

Lawrence, New York October 22, 2012

A Regular Meeting of the Board of Building Design of the Incorporated Village of Lawrence was held on Monday, October 22, 2012 at the Lawrence Village Hall, 196 Central Avenue, Lawrence New York 11559.

Those members present were: Chairman Benjamin Sporn
Member Barry Pomerantz
Member Barbara Kupferstein
Alternate Member Shoshana Weinstock

Those members absent were: Member Ronni Berman
Member Eva Staiman

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 7:17 PM. Proof of posting for the meeting was submitted. The meeting agenda included five new applications and no prior applications. Chairman Sporn stated that the Board would review the minutes after the agenda items were completed.

The following new applications were considered:

Kerstein – 35 Washington Ave. – Construct 3 foot high masonry wall on part of north side, side property line. Mr. Philip Kerstein came forward and identified himself as the property owner of 35 Washington Ave. Chairman Sporn asked Mr. Kerstein what was the reason was for the requested wall. Mr. Kerstein stated the reason for the wall was very simple, several of his neighbors had put up retaining walls and now his property was being flooded regularly and if he did not put up a wall he would continue to be flooded. Chairman Sporn stated that it was the Boards understanding that the wall would have a stucco finish. Mr. Kerstein confirmed that the wall would have a stucco finish. The Board members reviewed the plan for the proposed wall and discussed the wall and the

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location of the proposed wall. Mr. Kerstein gave additional information regarding the location and length of the wall and stated that the wall would be behind shrubs. None of the Board Members stated they had any problems regarding the proposed wall. 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 for a retaining wall as submitted. The motion was seconded by Member Pomerantz with the following votes cast: Alternate Member Weinstock yes, Member Pomerantz yes, Chairman Sporn yes and Member Kupferstein yes. Mr. Kerstein thanked the Board.

Greenfield – 29 Rock Hall Rd. –Rebuild and enclose part of front porch, second floor rear addition, one and two story rear addition and interior alterations. Karen Davidson came forward and identified herself as Mrs. Greenfield's mother, she explained that she was attending the meeting because Mr. Greenfield works nights and Mrs. Greenfield was home with her babies and she was here to represent them with Alex Rivero of Paramount Builders. She stated that she and Mr. Rivero were appearing for Mr. & Mrs. Greenfield and she would be overseeing the project for them with Paramount Builders. The Board Members reviewed the elevation drawings and the plans. Alternate Member Weinstock asked if they had material sample for the review, Mr. Rivero submitted sample materials for the siding, roofing and stone finish. Ms. Davidson stated final colors had not been chosen but would be in the range of neutral colors for the siding, stone and roofing. Member Pomerantz asked about the single design above the two front windows. Mr. Rivero explained that they would be a scalloped perfection shingle which would match the color of the other siding to be used on the home. Chairman Sporn asked if any variance were required for this project. Mr. Rivero explained that no variance were

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required. Member Pomerantz and Alternate Member Weinstock asked if there was a reason why the front windows had grills to make the windows divided six over six while all the other windows had no grill and were one over one. Mr. Rivero explained that to meet the time constraint to be at this Board of Building Design meeting the architect rushed the plans, but stated all windows would have grills and look like the front windows. Member Pomerantz asked if all windows would have shutters like the front windows in the drawing. Mr. Rivero stated that if the Board wanted shutters the home owner could put shutters on all the windows. The Board Members, Mr. Rivero and Ms. Davidson discussed the idea of installing shutters on all of the windows. The Board agreed that shutters would only be installed on the second floor front windows. Alternate member Weinstock had a brief discussing with Mr. Rivero regarding the trim to be used on the home and the scalloped shingles. 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 with the following conditions: 1) dividing grills will be install on all of the windows of the home, 2) shutters will be installed on the second floor front windows only. The motion was seconded by Member Pomerantz with the following votes cast: Alternate Member Weinstock yes, Member Pomerantz yes, Chairman Sporn yes and Member Kupferstein yes.

Austein – 22 Muriel Ave. – Construct three foot six inch high masonry wall on the rear property line. Mrs. Joyce Austein of 22 Muriel Ave. came forward and identified herself as the property owner. Mrs. Austein explained that she also wanted to install a retaining wall to keep water from rushing into her property. The Board Members reviewed the plans for the requested wall and discussed the location of Mrs. Austein's property in

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relation to the other property which earlier had requested a retaining wall because of a water issue. 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 for the retaining wall as submitted. The motion was seconded by Member Pomerantz with the following votes cast: Alternate Member Weinstock yes, Member Pomerantz yes, Chairman Sporn yes and Member Kupferstein yes.

Schwartz – 45 Briarwood Ln. – One story rear addition and sports court/recreational structure. Adam Wanaselja came forward and identified himself as a registered architect from D. H. Murray Architecture for the Schwartz project. He reviewed the proposed one story addition to the existing house with the Board Members and explained that the addition would match the finish materials on the existing house. The Board reviewed photos of the existing house and photos of the finish materials for the addition. Member Pomerantz asked if the addition would have a basement. Mr. Wanaselja explained that the basement of the addition would be unfinished space. The Board also reviewed the proposed sports court which was also part of the application. Mr. Rizzo submitted to the Board Members a revised plan for the sports court which indicated the location of the basket ball hoop on the court. Alternate Member Weinstock and Mr. Wanaselja briefly discussed the rail on the top of the proposed addition. No one else appeared before the Board to support or oppose the application. Alternate Member Weinstock made a motion to approve the application for the addition and the sports court. The motion was seconded by Member Pomerantz with the following votes cast: Alternate Member Weinstock yes, Member Pomerantz yes, Chairman Sporn yes and Member Kupferstein yes.

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Nahmais – 575 Chauncey Ln. – Replace existing 6 foot high stockade fence on west side property line and install 4 foot high chain link fence on part of east side property line. The Board Members reviewed the fence application. Chairman Sporn stated that it was difficult to understand exactly what the applicant was requesting regarding a fence. No one came forward to discuss the fence application with the Board Members. The Board Members held a long discussion regarding the requested fences and discussed the possible reasons for the requested chain link fence. The Board reviewed a submitted picture of the proposed wood fence to replace the existing wood fence on the west side, side property line. None of the Board Members had any problem with the requested to replace the wood fence on the west side property line. The Board also reviewed a photo of the existing chain link fence and questioned if the existing chain link fence on the east side, side property line was to be replaced completely and then extended or if the applicant wanted to extend the existing chain link fence. Mr. Rizzo explained that he did not have complete information as to why the applicant was requesting the chain link fence. The Board Members discussed possible options or conditions under which they could approve the fence permit. The general consensus of the Board was that there were several questions that the Board needed more information on before it could approve the fence permit. No one appeared before the Board to support or oppose the application. A motion was made by Member Kupferstein to defer the application and to request additional information. The motion was seconded by Member Pomerantz with the following votes cast: Alternate Member Weinstock yes to defer, Member Pomerantz yes defer, Chairman Sporn yes to defer and Member Kupferstein yes to defer the application.

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With the completion of the agenda items the Board reviewed the minutes of the August 20, 2012 Board of Building Design meeting minutes. Chairman Sporn noted for the record that only member present tonight that attended the August 20, 2012 meeting was Member Pomerantz to vote to approve the minutes. Chairman Sporn asked Mr. Rizzo to submit the minutes at the next meeting for approval, when there are members present that attended that meeting.

There being no further business the meeting was adjourned at 8:50 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.

Thomas P. Rizzo