

**Inc. Village of Lake Success Meeting of the Planning Board  
Held at 318 Lakeville Road, Great Neck, NY 11020  
Thursday, August 21, 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  
Gregory Kalnitsky, Village Attorney  
Ann Marie Simeoli, Secretary

**Agenda**

1. **9 Hampton Court: Application #20250138** *\*resubmission – tabled 7/17/25*  
**Property Owners:** Dong Guo & Astrid Li  
**Applicant:** Venture Home Solar LLC, Alex Yackery  
Proposed PV roof-mounted solar installation seventeen (17) panels, one (1) inverter and one (1) battery (7.055 KW) after the removal and replacement of current roof
2. **86 Meadow Woods Road: Application #20250165**  
**Property Owner/ Applicant:** Jin Yu Chang  
Construction of a new porch in rear yard
3. **118 Windsor Gate: Application #20250158**  
**Property Owner:** Wonder Realty LLC  
**Applicant:** Ronald Zakary of RZ Architecture & Design  
Proposed new construction of a two-story dwelling with finished basement, attached two car garage and covered porches
4. **335 Old Lakeville Road: Application #20250067** *\*contingent on BZA variance approval 8/18/25*  
**Property Owners:** Bocheng & Shen Xie  
**Applicant:** Ky Fu of HT & A Associates  
Proposed new construction of a two-story, single-family dwelling; work involves exterior, interior partition, plumbing, foundation, structural and mechanical work
5. Minutes of July 17, 2025