

**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 March 3, 2016**

Present: Daniel Axinn, Chairman
Ira Levine, Deputy Chairman
Elliot Browar
Peter Chang
Robert Bonnie, Building Inspector
Darrin Buiso, Associate Village Architect
Alan Mindel, Trustee Liaison
Peter Mineo, Village Attorney

Absent: Joseph Burachio
Lawrence Farkas

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

Dr. & Mrs. Hugh Cassiere – 52 Old Field Lane

This applicant proposes a new accessory structure in rear yard to be used as storage and a bar.

Architectural Review

Applicant proposes a small accessory building by the pool in the back yard. The scale is quaint and the architecture nicely done. The siding and roofing should match the house materials if possible to tie in the architecture as a whole. The height is less than 10 feet which is a good thing.

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

Mr. & Mrs. David Tse – 19 Lake Road

This is a revision to the previously approved drawings. The dormers will be stucco instead of copper, the carriage lights will be mounted inside the portico, and a second false balcony has been added. Also a freeze board will be added between floors.

Architectural Review

This is a submission of a previous application where the Board requested that the Architect create a little more architectural detail to the front elevation. The applicant has added detail via the roof dormers, window details, wrought iron railings, etc.

On motion of Elliot Browar, a motion was made to approve the revised application with the addition of the dual Juliet balconies flanking the center window, using cementitious stucco on the sides and rear, relocation of the carriage lights to inside the entrance, and the two dormers are stucco instead of copper. A freeze band will be added to the front of the house to break up the two floors. The mature weeping willow plant in the planter will be permanently planted in the rear yard. This motion was seconded by Peter Chang and unanimously approved by all members present.

Mr. Ben Mahfar – 30 Meadow Woods Road

This applicant proposes new construction of a two story dwelling with two car garage. The brick will be brandy wine and a sample was shown to the board.

Architectural Review

Applicant proposes a new two story all brick dwelling. The massing and fenestration are well done with a roof line that is well proportioned to the size of the house. The roof dormers work well to accent window clusters. The color of the brick and roofing is very important so as not to make the structure appear too heavy architecturally.

On motion of Dan Axinn, seconded by Ira Levine, this application was unanimously approved with the stipulation that landscape screening be used on the eastern side of the property along Fox Hunt Lane.

Ms. Susan Klat – 6 Effron Place

This applicant proposes a two story addition, new deck and interior alteration. The materials will match the existing and the entire roof will be replaced with a charcoal Timberline roof. The windows will be Andersen windows.

Architectural Review

Applicant proposes a second story dormer along a rear one story addition and deck. The front roof becomes a bit long but the proposed dog ear dormer helps break up the mass nicely. Roof skylights are problematic in that they want to leak and do not blend well architecturally. It would be helpful if sky lights were chosen that read vertically from the front rather than horizontally.

Planning Board Meeting
March 3, 2016
Page three

On motion of Ira Levine, seconded by Dan Axinn, this application was unanimously approved providing a complete material list is submitted to the building department. The chimney will be clad in a decorative stone.

On motion of Ira Levine, seconded by Elliot Browar, the minutes of January 14, 2016 were unanimously approved.

The meeting adjourned at 9:15 pm.

Respectfully submitted,

Janet A. Carman, Secretary