

**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 21, 2014**

Present:

Daniel Axinn, Chairman
Elliot Browar
Joseph Burachio
Peter Chang
Lawrence Farkas
Steve Fellman, Village Architect
Peter Mineo, Village Attorney

Absent:

Robert Bonnie, Building Inspector
Alan Mindel, Board Liaison

Consultants:

Terri Elkowitz, VHB Engineering
Gail Pesner, VHB Engineering
Wayne Muller, RMS Engineering
Ritu Moody, FPM Group

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

Mr. & Mrs. Jacob Lee – 3 Fox Hunt Road

This applicant proposes a rear addition to an existing kitchen and renovation of an existing bathroom. The drawings showed horizontal siding on the new addition in preparation to change the existing cedar shake in the near future. The board members specified either change the entire house now or use the cedar shake which matches the existing siding.

Architectural review:

Applicant proposes a small 12 x 12 rear addition for a new kitchen. The design does not seem to fit with the existing house. The siding on the existing house is a shingle style and the proposed addition has a horizontal plank siding. The roof across the back is a shed style while the addition has a hip roof and the windows do not seem to match the existing window styles.

On motion of Elliot Browar, seconded by Daniel Axinn, this application was unanimously approved with the following modifications: match the existing cedar shake, install grilles in the new windows to match existing, and change the hip roof to a shed roof.

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Pinewood LLC – 17 Old Field Lane

This applicant proposes new construction of a two story dwelling.

Materials:

Brick: Old Virginia “Jumbo Brandon”

Front door: Elegant iron – black wrought iron

Windows: Pella – dark brown w/Azak white trim

Railings: black wrought iron

Roof: GAF Timberline architectural shingles-black

Trim: pre-cast stone

Architectural Review

Applicant proposes a new two story dwelling with all brick facades. The massing and fenestration are generally well done with the exception of the rear elevation which is somewhat flat and lacking character. Perhaps a roof element could be added over the rear doors to help protect them from the weather as well as adding some architectural character. Choice of brick and roof shingle colors are critical to the design. On a minor note, the little wall mounted light fixture over the garage is way too small. Perhaps two large lantern style fixtures could be placed at the end of add architectural character.

On motion of Daniel Axinn, seconded by Peter Chang, this application was unanimously approved as submitted with the following changes: adding a roof over rear doors, the precast water table will be extended around the rear, the garage will have better exterior lighting, and the quoins and trim will be pre-cast stone.

Jain Center of America

Peter Mineo gave a brief summary of this project to the board members.

Mr. Mineo said the applicant required three forms of relief; BZA variances, use of house of worship from the BOT and the site plan approval from the Planning Board. The common driveway plan is going to be modified within the next month or so. BK is proposes a southerly driveway coming from the common driveway and a northerly driveway.

i.park - 1111 Marcus Avenue

On motion by Daniel Axinn, seconded by Elliot Browar the Board moved into Executive Session at 9:00 p.m. for the purpose of discussing I park, 1111 Marcus Avenue. On motion by Daniel Axinn, seconded by Elliot Browar the meeting reconvened at 9:40 p.m. and reported that no action had been taken during executive session, therefore, there are no minutes.

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On motion of Elliot Browar, seconded by Peter Chang, the minutes of June 19, 2014 were unanimously approved.

The meeting adjourned at 9:50 pm.

Respectfully submitted,

Janet A. Carman, Secretary