

**Incorporated Village of Lake Success
Minutes of the Meeting of the Planning Board
Held in the Board Room of 318 Lakeville Road Great Neck, NY 11020
Thursday, March 20, 2025 at 7:30 PM**

Present: Ira Levine, Chairman
Elliot Browar, Deputy Chairman
Alan Mindel
Peter Chun, Alternate
Stefan De Albuquerque, Building Inspector
Donald Alberto, Village Architect
Lawrence W. Farkas, Board Liaison
Gregory Kalnitsky, Village Attorney
Ann Marie Simeoli, Secretary

Absent: Joseph Borachio
Yair Kerstein
Marone Guriel, Alternate
Robert S. Bonnie, Building Inspector
Andrea Curto, Village Attorney

Guests: Chul J. Lee, Village Resident
Amanda Shi, Village Resident
Cindy Shipin Lu, Village Resident

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

30 Farm Lane: Cindy Shipin Lu & Gang Shi

Ben Mahfar of Woodland Developers and architect Peter Nesfield presented Application #20250039, a submission for the new construction of a one-family, two-story house with an attached, two-car garage.

Submitted Materials List:

Roof: GAF Architectural Shingles in Weathered Wood
Soffits & Overhangs: Azak, Smooth Finish in Sandstone Beige
Brick: Belden, Jumbo in Artic White Clear
Brick Joints: Glen-Gary in Beige
Front Door: KP Imports, Arch-top 3445 in Black
Windows: Anderson Casement in Dark Bronze
Garage Door: Clopay Classic Line Elegant Long in Dark Bronze
Leaders & Gutters: Certainteed 5" Classic in Bronze
Front & Rear Steps: State Materials, Rock Face in Lime Stone
Front Walkways: Nicolock, Rustico 6x9 in Adobe Blend
Rear Patio: Nicolock, Stone Ridge XL in Adobe Blend

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Architectural Review

Applicant proposes a new residence, brick exterior (beige color), dark bronze windows, weathered wood roof shingle, beige trim and black railing.

Conclusion/suggestions:

- 1. The building is well balanced and symmetrical.*
- 2. The exterior colors work well together and are compatible.*
- 3. Suggest a more decorative railing for the second-floor balconies.*
- 4. Suggest some decorative elements at the tall chimney on the side (brick herring bone insert).*
- 5. Suggest a lighter color or match siding color for garage door.*

On the motion of Alan Mindel, seconded by Deputy Chairman Browar, this application was unanimously approved as drawn with the following modifications: on the left side, over the garage, the roof height will be reduced so that the interior space will be no higher than then the code required maximum of seven feet. The front columns will be in precast, but the rest of the columns may be made in Azak, around the home. The chimney will have a herringbone pattern at some point in the middle. There will be a water table that is precast around the house as well as at the bottom the 1st and 2nd floors. All other materials approved as submitted.

38 Vanderbilt Drive: William & Nicolette Halkias

The Board members discussed the homeowners' request for consideration to change the previously approved window exterior trim AZEK (4) four-inch sill and header with AZEK (1 ½) one and one-half side trim on windows to (5 ½) five and one-half surround in cement stucco with finish to match wall finish. The Board unanimously approved the change in size but denied the materials choice.

On the motion of Chairman Levine, seconded by Peter Chun, the Minutes of October 17, 2024 were approved.

The meeting was adjourned at 8:16 PM.

Respectfully submitted,

Ann Marie Simeoli

Planning Board Secretary