

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, December 4, 2025, at 7:30 P.M.

Present: Ira Levine, Chairman
Elliot Browar, Deputy Chairman
Joseph Burachio
Susan Lopatkin
Alan Mindel
Marone Guriel, Alternate
Stefan De Albuquerque, Building Inspector
Donald Alberto, Village Architect
Lawrence W. Farkas, Board Liaison
Ann Marie Simeoli, Secretary

Absent: Peter Chun, Alternate
Yair Kerstein, Alternate
Robert S. Bonnie, Building Inspector
Andrea Curto, Village Attorney

Chairman Levine called the meeting to order at 7:30 PM.

5 Market Lane: Application #20250216

Patti Zullo and Timothy Hand of Tesla Energy Operations presented a resubmission of an application for the proposed installation of 24 roof mounted solar panel 9.84 KW and two (2) Tesla Powerwalls 27 KWH.

On the motion of Chairman Levine, seconded by Susan Lopatkin, this application was unanimously approved as submitted.

1 Jeffrey Lane: Permit #2025-0223

Homeowners, Feng & Sheng Hui Lin, presented their application for a proposed new front door to be added to their existing interior renovation permit.

Materials List: Entry Door Manufacturer: TDC-Door, Model #: TD-020, Color: Oil Bronze

On the motion on Deputy Chairman Browar, seconded by Joseph Burachio, this application was approved as presented.

5 University Place: Permit #2025-00171

Property owner Paul Egbert of JPCE Holdings, LLC presented his application for a proposed new front door to be added to his existing interior renovation permit.

Materials List: Entry Door Manufacturer: Merkado, Color: Wood

On the motion on Alan Mindel, seconded by Marone Guriel, the wood door listed on the application as option #1 of 2 was unanimously approved.

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21 West Woods Road: Application #20250099

Applicant Jenny Zhu, of GN1 Construction, Inc., presented an application for a proposed new front door for the property owners, 21 Lake Success, LLC. This submission was tabled. The Board directed the applicant to appear at the next meeting with architectural drawings to include a front elevation showing the existing door, the proposed door, the manufacturer’s specifications and a sample.

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.

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 11/5/25.*

Comments:

Applicant made changes in the field without approval.

Conclusion/Suggestions:

- 1. The Architect has removed the second floor balcony in the front and replaced it with a surface treatment of piers and metal railing. This is much more compatible and balanced than the previous attempts.*
- 2. The numerous revisions presented over the last few meetings have concluded in a façade that captures the integrity of the original approved design.*

On the motion of Chairman Levine, seconded by Alan Mindel, this application was approved as submitted.

On call of the roll:	Ira Levine	voted yes
	Elliot Browar	voted no
	Joseph Borachio	voted yes
	Susan Lopatkin	voted no
	Alan Mindel	voted yes

On the motion of Chairman Levine, seconded by Alan Mindel, the Minutes of October 16, 2025, were approved.

The meeting was adjourned at 8:10 P.M.

Respectfully submitted,

Ann Marie Simeli

Planning Board Secretary