

**Incorporated Village of Lake Success  
Minutes of the Meeting of the Planning Board  
Held in Board Room of 318 Lakeville Road Great Neck, NY 11020  
Thursday, October 16, 2025, at 7:30 P.M.**

Present: Ira Levine, Chairman  
Elliot Browar, Deputy Chairman  
Joseph Burachio  
Susan Lopatkin  
Alan Mindel  
Peter Chun, Alternate  
Marone Guriel, Alternate  
Yair Kerstein, Alternate  
Stefan De Albuquerque, Building Inspector  
Donald Alberto, Village Architect  
Gregory Kalnitsky, Village Attorney  
Ann Marie Simeoli, Secretary

Absent: Robert S. Bonnie, Building Inspector  
Lawrence W. Farkas, Board Liaison  
Andrea Curto, Village Attorney

Guest: Kwang Jhong, Resident  
Kent Liu, Resident

Chairman Levine called the meeting to order at 7:32 PM.

**7 Hampton Court: Application #20250226**

Todd O'Connell of TOC Architects along with the homeowners, Maria and Robert DeSadow presented an application for the existing roof over their deck to be cut and maintained to fit within the 25 FT rear yard setback requirements as per Village Code.

**Architectural Review**

**Comments:**

*Applicant proposed to legalize an 11'-11" x 20"-10" roof over a deck to be legalized in the rear of the property.*

**Conclusion/Suggestions:**

- 1. The roof is too large to meet Village Code, and it is proposed to be reduced to meet the setback requirements. New columns will be installed.*
- 2. The roof is designated as asphalt shingle that matches the house over ice shield. The pitch is 1 on 12. This should be researched to determine if the roof shingle is guaranteed not to leak.*
- 3. The 4 x 4 new posts look thin, consider a wider column or adding trim to widen.*
- 4. Consider installing a horizontal wall from the top of column to the existing house, rather than the existing shallow angle.*

Chairman Levine stated for the record, with the homeowners acknowledging and confirming their compliance, that the structure will not be enclosed later.

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On the motion of Chairman Levine, seconded by Deputy Chairman Browar, this application was approved as presented, subject to 6-inch columns.

**5 Market Lane: Application #20250216**

Patti Zullo and Timothy Hand of Tesla Energy Operations presented an application for the proposed installation of 32 roof mounted solar panel (13.12 KW) and two (2) Tesla Powerwalls (27 KWH). This application was tabled.

**9 Lake Road West: Application #20250053**

Architect Peter Hagemann of PHAT Architects, with owner Nelson Leong in attendance, presented an application for a new, single-family residence with an attached garage.

**Submitted Materials List**

Siding: Stone Cladding, Natural in Light Beige

Brick/Stone: Stone, Natural in Light Beige

Mortar Color: Light Beige to match stone

Porcelain Tile: For Pavers in Light Beige/Grey, Size 2' x 2'

Roofing: GAF Asphalt Shingles, Camelot II Series in Charcoal

Gutters & Leaders: "K" Style Aluminum in Black

Windows: Anderson, 400 Series casement as in elevations 7/8" S.P.L. in Black

Window/Door Casing, Trim: Cast Stone to match siding

Entry Door: Wrought Iron with Frosted Glass in Black

Garage Door: Clopay in Black

**Architectural Review**

**Comments:**

*Applicant proposes a new two-story residence with stone siding and asphalt roofing.*

**Conclusion/Suggestions:**

- 1. The building has an interesting series of jogs in the front.*
- 2. The materials and colors work together well.*
- 3. The north side of the front elevation appears awkward; there is an overhang that makes that part of the elevation unbalanced. Furthermore, the first-floor windows are centered in the Guest Room, and the second-floor windows align with the first-floor windows, but they are not centered on the hip roof above. A wing wall might help; this area needs further study.*
- 4. There is a dormer window in the garage roof that seems forced, is it necessary? Is it open to the garage?*
- 5. The rendering shows a running bond for the siding; the elevation drawings show a random pattern. Clarify.*
- 6. The stairway to the second floor abuts a two-story window. The stair edge will be visible through the window and needs to be finished. If the stairway was offset from the window, it might work better, otherwise the glass needs to be tempered.*

On the motion of Alan Mindel, seconded by Deputy Chairman Browar, this application was unanimously approved with the amendment to push out the right-side elevation of the house to match the 1<sup>st</sup> floor and the 2<sup>nd</sup> floor.

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**22 Old Field Lane: Permit #2025-0042**

Architect Daniel Kamel of Dargah Architecture and property owner Michael Ahdoot of Empire Custom Homes, LLC were in attendance with new drawings to address the construction of the building which deviated from the previously approved plans.

Deputy Chairman Elliot Browar observed that the applicant constructed a building that deviated from the previously approved plans, and that the application seeks to have the Board ratify the deviations. Mr. Browar reminded the applicant that construction must follow the approved plans and that its failure to do so did not sit well with the Board.

**Architectural Review**

**Subject:**

*New House: Façade changes made in field without approval. Plans by Dargah Architecture /Interior. Revised page A6 Front and Rear Elevation and A7 Side Elevations and Section, revision date 9/30/25. Package provided by Stefan DeAlbuquerque, VLS Bldg. Dept. including photos of existing conditions with notes, original page A6 and A7 and the original approved rendering.*

**Comments:**

*Applicants made changes in the field without approval.*

**Conclusion/Suggestions:**

*I was not involved with the original approval, so I am not aware of the discussion that occurred on that design. My comments are limited to the changes from the original plans and rendering, the as-built photos and the proposed new elevations.*

- 1. Although the basic shape of the house is the same, many details have been altered without approval that have substantially reduced the quality of the design.*
- 2. Many windowpane configurations have been altered which changed the scale of these elements.*
- 3. The slope of the roof over the front door have been mulled together, the original approval had spacing that lined up with the front door and two sidelites.*
- 4. The second-floor windows above the front door have been mulled together, the original approval had spacing that lined up with the front door and two sidelites.*
- 5. The roof returns on the front gable had a well-designed return, these have been changed to simple “pork chop” ends, seen in tract housing. (I recommend returning to the original approved design.)*
- 6. The vertical window in the front stairwell has been enlarged. This has diminished the balance between stone and window. (I recommend removing the lower added window and return this area to stone.)*
- 7. The Azek panel sizing has changed in several places. I don’t believe this has substantial negative impact on the design, but it is another case of changes without approval.*

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8. *The garage side elevation has a significant visual change with the siding above the overhang where the Azek panel system has been changed to horizontal clapboard style siding. (I recommend returning to the original approved design.)*
9. *The switch of the chimney material from Azek panels to stone makes the chimney more pronounced than it needs to be, the original approved design fit better.*

**96 Pine Hill Road: Permit #2024-0064**

Architect Daniel Kamel of Dargah Architecture, Michael Ahdoot of Empire Custom Homes, LLC and homeowner, Jin Ke (Kevin) Wang of Pine Hill Garden, LLC were in attendance to resubmit new drawings to address the construction of the building which deviated from the previously approved plans.

Mr. Wang apologized to the Board for the unapproved deviations that were made at his direction on the new construction of his home. Mr. Kamel's presentation aimed to bring the home and its details back to the original approved submission.

**Architectural Review**

**Subject:**

*New House: Façade changes made in field without approval. Plans by William Cook, R.A.*

*Revised page A6 Front and Rear Elevation and A7 Side Elevations and Section, revision date 10/3/25.*

**Comments:**

*Applicant made changes in the field without approval.*

**Conclusion/Suggestions:**

*Several improvements have been made to the plans to mediate the major changes made in the field without approval. These try to help maintain the beauty of the original design, but I don't see it getting to the level of excellence of the approved building.*

1. *The water table has been returned although I do not see a description of the material on the plans.*
2. *The Architect has tried to address the difference in width between the first and second floor front windows by adding trim work. I don't believe this accomplishes much, the first-floor windows should align with the second-floor windows.*
3. *The Corinthian column top has been removed and replaced with trim that matches the original approval.*
4. *The balconies over the first-floor windows are still wider than the windows. The Architect has tried to address this issue by adding decoration to each side of the railing. The balconies still read as too wide and should be cut back to align with the windows.*
5. *Flare-out of roof at garage: no proposed change place this back in design.*
6. *Change of gutters and leaders: no mention of color on revised plans.*

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On the motion of Alan Mindel, seconded by Marone Guriel, the Board moved into Executive Session at 9:05 P.M. and reconvened the regular meeting at 9:23 P.M.

**22 Old Field Lane: Permit #2025-0042:**

On the motion of Alan Mindel, seconded by Peter Chun, to approve the change to the front window being raised up, with the mullions all equal but still allowing the additional window, to allow the chimney to remain as they have redrawn it and built it, they will be returning the front fascia and the front door to the original approved design, the front siding that they have adjusted with additional molding design is accepted. This motion was unanimously approved.

Chairman Levine shared that it was the consensus of the Board that an amended application with the drawings reflecting the above approval must be submitted to the Building Department. They will be shared with the Board members. If the drawings conform to the motion, the "Stop Work" order will be completely lifted. Permission was granted to continue working on the interior.

**96 Pine Hill Road: Permit #2024-0064**

The Board's unanimous decision was that they would not accept the middle of the front elevation as it had been built due to depth and height issues. Their preference would be for it to be returned to the original approved plans or something new and entirely different must be done to the middle of the front façade and resubmitted for approval at the scheduled December 4 meeting. The "Stop Work" order was partially lifted with permission granted to continue working on everything except the middle, front portion of the house.

On the motion of Susan Lopatkin, seconded by Joseph Burachio, the Minutes of September 18, 2025, were approved.

The meeting was adjourned at 9:38 P.M.

Respectfully submitted,

*Ann Marie Simeoli*

Planning Board Secretary