

**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, September 18, 2025, at 7:30 PM**

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

Absent: Susan Lopatkin
Peter Chun, Alternate
Yair Kerstein, Alternate

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

96 Pine Hill Road: Permit #2024-0064

Architect Daniel Kamel of Dargah Architecture, Michael Ahdoot of Empire Custom Homes, LLC and homeowner, Jin Ke (Kevin) Wang of Pine Hill Garden, LLC were in attendance to address the construction of the building which deviated from the previously approved plans. At the Board's recommendation a "Stop Work Order" was issued. This matter was tabled pending the owner's submission of plans.

15 Old Field Lane: Application #20250177

The homeowners Richard and Jacqueline Halpern presented an application for a proposed rear, one-story addition to their home, with the new roof and siding to match the existing.

Submitted Materials List

Siding, Vinyl: Certainteed, White
Brick/Stone: Powerhouse to match existing, Gray Mortar Color
Roofing: GAF Timberline, Pewter Gray
Foundation/Water Table: Concrete
Windows: Anderson
Window/Door Casing, Trim: Wood to match existing

Architectural Review

Comments:

Applicant proposes a one-story rear addition. Neither the elevation drawings nor the application notes the existing and proposed siding. The section drawing proposes vinyl siding and asphalt shingle roof.

**Incorporated Village of Lake Success Meeting of the Planning Board
Thursday, September 18, 2025 at 7:30 PM**

Conclusion/Suggestions:

1. *The house picks up the vocabulary of the existing structure, hip roofs and matching windows, materials and colors.*
2. *If the proposed siding and roof shingles match the existing (to be verified) I have no aesthetic issues with the proposed design.*

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

335 Old Lakeville Road: Application #20250067

Architects Leon Yang and Jay Liu of HT & A Associates presented application #20250067 for the proposed construction of a new, two-story, single-family dwelling. The homeowners appeared before the Board of Zoning and Appeals on September 15, 2025, and were granted a variance for a maximum building height of 34.5 feet.

Submitted Materials List

Brick/Stone: Glen-Gery, Facebrick in the color Cape Charles with light grey mortar
Roofing: GAF Slate Line Shingles in Antique Slate
Windows: Anderson, 400 Series casement with Divided Lite
Window/Door Casing, Trim: Cast Stone in Almond SL
Entry Door: Spracie Iron Doors, Customized in Black
Garage Door: Clopay, GR1SP_WO_GRLA in Walnut

Architectural Review

Comments:

Applicants propose 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 Joseph Burachio, the revised drawings for this application were approved as presented.

On the motion of Chairman Levine, seconded by Marone Guriel, the Minutes of August 21, 2025, were approved.

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Ann Marie Simeoli

Planning Board Secretary