

**Inc. Village of Lake Success Meeting of the Planning Board
Held at 318 Lakeville Road, Great Neck, NY 11020
Thursday, December 4, 2025, at 7:30 pm**

Ira Levine, Chairman
Elliot Browar, Deputy Chairman
Joseph Burachio
Susan Lopatkin
Alan Mindel
Peter Chun, Alternate
Marone Guriel, Alternate
Yair Kerstein, Alternate
Robert Bonnie, Building Inspector
Stefan DeAlbuquerque, Building Inspector
Donald Alberto, Village Architect
Lawrence W. Farkas, Board Liaison
Andrea Curto, Village Attorney
Ann Marie Simeoli, Secretary

Updated Agenda

1. **5 Market Lane: Application #20250216** **resubmission (tabled on 10/16/25)*
Property Owners: Hang (Henry) & Diana Chen
Applicant: Patti Zullo, Tesla Energy Operations
Proposed installation of 24 roof mounted solar panels (9.84 KW) and 2 Tesla Powerwalls (27 KWH).
2. **1 Jeffrey Lane: Permit #2025-0223**
Property Owner/Applicant: Feng Lin
Proposed new front door
3. **5 University Place: Permit #2025-0171**
Property Owner/Applicant: Paul Egbert (JPCE Holdings, LLC)
Proposed new front door
4. **21 West Woods Road: Application #20250099** **resubmission (tabled on 6/24/25)*
Property Owners: 21 Lake Success LLC (Wei Chen)
Applicant: Jenny Zhu of GN1 Construction, Inc
Proposed new front door
5. **96 Pine Hill Road: Permit #2024-0064** **resubmission tabled on 9/18/25 & 10/16/25*
Property Owner/Applicant: Jin Ke Wang (Pine Hill Garden, LLC)
Front elevation resubmission for new construction of a one-family, two-story residence with an attached two-car garage. **Original Planning Board submission approved on 6/20/24*
6. Minutes of October 16, 2025