

Lawrence, New York April 2, 2012

A Regular Meeting of the Board of Building Design of the Incorporated Village of Lawrence was held on Monday, April 2, 2012 at the Lawrence Village Hall, 196 Central Avenue, Lawrence New York 11559.

Those members present were:                   Chairperson Benjamin Sporn  
  Member Barbara Kupferstein  
  Alternate Member Shoshana Weinstock

Those members absent were:                   Member Ronni Berman  
  Member Eva Staiman  
  Member Barry Pomerantz

Also present were: Thomas P. Rizzo, Secretary to Board of Building Design. Chairman Sporn called to order the regular meeting of the Board of Building Design at 7:24 PM. Proof of posting for the meeting was submitted. The minutes of the March 5, 2012 Board of Building Design meeting were submitted to the Board for approval. Upon a motion by Alternate Member Weinstock and seconded by Member Kupferstein with the following votes cast: Ayes: Member Kupferstein, Chairman Sporn and Alternate Member Weinstock, the minutes of the March 5 , 2012 Board of Building Design meeting were approved as submitted. The meeting agenda included three new applications and one prior application

*The following prior application was considered:*

**Rosenfeld – 156 Harborview S.** – Amend previously approved fence application to add additional fencing on the east side, side property line. Mr. Avi Rosenfeld came forward and identified himself as the property owner. The Board Members reviewed the originally approved fence plan. Mr. Rosenfeld submitted a new drawing to the Board Members and then explained how he wished to change and add to the originally approved

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fence. Mr. Rosenfeld explained how he wished to add one hundred foot of fencing on the right side of the house on the side property line but that the rear of his property was lower than the front of his property. Mr. Rosenfeld went on to explain that when the fence application was first reviewed by the Board he requested a fence for his left side property line but because of the downward slope of his property from the front to the rear yard, he requested to install a five foot high fence but to install the fence level with skirt boards under the fence as the property sloped down which the Board had approved. Now Mr. Rosenfeld explained that he wanted to install a fence the same way on the right side property line, the first thirty six feet of fence, starting at the rear property line on the side line and going toward the front property line would be a five foot high fence with skirt boards installed under the fence to keep the fence level. Mr. Rizzo asked Mr. Rosenfeld for the record to clarify what side he was discussing installing the additional fence. Mr. Rosenfeld stated that he was discussing and describing the right side property line area of his home. Chairman Sporn for clarity restated that Mr. Rosenfeld was requesting to install a five foot high fence level but where the property sloped down he wanted to enclose the open space under the fence by installing skirt boards under the fence. Alternate Member Weinstock questioned if this would just be a mirror image of what was requested and approved for the fence on the left side of the property? Mr. Rosenfeld stated that Alternate Member Weinstock was correct. It was noted for the record that the request was also to extend the existing fence forward more and install fence between the side property line and the house walls. Alternate Member Weinstock questioned if all of this additional fence would be five feet high. Mr. Rosenfeld stated all fencing would be five foot high and beige in color. None of the Board Members asked additional

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questions. No one else appeared before the Board to support or oppose the application. A motion was made by Alternate Member Weinstock to approve the application as submitted for additional fencing on the previously approved application. The motion was seconded by Member Kupferstein with the following votes cast, Member Kupferstein yes, Chairman Sporn yes and Alternate Member Weinstock yes. Mr. Rosenfeld thanked the Board.

*The following new applications were considered:*

**Taub – 59 Causeway** – Two story side addition, second floor rear addition and interior alterations. Mr. John Macleod came forward and identified himself as the design professional for the project. He asked to come forward and provide the Board with revised elevation drawings and photos of material samples on his laptop computer. Mr. Macleod submitted revised elevation drawings to the Board Members and explained the changes made to the elevation drawings and indicated to the Board Members what changes were made to the windows. Mr. Macleod also explained the proposed changes and additions to the home and what sections of the existing building would remain and submitted a photo of another finished home he had designed in the Village that was similar to what this home would look like when completed. Mr. Macleod showed pictures on his laptop of the simulated stone and slate roofing to be used on the home. Member Kupferstein asked to confirm which drawings are the up to date elevation drawings. Mr. Macleod and the Board reviewed the old and new elevation drawings and discussed the changes made regarding the trim work, windows and materials. Alternate Member Weinstock noted for the record that the existing colonial style of the home

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would be changed to a Tudor style to match other homes in the area. Mr. Macleod noted that next to this subject property was an original Tudor style home on a large lot set back off the road. Chairman Sporn and the Board briefly discussed the granted variance and the fact that the applicants had acquired the property next to their home and the existing home on that lot would be removed and the subject home would be expanded onto the other lot. Alternate member Weinstock questioned if the existing garage on the home would be changed. Mr. Macleod stated that the present location for the garage space and the setback to the property lines was existing and the garage would not be moved at all. Members Kupferstein asked if any of the existing home would be retained. Mr. Macleod explained that the garage area and the existing home foundation and first floor framing would be reused but other walls would be new. The existing homes foot print would not be enlarged and the addition would be all on the left side of the home. Alternate Member Weinstock discussed the brick choice, off white stucco color, slate roof shingles, brown windows with the simulated divided light design and the leaded look windows above the front door. Member Kupferstein asked about the granted variance. Mr. Macleod stated variances were granted for building and surface coverage, front yard setback and front and rear yard height/setback ratio. Member Kupferstein asked if a height variance was granted. Mr. Macleod explained that there was no height variance requested or variance requested for dormers. No one else appeared before the Board to support or oppose the application. A motion was made by Alternate Member Weinstock to approve the application as submitted. The motion was seconded by Member Kupferstein with the following votes cast: Member Kupferstein yes, Chairman Sporn yes and Alternate Member Weinstock yes. Mr. Macleod thanked the Board.

**Klein – 1 Heather Ln.** – Second floor side addition and interior alteration. No one came forward to represent the applicant. The Board Member reviewed the plans for the proposed addition. Mr. Rizzo handed out to the Board Members a copy of a letter submitted to the Building Department today from the architect for the project. The letter stated that the siding and the roof shingles of the new addition would match the existing house. Alternate Member Weinstock stated that the submitted elevation drawings and second floor plan had seemed to have a mistake. The floor plan attached to the elevation drawings was labeled second floor but upon review, it was a plan for the first floor of the residence. Mr. Rizzo took an older plan from the folder which indicated the correct second floor plan which indicated that the proposed second floor addition was for a walk in closet. The Board Members reviewed the plans and elevation drawings, it was noted that it was a corner property and the addition would be visible from Broadway. Mr. Rizzo advised the Board Members that there were no zoning issues regarding the proposed addition. None of the Board Members expressed any issues regarding the proposed addition. No one appeared before the Board to support or oppose the application. A motion was made by Alternate Member Weinstock to approve the application as submitted. The motion was seconded by Member Kupferstein with the following votes cast: Member Kupferstein yes, Chairman Sporn yes and Alternate Member Weinstock yes.

**284-285 Central Ave Owner Corp. – 285 Central Ave.** – Two, one story side additions to multiple dwelling building. Mr. Rizzo advised Chairman Sporn that earlier today the Building Department office received a letter from an attorney, Marc H. Schneider of

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SchneiderMitola LLP, representing 284-285 Central Ave Owners Corp., regarding 285 Central Ave., application on tonight's agenda. The attorney requested that the application for 285 Central Ave. be removed from tonight's agenda and the attorney would advise the Village of Lawrence Board of Building Design when they are ready to have the matter placed back on the calendar for review. Chairman Sporn noted the request and advised the other Board Members that the application regarding 285 Central Ave. would not be reviewed tonight.

There being no further business the meeting was adjourned at 8:19 PM.

This is to certify that I, Thomas P. Rizzo, Secretary to the Board of Building Design, have read the foregoing minutes and the same are in all respects a full and correct record of such meeting.

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Thomas P. Rizzo