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INCORPORATED VILLAGE OF LAWRENCE
BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

September 16, 2009
7:32 p.m.

APPLICATION: Tepler
 445 Ocean Avenue
 Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. ELLIOT FEIT
Member

MS. ESTHER WILLIAMS
Member

MR. J. PHILIP ROSEN
Member

MR. EDWARD GOTTLIEB
Member

MR. RONALD GOLDMAN, ESQ.
Village Attorney

MR. DANIEL J. HERRON
Acting Village Administrator

MS. GAIL DANIELS
Secretary to the BZA

Mary Benci, RPR
Official Court Reporter

1 MR. GOLDMAN: Let the minutes reflect that
2 the Board is present, though we're one member
3 short of Mr. Rosen. The other members are present
4 and there's a quorum and the Board can proceed.

5 CHAIRMAN KEILSON: Who will hopefully join us
6 in progress, unless he joins us in another five
7 minutes and we'll be gone.

8 Okay, the matter of Tepler. Will they or
9 their representative please step forward.

10 MR. GOLDMAN: The only thing we would just
11 note for the record and so I believe that the
12 Teplers are being represented by an architect, so
13 let the record simply reflect that this Board has
14 had an opportunity to review the application
15 before it, and rather than demand a full
16 recapitulation of the stated application, has
17 reviewed it and is ready to focus in on certain
18 germane issues. So that there's no shortness in
19 terms of the depth of their inquiry, just a
20 focusing on it.

21 Thank you, Mr. Chairman.

22 CHAIRMAN KEILSON: Yes, sir.

23 MR. BEECHERT: My name is Daniel Beechert,
24 B-E-E-C-H-E-R-T. I reside at 366 Bayside Avenue
25 in Oceanside, and I'm the architect for the

Tepler - 9/16/09

1 project, and I'm representing Dr. and Mrs. Tepler.

2 The application is very straightforward.

3 When Dr. Tepler married his wife Deborah, the size
4 of their family doubled immediately from three
5 children to six children. Although they're in a
6 beautiful home, it has four bedrooms, one being
7 the master, and three children's bedrooms. With
8 the six children, they're desperate for additional
9 living space.

10 Just going over the existing structure below
11 was inadequate to provide sizable bedrooms, and if
12 you reviewed the plans you'll see that I used a
13 cantilever design. I felt that design created
14 minimal impact on the site and fit in very well
15 with the architecture of the existing home. So if
16 you agree -- oh, the other thing that I was
17 requested to do was to add a front vestibule. The
18 existing front doors open directly to the
19 elements, and it's been a problem for years, as
20 there's no break between the outside and the
21 inside. And Dr. Tepler was also looking for a
22 more classical design. So what I did is I added a
23 front vestibule. I pushed the front porch out. I
24 added six columns and raised the portico over the
25 entire thing for a more classical design.

Tepler - 9/16/09

1 CHAIRMAN KEILSON: So we have two variances
2 required -- requested and required; a building
3 area coverage which is 18 percent over, a building
4 area of 708 feet, and a surface area coverage of
5 11 percent, 1,335 over permitted.

6 Any questions from the Board?

7 MEMBER FEIT: I know you appear before us
8 very infrequently, but it would be nice in the
9 future if you would also at least give us some
10 rendering of the first floor in a case like this,
11 and the basement.

12 My question is addressed to that. Are there
13 any other bedrooms in the basement or on the main
14 level?

15 MR. BEECHERT: Not that I'm aware of. I
16 could ask Mrs. Tepler to answer that question.

17 Are there any additional bedrooms?

18 MS. TEPLER: There are none on the main
19 level. There is one where there's a housekeeper's
20 room in the basement.

21 MEMBER FEIT: All right, thank you.

22 MEMBER GOTTLIEB: What is the age of the
23 children?

24 MS. TEPLER: We have an eight-year-old, a
25 thirteen-year-old, two nineteen-year-olds that

Tepler - 9/16/09

1 live at home, a twenty-one-year-old and a
2 twenty-three-year-old who comes home every
3 weekend. And the eight-year-old is autistic, so
4 that I don't know if you need any more
5 information.

6 MEMBER GOTTLIEB: No, just curious as to the
7 needs when you become the Brady Bunch.

8 CHAIRMAN KEILSON: Any other questions from
9 the Board?

10 MR. GOLDMAN: Is there any indication of any
11 opposition, any correspondence received by the
12 Village in opposition?

13 MR. HERRON: None.

14 MEMBER GOTTLIEB: Just so I'm clear, can you
15 tell me what the actual variances are for, because
16 there was some confusion from the first set of
17 documents to the second set of documents in terms
18 of what are the percentages. There's overage on
19 building and surface?

20 CHAIRMAN KEILSON: On building area coverage
21 is 18 percent over, 708 feet, and the surface area
22 coverage is 11 percent over, 1,335 feet.

23 MR. BEECHERT: But that does not include --
24 in other words, the building was already over; the
25 building coverage was already over.

1 MEMBER GOTTLIEB: Okay.

2 MR. BEECHERT: And the area coverage was
3 already over.

4 MEMBER GOTTLIEB: Because you're really not
5 going over much on the cantilever. That's only
6 about three feet.

7 MR. BEECHERT: That's correct.

8 MEMBER GOTTLIEB: And I couldn't imagine your
9 twelve-foot extension is 708 feet. So actually,
10 how much more surface coverage will there be than
11 there is currently?

12 MR. BEECHERT: I thought it was 286 square
13 feet. Does it say 700 square feet?

14 (Whereupon, Member Rosen entered the hearing
15 room.)

16 MEMBER GOTTLIEB: We noted a variance for
17 what is already there. The variance is for the
18 additional, the incremental difference over what
19 is existing.

20 CHAIRMAN KEILSON: Over the existing.

21 (Whereupon, a discussion was held off the
22 record.)

23 MEMBER WILLIAMS: So you're saying the
24 six-foot area is 200 something? Is that what he
25 just said, that that six-foot area --

1 MEMBER GOTTLIEB: What is the -- it's really
2 just the front porch, right?

3 MEMBER WILLIAMS: Right.

4 MR. BEECHERT: Yes.

5 MEMBER GOTTLIEB: And the size of that is
6 roughly twelve foot eight inches in depth?

7 MR. BEECHERT: Including the vestibule, yes.

8 MEMBER GOTTLIEB: There's six foot on the
9 front and then a six-foot vestibule?

10 MR. BEECHERT: Yes, that's correct.

11 MEMBER GOTTLIEB: And the width of that?

12 MR. BEECHERT: Twenty-one, I believe.

13 MEMBER GOTTLIEB: So we're talking about
14 260 square feet perhaps in total on surface.

15 CHAIRMAN KEILSON: Of additional new surface
16 coverage.

17 MEMBER GOTTLIEB: As additional new surface,
18 as opposed to the 1,300 feet that we just spoke
19 about a moment ago.

20 CHAIRMAN KEILSON: 276, according to the
21 spreadsheet prepared by the architect.

22 MR. BEECHERT: Yes. However, where the
23 vestibule is being built presently exists the
24 portico with the roof over it. So I didn't
25 include that in additional cover.

Tepler - 9/16/09

1 MEMBER GOTTLIEB: So it's even less.

2 MR. HERRON: It's less, right.

3 MR. BEECHERT: It's half.

4 MEMBER GOTTLIEB: So if we're excluding
5 what's already there, the incremental increase in
6 surface coverage is about --

7 MEMBER WILLIAMS: Beyond the portico now?

8 MEMBER GOTTLIEB: Beyond what exists.

9 MR. BEECHERT: Six feet by 21. Beyond the
10 existing portico is six feet out.

11 MEMBER GOTTLIEB: So we're talking about
12 under 200 feet.

13 MR. BEECHERT: Yes.

14 CHAIRMAN KEILSON: It's de minimis also.

15 MEMBER GOTTLIEB: This is de minimis. This
16 is not 18 percent.

17 CHAIRMAN KEILSON: Certainly.

18 MEMBER ROSEN: Four or three percent.

19 MEMBER GOTTLIEB: So essentially, because
20 what you've got is already given, if that makes
21 sense, the incremental increase over what is
22 already there is about -- is not even 200 square
23 feet of surface and building coverage, in which
24 case my question has been answered thoroughly.

25 MR. BEECHERT: Thank you.

Tepler - 9/16/09

1 CHAIRMAN KEILSON: Any other questions at
2 this point?

3 MR. GOLDMAN: There's a comment to be made
4 about SEQRA.

5 MR. HERRON: Just for the record, a short
6 environmental assessment form has been filed.
7 This is, just as every other area variance is, an
8 unlisted action and there's no environmental
9 impact by this application, and the Village of
10 Lawrence is the lead agency in this matter.

11 CHAIRMAN KEILSON: Okay. I'd like to call
12 for a vote. Mr. Gottlieb?

13 MEMBER GOTTLIEB: Absolutely, for.

14 MEMBER FEIT: For.

15 MEMBER WILLIAMS: For.

16 MEMBER ROSEN: Definitely for.

17 CHAIRMAN KEILSON: And for.

18 How much time do you require?

19 MEMBER FEIT: Two years?

20 MR. BEECHERT: Two would be more than
21 sufficient.

22 MEMBER FEIT: Two is good.

23 MR. BEECHERT: More than sufficient.

24 MEMBER GOTTLIEB: Mr. Beechert, if you -- and
25 I expect you will come before the Board in the

Tepler - 9/16/09

1 future. If it's possible to pull out all the
2 information regarding zoning in a box so that we
3 can see it at a glance, it will make our job a
4 little bit easier.

5 MR. BEECHERT: On the graphics?

6 MEMBER GOTTLIEB: Basically, showing what is
7 existing, what is proposed, what is permitted by
8 right and what you're looking for. That would
9 make it much easier for us to evaluate the
10 coverage.

11 MR. BEECHERT: I'll certainly do that on my
12 next submission; hopefully, there will be one
13 coming along.

14 MR. GOLDMAN: Just the amount of time, and
15 also the Board of Building Design.

16 MR. HERRON: How much time do you need?

17 MEMBER GOTTLIEB: He said two years.

18 MR. BEECHERT: More than enough.

19 MR. GOLDMAN: This matter will have to be
20 brought to the Board of Building Design in terms
21 of the aesthetics.

22 MR. BEECHERT: That will be the next step.

23 MR. GOLDMAN: Correct.

24 CHAIRMAN KEILSON: Adjourned.

25 MR. BEECHERT: Thank you very much.

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MS. TEPLER: Thank you.

(Whereupon, the hearing concluded at
7:40 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
Official Court Reporter