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INCORPORATED VILLAGE OF LAWRENCE
PLANNING BOARD MEETING

Held on Thursday, August 22, 2019

At

VILLAGE OF LAWRENCE
196 Central Avenue
Lawrence, New York 11559

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A P P E A R A N C E S:

BENJAMIN LOPATA, Acting Chairman

MICHAEL PINTER, Member

JACQUELINE HANDEL, Member

STEPHEN MARTIR, Village Counsel

GERRY CASTRO, Deputy Village Administrator

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MR. LOPATO: Call the meeting to order.
The first piece of business is the extension
for 44 Broadway.

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

MR. LOPATO: Okay. Thank you.

MR. CASTRO: Chairman, if you want to
read, take a look at the application and
description of why they want to --

MR. LOPATO: Variance extension
application, Solomon Geizhals, 44 Broadway.
The original application expired June 8, '19,
original variance was granted June 8, '18.
Reason for extension: Moved in only recently.
Subdivision occurred a while ago. Not enough
time to do the required work. And so they
have asked for an extension.

MR. PINTER: They asked for how long?

MR. LOPATO: It doesn't say. I assume
it's for a year.

MR. CASTRO: No. I think planning the
original was two.

MR. MARTIR: It was only one year.

MR. LOPATO: The original was only one

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year so extend for one year.

MR. CASTRO: I think that's enough time
for the applicant.

MR. MARTIR: They can always come back.

MR. LOPATO: Any discussion?

MS. HANDEL: No.

MR. PINTER: I make a motion to grant
the extension.

MR. LOPATO: Second?

MS. HANDEL: I second.

MR. LOPATO: All in favor?

MS. HANDEL: Aye.

MR. PINTER: Aye.

MR. LOPATO: Aye.

MR. MARTIR: The extension is granted
for one year.

MR. CASTRO: Next.

MR. MARTIR: Chairman, the next matter
we have on is 260 Central Avenue, combining
Units 419 and 420. Is there anyone here on
that application? Stand up and put your name
on the record, please.

MR. ENGLARD: Bernard Englard.

MR. MARTIR: You are?

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MR. ENGLARD: I am the general partner
of the LLC, the managing partner of the LLC.

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MR. LOPATO: The LLC runs the building?

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MR. ENGLARD: No. The LLC that owns the
units. That's SMEBC.

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MR. LOPATO: You own the two units?

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MR. ENGLARD: Right.

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MR. LOPATO: One question I had, I just
wasn't sure, how did that relate to be --
there was a 613 Trust. Michael Konig is
trustee and he was the seller and you were the
purchaser. It says Condominium Unit D,
Michael Konig as co-trustee for the 613 Trust.

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MR. ENGLARD: I bought it from him.

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MR. LOPATO: You bought one of the
units?

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MR. ENGLARD: I bought both units from
him.

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MR. LOPATO: You are the general partner
of the owner of the units?

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MR. ENGLARD: Correct.

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MR. PINTER: Anybody have any questions?

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MR. LOPATO: Do you have any questions?

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MS. HANDEL: No, I really don't.

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MR. LOPATO: Would you happen to know is the Attorney General approval required for this?

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MR. ENGLARD: I was told that everything was -- that everything was submitted, everything that was needed was submitted, and I worked with Florence.

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MR. MARTIR: So it's not our office. There is a offering plan on this type of property that's submitted to the Attorney General's office and the Attorney General's office would approve the combining of units like that. Now, we approved the subdivision locally, but then it's subject to the approval of the Attorney General if that's needed in the offering plan.

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MR. PINTER: New York State Attorney General.

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MR. ENGLARD: Okay. I wasn't aware of that. I don't know anything about it.

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MR. MARTIR: To the extent it's required, the Board is going to require to get the approval of the Attorney General, and it gets submitted I believe to the Department of

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Financial Services.

MR. ENGLARD: To make a combination?

MR. LOPATO: Yes.

MR. PINTER: In a condominium.

MR. MARTIR: In looking at the Attorney General's website, when 432 and 433 were combined in 2016, it was approved by the Attorney General.

MR. ENGLARD: Now, so in other words, the permit is pending that then --

MR. MARTIR: The subdivision will be pending that conditioned upon the Attorney General's approval.

MR. LOPATO: If required.

MR. MARTIR: Correct. If required.

MR. PINTER: But it was required in the same building. We did one before. You got a petition of that.

MR. ENGLARD: What's the timing of that?

MR. MARTIR: I don't speak for the Attorney General. It's the State. You would have to contact them and submit through them and go through their procedures.

MR. ENGLARD: Wow. No one mentioned it.

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MR. PINTER: Is there anybody else who want -- the people who came in, do you want to talk about -- are you here for this case?

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MR. ZELCER: My name is Heshy Zelcer. We actually live on the same floor where they bought. I know the Englands for years and years. My mother and Chavi England's mother were like best friends and these are outstanding people. And I love them. I hope you give them all the courtesy that you can. And my own personal feeling, you know, having one person or one family living in two units is just better for the community than two families. Less traffic, less congestion, less everything, and I think it's a win-win to allow them to do that.

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MR. LOPATO: Would you like to speak?

MR. MARTIR: State your name for the

record, sir.

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MR. GOLDSTEIN: Norman Goldstein.

MR. MARTIR: And your residential

address?

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MR. GOLDSTEIN: 260 Central Avenue, 4th Floor. I know Mr. England a very long time as

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well. He is an upstanding member of the Florida community and the Rockland County community and would only be doing very well. He runs the -- the Tomchei Shabbos of Rockland County was founded and started by him, and he keeps it up for many, many, many years. Maybe over 20 years and he does a lot of charitable work and a lot of very, very good work, so I think if we could do something for him to make it go as quick as possible, you know, I am sure that would be appreciated by everybody.

MR. PINTER: Okay.

MR. ENGLARD: Let me ask you this. So because what happened is -- as you know, right now everything is -- you know, nothing is happening and everything was -- with -- the unit was demolished, and is it possible to start work prior to that because this has been dragging on for months. It's a great expense also.

(Discussion off the record.)

MR. PINTER: I would like to make a motion to grant the combination of the two unit subject to the approval of the State

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Attorney General.

MR. LOPATO: If required.

MS. HANDEL: I second that.

MR. LOPATO: All in favor? Aye.

MR. PINTER: Aye.

MS. HANDEL: Aye.

MR. LOPATO: Motion is granted. Motion
to adjourn?

MR. PINTER: So moved.

MS. HANDEL: Second.

MR. LOPATO: We are adjourned.

(Time noted: 8:09 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)

: ss.

COUNTY OF QUEENS)

I, YAFFA KAPLAN, a Notary Public
within and for the State of New York, do
hereby certify that the foregoing record of
proceedings is a full and correct
transcript of the stenographic notes taken
by me therein.

IN WITNESS WHEREOF, I have hereunto
set my hand this 1st day of September,
2019.



YAFFA KAPLAN