

**Meeting of the of Planning Board
Held in the Board Room at
318 Lakeville Road, Great Neck, NY 11020
At 8:00 pm on July 23, 2015**

Present: Daniel Axinn, Chairman
Ira Levine, Deputy Chairman
Elliot Browar
Joseph Burachio
Alan Mindel, Board Liaison
Robert Bonnie, Building Inspector
Steve Fellman, Village Architect
Andrea Tsoukalas, Acting Village Attorney

Absent: Peter Chang
Lawrence Farkas

Guests: Meri & Michael Berger – 9 Market Lane
Talma & Glen Chernoff – 7 Market Lane

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

225 Community Drive, LLC

Jason Horowitz from the law firm Sahn, Ward, and Coschignano presented this application. Mr. Horowitz informed the board members this application was granted a variance for construction of the retaining walls by the Board of Zoning and Appeals on July 13, 2015. The planning board issued a negative declaration at the June meeting.

Since the last submission changes have been made to the northwest corner resulting in a loss of 9 parking spots which were in the setbacks, leaving a total of 319 parking spaces. The Nassau County Planning Commission has not responded within thirty days therefore giving the Village local determination.

A motion was made by Elliot Browar, seconded by Daniel Axinn, that this application be approved with the additional parking and the remake of the retaining wall as detailed on the plans. This motion was unanimously approved by all members present.

Planning Board meeting
July 23, 2015
Page two

Mr. Raymond Qiao – 6 Bridle Path Lane

This application for a new two story dwelling was presented by the architect, Robin Mehler. Steve Fellman told the board he is very impressed with this design and as a second thought he should have given it a “nifty” but he was hesitant to use his highest rating so early in the year.

The materials included:

Brick - Glen Gery Avignon Over size Grade A
Roof - Timberline GAF - Slateline Asphalt Roof Shingles Color Antique Slate Dark Grey
Stucco Window Surrounds and Portico - Color Beige/Cream to Match Brick
Fascia and Window Bays- Azek - Color Beige/Cream to Match Brick
Windows - Pella SDL Tan Color
Wrought Iron Railings- Black / Dark Brown
Slate porch decking pavers and at Portico

Architectural Review

Applicant proposes a new two story brick dwelling. The proposed design has a very interesting array of roofs that give the design a great deal of character. The leg angles of the front reverse gable roof are not symmetrical on purpose and work really graphically. The materials and colors must be committed to.

On motion of Daniel Axinn, seconded by Joseph Burachio, a motion was made to accept this application subject to a submittal of the material list. This motion was unanimously approved by all members present.

Mr. & Mrs. Jinsheng He – 8 Market Lane

This is a resubmission from the June meeting.

The site will be lowered by 4 feet to reduce the mass. The first floor height was reduced to 9'-6" and a tray ceiling is used on the second floor to reduce the height to 8'. The house has been rotated on the site so it appears to have two front yards. This results in the dwelling being more appealing to the eye. The driveway has been narrowed and goes off to the right to minimize its appearance.

Two renderings were presented; one with a Spanish tile roof and the other with a slate roof. The board suggested changing the colors and materials to match the slate roof design. The proposed dwelling complies with the Village Code but it does not fit into the neighborhood which are single story houses. The drawings, rendering and model do not match each other.

Planning Board meeting
July 23, 2015
Page Three

Architectural Review

This is a modified design of a proposed new two story dwelling. The original was too simplistic and box like. The revised drawing is much more three dimensional in nature. The design utilizes decks and balconies to break up the scale of the facades while adding some architectural texture to the design. The color and description of all finishes need to be committed to.

On motion of Elliot Browar, seconded by Daniel Axinn, approval to issue a permit for the foundation is granted but the details and materials must be resubmitted at the August meeting. This motion was unanimously approved by all members present.

106 Udall Drive, Great Neck, NY

This property is entirely in the Town of North Hempstead but within 300 feet of the Village and the applicant has applied to the Planning Board for a waiver of subdivision approval. On motion of Daniel Axinn, seconded by Ira Levine, there are no objections to this sub division and the Town of North Hempstead is free to move forward. The motion was unanimously approved by all members present.

On motion of Elliot Browar, seconded by Daniel Axinn, the minutes of June 18, 2015 were unanimously approved.

The meeting adjourned at 9:00 pm.

Respectfully submitted,
Janet A. Carman, secretary