.

Mr. & Mrs. Eliot Wolf – 22 Lake Road

This application is to maintain and legalize work performed under permit # 2089 dated 5/12/1986, which includes: extend existing foyer, dining room, living room, enclose breezeway, finish existing garage for game room, add 2car garage, add 4 bedrooms and 2 baths on second floor.

The Board of Zoning & Appeals granted a variance for an addition with an insufficient rear yard on October 23, 2006. The rear yard abuts the lake.

Architectural review

Applicant wishes to maintain two small rear additions that were added to the house over 10 years ago. There was also a small balcony added over the front door. All three modifications are extremely minor in nature and maintain existing siding, windows and roof materials. Colors also match existing color scheme.

On motion by Joseph Burachio, seconded by Larry Farkas, this application was unanimously approved as presented.

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Mr Gong – 44 Old Field Lane

This applicant proposes to change the existing hip roof to gable, new siding, and change the location of windows. No material list nor samples were presented. The board suggested brick veneer instead of brick.

The site plan indicates that the homeowner proposes to remove nine trees on the site. Mr. Browar informed that applicant that trees cannot be taken down until an application has been filed with the Village and a permit has been issued.

Architectural review

Applicant proposes two reverse gable roofs to the front elevation with new window arrangements, new brick siding and a rear deck with reverse gable roof at the deck. The massing is generally okay but the architectural detailing is a bit clumsy. The following should be considered:

- 1. The large arc window to the left of the front door is floating in space on that wall. This window unit should be framed with a reverse gable overhang and the arc centered in that frame.*
- 2. The brick siding needs some kind of water table treatment at base to ground it.*
- 3. The circle frame in the reverse gable on left should be repeated on the right. Is it a vent? If so, it is not drawn correctly.*
- 4. The columns at the front entry should be bigger.*
- 5. The existing cedar shake siding will remain on one side and the rear elevation. Perhaps do the front in brick and wrap the brick a few feet on both sides to create symmetry.*

The board requested this applicant revise his drawings and resubmit them along with a material list and sample boards at the January meeting.

Mr. & Mrs. Quing – 80 Meadow Woods Road

This application is for new construction of a two story dwelling.

Architectural Review

The revised design continues to make improvements in terms of the massing but there are still a number of architectural details that are problematic as follows:

- 1. The proposed second floor balcony across the entire front of the house is very uncharacteristic of the area and seems more like a southern plantation home. Every room on the second floor has full length doors to the balcony which overpower the windows of the first floor. Typically the more prominent windows are on the first floor level of homes in the Village.*
- 2. Eyebrow roof; the design now incorporates a huge eyebrow roof that is not centered on anything. It's not centered on the front door, it's not centered between the two reverse gable roofs, etc.*
- 3. A square window in an arc eyebrow roof makes no sense. Window should follow curvature of the roof.*
- 4. The half circle windows in the reverse gables do not relate to anything architecturally.*
- 5. Garage door; the design is too simplistic*
- 6. Siding; the limestone siding seems too dissimilar to the surrounding neighborhood. Perhaps a brick or clap board siding should be considered.*
- 7. Front entry; nothing draws your eye to the front entry.*

The roof will be an imitation slate in a natural slate color (charcoal). The windows will be Pella in brown color. The water table will be cast stone.

The architect will come back in January for approval on all material samples. Neither granite nor limestone will be accepted. The modified model will also be presented at that time.

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- The proposed second floor balcony will be eliminated and replaced by a shed roof with copper cladding that will be centered over the eyebrow.
- The full length doors will be replaced with casement windows to match other windows with divided light.
- The reverse dormer at the left side of the house will be increased in height and width to center the eyebrow.
- The square window in the eyebrow will be replaced with an arc shape to imitate the eyebrow.
- The arc half circle windows in the reverse gables will be changed to full circles and they will match all other windows in materials.
- The existing garage door will be replaced.
- Eliminate all of the 4" brick around the house and replace with brick veneer no more than 1" thick.
- A pyramid element will be added at the front entrance door to protect from the weather and to replace the front balcony.
- The doors and transom windows in the rear of the house will be separated by a shed roof clad in copper. The three arch type windows above will be altered where the mullions separating the rectangles from the half circles will align with each other but the center window will be taller.
- The second floor window on the left (east) side of the house will align with the fixed light in the center of the reverse gable.

On motion of Elliot Browar, seconded by Lawrence Farkas, this application was conditionally approved as amended above.

On motion of Lawrence Farkas, seconded by Joseph Burachio, the minutes of October 16, 2014 were unanimously approved.

The meeting adjourned at 9:00 pm.

Respectfully submitted,

Janet A. Carman
Secretary