

Lawrence, New York December 6, 2010

A Regular Meeting of the Board of Building Design of the Incorporated Village of Lawrence was held on Monday, December 6, 2010 at the Lawrence Village Hall, 196 Central Avenue, Lawrence New York 11559 at 7:15 P.M.

Those members present were:                      Chairperson Benjamin Sporn  
Member Ronni Berman  
Member Eva Staiman  
Member Barry Pomerantz  
Member Barbara Kupferstein (Arrived late)

Those members absent were:                      None

Also present were: Thomas P. Rizzo, Secretary to Board of Building Design and Ronald Goldman Attorney to the Board of Building Design.

Chairperson Sporn called to order the regular meeting of the Board of Building Design at 7:15 PM. Proof of posting for the meeting was submitted. The meeting was called to order with the following members present: Chairperson Sporn, Member Berman, Member Staiman and Member Pomerantz.

The minutes of the August 30, 2010 and the October 4, 2010 Board of Building Design meeting were submitted to the Board for approval. Member Berman requested that the August 30 minutes be amended to state she was present for the meeting. Upon a motion by Member Staiman and seconded by Member Berman with the following vote cast: Ayes: Chairman Sporn, Member Berman, Member Staiman and Member Pomerantz, the minutes of the August 30, 2010 Board of Building Design meeting were approved as amended and the October 4, 2010 Board of Building Design meetings were approved as submitted.

The meeting agenda included two new applications and one prior application. A motion was made by Member Berman and seconded by Member Pomerantz and

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unanimously approved by Chairman Sporn and Members Berman, Staiman and Pomerantz to take the applications out of order in that an applicant/resident was present.

*The following old application was considered:*

**Rosenfeld – 156 Harborview S.** – Install replacement fence on part of left side property line fence to be six foot high PVC and install six foot high PVC fence on rear property line, fence to be white or tan PVC. Member Kupferstein arrived for the meeting and took her place on the Board. Mr. Rizzo briefly explained to the Board that this application had been reviewed at the November meeting but the Building Department wanted to confirm exactly the conditions under which the application was approved.

Though there was no question that the fence on the rear property line had been approved for six feet high; there was a question as to what was the approved height for the left side property line fence. Mr. Avi Rosenfeld came forward and identified himself as the property owner and applicant. Mr. Rosenfeld reminded the Board that his request was to install a five foot high fence, level, on his side property line, but his side property line sloped down and away from the house toward the rear property line. Mr. Rosenfeld explained that with the five foot high fence installed level there would be an open space under the fence that would be filled in with what is called a “skirt board”. Mr. Rosenfeld made reference to pictures which he had shown to the Board on his lap top computer during the November meeting. Mr. Rosenfeld explained that after the meeting he had e mailed those pictures to Mr. Rizzo. Mr. Rizzo confirmed this and stated that he had printed the pictures and distributed the pictures to the Board members for this meeting.

The Board discussed with Mr. Rosenfeld the sloping nature of his property and his request to install the five foot high fence level on his side property line and not stepping

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the fence down. The Board questioned what would be the actual final height of the side line fence with skirt boards under. Mr. Rosenfeld stated that at one point the fence on the side property line could be five foot five inches high but at its highest point the fence would not be higher than six feet high. The Board members discussed the possible height of the fence. No one else appeared before the Board to support or oppose the application. A motion was made by Member Staiman to approve the request for a side property line fence to be installed level, the fence is to be five foot five inches high and but not higher than six feet high. The motion was seconded by Member Pomerantz with the following votes cast, Member Pomerantz yes, Member Berman yes, Chairman Sporn yes, Member Staiman yes and Member Kupferstein yes.

*The following new applications were considered:*

**Saffra – 22 Bayberry Rd.** – Install back up electric generator in side yard. The Board reviewed the application and discussed the proposed location for the generator. No one appeared before the Board to support or oppose the application. A motion was made by Member Staiman to approve the application to install a back up electric generator as submitted, the motion was seconded by Member Pomerantz with the following votes cast, Member Pomerantz yes, Member Berman yes, Chairman Sporn yes Member Staiman yes and Member Kupferstein yes.

**Tsadik – 84 Lawrence Ave.** – One story open covered entrance porch. The Board reviewed the application and discussed the finish materials and the elevation drawings for the porch addition. Mr. Rizzo explained to the Board that as part of the addition all of the roofing and siding on the existing residence was to be changed. The Board discussed the

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different areas of the residence to be sided with stone and vinyl siding and the window shutters. The Board discussed conditionally approving the application. The Board members discussed two conditions: first shutters should be added to the picture window on the first floor left side of the house and, second, the Board wanted to adjust the areas where the stone siding was to be installed. One proposal was to install the stone siding all across the right side of the house up to the top of the first floor, not just around the front door; a second proposal was to install the stone siding across the left and right side of the house, but the stone would be installed level and even with the bottom of the first floor windows on the right side of the house. No one appeared before the Board to support or oppose the application. A motion was made by Member Staiman to conditionally approve the application for the covered entrance porch addition with the following conditions: first that shutters will be added to the picture window on the first floor left side of the house and the stone siding would be altered in one of two possible ways, either the stone siding on the right side of the house would be installed up to the top of the first floor across the right side of the house or the stone siding would be installed even across the left and right side of the house with the stone to be even with the bottom of the first floor windows on the right side of the house. The motion was seconded by Member Kupferstein with the following votes cast: Member Pomerantz yes, Member Berman yes, Chairman Sporn yes, Member Staiman yes and Member Kupferstein yes.

At 7:45 PM Chairman Sporn asked for a motion to go into executive session. A motion was made by Member Staiman to go into executive session; the motion was seconded by Member Kupferstein with the following votes cast: Member Pomerantz yes,

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Member Berman yes, Chairman Sporn yes, Member Staiman yes and Member Kupferstein yes.

At 8:20 PM Chairman Sporn asked for a motion to end executive session and return to public session. A motion was made by Members Staiman to end the executive session and return to the public meeting, the motion was seconded by Member Kupferstein with the following votes cast Member Pomerantz yes, Member Berman yes, Chairman Sporn yes, Member Staiman yes and Member Kupferstein yes.

*The following old application was considered:*

**Blevins – 40 Stevens Pl.** – Amend previously approved drawings. Mr. Rizzo advised the Board that this application came in very late and was not on the printed agenda sent out to the Board for this meeting. Mr. Rizzo distributed to the Board revised elevation drawings and roof plan for the issued permit. Mr. Rizzo explained to the Board that the project was in the middle of construction and the applicant wished to change the roof design. The Board reviewed and discussed the proposed changes to the roof design and the elevations drawings. No one appeared before the Board to support or oppose the application. Chairman Sporn asked if the Board would take a vote. A motion was made by Member Staiman to approve the revised roof plan and elevation drawings. The motion was seconded by Member Pomerantz with the following votes cast, Member Pomerantz yes, Member Berman yes, Chairman Sporn yes, Member Staiman yes and Member Kupferstein yes.

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There being no further business the meeting was adjourned at 8:30PM

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