

**VILLAGE of THOMASTON
100 EAST SHORE ROAD
GREAT NECK, NY 11023
(516) 482-3110**

**MINUTES OF THE DESIGN REVIEW BOARD
Wednesday, September 17, 2025 @ 7:00 PM**

Present: Ruchira Madan – Chairperson, Carol Adams, and Robert Meyer
Absent: Bob Schaufel and Barbara Levy

Secretary: Linda Earley – Deputy Village Clerk

Application: 15 Brompton Road, Great Neck NY 11021
Owner: Brian Tang
Architect: Daniel Burko Architect

The Board recommends applicant reverts to design of two double hung windows at both large windows on both sides of dwelling. Samples were approved for the Navy Blue color shutters and Ruby Red door and shutters to be added to the single double hung window on the first floor of left side of dwelling.

Votes for approval are as follows:

Ruchira Madan – Aye
Carol Adams – Aye
Robert Meyer – Aye

Application: 178 Overlook Avenue, Neck NY
Owner: Simon Chan
Architect: Jared Mandel, Architect

The changes presented by the architect, Jared Mandel as per the Boards previous recommendations were agreeable to the board. The Landscape plan was presented along with an arborist report regarding the health of all trees, remaining and those being removed. The plans will need to be modified as per this meeting. According to the plan trees #1, 8, 9, 10, 11 and 13 will be removed. However, Tree #13 will be replaced with an American Elm. Should tree #6, which is a large Red Oak, not survive construction of dwelling, it will be replaced with a White Oak somewhere on the property. The applicant is adding trees to the front yard, as shown. The health of the tree and replanting will be revisited before owner receives their Certificate of Occupancy.

Votes for approval of Architectural Design and Landscape Design contingency:

Ruchira Madan – Aye
Carol Adams – Aye
Robert Meyer - Aye



Ruchira Madan - Chairperson

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MINUTES OF THE DESIGN REVIEW BOARD

Wednesday, August 27, 2025 @ 7:00 PM

Present: Ruchira Madan – Chairperson, Carol Adams, and Robert Meyer
Absent: Bob Schaufel and Barbara Levy

Secretary: Linda Earley – Deputy Village Clerk

A letter requesting an adjournment from David Burko for the 15 Brompton Road application was sent to the Board.

Mr. Michael Nikrooz was present to request and adjournment for 3 Buckingham Road until the next meeting date as there been hired as the new Architect of Record for this project.

Application: 178 Overlook Avenue, Neck NY

Owner: Simon Chan

Architect: Jared Mandel, Architect

An entirely new design was presented to the Board that was more unified to the neighborhood. The Board members did like the design. The new dwelling will be Verglas Natural white brick, a Brava composite slate looking roof, copper gutters and leaders, and railings, Analytical Gray windowsill and trim, origami white Cornice and paneling color, Provia entry door and garage doors in Almond color, weather shield window in accessible beige. The design and colors were very agreeable to the Board.

The Landscape design was not as agreeable. The plan calls out for the removal of a large number of trees on this property, which the Board is not in favor of, however there are trees in the rear of the home will be looked at by the Village due to complaints from the neighbors located behind this applicant.

The comments to the Architect for reconsideration were to remove dentil molding from façade, change mullions on side and back of home to match front, and to bring more samples of the roofing that show the variety in color. The sample shown was mostly black. Also to reconsider the number of trees to be taken down and to propose a cohesive plan for both the construction and the landscaping.

The applicant has agreed to come back on September 17, 2025 to the Board with the requested recommendations.



Ruchira Madan - Chairperson

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MINUTES OF THE DESIGN REVIEW BOARD

Wednesday, June 18, 2025 @ 7:00 PM

Present: Ruchira Madan – Chairperson, Robert Shaufeld, Carol Adams, and Barbara Levy and Robert Meyer

Secretary: Linda Earley – Deputy Village Clerk

APPLICATION #1: 25 Crescent Road, Great Neck NY 11021

Owner: Jenny Zhu /CZ Group NY LLC

Presenter: Jenny Zhu

This meeting was called to order at 7:01. Ms. Zhu came before the Board for the fourth time to present her project which is to add a portico and return the façade to siding. The siding color will be Certaplank CertainTeed in Sterling Gray, sample presented. Installation of a PVC Deck in Azek Black, the windows will be Monda Casement M4500 Series in white trim. With new asphalt GAF timberline roof in Charcoal Gray. It was recommended to Ms. Zhu the foundation be covered in brick that matches the risers of the front porch, to keep the window on the north elevation on the second floor, and the windows should have divided lites. The project was approved with the stipulation of the Board approving the foundation finish. Samples will be brought to office for Board approval. The final approved stone was Satori Silver Crescent LedgeStone.

Votes for application #1 were as follows:

Ruchira Madan – Approved

Barbara Levy – Approved

Carol Adams – Approved

Robert Schaufeld – Approved

Robert Meyer – Approved

APPLICATION #2: NEW BUILD - 3 Buckingham Place, Great Neck NY

Owner: Men Rui

Architect: Tim Hao – HCD Architect

Mr. Hao presented this project to the Board for the second time, with a different design. The previous meeting recommendations were to add leaders to renderings, change brick (from lighter, which stood out compared to the darker brick in the neighborhood), to darker color (Shrewsbury was presented, though the board asked for more samples of dark brick), add divided lites to the windows, remove “blocks of brick” that look commercial, remove diagonal brick pattern, reconsider railing material and lower overhang by garage, clarify lighting. The Board also recommended that Mr. Hao take another look at the other homes in the neighborhood and consider them in his next design. The Board did not approve this newer design as the windows were very small in comparison to size of home and of different, unrelated sizes. There were many incohesive details added to the façade that made it look like a dormitory, as the Board suggested. There were several residents who again, spoke in opposition of demolishing the existing home. It was made clear by the Architect that the home has been designed from the inside out, without

any regard to the exterior design. The following recommendations were made by the Board members to enlarge front windows, redesign side of house to blend with the rest of the house. Change back the terracotta roof above garage & bay window roof to match main roof color. Remove the bump ups on the rear side of house (again), use a more traditional material for railings. Remove the arches and dormers on roof. Fix windows in front bump out, but moreover re-think the design. The applicant agreed to return to the next meeting on July 23, 2025.

Votes for application #2 were as follows:

Ruchira Madan – Disapproved as presented

Barbara Levy – Disapproved as presented

Carol Adams – Disapproved as presented

Robert Schaufeld – Disapproved as presented

Robert Meyer – Disapproved as presented

APPLICATION #3: NEW BUILD- 178 Overlook Avenue, Great Neck NY

Owner: Simon Chan

Architect: Jared Mandel, Architect

This applicant appeared before the Zoning Board of Appeals on May 13, 2025 and were granted a variance to build a single family 4210.85 square foot residence. Mr. Mandel started with his statement that the overall goal was balance and symmetry in earthtones. The exterior would be Glen Gery thin brick in Cloudscape color, the roof would be Brava synthetic slate roof in the light arendale, Marvin Elevate narrow frame windows in bronze to match gutters and leaders, quoins, window trim, all accent pieces and columns in modest white, cast in place concrete or stucco painted. The Board members did not feel this design fit in with the neighboring houses. The design seems ostentatious in comparison to the other homes on this block. The architect was asked to redesign with the neighboring houses in mind, in order to maintain the character of the neighborhood. The applicant agreed to return to the July 23rd, 2025 meeting.

Votes for application # 3 were as follows:

Ruchira Madan – Disapproved as presented

Barbara Levy – Disapproved as presented

Carol Adams – Disapproved as presented

Robert Schaufeld – Disapproved as presented

Robert Meyer – Disapproved as presented



Ruchira Madan - Chairperson

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MINUTES OF THE DESIGN REVIEW BOARD

Wednesday, July 23, 2025 @ 7:00 PM

Present: Ruchira Madan – Chairperson, Robert Shaufeld, Carol Adams, and Barbara Levy and Robert Meyer

Secretary: Linda Earley – Deputy Village Clerk

The letter requesting an adjournment from Jared Mandell for the 178 Overlook Avenue application was read aloud to the audience by the Chairperson.

**APPLICATION #1: EXTERIOR CHANGES AND ADDITIONAL LANDSCAPE PLAN
15 Brompton Road, Great Neck**

Owner: Brian Tang

Architect: Daniel C. Burko Jr., RA

Presenter: Jeremy Jones

The presentation by Mr. Jones was started with a description of the rendering and colors that will be used for this project. James Hardie Cedar Mill plank siding in Silver Herring. Siding corners will be Artic White, roofing will be Blue Harbor by Owens Corning, window trim 4" Navy Blue, gutters 6" half round galvanized (grey), Shutters will be 12" Navy Blue, Facia and soffits both Navy Blue, Portico columns 8x8 square non tapered raised panel white. Front and rear stoop pavers 8x16 Brick joint by Beacon Hill in light grey color. The front of the house will have a portico built in place of the faux balcony. The following suggestions were made regarding this application, to remove the blue trim around the windows, add two 2x4's between large windows for more white space, leaders and gutters should be white, shutters should be added to windows on left side of house. Side-lites to front door should have white trim, rather than red proposed. It was agreed to by presenter and owner to bring a red paint chip sample to the next meeting. The Stoop stone should be thicker, possibly a bluestone as it would be less modern for such a traditional home. The applicant has agreed to return to the August 27th, 2025 meeting depicting the above recommendations.

APPLICATION #2: NEW BUILD - 3 Buckingham Place, Great Neck NY

Owner: Rui Men

Architect: Tim Hao – HCD Architect

Mr. Hao presented this project to the Board for the third time, with a slightly different design. The previous meeting recommendations were to make front window larger and same size, try to design side of house to flow with the front, change terracotta garage & bay window roof to match main roof (terracotta color was added in second presentation and was not in original presentation), remove bump outs in back and side of home, change railing to more traditional material and design, remove arches and dormers, fix windows on front bump out to be more symmetrical and window above portico should be centered. Mr. Hao brought and additional brick into the design for trim around windows, which the Board told him was not necessary and to stick with the Shrewsbury color brick as presented at the previous meeting and that no extra trim was necessary. The Board suggestions for the latest design were to remove the horizontal oval window (also added in this iteration, not previously presented), make all second-floor windows the same size, as

previously recommended add stucco to break up the façade. Also, as previously recommended secondary gable roof under main roof, remove vertical to left of main and setback on top for a simpler, more architecturally sound front elevation. Remove newly added brick trim from windows. Return the garage windows to grid (also changed in this iteration, from what was previously accepted), eliminate roof over the first-floor bedroom (unnecessarily added in this iteration and not lined up with the garage protection), make first floor windows all the same size. There were several residents that spoke again, opposing the design and the demolition of the current home. However, there was one neighboring resident that spoke in favor of the applicant. The applicant was questioned as to whether she wanted to come back to the next meeting on August 27, 2025. Ms. Men stated that at this point the process is harder than she anticipated and she would discuss with her husband and the future of this intended project and would let the Board members know if they were choosing to continue this application or pause. She continues to show the house for re-sale.

We expect to hear from here by July 31st regarding their decision.

178 Overlook Avenue, Neck NY

Owner: Simon Chan

Architect: Jared Mandel, Architect

This applicant sent a letter to the Board requesting a postponement as they had to completely redesign this residence as per the Boards suggestion. They are hoping to be able to attend the August 27, 2025 meeting.



Ruchira Madan - Chairperson