

**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 May 5, 2016**

Present: Daniel Axinn, Chairman
Elliot Browar
Joseph Burachio
Peter Chang
Lawrence Farkas
Robert Bonnie, Building Inspector
Darrin Buiso, Associate Village Architect
Alan Mindel, Trustee Liaison
Peter Mineo, Village Attorney

Absent:
Ira Levine, Deputy Chairman

Chairman Axinn called the meeting to order at 8:00 pm stated that the public hearing scheduled for 2500 Marcus Avenue had been postponed until May 19, 2016.

BK at Lake Success LLC – 69 North Service Road

Jason Horowitz, Sahn Ward Coschignano, PLLC presented this application on behalf of BK to construct a retaining wall partially in excess of 4'. This applicant appeared before the Board of Zoning and Appeals (BZA) on April 18, 2016. The BZA closed the hearing and reserved decision subject to the Planning Board meeting.

Michael De Giglio, Cameron Engineering & Assoc., LLP gave a brief overview of the wall. The wall is 377 lineal feet on the north and east property lines with varying heights from 2' to 8'-2". The wall is constructed of interlocking concrete block (buff) and will match the existing North Shore Hebrew Academy wall. The wall will be landscaped on both sides.

On motion of Daniel Axinn, a recommendation that the Planning Board adopt a Negative Declaration relating to this retaining wall was seconded by Elliot Browar and approved by all members present.

On motion of Elliot Browar, seconded by Daniel Axinn a motion was made to approve this application for a retaining wall on the north and east side of the memory care facility subject to the approval by any other authorized body who has any overview or over sight on this matter.

Planning Board meeting

May 5, 2016

Page two

Mr. Ben Mahfar – 7 Paddock Lane

This application is for new construction of a two story dwelling, 4498 sq. ft. Board members; Elliot Browar and Joseph Burachio felt the house should be “flipped” so the one story garage is on the side nearest 9 Paddock Lane. Due to the curve of the cul-de-sac this house appears to overpower 9 Paddock Lane. The applicant said the house would not fit into the buildable area of the property if it were reversed. Chairman Axinn suggested adding two windows on the right side of the house to soften the look of the mass and reminded the board members that the proposed house is well within the Village code.

Architectural Review

Applicant proposes a new two story all brick façade dwelling. The massing and fenestration are well done with hip roofs and dormers that really help break down the overall massing. The design even includes a nice protective roof over the rear patio doors that break down the rear massing. Colors must be committed to.

On motion of Daniel Axinn, seconded by Lawrence Farkas to approve this application with the addition of two windows on the second floor on the right elevation and as per the material list provided. On call of the roll: Daniel Axinn voted yes, Elliot Browar abstained, Joseph Burachio voted no, Peter Chang abstained, and Lawrence Farkas voted yes.

This application was postponed until the May 19th meeting and in the meantime Chairman Axinn asked that the board members familiarize themselves with the houses on Paddock Lane and the immediate neighborhood.

Sin Jai Kang – 17 Rivers Drive

This applicant proposes a new two story construction, 3434.63 sq. ft. This application was previously submitted and permitted as a second story addition. In the field, the general contractor demolished the entire house. The existing foundation does not meet today’s code and therefore cannot be used. The model and drawings submitted for new construction were an exact duplicate of the original house built in the 1950’s. The board members found this application unacceptable and suggested a new modern home be designed and resubmitted.

Architectural Review

Applicant proposes a new two story dwelling with an attached garage. The type of siding is not clear as it calls for a 4" lap wood grain siding. The front façade could use a little more character. The entry vestibule is too small and the two different size overhead roofs that run into it is graphically confusing. Perhaps a reverse gable at the garage door would add more character.

Ms. Mary Mindel – 77 Meadow Woods Road

This applicant proposes a second floor addition and patio on grade

Architectural Review

Applicant proposes a small one story addition and a second floor deck on the rear of the existing dwelling. The proposed design is nicely done with decorative columns and lanterns on the columns. The deck is fairly close to the side property line so some screen plantings should be considered.

On motion of Elliot Browar, seconded by Dan Axinn, with the condition of more plantings for screening this application was unanimously approved.

Wen Tao Zeng – 12 Horseshoe Lane

This applicant proposes a new two story construction, 5451 sq. ft.

Architectural Review

Applicant proposes a new two story residence with attached garage. The proposed massing and fenestration are very well done with an array of detail that is exciting. The only concern is how the reverse gable roof to the left of the front door intersects the hip roof behind it. There is something awkward about the design. All materials and colors need to be committed to.

On motion of Elliot Browar, seconded by Peter Chang, with the attached material list, adjusting the gable and moving the driveway retaining wall out a little to avoid banging car doors, this application was unanimously approved.

Planning Board meeting
May 5, 2016
Page four

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

Resubmission to change siding to stucco. Robert Bonnie requested that this applicant be removed from the agenda and he will meet with the contractor on site before returning to the Planning Board agenda.

On motion of Dan Axinn, seconded by Elliot Browar, the minutes of March 3, 2016 were unanimously approved.

The meeting adjourned at 10:00 pm.

Respectfully submitted,

Janet A. Carman, Secretary