

Eisner - 7/16/2025

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

July 16, 2025
7:30 p.m.

APPLICATION: Eisner
32 Beechwood Drive
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. EDWARD GOTTLIEB
Member

MS. MIMI FRAGIN
Member

MR. STEVEN LOSQUADRO, ESQ.
Village Attorney

MR. DANNY VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

Eisner - 7/16/2025

1
2 CHAIRMAN KEILSON: Okay. Good evening,
3 and welcome to the Lawrence Board of Zoning
4 Appeals. Please turn off your phones. And if
5 you have a need to converse, please step out
6 into the lobby. First of all, we do have a
7 quorum, but under the rules with only three,
8 the good news is there are fewer questions,
9 but we need unanimity in order to pass.
10 Everybody be aware of that, so let's hope that
11 we find that tonight. Okay.

12 Proof of posting?

13 MR. VACCHIO: Mr. Chairman, I offer
14 proof of posting and publication.

15 CHAIRMAN KEILSON: Okay. Thank you very
16 much. First matter is that of Eisner at 32
17 Beechwood Drive. They or their
18 representative, please step forward.

19 Good evening, Mr. Neuwirth.

20 MR. NEUWIRTH: Good evening. My name is
21 Sam Neuwirth, here representing Mr. And
22 Mrs. Eli Eisner of 32 Beechwood Drive. The
23 Eisner family are a young growing family.
24 They are living here in Lawrence for five
25 years. They just had their sixth child.

Eisner - 7/16/2025

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

CHAIRMAN KEILSON: Wonderful.

MR. NEUWIRTH: They purchased this house a year ago. Looking to -- they were renting here for five years. They are looking to actually buy a house here, so they found this house. They are looking to expand it for their expanding family. We are proposing to do a two-and-a-half-story addition in the back and front, and there is currently a one-story garage on the right side of the house, which is collapsing. I am sure you have seen pictures of it.

CHAIRMAN KEILSON: Sure.

MR. NEUWIRTH: And it needs to be redone. So they are knocking it down and building up two and a half stories with, you know, trying to get a habitable attic as well. The existing setbacks are 7-foot-3 and 10.10 and a quarter. Those are existing noncomplying.

We originally filed for the variance. We actually filed to have a two-and-a-half story on the right side, full addition, but we were told to try to scale back so we pushed

Eisner - 7/16/2025

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

the second floor back to --

CHAIRMAN KEILSON: We didn't tell you.
Let's correct the record.

MR. NEUWIRTH: Okay. You didn't tell me
that but --

CHAIRMAN KEILSON: You were inspired.

MR. NEUWIRTH: I was inspired by the
setback that was just too close. The second
story was just too close to the neighbors, so
we pushed the second story back to 2 feet 10
inches, so we have a full 10-foot setback for
the second floor. The first floor is still 7
foot 3 like existing now. We are pushing out
the front and the back. So we are requesting
variances for the side yard setbacks and the
setback ratios.

CHAIRMAN KEILSON: Okay. You have
questions, Mr. Gottlieb?

MEMBER GOTTLIEB: I am sure I will
but --

CHAIRMAN KEILSON: What are you actually
adding? Bedrooms?

MR. NEUWIRTH: Bedrooms, bathrooms, a
home office. Obviously a new -- you know, a

Eisner - 7/16/2025

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

new garage.

CHAIRMAN KEILSON: Right.

MR. NEUWIRTH: Powder room on the first floor. And that's pretty much it.

CHAIRMAN KEILSON: Okay.

MEMBER GOTTLIEB: When you say two-and-a-half story, what's in the half story?

MR. NEUWIRTH: The attic.

MEMBER GOTTLIEB: It's not living space?

MR. NEUWIRTH: It is but it's -- we are not going to finish. It's unfinished for now.

MR. VACCHIO: It's habitable.

MR. NEUWIRTH: They are not putting a staircase going up to the attic yet. A pull-down staircase but not a full staircase.

MR. NEUWIRTH: So it's a storage attic, and if you were to use the third floor, you would speak with the Building Department.

MR. VACCHIO: He has to sprinkler it anyway regardless if it's storage. Since it's habitable, he has to sprinkler it.

MEMBER GOTTLIEB: Are there sprinklers now?

Eisner - 7/16/2025

1

2

MR. VACCHIO: No.

3

4

MEMBER GOTTLIEB: If it becomes
habitable --

5

6

7

8

MR. VACCHIO: It has to be sprinklered
regardless if it's finished or not finished
since he has got the height of a habitable
attic.

9

10

MEMBER GOTTLIEB: So it gets sprinklered
now.

11

12

MR. NEUWIRTH: We know that.

13

14

MEMBER GOTTLIEB: No, I didn't know
that. Much more comfortable now knowing that.
Have you seen California lately?

15

16

CHAIRMAN KEILSON: Okay. Any other
commentary?

17

18

MEMBER GOTTLIEB: Not from me. Thank
you for asking.

19

20

21

22

23

CHAIRMAN KEILSON: Anyone from the
audience want to speak to the matter? Okay.
Taking into consideration the benefit to the
applicant and as opposed to any detriment to
the community, we are going to vote.

24

Mrs. Fragin?

25

MEMBER FRAGIN: For.

Eisner - 7/16/2025

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

CHAIRMAN KEILSON: Mr. Gottlieb?

MEMBER GOTTLIEB: For.

CHAIRMAN KEILSON: And I am for. And I will give you three years.

MR. VACCHIO: I have one question. The siding is not going to match?

MR. NEUWIRTH: We have to go in front of BBD.

MR. VACCHIO: So and we have three years, Chairman.

CHAIRMAN KEILSON: Three years. Also we would appreciate in the future if the template gets filled out fully. Putting in the zoning paragraph without the information, we look at the template as an expedited way of seeing what's going on.

MR. NEUWIRTH: Talking about the petition?

CHAIRMAN KEILSON: The template.

MR. NEUWIRTH: It's not fully filled out?

MEMBER GOTTLIEB: You put in the numbers but not the name.

MR. NEUWIRTH: The code or the section

Eisner - 7/16/2025

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

of the code written on it.

CHAIRMAN KEILSON: Look at this and get
a read of what's going on.

MR. NEUWIRTH: You got it.

CHAIRMAN KEILSON: Thank you. Good
luck.

(Whereupon the hearing concluded at 7:36
p.m.)

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

----- *Yaffa Kaplan* -----

YAFFA KAPLAN

Court Reporter

Mandelbaum - 7/16/2025

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

July 16, 2025
7:36 p.m.

APPLICATION: Mandelbaum
110 Causeway
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. EDWARD GOTTLIEB
Member

MS. MIMI FRAGIN
Member

MR. STEVEN LOSQUADRO, ESQ.
Village Attorney

MR. DANNY VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

Mandelbaum - 7/16/2025

1
2 CHAIRMAN KEILSON: Okay. Next matter is
3 that of Mandelbaum, 110 Causeway, they or
4 their representative.

5 MR. MANDELBAUM: Hello. Thank you for
6 having us. I am Elliot Mandelbaum. This is
7 my wife, Chavi Mandelbaum.

8 CHAIRMAN KEILSON: Thank you.

9 MR. MANDELBAUM: Thank you for taking the
10 time. We currently live at 94 Harborview West
11 where we have been living since 2012. We
12 also, like the ones before, have an expanding
13 family. The Board was gracious enough in the
14 past on the current house to give us once
15 accommodations to expand it, but we are just
16 busting out. We have seven kids, kin ayin
17 hora, and we would like to build a house on
18 Causeway.

19 CHAIRMAN KEILSON: Right.

20 MR. MANDELBAUM: And we have been going
21 back and forth with architect's plans. And
22 the goal is we need a lot of square footage
23 but to make it look as unobstrusive or not
24 ostentatious to try to fit within the
25 neighborhood, and I mean, it's been a labor of

Mandelbaum - 7/16/2025

1
2 love for my wife, so she can speak to it what
3 she has done.

4 CHAIRMAN KEILSON: You have accomplished
5 it.

6 MRS. MANDELBAUM: We want it to look
7 like the homes everybody is knocking down.
8 The historical old Lawrence look.

9 MEMBER GOTTLIEB: I am going to just say
10 this. When I spoke to you about it, I said
11 this is the most unostentatious new house that
12 I have ever seen and I love it. It looks like
13 an old English --

14 CHAIRMAN KEILSON: Are these the
15 architects?

16 MR. MANDELBAUM: Yes.

17 CHAIRMAN KEILSON: Please step forward.
18 I have to applaud the work. Really.

19 (Applause.)

20 MEMBER GOTTLIEB: Let me applaud the
21 homeowner for asking for this type of look.

22 MR. MANDELBAUM: Correct. We
23 interviewed a bunch of architects, and we
24 finally found someone who this is what they do
25 is either restore old houses and/or build big

Mandelbaum - 7/16/2025

1
2 houses but try to hide the mass and depth to
3 make it look conforming and not as --

4 MRS. MANDELBAUM: They are called
5 Historical Concepts. They want it to look
6 historical.

7 MR. MANDELBAUM: It's taken a while
8 since they are out of town, so they spend a
9 lot of time getting familiar with local stuff
10 and they have with them Avi Weinberg who has
11 done work for the village. He is in Monsey,
12 but he is the civil engineer so he has been
13 helping out.

14 CHAIRMAN KEILSON: He has appeared
15 before us, and we wish him success in his
16 career path. So my family tells me. Anyway.
17 We have to applaud the look and also the
18 detail. It's rare that we get such beautiful
19 detail. Wonderful. Thank you.

20 MR. CLARK: Kevin Clark, Historical
21 Concepts and Camden McClelland is the project
22 manager.

23 CHAIRMAN KEILSON: So who is making the
24 ultimate presentation?

25 MR. CLARK: I am happy to talk about the

Mandelbaum - 7/16/2025

1
2 design, and then Avi, why don't you lead with
3 the boring part about civil engineering.

4 CHAIRMAN KEILSON: Avi, brevity.

5 MR. WEINBERG: Good evening. Avi
6 Weinberg, Weinberg Lim Engineering.
7 Considering previously I spoke a lot, I am
8 going to keep this quite brief.

9 This house is in a FEMA flood zone, so
10 with that being said, the first floor
11 elevation has to be elevation 12. The flood
12 zone is elevation 10 by New York State law.
13 The first floor has to be 2 feet above.

14 So the whole design and main reason why
15 we are here is because this house, the first
16 floor has to be elevation 12. We are now
17 proposing to raise the grade around it. We
18 created walls on three sides. We have done
19 some grading in the front, worked extensively
20 with the Historical Concepts team to make sure
21 that we get the look that they are trying to
22 achieve. They will expand more on that.

23 Per Village of Lawrence code, we have a
24 bunch of stormwater chambers to collect all
25 the water. You know, to put it into the

Mandelbaum - 7/16/2025

1
2 ground as is required. Now, when designing a
3 house like this, this is from an engineering
4 standpoint relatively straightforward. You
5 are creating a pad, you are raising it up, you
6 have got a lot of control over the water. You
7 have got inlets at all different points to
8 take it and store it into the ground.

9 One item we want to make sure we are
10 doing so that we should not be interfering
11 with any neighbors or potentially low spots
12 around the property, we ran this piping system
13 around that takes the water that comes from
14 anywhere else, collects it, and actually puts
15 it into a dry well at the edge of the property
16 at the lowest point. Should that overflow, it
17 goes on a catastrophic event, it goes out into
18 the street and does not cause any problems.

19 So again, just because of that, we are
20 requesting a grade change. We are taking it
21 up from approximately elevation 6, 7 to
22 approximately elevation 10, and I will let the
23 architect talk more about the height and how
24 it relates.

25 CHAIRMAN KEILSON: Any questions for the

Mandelbaum - 7/16/2025

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

civil engineer? Okay.

MEMBER GOTTLIEB: I kind of liked what I heard.

CHAIRMAN KEILSON: That's rare.

MR. CLARK: I will get the pretty drawing back up here. So you know, Avi mentioned, you know, baseline elevation being 12. That really means our first floor has to be 12. So our reason to come here today is because of the hardship that we have on the building wall elevation, which is 23 feet as you all know obviously. And because that's measured from the street, which is 6 and a half feet -- the crown of the road, thank you, at 6 and a half feet and our first floor has to be at 12, we are effectively reducing our buildable wall elevation, our habitable wall elevation to about 17 feet, 17 and a half feet. And so because of that, we are asking for a variance based on that hardship.

Obviously from a designing standpoint, Elliot spoke to this. Our very first trip up here, you drove us by your friend's house on Sutton and said that's what we want. It feels

Mandelbaum - 7/16/2025

1
2 great, it feels like it belongs. It happened
3 to be a brick house, but obviously it was a
4 historic -- had some really charming roof
5 lines, sort of broken-up mass, and knowing we
6 were going to have to be a little bit taller,
7 we also recognize that we wanted to break down
8 the mass. So slightly higher in one area,
9 lower down with this sort of hyphen in the
10 middle. It pops up, it sets back. It's sort
11 of most evident from the site plan or actually
12 maybe the street elevation. There we are.
13 Thank you. And just sort of, you know, how we
14 are in keeping effectively with that sort of
15 visual height even though, you know, from a
16 technical standpoint we are above.

17 So again, we have about
18 5-and-a-half-foot hardship. We are asking for
19 just a 4-foot relief to be able to get this
20 house. Happy to dive in deeper into any
21 questions that you all have but --

22 MEMBER GOTTLIEB: No.

23 CHAIRMAN KEILSON: I also appreciate the
24 explanation in your petition. It was very
25 detailed. We rarely get such type of detail,

Mandelbaum - 7/16/2025

1

2 and we have to elicit it through questioning.
3 And since we don't get paid by the hour, we
4 don't enjoy it.

5

MR. CLARK: Thank you for reading it.

6

CHAIRMAN KEILSON: Absolutely. Really,
7 it's really a cut above. Really. Leave your
8 card. Maybe we will get some other business
9 for you.

10

MR. CLARK: I wouldn't say no.

11

CHAIRMAN KEILSON: Extraordinary.

12

MR. CLARK: Thank you very much.

13

CHAIRMAN KEILSON: Terrific. Danny, you
14 agree?

15

MR. VACCHIO: Absolutely.

16

CHAIRMAN KEILSON: Okay. Wonderful.
17 Okay. Taking into consideration the benefit
18 to the applicant, notwithstanding that they
19 are leaving Harborview where I have lived for
20 51 years, we will all lament but what can you
21 do?

22

MEMBER GOTTLIEB: I don't think he is
23 leaving tomorrow morning. Is there anybody
24 who wants to object to it?

25

CHAIRMAN KEILSON: Evidently not. Mr.

Mandelbaum - 7/16/2025

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

Gottlieb?

MEMBER GOTTLIEB: I am for this.

CHAIRMAN KEILSON: Mrs. Fragin?

MEMBER FRAGIN: For.

CHAIRMAN KEILSON: And I as well. At least three years. What else do you need?

MR. VACCHIO: Board of Building Design.

MR. CLARK: Three years till C of O?

MR. VACCHIO: Technically you have to pull a permit within three months. I can always get an extension, and once that starts, you have three years to build. Sounds like you need an extension.

CHAIRMAN KEILSON: You want four?

(Discussion off the record.)

MR. VACCHIO: We are going to get three years, and you are going to pull the permit within six months of today's date.

MEMBER GOTTLIEB: And the three years starts when they get the permit?

MR. VACCHIO: When they pull the permit.

MR. MANDELBAUM: Thank you very much.

(Time noted: 7:46 p.m.)

(Whereupon the hearing concluded at 7:46

Mandelbaum - 7/16/2025

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

p.m.)

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

-----*YK*-----

YAFFA KAPLAN

Court Reporter