

**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, May 15, 2025 at 7:30 PM**

Present: Ira Levine, Chairman
Elliot Browar, Deputy Chairman
Joseph Burachio
Yair Kerstein
Peter Chun, Alternate
Stefan De Albuquerque, Building Inspector
Donald Alberto, Village Architect
Andrea Curto, Village Attorney
Ann Marie Simeoli, Secretary

Absent: Alan Mindel
Marone Guriel, Alternate
Robert S. Bonnie, Building Inspector
Lawrence W. Farkas, Board Liaison

Resident Guests: Eddie & Cathi Ford
Simon Rothkrug

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

40 Schoolhouse Lane: Application #20250052

This application for construction of a new, two-story, single-family residence with a two-car garage and pool, was presented by Ronel Lopez, for Peter Hagemann Architects, and Landscape Architect Richard B. Ignatow. This submission was tabled to the next meeting.

The owners of the adjoining property were in attendance to voice their concerns regarding the possible removal of the existing hedges between the two properties. The Board advised both homeowners that in the case of boundary issues, a surveyor would have to be hired and their property lines would be indicated by the placing of monuments.

38 Tanners Road: Application #20240014

Architect John Ren, with homeowner Samuel Lee and his son, Aiden Lee in attendance, presented this second resubmission of a previously approved application (7/18/24) for a vertical addition to add a 2nd floor to the existing dwelling.

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Submitted Materials List:

Brick/Stone: Belden Brick, Thin Brick in Polar Blend (off white) with Natural White Mortar
Foundation/Water Table: Concrete Stucco in Off White
Roofing: GAF, Timberline Asphalt Shingles in Charcoal
Windows: Anderson 400 Series, Black Divided
Window/Door Casing, Trim: Urethane (exterior) in White
Entry Door: Steven & Sons Door, Black, Steel Front Door
Garage Door: Clopay, Black Metal Garage Door

Architectural Review

Resubmission from 4/17/25: I have had several conversations with the Architect to address the Planning Board's concerns. The owner feels strongly about an all-brick house. The latest plans reflect a thin brick siding solution.

Conclusion/Suggestions:

- 1. The front portico has been reduced and shifted to the left. It is now a complete gable.*
- 2. The existing and new windows are being changed so they are all casement with grills. This has simplified the front elevation.*
- 3. The new second floor cross gable has been reduced so it reads better from the street view.*
- 4. All the front gables are designed in the same manner, same slope and trim.*
- 5. Trim has been added to all the windows to help define each opening.*
- 6. The brick color in the rendering has been corrected.*

On the motion of Chairman Levine, seconded by Deputy Chairman Browar, this application was approved with the following modifications: Permacast black columns instead of the brick columns over the front door, Precast trim over the garage door and the window in the laundry room, on the right side of the house, will be approximately 50% wider for a symmetrical look.

On the motion of Chairman Levine, seconded by Joseph Burachio, the Minutes of April 17, 2025 were approved.

The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Ann Marie Simielli

Planning Board Secretary