

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, April 17, 2025 at 7:30 PM

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

Absent: Andrea Curto, Village Attorney

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

1111 Marcus Avenue: Northwell Health

Joseph R. Bjarnson, of Sahn Ward Braff Coschignano presented sign application #20250043 for Northwell Health. The proposed sign will be 18" high and 28' - 5 1/4" wide, with the total area of 42.66 square feet. The sign will be an aluminum, single face sign, illuminated from within, with 6" thick front-lit white channel letters spelling out "CENTER for WOMEN'S CANCER" to be installed above the canopy that is part of permit #20240150.

On the motion of Alan Mindel, seconded by Yair Kerstein, this application was unanimously approved as submitted, contingent on the Board of Zoning and Appeals granting a variance at their April 21, 2025 meeting.

22 Old Field Lane: EMZA Properties, LLC

Michael Adhoot of EMZA Properties and Daniel Kamel of Dargah Architecture presented application #20250042 for the proposed construction of a new, one-family, two-story residence, with an attached two-car garage.

Submitted Materials List:

Siding: Hardie Board, White
Stone: R-Stone, Gray
Roof: Asphalt Shingles, Timberline, Charcoal
Roof, Front Elevation: Metal, Custom, Black
Windows: 400 Series, Anderson, Black
Front Door Wood/Glass: Fiber Glass, Glass Craft, Black
Garage Door: Steel, Clopay, Off Black
Front Stoop & Walkway: Blue Stone, Gray
Gutters & Leaders, Aluminum, White
Driveway: Asphalt, Gray
Curb: Belgian Block, Gray

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Architectural Review

Applicant proposes a new residence, Hardie Board siding with areas of stone and composite trim work.

Conclusion/Suggestions:

- 1. The building is well balanced with interesting lines and a creative combination of materials and massing.*
- 2. The earth tone stone color adds warmth to the stark black and white modern design.*

On the motion of Marone Guriel, seconded by Deputy Chairman Browar, this application was unanimously approved.

18 Meadow Woods Road: Feng Lichao & Janet Khuu

Architect Ken Cheng presented a request to amend the roof design for Permit #2023-222 from a flat roof to a pitched roof using a pre-manufactured metal standing seam roof. The original Planning Board submission was approved on September 21, 2023.

Submitted Materials List:

Roofing: "Proof" manufactured standing seam metal roof, either black or copper

Architectural Review

Applicant proposes to change the roof of 2 box-bay windows to a standing seam black roof.

Conclusion/suggestions:

- 1. The proposed shape and material are appropriate for the building design.*
- 2. I prefer if copper material was used, but black works as well.*

On the motion of Alan Mindel, seconded by Joseph Borachio, this request to use a real copper roof, as presented was unanimously approved.

38 Tanners Road: Samuel Lee & Amy Ko

This resubmission presented by Architect John Ren, with homeowner Samuel Lee was tabled to the next meeting.

On the motion of Chairman Levine, seconded by Deputy Chairman Browar, the Minutes of March 20, 2025 were approved.

The meeting was adjourned at 8:14 PM.

Respectfully submitted,

Ann Marie Simeoli

Planning Board Secretary