

**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
Tuesday, June 24, 2025 at 7:30 PM**

Present: Elliot Browar, Deputy Chairman
Susan Lopatkin
Alan Mindel
Marone Guriel, Alternate
Yair Kerstein, Alternate
Stefan De Albuquerque, Building Inspector
Donald Alberto, Village Architect
Lawrence W. Farkas, Board Liaison
Andrea Curto, Village Attorney
Ann Marie Simeoli, Secretary

Absent: Ira Levine, Chairman
Joseph Burachio
Peter Chun, Alternate
Robert S. Bonnie, Building Inspector

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

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 resubmit and appear at the next meeting with different options to choose from.

40 Schoolhouse Lane: Application #20250052

Peter Hagemann of PHAT Architects presented a resubmission for construction of a new, two-story, single-family residence with a two-car garage and pool.

Submitted Materials List (*see Motion for approved materials & design):

- SIDING: Smooth Stucco veneer, joints as shown on the drawings, by STO color to be Signature Stone 10 No. 16032
- ACCENT SIDING: Porcelain Italian tiles 20" x 30" with 1/8" joint lines as shown on the drawings Color to be determined in the field
- ROOF: Asphalt shingles by GAF- Camelot II Color - Antique Slate
- WINDOWS: Pella aluminum clad double hung and casement, simulated divided light as shown on the elevations, color to be Iron Ore
- WINDOW TRIM: None, butt joint between the siding (Stucco) and the window frame
- GUTTERS/LEADERS: 5" "K" style with 4" round downspouts
- Color: Gutters to be Black and downspouts to be a color to match the siding
- EAVE/ FASCIA: Azek – painted, Color to match the siding
- SOFFITS: ZEK Beaded soffit boards (vented), color matching siding (with 1" cont. linear vent)
- FRIEZE BOARD: AZEK built up frieze with a molding detail, color to match the siding
- FRONT DOOR: Flush Panel Wood pivot hinge operation as shown on the elevations, color Black
- BALCONY RAILING: Wrought iron railing- pattern as shown on the elevations, color Black
- PAVERS: Bluestone square and rectangular random pattern as per landscape plan

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- GARAGE DOORS: Painted wood by Coplay or equal, color black
- STEPS/ PORCH FLOORS: Bluestone pavers square and rectangular random pattern
- EXTERIOR LIGHTING: Sconces by Carolina Lantern, style one light 737945 finish oiled bronze outdoor wall light
- COLUMNS: Square edge, flush panel color to match the siding
- DRIVEWAY: Asphalt Driveway and Parking spur with Cobble stone curbing and cobblestone inlay.

Architectural Review

Comments:

Applicant has revised the exterior with different joint lines from the prior approval. In addition, a second color with different joint lines was added to the front, the railing over the front door has been straightened and the curve in the rear has been squared.

Conclusion/Suggestions:

1. *The addition of a second color with a different joint pattern adds additional interest to the front.*
2. *The elevation drawings show “horizontal siding with joints as shown on the drawings by Hardiplank color: cobblestone”. However, there are two colors on the front and the joints on the elevation are not shown on the rendering. Architect to clarify the discrepancy.*
3. *The change of the railing over the front door is more decorative and works well.*
4. *The removal of the curved wall in the rear works better with the proposed material.*
5. *There are some minor window changes that do not affect the design (Laundry Room window taller, mullions different in Her Closet stairwell).*
6. *Details of the siding joints required.*

On the motion of Alan Mindel, seconded by Marone Guriel, this resubmission was approved with the following modifications: the trim around the windows is removed, the columns over the front entryway will be Azek and reflect the rendering design, not as per plan drawings, the frieze board in Azek, the gutters in black K style with leaders to match the siding in off white, the roof material will be GAF Camelot II in Antique Slate, the cementitious stucco is manufactured by STO in the color No. 16032, the windows are Pella, black casement with true-divided-lights, the front door is to be custom wood in either Mahogany or White Oak with sidelights, choice of color and design to be submitted for Board approval prior to installation, porcelain travertine tiles in a gray, off-white with a samples board to be submitted for Board approval. All members in attendance unanimously approved.

On the motion of Deputy Chairman Browar, seconded by Yair Kerstein, the Minutes of May 15, 2025 were approved.

The meeting was adjourned at 8:22 PM.

Respectfully submitted,

Ann Marie Simeoli

Planning Board Secretary