

**Meeting of the of Planning Board  
Held in the Board Room at  
318 Lakeville Road, Great Neck, NY 11020  
At 8:00 pm on September 18, 2014**

**Present:**

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

**Absent:**

Alan Mindel, Board Liaison

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

**JAIN CENTER OF AMERICA, INC., North Service Road of the LIE**

Review and acceptance of the Decision and Findings of Fact for site plan approval.

Daniel Axinn read the Decision and Findings of Fact into the minutes. There was a discussion amongst the board members some of whom still needed clarification on a few items. On motion of Daniel Axinn, seconded by Elliot Browar the Board moved into Executive Session at 8:15 p.m. for legal counsel and reconvened at 8:30 p.m. and reported that no action had been taken during executive session, therefore, there are no minutes.

On motion of Daniel Axinn, seconded by Peter Chang, a motion was made to accept the Decision and Findings of Fact.

On call of the roll:

Daniel Axinn	Yes
Elliot Browar	Yes
Peter Change	Yes
Lawrence Farkas	Abstain
Joseph Burachio	Abstain

A copy of the Decision and Findings of Fact is attached to these minutes.

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**Mr. & Mrs. Norman Weisfeld – 112 Windsor Gate**

This applicant proposes a new 20' x 30' in ground pool and hot tub. The Board of Zoning & Appeals granted a rear yard variance on September 8, 2014. The existing landscaping is beautiful and heavily screened and therefore there will be grass around the pool. The pool has a built in cover and the heater and filter are both located in the basement. The heater will come off of the furnace as an additional zone.

***Architectural Review***

*Applicant proposes a new built in pool and patio. The layout is very interesting in the fact that the backyard is not very deep but it is wide. The design takes advantage of the linear nature of the yard and fits in nicely where they are locating it.*

On motion by Elliot Browar, seconded by Joseph Burachio, this application was unanimously approved as submitted.

**Mr. & Mrs. Quing – 80 Meadow Woods Road**

This applicant proposes to raise the existing second floor to 8' high and change the shingle to brick. The entire house will be done in brick except the front first floor stone will remain. The board members felt the brick (pure red with no tones) was more appropriate for a commercial building and does not go well with the existing stone.

Bob Bonnie had concerns as to how the brick would be added to the existing building and suggested a brick veneer instead. Once the brick is added the existing windows will be recessed by 4" but the new windows will not.

***Architectural Review***

*Applicant proposes addition/alterations to the front entry and right side of the existing dwelling. The proposed massing and fenestration is too monolithic. The design is for flat two story brick walls with no architectural dealing of any kind. The window are too simplistic with no hint of trim detailing. The front entry arch just slams into the brick wall of the bedroom with no column or pilaster support to help frame the arch architecturally.*

Chairman Axinn requested that the architect and owner consult with Steve Fellman, the Village Architect to address all of the concerns of the board and resubmit this application.

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**i.park - 1111 Marcus Avenue**

Chairman Axinn informed the board members that i.park has withdrawn their recent application to amend the last approved site plan.

Peter Mineo added that in the meantime William DeConza, Attorney for the applicant wants ipark's and the Village's consultants to meet so that everyone understands exactly where the project is; what's occupied, how many spaces were constructed, and the status of the Town of North Hempstead applications.

On motion of Daniel Axinn, seconded by Elliot Browar, the minutes of August 21, 2014 were unanimously approved.

The meeting adjourned at 9:00 pm.

Respectfully submitted,

Janet A. Carman, Secretary