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INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

September 11, 2013
7:34 p.m.

APPLICATIONS FOR ADJOURNMENT:

Central Sutton, LLC
160 Central Avenue
Lawrence, New York

Scharf
15 Keewaydin Road
Lawrence, New York

P R E S E N T :

MR. LLOYD KEILSON
Chairman

MR. EDWARD GOTTLIEB
Member

MS. ESTHER WILLIAMS
Member

MR. LESTER HENNER
Member

MR. DAVID SEIDEMANN
Member

MR. THOMAS V. PANTELIS, ESQ.
Village Attorney

MR. MICHAEL RYDER
Building Department

Mary Benci, RPR
Court Reporter

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Board, right?

Then we have the matter of Scharf at 15 Keewaydin, also requesting an adjournment to the next available date. So I guess also there's no objection.

I also want to welcome Mr. David Seidemann as alternate, sitting here under the guise of Mark Schreck whose nameplate is there. So we welcome Mr. Seidemann as an alternate.

MEMBER SEIDEMANN: Thank you.

CHAIRMAN KEILSON: His maiden voyage.

(Whereupon, the hearing concluded at 7:35 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

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INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

September 19, 2013
7:35 p.m.

APPLICATION: Jacobowitz
175 Central Avenue
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. EDWARD GOTTLIEB
Member

MS. ESTHER WILLIAMS
Member

MR. LESTER HENNER
Member

MR. DAVID SEIDEMANN
Member

MR. THOMAS V. PANTELIS, ESQ.
Village Attorney

MR. MICHAEL RYDER
Building Department

Mary Benci, RPR
Court Reporter

Jacobowitz - 9/11/13

1 CHAIRMAN KEILSON: The next matter before us
2 is Jacobowitz, 175 Central Avenue. Will they or
3 their representative step up.

4 MR. PANTELIS: Just for the record, of
5 course, this is really a continuation of the last
6 month's hearing.

7 CHAIRMAN KEILSON: Right.

8 MR. PANTELIS: At which the Board tentatively
9 voted to approve the application subject to a
10 reduction of a certain square footage in the
11 surface coverage, and I assume that you'll bring
12 us up-to-date from that point.

13 CHAIRMAN KEILSON: Mr. Macleod, if you can
14 synopsise in brief exactly what we had voted on to
15 approve.

16 MR. MACLEOD: Okay, very good. Good evening,
17 members of the Board. Following on from our
18 meeting last month --

19 CHAIRMAN KEILSON: She has your address?

20 MR. MACLEOD: John Macleod, 595 Park Avenue,
21 Huntington, New York 11743.

22 At the previous meeting we agreed to reduce
23 the building coverage to 8.5 percent overage, and
24 in order to accomplish this, we trimmed back
25 certain areas of the building structure and

1 property. We reduced the front porch by 36 square
2 feet, the garage by 21 square feet, and we took a
3 thin sliver down the middle of the building which
4 resulted in two inches, actually, only two inches,
5 resulted in the remaining square footage that we
6 needed to reduce the overall to bring it down to
7 8.5 percent.

8 CHAIRMAN KEILSON: Okay.

9 MR. PANTELIS: Is that 277.1 square feet?

10 MR. MACLEOD: It is --

11 MR. PANTELIS: Or is that the actual
12 proposed?

13 MR. MACLEOD: The house at 277.1?

14 MR. PANTELIS: Yes.

15 MR. MACLEOD: That is the proposed.

16 MR. PANTELIS: Oh, I see, okay.

17 MR. MACLEOD: And the total building coverage
18 is 3,038 which is over by 238 which represents
19 8.5 percent.

20 MR. PANTELIS: Okay, fine, I misread that.

21 CHAIRMAN KEILSON: Essentially, that's what
22 we voted on the last time, and now we have the new
23 plans submitted for the Village which are merely
24 reflective of that understanding. Correct?

25 MR. RYDER: That's correct, yes.

1 CHAIRMAN KEILSON: Mr. Pantelis, do you
2 require a vote at this point? We already voted.

3 MR. PANTELIS: Well, the Board can just at
4 this point agree to accept the plans still
5 consistent with your decision.

6 CHAIRMAN KEILSON: Whatever the vote was last
7 time in terms of --

8 MEMBER GOTTLIEB: We don't need a new vote?

9 MR. PANTELIS: No. Especially, we have at
10 least one member who was not here, so I think the
11 vote should stand.

12 CHAIRMAN KEILSON: Okay. Thank you very
13 much.

14 MR. MACLEOD: Thank you very much.

15 MR. PANTELIS: You're approved.

16 MR. MACLEOD: Thank you.

17 (Whereupon, the hearing concluded at
18 7:38 p.m.)

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

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Mary Benci

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MARY BENCI, RPR
Court Reporter

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INCORPORATED VILLAGE OF LAWRENCE
BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

September 11, 2013
7:38 p.m.

APPLICATION: Schlossberg
77 Muriel Avenue
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. EDWARD GOTTLIEB
Member

MS. ESTHER WILLIAMS
Member

MR. LESTER HENNER
Member

MR. DAVID SEIDEMANN
Member

MR. THOMAS V. PANTELIS, ESQ.
Village Attorney

MR. MICHAEL RYDER
Building Department

Mary Benci, RPR
Court Reporter

Schlossberg - 9/11/13

1 affirming that? I'm not questioning the veracity
2 of what was stated, but just occasionally we get
3 letters.

4 MR. MACLEOD: We do not have any further
5 letters at this time.

6 MS. SCHLOSSBERG: Dr. Moskovic decided to
7 come in.

8 CHAIRMAN KEILSON: You have to identify
9 yourself.

10 MS. SCHLOSSBERG: Sorry. Sharon Schlossberg,
11 111 Harrison Street. One neighbor decided to come
12 in person to let you know whether or not he
13 approves or disapproves, and the other one did not
14 come.

15 CHAIRMAN KEILSON: Well, I'm sorry, can you
16 step forward so we can just ask a few questions.
17 It's very important. Can you describe which
18 neighbors and what their proximity to the property
19 is.

20 MS. SCHLOSSBERG: So last time two neighbors
21 came with questions, one was Dr. Moskovic to the
22 right-hand side of the property and one was
23 Dr. Feit to the left-hand side. Dr. Feit said she
24 couldn't come tonight, but that she didn't have
25 any objections. And Dr. Moskovic said he wanted

1 to come in person.

2 CHAIRMAN KEILSON: Okay, fine.

3 MR. PANTELIS: And just on the record, what
4 was the solution that --

5 MR. MACLEOD: So the solution is illustrated
6 on the latest file plan is that we would be
7 installing a retaining wall on the rear property
8 line and the two-thirds -- the two side property
9 lines up to the front portion of the house. This
10 retaining wall is at elevation ten to the top of
11 the wall, and the regrading within the property
12 which directs the water towards the catch basins
13 in the rear and the catch basins and trench drains
14 in the front is collected in the Cultec drainage
15 system which is illustrated on the plan. So at
16 this time there will be no water from this
17 property being spilled onto the neighbors'
18 properties.

19 MR. PANTELIS: What is the proposed
20 construction of the retaining wall in terms of
21 material, finish and any other decorative aspects
22 of it?

23 MR. MACLEOD: So the retaining wall is
24 currently illustrated with a poured concrete
25 foundation with an offset footing to the inside of

1 the property so it does not disturb anything
2 beyond the property line. And above ground there
3 will be a yet to be selected finish material of
4 either a concrete face block or brickwork to match
5 some of the other structures that we hope to put
6 forward on this property in the future, but it
7 will be matching materials with the overall
8 project.

9 MR. PANTELIS: Any fencing?

10 MR. MACLEOD: There will also be a railing on
11 top of that, as illustrated on the drawing, and
12 the wall detail there will be a decorative iron
13 railing on top of the retaining wall.

14 MEMBER SEIDEMANN: Are there neighbors on all
15 four sides, front, back, right and left?

16 MR. MACLEOD: Not on the front, but yes, on
17 the sides and rear.

18 MEMBER SEIDEMANN: The neighbor in the back
19 was also spoken to?

20 MR. MACLEOD: I believe the client has spoken
21 to all the neighbors.

22 MS. SCHLOSSBERG: The other neighbors were
23 okay the first time around.

24 MEMBER SEIDEMANN: And the neighbor in the
25 back, is his house -- is the front of his house

Schlossberg - 9/11/13

1 facing your property or facing away from your
2 property?

3 MS. SCHLOSSBERG: Facing Margaret, the next
4 street over.

5 MEMBER SEIDEMANN: So you share a back --
6 there's a backyard in between?

7 MS. SCHLOSSBERG: Yes.

8 MEMBER SEIDEMANN: How long will the entire
9 construction process take?

10 CHAIRMAN KEILSON: That's not really all that
11 relevant because they're going to do construction
12 after this.

13 MEMBER SEIDEMANN: I just mean of the wall,
14 the drainage, the drainage and the wall.

15 MR. MACLEOD: I would say if we were
16 identifying this as a separate item, this type of
17 construction would probably take -- probably take
18 about a month.

19 CHAIRMAN KEILSON: You mean in the context of
20 future construction?

21 MR. MACLEOD: But we would do it all at the
22 same time.

23 MR. PANTELIS: Yes.

24 MEMBER GOTTLIEB: What is the thickness or
25 the width of the wall?

1 MR. MACLEOD: The wall is eight inches thick
2 above ground.

3 MEMBER GOTTLIEB: Okay. Just when you
4 mentioned the finishing, when you discussed the
5 finishing, was that the finishing facing the
6 homeowner who is applying or the finishing that
7 faces the four neighbors around it?

8 MR. MACLEOD: It would be finished on both
9 sides.

10 CHAIRMAN KEILSON: I think you also mentioned
11 for the record we have a letter from the
12 engineering firm affirming that this will be the
13 solution in terms of preventing any overflow.

14 MR. MACLEOD: Yes, we have two statements;
15 one is on the drawing from the surveyor that
16 prepared the site plan. In the middle of the
17 drawing right above the seal it says: All
18 proposed contours shown are contiguous with the
19 adjoining parcels, existing contours and will not
20 create any surface water runoff to the adjacent
21 properties.

22 And then this plan was also examined by
23 Paul Stevens, an engineer for Sidney Bowne & Son
24 Engineers, and the letter that you have in front
25 of you was submitted to us -- to you, actually

1 directly to you after he had reviewed the plans,
2 and he is also stating that based on the proposed
3 work here that it will not result in any storm
4 water runoff flowing onto any adjacent neighbors'
5 properties.

6 CHAIRMAN KEILSON: Did you want to add
7 something?

8 MS. SCHLOSSBERG: Just to backtrack for a
9 second. We would need to do this before we do any
10 construction because we can't approve any
11 construction till we go through the FEMA step.

12 MEMBER GOTTLIEB: Right.

13 CHAIRMAN KEILSON: That doesn't really bear
14 on --

15 MEMBER GOTTLIEB: That addresses the other --
16 that just addresses the other question that we had
17 regarding the construction time, because this job
18 needs to be complete before they can work on the
19 house before they go to FEMA or even work on the
20 house.

21 CHAIRMAN KEILSON: Absolutely.

22 MR. PANTELIS: With respect to the drainage
23 and the engineering comments, Sidney Bowne, for
24 the Board's information is a well-known, reputable
25 firm, and Mr. Stevens is very highly regarded. So

1 you've got a good analysis.

2 CHAIRMAN KEILSON: Okay, thank you very much.
3 Are there any questions from the neighbors or the
4 audience at this time? Okay. Any further
5 questions from the Board? Okay.

6 Then at this point we're going to take a vote
7 based on the information provided, based on the
8 engineering report. Mr. Gottlieb.

9 MEMBER GOTTLIEB: And also based upon that
10 there were no neighbors who issued any complaints
11 and who represented that the adjoining neighbors
12 did have no issue. With that information I will
13 vote for this.

14 CHAIRMAN KEILSON: Miss Williams.

15 MEMBER WILLIAMS: For.

16 CHAIRMAN KEILSON: Mr. Seidemann.

17 MEMBER SEIDEMANN: Based on what we've heard
18 and seen tonight, I will vote for this.

19 CHAIRMAN KEILSON: Mr. Henner.

20 MEMBER HENNER: For.

21 CHAIRMAN KEILSON: And I as well will vote
22 for. And time? Two years, whatever.

23 MR. MACLEOD: Two years are requested at this
24 time.

25 CHAIRMAN KEILSON: No reason not to.

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

CHAIRMAN KEILSON: And we're going to adjourn.

(Whereupon, the hearing concluded at 7:47 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