

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

October 21, 2010
7:40 p.m.

APPLICATION: Amar
357 Central Avenue
Lawrence, New York

P R E S E N T :

MR. LLOYD KEILSON
Chairman

MR. LESTER HENNER
Member

MS. ESTHER WILLIAMS
Member

MR. ELLIOT FEIT
Member

MR. RONALD GOLDMAN, ESQ.
Village Attorney

MR. GERALDO CASTRO
Building Department

Mary Benci, RPR
Court Reporter

1 CHAIRMAN KEILSON: Okay. Ladies and
2 gentlemen, or gentlemen and lady, the Lawrence
3 Board of Zoning Appeals is hereby convened.

4 Proof of posting, Mr. Castro?

5 MR. CASTRO: I offer proof of posting and
6 publication (handing).

7 CHAIRMAN KEILSON: Thank you very, very much.

8 We have the pleasure of Mr. Henner as
9 alternate sitting this evening. He sat on the
10 previous matter, so we've invited him back, he did
11 such a wonderful job. And we're short one member
12 tonight, but we have a quorum so we will proceed.

13 First we have an adjournment, namely Amar,
14 the matter of Amar, they've asked for an
15 adjournment.

16 Gentlemen, Mr. Henner?

17 MEMBER HENNER: Okay with me.

18 CHAIRMAN KEILSON: Mr. Feit.

19 MEMBER FEIT: Fine by me.

20 CHAIRMAN KEILSON: Ms. Williams.

21 MEMBER WILLIAMS: Yes.

22 CHAIRMAN KEILSON: We've approved the
23 adjournment. The next date is November 18th.
24 We'll so advise them.

25 (Whereupon, the hearing concluded at

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

7:42 p.m.)

Certified that the foregoing is a true and accurate transcript of the original stenographic minutes in this case.

Mary Benci

MARY BENCI, RPR
Court Reporter

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

October 21, 2010
7:42 p.m.

APPLICATION:

Kaplan
119 Hards Lane
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. LESTER HENNER
Member

MS. ESTHER WILLIAMS
Member

MR. ELLIOT FEIT
Member

MR. RONALD GOLDMAN, ESQ.
Village Attorney

MR. GERALDO CASTRO
Building Department

Mary Benci, RPR
Court Reporter

1 CHAIRMAN KEILSON: The next matter this
2 evening is the matter of Kaplan. Will they or
3 their representative, Mr. MacLeod, step forward.

4 MR. MACLEOD: Good evening. John MacLeod,
5 British registered architect, 595 Park Avenue,
6 Huntington, New York.

7 We return to you this evening with a revised
8 submission. We have taken into account the
9 comments from the last meeting and we have
10 resituated the house on the property, as suggested
11 by the Board, further away from the left-hand side
12 of the property.

13 May I just ask that the previous minutes of
14 the meeting be read in and made part of this --

15 MR. GOLDMAN: Made part of this record.

16 MR. MACLEOD: It was suggested at the last
17 meeting that the existing house which was
18 currently about nine feet away from the left-hand
19 property was very close to the existing left-hand
20 neighbor. And being that this property is now a
21 double lot, that we might relocate, actually build
22 a brand-new house further toward the center of the
23 property.

24 So taking that into account, we did decide to
25 not do a renovation but to actually build a whole

1 new house here with new foundations and a new
2 infrastructure, new drainage, new water mains, at
3 considerable cost to my client. But both my
4 client and the Board seem to have an agreement
5 that that would be the best way to go.

6 So we have relocated the house 20 feet away
7 from the left-hand property as opposed to 9.1, I
8 believe it was. And we had further set it back
9 from the street an additional three feet. There
10 was a concern raised at the last meeting that the
11 front of the property line, which is currently 30
12 feet to the existing house, would be -- it would
13 -- the project would be improved if it was set
14 further away from the street. So we did set it
15 back further three feet while maintaining 30 feet
16 to the relatively small projection at the front
17 part of the house in the center where the
18 entrance is. By doing these movements and
19 maintaining the same size house, same floor plan,
20 we have actually reduced two variance items. The
21 front-yard setback is no longer a variance item,
22 and the left side yard is also no longer a
23 variance item.

24 CHAIRMAN KEILSON: Why don't you summarize
25 the items that you require a variance for.

1 MR. MACLEOD: Okay. The items that we still
2 require a variance for are for a building
3 coverage, where we are over by 4.9 percent, or 134
4 square feet.

5 We have a rear-yard variance that we are
6 requesting. It is required to be 40 feet; we are
7 requesting 32.75 feet. That is measured to the
8 rounded section of the breakfast area that you see
9 on the site plan. The main bulk of the house is
10 actually at 39.3 feet, so barely into that 40-foot
11 setback.

12 CHAIRMAN KEILSON: So it would be de minimis
13 other than that bump-out.

14 MR. MACLEOD: Correct.

15 CHAIRMAN KEILSON: Okay.

16 MR. MACLEOD: The height setback ratio of
17 the front yard, although we have moved the
18 house further back, we do still infringe
19 slightly into that front yard height setback
20 where 0.74 is required and we are providing 0.98.
21 That would only occur at the very peak of the
22 small portion in the front of the house directly
23 above the entry. It is not an imposing part of
24 the roof.

25 The rear-yard setback, as a result of

1 requiring a rear-yard setback, we also require a
2 rear yard height setback ratio variance required.
3 Maximum permitted is 0.55; we are requesting 0.75.
4 And again, that only occurs at the rounded part
5 where the breakfast area projects into the back
6 yard. The main part of the house does not require
7 a height setback ratio variance.

8 We are -- we are building a composite style
9 roof here with a flat section in the middle
10 section, so it is by code required to have a
11 maximum height of 27 feet. We have built it or
12 we propose to build it at 30 feet and we request
13 a variance for that three feet for a composite
14 style roof; a combination it's sometimes referred
15 to.

16 MEMBER WILLIAMS: Thirty at the highest,
17 correct?

18 MR. MACLEOD: Thirty at the highest point,
19 correct.

20 In keeping with the style of the neighborhood
21 and the style that's appropriate for this house,
22 we also have some dummy dormer windows on the roof
23 scape which we request a variance for to be able
24 to include those in the design.

25 There is one item which I would just like to

1 point out. In examining the neighbors' houses to
2 the left and to the right where they are situated
3 on the block right now, the house to the left is
4 currently projecting about four and a half to five
5 feet in front of the existing house; and after we
6 have built this house, it will be actually about
7 seven and a half to eight feet in front of the
8 main bulk of the proposed structure.

9 The house to the right which is at some
10 distance away is currently in line with the
11 existing house, and the front corner of the
12 center portion, the entry portion that I
13 mentioned, is at the 30-foot setback. That
14 will now align with the front bulk of the house to
15 the right. The house to the right also has a
16 ten-foot one-story covered entry which projects
17 considerably towards the street. We're not
18 intending to ask for that at this time. We are
19 just proposing an 18-inch cantilevered overhang
20 over the front door which does not actually need a
21 variance.

22 So we ask that you take this into
23 consideration, that we have tried to comply with
24 the requests of the Board by moving to the center
25 of the property or more central on the property,

1 and we hope that you look upon that favorably.

2 CHAIRMAN KEILSON: Mr. MacLeod, thank you
3 very, very much. I think we're very appreciative
4 of the fact that you seem to accommodate some of
5 our concerns. I think for the most part they're
6 very modest requests, some of them being
7 de minimis.

8 The height, the composite roof in the past,
9 we've just about approved all of those, so I don't
10 think that's an issue before us.

11 I think I have -- I personally have spoken to
12 the neighbor to the right and he has no objection
13 to anything that has been done and he's very
14 pleased with it. And I think it will be a
15 wonderful contribution to the ambiance of that
16 block.

17 MR. MACLEOD: Thank you.

18 CHAIRMAN KEILSON: So at least from my point
19 of view I think we applaud the effort.

20 Comments, questions?

21 MEMBER FEIT: Yes, just two brief. One, the
22 dormers are purely for decorative purposes?

23 MR. MACLEOD: That is correct, yes.

24 MEMBER FEIT: The other one is more out of
25 curiosity. How come you planned the laundry for

1 the second floor rather than the basement?

2 MR. MACLEOD: That's often a request from my
3 clients. Ease of use. Most of the laundry is
4 generated on the second floor, and so it has less
5 distance to travel back to the bedrooms and
6 dressers where it starts off. If there is a large
7 bulk of laundry to be done and there are some
8 perhaps housekeeper help, it can be taken down to
9 the basement. And it's not unusual; most of the
10 houses that I design do have two laundry rooms
11 these days.

12 CHAIRMAN KEILSON: Any other questions or
13 comments from the Board?

14 MEMBER FEIT: Any letters, by the way?

15 MR. GOLDMAN: I would note the record should
16 reflect there is no one present in opposition, and
17 I don't believe that the Building Department has
18 received any correspondence in opposition.

19 MR. CASTRO: No.

20 MR. KAPLAN: Nathan Kaplan, owner of the
21 house. There was a letter on the last variance
22 meeting from the neighbors on both sides.

23 MR. GOLDMAN: In support?

24 MR. KAPLAN: In support of it.

25 MR. GOLDMAN: Right.

1 MR. KAPLAN: There was the other neighbors,
2 people came over to me, but I figured if I have on
3 both sides that should basically cover it.

4 MR. GOLDMAN: Right. Well, but there's no
5 letters of opposition?

6 MR. KAPLAN: Correct.

7 CHAIRMAN KEILSON: Fine. We'll call for a
8 vote.

9 Mrs. Williams.

10 MEMBER WILLIAMS: I would vote for.

11 CHAIRMAN KEILSON: Mr. Henner.

12 MEMBER HENNER: For.

13 CHAIRMAN KEILSON: Mr. Feit.

14 MEMBER FEIT: For.

15 CHAIRMAN KEILSON: And myself, for.

16 And it goes before the Board of Building
17 Design. Two years.

18 MR. GOLDMAN: Two years to complete, and you
19 know you have to go before the Board of Building
20 Design.

21 MR. MACLEOD: Yes.

22 MR. KAPLAN: Thank you very much.

23 MR. MACLEOD: Thank you very much, appreciate
24 it.

25 CHAIRMAN KEILSON: We'll adjourn at this time

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

because there's no further matters before the Board.

(Whereupon, the hearing concluded at 7:50 p.m.)

Certified that the foregoing is a true and accurate transcript of the original stenographic minutes in this case.

Mary Benci

MARY BENCI, RPR
Court Reporter