

**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, August 21, 2025, at 7:30 PM**

Present:	Ira Levine, Chairman Elliot Browar, Deputy Chairman Joseph Burachio Susan Lopatkin Alan Mindel Marone Guriel, Alternate Robert S. Bonnie, Building Inspector 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 Andrea Curto, Village Attorney
Guests:	Jill Glasser Astha & Varun Jain Thomas & Denise Schmidt Edith Weisfeld Lisa Xie		

Chairman Levine called the meeting to order at 7:33 PM.

**9 Hampton Court: Application #20250138**

Stephan Luise of Venture Home Solar LLC presented a resubmission of application #20250138 for a proposed PV roof-mounted solar installation of seventeen (17) panels, one (1) inverter and one (1) battery (7.055 KW) after the removal and replacement of current roof. The new roof will be black, and the house trim will be painted black to match.

On the motion of Alan Mindel, seconded by Deputy Chairman Browar, this application was approved as resubmitted.

**86 Meadow Woods Road: Application #20250165**

Architect Daniel Kamel of Dargah Architecture presented application #20250165 for the construction of a new porch in rear yard. The materials to be used will be an exact match to the existing.

**Architectural Review**

**Comments:**

*Applicant proposes a 16' x 43' covered porch, asphalt shingle mansard roof, with epdm roofing at flat portion, skylights and square columns finished in Azek.*

**Conclusion/Suggestions:**

- 1. The new roof picks up the pitch and materials of the existing house.*
- 2. The columns are equally and properly spaced.*
- 3. The thick horizontal trim line under the roof provides a well-proportioned base for the roof.*

On the motion of Chairman Levine, seconded by Joseph Burachio, this application was approved as presented.

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**118 Windsor Gate: Application #20250158**

Architect Ronald Zakary of RZ Architecture & Design presented application #20250158 for the proposed construction of a two-story, one family home with a finished basement, an attached two-car garage, and covered porches. Landscape architect Joseph Piscitelli presented the proposed landscaping plan.

**Submitted Materials List**

Siding: Limestone in light beige

Brick/Stone: Limestone in light beige with mortar to match stone

Foundation/Water Table: Limestone in light beige

Roofing: Dark gray Slate with standing seam PAC-CLAD graphite

Windows: Marvin, Ultimate Aluminum Clad casement with Divided Lite

Window/Door Casing, Trim: Limestone in Light Beige

Entry Door: TBD

Garage Door: TBD

**Architectural Review**

**Comments:**

*Applicant proposes a new house, limestone block veneer with limestone columns and trim work. Slate roof with metal roof over rear patio.*

**Conclusion/Suggestions:**

1. *The house has formal symmetrical massing. The shape and materials produce a classical stately style.*
2. *The elements and materials are well defined and work well together.*
3. *The pilasters in each corner of the house are bold and simple, consider adding a recess like the columns.*
4. *The two banks of windows in the Living room are tall and commercial in appearance, can they be more compatible with the other windows throughout?*

On the motion of Alan Mindel, seconded by Deputy Chairman Browar, this application was approved with Mr. Mindel noting the following: the rendering that shows the front entry point, the east elevation is closed around the columns as a point of reference, the large windows are approved with the understanding that some blocking will be involved for structural integrity with the architect to deal directly with the window manufacturer to resolve, the balusters will be simplified to match and resubmitted for approval.

**335 Old Lakeville Road: Application #20250067**

Architects Jerry Yang and Emma Zhang of HT & A Associates presented application #20250067 for the proposed construction of a new, two-story, single-family dwelling. This application was tabled.

On the motion of Deputy Chairman Browar, seconded by Susan Lopatkin, the Minutes of July 17, 2025 were approved.

The meeting was adjourned at 9:11 PM.

Respectfully submitted,

*Ann Marie Simielli*

Planning Board Secretary