

Lawrence, New York, January 4, 2010

A Regular Meeting of the Board of Building Design of the Incorporated Village of Lawrence was held on Monday, January 4, 2010 at the Lawrence Village Hall, 196 Central Avenue, Lawrence New York 11559 at 7:22 P.M.

Those members present were: Chairperson Benjamin Sporn
 Member Eva Staiman
 Member Barry Pomerantz
 Member Barbara Kupferstein
 Alternate Member Myrna Breitman

Those members absent were: Member Ronni Berman

Also present were: Ronald Goldman, Attorney to Board of Building Design, Thomas P. Rizzo, Secretary Board of Building Design and Gail Daniels, Building Department.

Chairperson Sporn called to order the regular meeting of the Board of Building Design at 7:22 PM. Proof of posting for the meeting was submitted. The meeting was called to order with the following members present, chairperson Sporn and members Staiman, Pomerantz and Kupferstein and alternate member Breitman. The agenda included two new applications and no prior applications. Mrs. Staiman explained that she was not feeling well and requested to present her views on the two new applications so that she could return home, her request was approved. Mrs. Staiman explained that she approved the application for Portnoy for the new house and for Lasky for the new black chain link fence with the condition that the fence be six foot high on the rear property line only and five feet high on the side property lines. The Board thanked Mrs. Staiman for coming to the meeting and Mrs. Staiman left at 7:25PM.

Before the Board proceed to review the two new applications chairman Sporn asked Board attorney Ronald Goldman if he had obtained any additional information from other communities regarding regulation of circular driveways. Mr. Goldman

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explained that he had contacted the village of Hewlett Harbor, Hewlett Neck, Woodsburg and Cedarhurst regarding their rules and regulations for circular driveway. Before Mr. Goldman could continue Mr. David Smollett, the new administrator for the Village of Lawrence arrived at 7:30PM. Mr. Smollett introduced himself to the Board of Building Design members and explained that he wanted to meet the Board and sit in on the meeting. Chairman Sporn and the other Board members welcomed Mr. Smollett.

Mr. Goldman continued to explain what information he had obtained verbally from the other local villages, he explained that some villages have one acre zoning and limit circular driveways to the large lots. Mr. Goldman explained that the general consensus among the villages was to discourage or limit circular driveways. The Board discussed the circular driveway guide lines proposed by the Board of Trustees and the Board discussed how the look of the Village of Lawrence would be changed by a majority of properties installing circular driveways. Chairman Sporn stated that it appears the Board of Building Design is in favor of front yards with more lawn space and less paving and fewer curb cuts on the streets. Mr. Smollett suggested that the Board of Building Design could attend a Board of Trustees meeting to explain their views regarding circular driveways. The Board concluded the discussion on circular driveways and addressed the agenda items.

The following new applications were considered:

Portnoy 148 Sutton Pl. S. – New residence on existing foundation. The members reviewed the application and had questions regarding the granted variance. The Board members considered Mrs. Staiman's comments, presented earlier in the meeting, regarding this application. The Board voted unanimously to approve the application with the following two conditions: 1) An enclosed trash storage area must be constructed on the garage side of the residence that complies with Village of Lawrence codes and no

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trash can be stored in the side yard adjacent to Lakeside Dr. East, 2) A landscape plan for the property must be submitted for review and approval by the Board of Building Design.. Members Sporn, Pomerantz, Kupferstein and Breitman voted unanimously to conditionally approve the application.

Before moving on to the next application Mrs. Breitman again questioned Mr. Goldman about the request from the Board of Building Design that the Board of Trustees, create an ordinance requiring enclosures for trash storage so that trash storage cans and other containers are not visible from the street. Mr. Goldman again explained that at the present time the Board of Trustees was not acting on the idea. Mr. Smollett explained that he could discuss the request from the Board of Building Design with the Mayor and Board of Trustees at the next Board of Trustees meeting. Mrs. Brietman questioned what the Village of Lawrence ordinance was regarding trash storage. Mr. Rizzo briefly explained that the code requires garbage and trash to be placed at the side or rear of a property at the location of the garbage cans, for collection by the Sanitary District. The code does not require that the garbage cans be enclosed to hide them from public view in a side or rear yard. Mrs. Breitman explained that she has seen many properties where the trash cans are normally stored in the front yards and not in side or rear yards. Mr. Smollett explained that Village Inspectors can leave a notice in the mail box at the homes where garbage cans are stored in the front yards advising them of the requirement to store the trash cans in the side or rear yards only.

The Board reviewed the remaining application.

Lasky – 475 Ocean Ave. – Install six foot high black chain-link fence on rear and side property lines. The members reviewed the plan submitted for the new fence and an old property survey which indicated that there was an existing chain-link fence on the rear property line and on both side property lines all the way to the front property line. There

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was no information available on the height of the existing chain-link fence. Chairman Sporn noted that the application was really to replace an existing chain-link fence. The Board members considered Mrs. Staiman's comments, presented earlier in the meeting and voted to approve the fence application with the following conditions: 1) The fence on the two side property lines can only be five feet high, 2) The fence can be six feet on what is considered a rear property line. Due to the shape of the lot the property has two separated rear property lines connected by what is considered a side property line. The Board approved the black chain-link fence on the connecting side property line between the two rear property lines to be six feet high also. Members Sporn, Pomerantz, Kupferstein and Breitman voted unanimously to approve the application with the conditions.

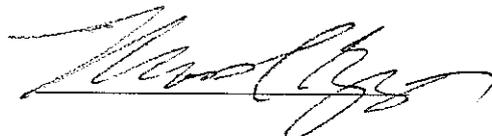
The following prior application was considered:

None

No parties appeared to either support or oppose any of the above matters.

There being no further business, the meeting adjourned at 8:00 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