

**Inc. Village of Lake Success Meeting of the Planning Board
Held at 318 Lakeville Road, Great Neck, NY 11020
Thursday, September 18, 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

Agenda

- 1. 96 Pine Hill Road: Permit #2024-0064**
Property Owner/Applicant: Jin Ke Wang (Pine Hill Garden, LLC)
Front elevation revisions 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*

- 2. 15 Old Field Lane: Application #20250177**
Property Owner: Jacqueline Halpern
Applicant/Architect: Mark Anthony Munisteri
Proposed rear story addition and 1st floor interior alterations

- 3. 335 Old Lakeville Road: Application #20250067** **contingent on BZA variance approval 9/15/25*
Property Owners: Bocheng & Shen Xie
Applicant: Ky Fu of HT & A Associates
Resubmission for proposed new construction of a two-story, single-family dwelling; work involves exterior, interior partition, plumbing, foundation, structural and mechanical work

- 4. Minutes of August 21, 2025**