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6 INCORPORATED VILLAGE OF LAWRENCE  
7 BOARD OF BUILDING DESIGN MEETING  
8

9 Held on Monday, May 15, 2023

10 At

11 VILLAGE OF LAWRENCE  
12 196 Central Avenue  
13 Lawrence, New York 11559  
14

15 7:08 p.m.  
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## A P P E A R A N C E S:

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4 BARRY POMERANTZ, Chairperson  
5 SHOSHANA WEINSTOCK, Member  
6 JOSEPH DAVIDSON, Member  
7 NORMAN PINN, Member  
8 MAX KATZ, Member  
9 DANNY VACCHIO, Building Department  
10 NICO MARRA, Building Department  
11 ANDREW PRESTON, ESQ., Village attorney  
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1 Kappel

2 MR. POMERANTZ: Okay, this is the  
3 meeting of the Board of Building Design of  
4 May 15th, 7:00 p.m. I am taking the order of  
5 applicants. First applicant is Kappel, 204  
6 Broadway.

7 MR. MARRA: Mr. Chairman, I offer proof  
8 of posting and publication.

9 MR. POMERANTZ: Thank you. Okay. Thank  
10 you. Okay. Who is the representative of 204?

11 MR. A. KAPPEL: Abraham Kappel. May I  
12 approach?

13 MR. POMERANTZ: Yes. Okay. You would  
14 like to get a curb cut?

15 MR. KAPPEL: Yes.

16 MR. POMERANTZ: Explain what you are  
17 trying to do.

18 MR. A. KAPPEL: What my father -- my  
19 client would like to do is the property that  
20 the little piece in the back that was sold to  
21 -- half of it was sold to Mr. Freundlich, who  
22 is on Wedgewood, a neighbor, and half of it  
23 was sold to my father, and he just simply  
24 wants to access -- to curb cut and make access  
25 and have a driveway there. Maybe the width of

## Kappel

two cars. One car even. And okay, one car, and the reason why this is kind of a priority to put it in simple terms is because it's become quite dangerous for my father and my mother to exit onto Broadway because it -- you know, thank God this community has grown tremendously and it is curved and we actually have from Mr. Kevin Williams -- he wrote a report. It's in the materials. I don't know if you got a chance to read it, but he basically says that the way that it's curved, so it's very hard when you back out of the driveway to be able to see.

Plus there is another street called Martin Lane that's right over here. So you got Martin Lane. This is Broadway, this is the house directly over here. So you have Martin Lane, so you got to watch for cars from Martin Lane. You got to watch for cars from this side, from this side. So let's say you are pulling out, and you want to go this way. You are pulling out from the driveway. It's a danger to the community, it's a danger to the people who are trying to pull out of a



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Kappel

2 driveway, and there happens to be a solution  
3 in this case because we -- the property was  
4 bought in the back.

5         So we just -- my father just wants to,  
6 you know, keep everyone safe, and if the kids  
7 want to play in the backyard -- I grew up  
8 playing on that street -- I don't think there  
9 is going to be any problem with them playing.  
10 They come -- they still work. So they come in  
11 the morning, at night. They are not even  
12 there all the time. So the kids want to play,  
13 they will play. They will put up a net, he  
14 will honk the horn if they are there, and the  
15 kids will take the goal and put it to the side  
16 and they will pull up and you know, I don't  
17 see what the problem is towards like the  
18 playing. I could understand neighbors maybe  
19 making such a concern, but I grew up playing  
20 basketball on Broadway. That was really tough  
21 because it was -- I can't do that now because  
22 it's really busy and come summertime, when the  
23 beach is in swing, it gets really, really  
24 busy. It's just -- it's dangerous.

25         I am -- I would say I am a pretty -- you

Kappel

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2 know, I have no problem driving in the city  
3 when it's dark with one of my lights broken,  
4 but my parents are not getting any younger,  
5 and for them to do it, it's really -- it's  
6 hazardous and it's hazardous to the community,  
7 it's hazardous to them, and we have a good  
8 elegant solution here which doesn't really  
9 harm anybody, and we are going to be very  
10 neighborly. I know my parents. Very happy to  
11 accommodate whatever needs to be accommodated.  
12 Kid playing, whatever it is. Just put  
13 something so that they can put the car in  
14 there so they don't have to risk their lives  
15 every single time they pull out and risk other  
16 members of the community's life and this is a  
17 very unique situation because of curve,  
18 because of the very busy street, because of  
19 the non-house across the street. So there is  
20 a synagogue, it's a commercial space, it's  
21 just more congested. Just because of the  
22 unique circumstances of this, no precedent in  
23 any other case. It would just be a very  
24 localized decision that this is a dangerous  
25 situation. This is a dangerous situation due

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Kappel

2 to all these factors, and we have an elegant  
3 solution, very simple, and if some neighbors  
4 want accommodations, we are happy to give  
5 them.

6 We are not looking for a fight. I mean,  
7 this is a little bit -- I went to yeshiva with  
8 one of the neighbors. I have been neighbors  
9 with the other for a long time. I feel  
10 uncomfortable being here fighting with them  
11 frankly personally, so I want everyone to get  
12 along.

13 MR. KATZ: Why would they care?

14 MR. A. KAPPEL: I don't know. I am sure  
15 they are going to have plenty of complaints.  
16 I don't know. We are here for a reason. This  
17 has been shlepping on for two years. They  
18 have complaints.

19 MR. KATZ: What's the frontage of the  
20 property?

21 MR. A. KAPPEL: Meaning in the front?

22 DR. KAPPEL: Can I approach?

23 MR. A. KAPPEL: So the circular driveway  
24 also?

25 DR. KAPPEL: It's in the report. You

1 Kappel

2 cannot do a circular driveway.

3 MR. PRESTON: State your name and  
4 address for the record.

5 DR. KAPPEL: Dr. Simon Kappel, 204  
6 Broadway, Lawrence, New York. I am the owner  
7 of the property.

8 MR. POMERANTZ: Why do you say you can't  
9 do a circular driveway?

10 DR. KAPPEL: That's what the engineer  
11 said because there is a pole over there and  
12 the depth is not enough. If you read the  
13 report, he mentions that.

14 MR. POMERANTZ: There may be a solution  
15 to that. We have authorized in the past  
16 what's called a T-turn, where you can bring  
17 your car in, make a turn, and then come out  
18 frontwards so it's not dangerous to the  
19 driveway.

20 DR. KAPPEL: Can I ask you one question?

21 MR. POMERANTZ: Sure.

22 DR. KAPPEL: Danny, when we purchased  
23 the property, did we have access to Wedgewood  
24 Lane?

25 MR. VACCHIO: Did you have access?

1 Kappel

2 DR. KAPPEL: No, I didn't have access; I  
3 bought access. Did I buy access to Wedgewood  
4 Lane?

5 MR. VACCHIO: I don't know the reason  
6 why you bought it. I don't know why you  
7 bought it.

8 DR. KAPPEL: When we bought it, did we  
9 buy access to Wedgewood Lane?

10 MR. VACCHIO: To my knowledge --

11 DR. KAPPEL: We are abutting Wedgewood  
12 Lane.

13 MR. VACCHIO: You bought it -- if you  
14 are asking me if you bought it because you --

15 DR. KAPPEL: I didn't say anything. Did  
16 we get the right to access Wedgewood Lane from  
17 my property?

18 MR. PRESTON: I suggest you address the  
19 chair with any questions.

20 DR. KAPPEL: I'm sorry?

21 MR. PRESTON: Address the chair.

22 DR. KAPPEL: Sorry. Okay. Let me give  
23 you a little history. About six years ago,  
24 there was a public notice that there is a  
25 small parcel of land behind my property that

## Kappel

1  
2 is adjacent to Mr. Freundlich's property that  
3 the village wants to sell. There were no  
4 bidders. I was the only bidder. I bid on it,  
5 I won the bid. There was a lot of hassle as  
6 far as it was a street without a name,  
7 whatever the legalities were. Then Mr.  
8 Freundlich heard about it, said hey, why are  
9 you buying this property; it's in front of my  
10 house. I said you know what? I am not  
11 looking to damage anybody, not looking to do  
12 anything negative to anybody. If you mind --  
13 I said I want to keep it the way it is. If  
14 you mind, I will let you buy the other half,  
15 and I will buy the other half. All I want to  
16 do is buy access to Wedgewood Lane whether  
17 it's half or whole pie. I don't care. Which  
18 I think was very magnanimous and I am frankly  
19 disappointed that the magnanimous gesture was  
20 not reciprocated but that's life. We will get  
21 used to that.

22 The idea is initially the whole pie over  
23 there that was available, I think it was like  
24 200 square feet was supposed to be purchased  
25 by myself only. When Mr. Freundlich said hey,

Kappel

1 this is in front of my house, whatever, I said  
2 you know what? No problem. Let's split it.  
3 You buy this half, I buy the other half, and  
4 that's it. That is what happened. These are  
5 facts I am telling you. These are just facts.  
6

7 Now, all of a sudden, after I purchased  
8 the property and I have access to Wedgewood  
9 Lane and I want to do something with it that  
10 would remove a dangerous situation, all of a  
11 sudden, everybody is up in arms that Kappel is  
12 going to make a rooming house on that 15 feet.

13 All I want to do is get up in the morning at  
14 7:00, come back at 10:00 at night, don't  
15 bother anybody. I just don't want to hassle  
16 with Broadway. That's all I want. We are  
17 talking about a one-car driveway that's maybe  
18 15 feet long and 12 feet wide or 15 feet.

19 Whatever the requirements were. That's all I  
20 am asking for.

21 I think I am asking as of right. I  
22 don't need anybody's permission, and this is  
23 as of right. I appreciate that you guys want  
24 to have an input from the community. I  
25 appreciate that, but bottom line is I bought

Kappel

access to Wedgewood and I can get use of my property as long as it does not interfere with anybody else's use of their property. Okay?

As far as they are saying it's a lot of traffic, Mr. Freundlich just built a pool. The other fellow, Templeman just built a pool. Hello, you build a pool, you got a lot of friends. There is going to be a lot more traffic from their building pools than from my one-car driveway.

MR. POMERANTZ: I think the question here is about safety. You are concerned about safety and we are concerned about safety and I understand the fact --

DR. KAPPEL: So what is the concern about said safety for one car? For two people?

MR. POMERANTZ: There are children who are playing on the street. At all times. Especially like on a Sunday I am sure they are out there playing. Kids are out there riding bicycles during the day and towards the evening hours, and it creates a safety problem. We understand your problem as far as



Kappel

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safety.

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DR. KAPPEL: One second. Let me address that. Number 1, most of the time I am not there on weekends. We have a summer home in Toms River which we are there most of the time. That's number 1. Number 2, during the weekday we leave before the kids go to school.

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MS. WEINSTOCK: It doesn't really

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matters when it's only your circumstance. At some point maybe somebody might buy your house and they might not be as neighborly and friendly and make the same choices, but if you are backing out onto a quiet cul-de-sac --

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DR. KAPPEL: I plan to back up onto my property and go forward.

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MS. WEINSTOCK: How do you go forward if you pull in on a one-way? The problem is what helps you safe-wise doesn't help the block safe-wise.

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DR. KAPPEL: Am I the only driver on the block?

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MS. WEINSTOCK: I have no idea.  
DR. KAPPEL: Maybe you should check.

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MR. A. KAPPEL: I grew up riding my bike

Kappel

on that block. Once in a while with the five people that live on that street there is a car that comes down and we wave and it's all good. One extra car is not going to make any difference.

MR. POMERANTZ: Excuse me for interrupting.

MR. A. KAPPEL: That's my personal experience.

MR. POMERANTZ: When you drove your bike at the time, there were probably very few young people.

DR. KAPPEL: No. We have nine children. They were all there.

MR. A. KAPPEL: I personally don't see -- I am not the chairperson. I am just a humble guy. But I don't see it as one-car driveway, and I don't see someone speeding down, pulling back out, and I just see more as sounds like a pretext -- to be perfectly frank, it sounds like a pretext to deny it because it just sounds -- I don't know. It doesn't add up. I mean, it's not a safety risk when you have one car, people live over

Kappel

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2 there. Whoever is going to live there, they  
3 are going to live there. They are not going  
4 to be speeding down the street.

5 MR. POMERANTZ: Excuse me. You just  
6 need one accident.

7 MR. A. KAPPEL: Exactly. You need one  
8 accident the other way.

9 MR. POMERANTZ: That's why we are  
10 proposing that you have a T where you are able  
11 to back out -- not back out but you are able  
12 to come out of the front of the driveway onto  
13 Broadway so you can see everything and we did  
14 that before.

15 MR. DAVIDSON: I am confused because the  
16 chairman is giving you a solution for safety,  
17 but it seems it's not working for you.

18 DR. KAPPEL: No, I don't want to do it.  
19 Number 1, it's an expense. It's going to kill  
20 my front yard. I have a nice green lawn.

21 MS. WEINSTOCK: But the block is saying  
22 it's going to kill their cul-de-sac. Right  
23 now.

24 DR. KAPPEL: Can we call a spade a  
25 spade? Okay? You know like in Yiddish you

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Kappel

2 saw oyfin tish. They think they own Wedgewood  
3 Lane. Kappel bought access to Wedgewood Lane;  
4 they cannot stand that.

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MS. WEINSTOCK: You can have greenery

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there. You can plant a garden there. It is

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your backyard. But there was never a driveway

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there. They bought with the knowledge they

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have a nice quiet cul-de-sac, and now at the

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very back of it you want to put access to your

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car. I understand it would decrease the value

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of their peace of mind if their children are

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playing and one time you are backing out and a

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little child is on a bicycle on a dead

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cul-de-sac. It is a security concern for them

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and I hear that.

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DR. KAPPEL: What do they do when they

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pull out?

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MS. WEINSTOCK: They are not at the very

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end of the block.

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DR. KAPPEL: Between Freundlich and me

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is 20 feet.

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MS. WEINSTOCK: That's how the block was

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sold to them. It wasn't changing. They

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purchased their house with dead at the end and

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Kappel

2 then four driveways. Now you want to add  
3 another one.

4 DR. KAPPEL: But the village sold me  
5 access to Wedgewood Lane. Things happen;  
6 things change.

7 MRS. WEINSTOCK: Did they sell it to you  
8 as a driveway?

9 DR. KAPPEL: They sold it to me as  
10 property.

11 MS. WEINSTOCK: As green grass.

12 DR. KAPPEL: There was no restriction in  
13 the sale. There was no restriction to say  
14 what the use of it is.

15 MS. WEINSTOCK: The purpose of our  
16 board --

17 MR. KATZ: Nor was there a promise for  
18 usage.

19 DR. KAPPEL: It never came up for  
20 anything.

21 MR. KATZ: Exactly. Now it's coming up.

22 MR. POMERANTZ: So the Board has offered  
23 you a solution that I think will satisfy your  
24 needs, it will satisfy the needs of the people  
25 living on the block and on the cul-de-sac so

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Kappel

2 they don't have to worry about the danger of  
3 their children. So that's what I believe we  
4 feel is a compromise that everyone should be  
5 happy with.

6 DR. KAPPEL: I am very not happy.

7 Number 1, the expense, and number 2, the  
8 changing of my whole front. Okay.

9 MR. POMERANTZ: First of all, for a T,  
10 it probably won't cost you much more than a  
11 putting up a pad. Right now you have to put  
12 up a curb cut. You already have a curb cut.

13 MR. POMERANTZ: You have one on  
14 Broadway.

15 DR. KAPPEL: I have one on Broadway.

16 MR. POMERANTZ: So you have already a  
17 curb cut. It's just putting in a pad where  
18 you can just drive the car in, turn around,  
19 come out frontwards as well. This way it  
20 limits all dangers.

21 DR. KAPPEL: I happen to disagree. Even  
22 if it went forward, it's still dangerous.  
23 It's still dangerous.

24 MR. POMERANTZ: So then you can sell the  
25 house, and you won't have a problem.

Kappel

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2 MRS. WEINSTOCK: The issue is you bought  
3 a house on Broadway. I bought a house with a  
4 train in the backyard. As much as I wish I  
5 don't have a train in the backyard, that's  
6 what I purchased. You purchased a house on a  
7 busy street and they purchased a house on the  
8 cul-de-sac, so we have to maintain the status  
9 of the block they purchased on whereas you did  
10 purchase a house on a busy street. You  
11 understand that's really why.

12 DR. KAPPEL: I understand what happened  
13 40 years ago. We are talking about what  
14 happened recently when we bought property that  
15 gives us the right.

16 MR. A. KAPPEL: But I think also just  
17 the important point is that it wasn't that  
18 busy when they bought it. That's the thing.  
19 They didn't buy it with all this craziness.  
20 They might not have bought it when it was so  
21 crazy.

22 MS. WEINSTOCK: The benefit of the  
23 craziness is now the value of the house is  
24 probably much greater than when they bought  
25 it.

1 Kappel

2 MR. A. KAPPEL: But I mean safety-wise.

3 MS. WEINSTOCK: The neighborhood  
4 changes.

5 MR. A. KAPPEL: It seems like you guys  
6 have made up your mind up already, so we are  
7 talking to the wall. Thank you.

8 MR. POMERANTZ: Next applicant is --

9 MR. PRESTON: Call for public comment.

10 MR. POMERANTZ: We would like to listen  
11 to the neighbors.

12 MR. KIRSHBAUM: My name is Myron  
13 Kirshbaum. I live at 206 Broadway. I live on  
14 Broadway. I live next door to Dr. Kappel on  
15 Broadway. My driveway is on Broadway. I have  
16 to back out every day onto Broadway. Thank  
17 goodness nothing untowards has ever happened.  
18 It's not a tremendous hazard. Yes, sometimes  
19 you have to wait until the traffic abates  
20 before you pull out. But the fact of the  
21 matter is that I haven't experienced any  
22 accidents. Neither has anybody else in the  
23 vicinity that I know of including Dr. Kappel  
24 who has quite a number of cars in his front  
25 driveway.



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Kappel

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He doesn't just have one car in that

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front driveway. He has a number of cars so

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the one-car driveway that he has in the back

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is not going to alleviate the problem for the

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other seven or eight cars that he sometimes

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has in his front driveway. But be that as it

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may, I just want the Board to be aware of the

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fact that residents of Broadway as close in

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proximity as possible to Dr. Kappel are able

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to get their cars in and out of the driveway

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without any untoward safety risks.

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The only other point I would like to

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make is that Dr. Kappel said now that the

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driveway, if he got it, would be a one-car

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driveway. I think until now the assumption

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would be it would be a two-car driveway. The

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difference might very well be that I also am

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next to Dr. Kappel on the back at the end of

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the house that faces Wedgewood. He has in the

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past at least said that he plans to pull down

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my fence that currently separates our

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properties, tear down trees that separate our

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property, and use that all for his driveway,

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claiming that contrary to the survey based on

Kappel

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2 which I bought the house, that based on the  
3 survey that he had done that, in fact, the  
4 fence is in the wrong part -- is on the wrong  
5 spot. It's a few inches off. That I suppose  
6 he needed to tear down the fence or thought he  
7 needed to tear down the fence and cut down my  
8 trees and make my backyard basically useless.  
9 I assume he thought he needed to do that to  
10 accommodate a two-car driveway. Now if he is  
11 saying he is only going to have a one-car  
12 driveway, perhaps that's not an issue anymore  
13 but I really don't know because he, as you  
14 just heard, wasn't really clear on that.

15 MR. KATZ: Are you opposing his  
16 application?

17 MR. KIRSHBAUM: I do oppose the  
18 application basically for the reasons given  
19 for the neighbors on Wedgewood, but this  
20 additional reason that at least his driveway,  
21 at least as conceived as a two-car driveway,  
22 would have eaten into my driveway. That may  
23 or may not be an issue based on what he  
24 actually intends.

25 MR. DAVIDSON: Just an opinion. Do you

Kappel

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2 think your property would go down in value  
3 because of a driveway being next to your  
4 backyard?

5 MR. KIRSHBAUM: Absolutely. Right now  
6 my backyard is a nice tree-laden,  
7 tree-surrounded backyard. As is typical for a  
8 neighborhood, you sit back there and you are  
9 basically secluded unless you want to open the  
10 door and greet people, but you are in a  
11 secluded area, grassy, tree-filled, et cetera.  
12 Not an area that's next door that's completely  
13 adjacent, directly adjacent to the paved  
14 highway with cars going in and out. So yes, I  
15 think it would affect our enjoyment of the  
16 property, and I do think it would adversely  
17 affect the value of the property.

18 MR. KATZ: What's the length of your  
19 property?

20 MR. KIRSHBAUM: I have a copy actually.

21 MR. KATZ: What's being proposed is to  
22 have a driveway that's going to run the length  
23 of your entire property?

24 MR. KIRSHBAUM: I would say even more.

25 I was never clear on where approximate --

Kappel

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2 MR. KATZ: What's the depth of your  
3 property approximately if you remember?

4 MR. KIRSHBAUM: I don't really remember,  
5 but I happen to have a copy of the survey that  
6 he had done. I am not too good at reading it.

7 MR. KATZ: Can you show it to us?

8 MR. VACCHIO: 127 feet.

9 MR. KATZ: What's being proposed is a  
10 driveway that's going to run from the Broadway  
11 street until the Wedgewood. At least 127 if  
12 not more.

13 MR. KIRSHBAUM: I have 12 grandchildren  
14 and five great-grandchildren. They also play  
15 in our backyard. Until now it's been a  
16 secluded space where they can stay, not a  
17 runway for cars to back in and out, and so  
18 obviously I didn't realize it went that far.  
19 This driveway would go that far in. Obviously  
20 it's going to dramatically reduce the value of  
21 our backyard and value of our home.

22 MR. KATZ: Everything.

23 MS. WEINSTOCK: I think we already have  
24 made our decision, and I think you are fine  
25 either way, so I think rather than everybody

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Kappel

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air their grievances we should just --

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DR. KAPPEL: Can I add something?

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MR. PRESTON: I want the record to be

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clear on one point. There was some

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conversation about the proposed driveway going

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from Broadway through to Wedgewood, and I

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think we should clarify that's not my

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understanding of the application. My

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understanding is it's a pad on the back of

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Wedgewood.

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MS. WEINSTOCK: No access anyway but in

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either case --

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MR. PRESTON: I want the Board to be

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aware of that.

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MR. DAVIDSON: The Board is aware.

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DR. KAPPEL: May I make a statement?

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MR. PRESTON: Chairman, if I may, I

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would suggest that you call for all public

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comment before offering applicant the

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opportunity to come back before you.

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MR. DAVIDSON: Is there another public

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comment?

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MR. ARYEH: Mordy Aryeh, the attorney,

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Jacobowitz Newman Tversky. So just quickly I

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Kappel

2 have what to say, but I think I don't want to  
3 waste this chair's time or the whole court's  
4 time so I -- just because I have never been in  
5 the village court, just to make sure, will the  
6 decision be rendered today that we will  
7 understand what the decision is made or should  
8 I proceed with my many comments and rebuttals?  
9 Because I don't want to leave here -- we have  
10 -- one of my clients missed a momentous  
11 occasion of their granddaughter's graduation  
12 to be here and we received no notice and I  
13 want to put on record that we received no  
14 notice for this hearing. We all found out  
15 about it on Friday. So just for on record, I  
16 don't believe it was followed by code, but I  
17 am not here to argue with anyone here. I  
18 think we are all on the same page but just  
19 understand the procedure here. Will a  
20 decision be rendered today that we will know  
21 how we are leaving here, or should I proceed  
22 with all the arguments that I believe we all  
23 understand already but for the record I would  
24 have to say them?

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MR. POMERANTZ: I think the Board is

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willing to make a suggestion. We are not

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going to finalize anything I guess at this

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point, but this was our suggestion as far as

5

the T.

6

MR. DAVIDSON: There will be a decision.

7

MR. POMERANTZ: There will be a vote

8

after everything.

9

MR. ARYEH: We don't want to waste

10

everyone's time, but I have an obligation to

11

make sure this wouldn't go forward. So

12

because there is going to be a suggestion and

13

a vote at the end, I do have a client who

14

would like to speak and if I feel --

15

MR. FREUNDLICH: Only if there is any

16

reason to speak.

17

MR. PRESTON: If a Board member intends

18

to make a motion, you can make a

19

representation to the speaker of your intent

20

to make a motion based on the hearing. I

21

would encourage that any motion made only be

22

made after the applicant's opportunity to

23

respond to his neighbors and the opportunity

24

for all neighbors to be heard.

25

MR. POMERANTZ: There will be a motion

1 Kappel

2 after everybody is heard.

3 MR. ARYEH: Then for now I will sit and  
4 let one of my clients speak, and if I feel the  
5 need to get back up --

6 MR. FREUNDLICH: My name is Howard  
7 Freundlich. I live at 18 Wedgewood Lane. I  
8 just want to address the Board here at this  
9 point. The proposed driveway is besides a  
10 safety hazard, it doesn't respond to the  
11 problem that Dr. Kappel is bringing up  
12 regarding pulling out of the driveway on  
13 Broadway. If that's a problem, either as the  
14 Board suggested, put a T or request a stop  
15 sign or stoplight at that intersection or  
16 whatever is there.

17 As you heard, he was blessed with nine  
18 children. Having one car in the back does not  
19 solve his safety problem. Every person coming  
20 in and out of that driveway has the same  
21 safety problem he has backing out. That means  
22 all his cars would need to be parking in the  
23 back, and you would have a parking lot in the  
24 backyard of a house. This was never intended  
25 for this house.



1

Kappel

2

And the bottom line is as you can see,

3

it's not really about the safety issue. We

4

strongly believe that it's a real estate

5

issue, and he would like to turn the house

6

around so to speak and make it a Wedgewood

7

Lane house which is, of course, worth much

8

more money than a house on Broadway is worth

9

because it's a nice quiet cul-de-sac, and by

10

him increasing the value of his home, he is

11

decreasing the value of our homes. And that

12

is definitely something we believe should not

13

happen.

14

Just wanted to put that out there, and

15

besides which it's a real safety problem on

16

his house in particular because I am the

17

closest one. If he is pulling out, I am right

18

next to him. My driveway, we would be coming

19

out at a right angle to each other. I would

20

have no parking in front of my house because

21

at the cul-de-sac where he is putting that

22

driveway, that's where people park coming to

23

my house. Now they can't if there is a

24

driveway there, so people coming to see me

25

would have to park -- because there is no

1

Kappel

2 parking in front of -- on the other side of  
3 the street there is no parking allowed, they  
4 would end up having to park a house down 150  
5 feet away. So would certainly affect my  
6 property values in particular besides the  
7 entire block of having this cut through there.  
8 So just wanted to voice that opinion. We have  
9 pictures here, and we can show if there are  
10 any questions what it means.

11 MR. PRESTON: Would you like them marked  
12 as exhibits?

13 MR. FREUNDLICH: This is what it looked  
14 like before Mr. Kappel went crazy and chopped  
15 down every tree he could find in the  
16 neighborhood and you see what it looks like  
17 now. And here you have the kids playing.  
18 This is what -- this is what we all bought.  
19 This is what it looked like. This is what it  
20 was supposed to look like, what it was  
21 intended to look like. And just not right.  
22 So we just strongly do object to this. All of  
23 us. Every neighbor who is affected by this  
24 objects to this.

25 MR. KATZ: You are talking about the

Kappel

Wedgewood neighbors?

MR. FREUNDLICH: The Wedgewood neighbors. So we are the only ones affected. We are everyone. We are the four houses on Wedgewood. There is one elderly couple so they couldn't attend, but they are very against it.

MR. DAVIDSON: Thank you.

MR. KATZ: That area was vacant previously, that little area behind the trees?

MR. FREUNDLICH: It's in the front lawn. It's part of Mr. Kappel's backyard and my front lawn. He always had access to Wedgewood Lane. He had to walk over town property now. He has to walk over 14 feet; now he has to walk only over 8 feet of town property. That's the only effect.

MR. PRESTON: I believe I have seen these photographs before attached from a letter to Mr. Newman, but do you mind if these are incorporated into the Board's record? I ask that they be marked.

MR. POMERANTZ: Are there any other neighbors?

Kappel

MR. PRESTON: There is one other exhibit, a survey. I would like that to be marked as an exhibit as well.

(Exhibit A, Photograph, marked for identification, as of this date.)

(Exhibit B, Photograph, marked for identification, as of this date.)

(Exhibit C, Photograph, marked for identification, as of this date.)

(Exhibit D, Survey, marked for identification, as of this date.)

MR. HERZKA: David Herzka, 11 Wedgewood Lane. I can go through all the details you heard already from them. Obviously I have the same argument. What I think is different from the others is that I actually bought a house two years ago on this beautiful cul-de-sac where you see the picture of some of my kids playing with the beautiful tree line. I paid a very large premium -- you can check the price -- because this was a cul-de-sac. I was moving from Brooklyn. This offered me safety, serenity. It offered me the full package. I looked at houses on Broadway. I looked at

1

Kappel

2

houses other places. I paid a premium for  
3 this. What it is now is not what I paid for,  
4 and having another driveway pulling out which  
5 no one mentions our other driveways have a  
6 full line of sight. When the village was  
7 built years ago, they built this smartly. You  
8 have a driveway. There is a full line of  
9 sight. I can see down both sides of the  
10 street probably 40 feet each way. Coming out  
11 of this cul-de-sac, it's a total blind spot.  
12 I have driven with my kids on their bikes  
13 there. If I am within 12 feet of the curb,  
14 you cannot see in the Kappel's backyard, so  
15 it's a complete safety hazard.

16

The Board here, from what I read online,  
17 their job is to maintain the integrity and  
18 values of the neighborhood. Everything you  
19 heard here tonight, especially from someone  
20 who bought two years ago, is the antithesis of  
21 that. So that's my thing to say.

22

MR. ARYEH: Okay. So like I said, I am  
23 not trying to waste anyone's time. I will  
24 save the whole spiel that whatever was said by  
25 my clients already I won't repeat but because

1

Kappel

2 I know there is going to be -- the applicant  
3 is going to repeat. I just want to make sure  
4 that it's known this is a court of law. We  
5 are not dealing based on feelings. This is  
6 the village of Lawrence and the express  
7 purpose of the board is from the code is a  
8 mandate to disallow construction that  
9 adversely affects the desirability and  
10 benefits of the occupancy for area residents,  
11 impairs property value and most importantly  
12 impacts the health, safety, and welfare of the  
13 affected residents.

14 I want to make note of certain sections  
15 of the code. I believe the applicant is not  
16 sure himself. Article 12.1B, the purpose of  
17 this chart that we have to deal with is  
18 promote and protect the health, safety, and  
19 general welfare of the community. Article  
20 12.1C.3 is in order to promote the character  
21 and appearance and conserve the property  
22 values of the village, not give an opportunity  
23 for Mr. Kappel to flip his house and gain  
24 value and then lose value of my clients.  
25 Article 12.B.6 as well as to make sure that it

1

Kappel

2 will not impair the use, enjoyment, and  
3 desirability and reduce the value of the  
4 properties in the area. Would not be  
5 detrimental to the character of the  
6 neighborhood and would not adversely affect  
7 the functioning economic stability,  
8 prosperity, health, safety and general welfare  
9 of the entire community which I know everyone  
10 here knows but this of course is the code was  
11 made in order to protect the greater community  
12 not to help one resident to the detriment of  
13 not only my clients but as he says that there  
14 is not going to be a precedent. It's very  
15 unique. I think it's obvious especially to  
16 the Board here who lives in the Five Towns,  
17 this is not going to be construed as unique  
18 and there is going to be a line out of the  
19 door every night of the week whenever these  
20 hearings are held in order to flip their  
21 properties somehow and get a nice chap, as we  
22 say, to see how everyone can make their  
23 property values larger and lastly this is to  
24 Mr. Kappel and this is to everyone. They said  
25 they are not looking for a fight. Obviously I

1 Kappel

2 have five clients. No one is looking for a  
3 fight, but obviously this will take a long,  
4 long time in court if this is approved. So  
5 just as a message to you, we are not looking  
6 to fight, but even if it's approved, it would  
7 take a long time for this to ever happen. So  
8 I am going to sit down.

9 MR. KATZ: Please do so.

10 MR. ARYEH: I will let you move on with  
11 the rest of the cases.

12 MR. POMERANTZ: Okay.

13 DR. KAPPEL: I just want to make one  
14 thing clear and things that have been glossed  
15 over, okay, and Danny could vouch for this.  
16 Danny, did we get approval for this thing a  
17 year ago?

18 MR. PRESTON: Address the chair.

19 DR. KAPPEL: I'm sorry, Mr. Chairman  
20 this application for one car, 15 footer or 12  
21 foot whatever it was, curb cut was approved  
22 last year. Approved. I got the letter for  
23 it.

24 MR. KATZ: So why are you here.

25 DR. KAPPEL: Because somehow or the



1

Kappel

2 other somebody on the inside said the sale  
3 wasn't completely finished and they are  
4 sending the approval but the approval was  
5 done.

6 MR. KATZ: So why are you mentioning?  
7 It's not done.

8 MR. POMERANTZ: It wasn't done at the  
9 time.

10 MR. KATZ: There is no approval.

11 MR. PRESTON: Chairman, may I? I became  
12 involved in this application as separate from  
13 the real estate transaction which my office as  
14 village attorney also handled, but I became  
15 involved in this application following this  
16 Board's approval of a prior application by  
17 applicant and the Board had approved the  
18 application but the applicant had not yet  
19 become the owner of the property and his  
20 application to you recited that he was the  
21 owner of the parcel in question. So following  
22 my receipt of tha't, I called that important  
23 detail that the applicant did not yet own the  
24 property to the Board's attention and the  
25 Board rescinded the decision.

1

Kappel

2

Following that, the real estate

3

transaction completed and after the completion

4

of the real estate transaction for this small

5

triangle of property, the applicant returned

6

to your board. The first time this matter was

7

heard it was referred to the Nassau County

8

Planning Commission because the property

9

address is on a Nassau County road where

10

General Municipal Law 239-f may apply. The

11

county then returned a letter to the village

12

administrator indicating no interest in the

13

application and advising that it's for local

14

determination only. The matter is now before

15

your Board.

16

MR. POMERANTZ: Okay. So that's an

17

explanation.

18

DR. KAPPEL: Thank you for the history.

19

MR. POMERANTZ: Okay. So we are going

20

to vote.

21

MR. PRESTON: Is there a motion?

22

MRS. WEINSTOCK: Rejected.

23

MR. PRESTON: There is a motion to

24

reject by Ms. Weinstock. Is there a second?

25

MR. DAVIDSON: Second.

## Rockaway Hunting Club

2 MR. PRESTON: Second by Mr. Davidson.

3 All in favor?

4 (Chorus of ayes.)

5 MR. PRESTON: Any opposed? Hearing  
6 none, the motion carries.

7 MR. POMERANTZ: Are the people for the  
8 Rockaway Hunting Club here?

9 MR. ARGENTO: Yes, I am. How are you?  
10 You guys have a rough job sometimes. Frank  
11 Argento, the chief operating officer of the  
12 Rockaway Hunting Club. Thank you for spending  
13 time with me. Anyway, I was here a couple of  
14 months ago I guess and you guys approved my  
15 building design and you were concerned about  
16 how fencing and landscaping would look around  
17 the facility so I believe Nico --

18 MR. MARRA: I provided.

19 MR. ARGENTO: Photos of what we are  
20 going to do around our facility and I have  
21 more copies here if people like.

22 MR. ARGENTO: Some additional copies for  
23 the record.

24 MR. POMERANTZ: Do you have anything on  
25 the fencing? You mentioned fencing.

## Rockaway Hunting Club

1  
2 MR. ARGENTO: The fencing, you won't see  
3 fencing any more because it's the other side  
4 of the fence. Nobody wanted to see any  
5 fencing so we made sure there is no fencing.

6 MR. POMERANTZ: What kind of fences are  
7 there?

8 MR. ARGENTO: Chain link on the inside  
9 of this perimeter, but by Nassau County code  
10 we have to put a 6-foot fence around the pool.  
11 So you know, it's the most economical way but  
12 we understand the concern for the village  
13 aesthetically, so we want to make sure  
14 everyone is happy.

15 MR. POMERANTZ: What's the height of the  
16 trees you are putting in?

17 MR. ARGENTO: They will be at least  
18 6-foot trees around the fencing so you won't  
19 see the fencing.

20 MR. POMERANTZ: Okay.

21 MR. ARGENTO: That's the whole story.  
22 Trying to do the right thing, make everybody  
23 happy.

24 MR. POMERANTZ: Fine. Sounds good.  
25 Take a vote.

## Rockaway Hunting Club

1  
2 MR. PINN: I make a motion.

3 MR. KATZ: We had discussed, there was a  
4 discussion last time concerning the driveway.

5 MR. ARGENTO: I showed that the  
6 drop-off --

7 MR. KATZ: Was that the original  
8 proposal?

9 MR. ARGENTO: Yes, absolutely. You  
10 asked sight lines.

11 MR. KATZ: Where is the opening for the  
12 drop-off?

13 MR. ARGENTO: It's on Chauncey Lane.  
14 You can see it on this photo here shows the  
15 drop-off.

16 MR. PRESTON: That's the third photo in  
17 my packet.

18 MR. ARGENTO: We were concerned about  
19 sight lines.

20 MR. KATZ: So you intend to put flowers  
21 in that area? Okay. Fine.

22 MR. ARGENTO: So there would be no  
23 issue. We are concerned about the Chauncey  
24 Lane as much as you are because there is a lot  
25 of people speed down that road, so that's why

Salem

the drop-off was important to us to make it safe for families dropping off for the pool.

MR. KATZ: Just if you intend to landscape that little island, then the car would pull out, no one would see that car.

MR. ARGENTO: No.

MR. MARRA: The main concern was sight lines.

MR. ARGENTO: I think we corrected that and shows it in the photo.

MR. POMERANTZ: Motion.

MR. KATZ: Motion to approve the application for Rockaway Hunt Club.

MS. WEINSTOCK: Second.

MR. PRESTON: Second by Ms. Weinstock.

All in favor?

(Chorus of ayes.)

MR. PRESTON: Any opposed? None.

MR. ARGENTO: Thank you very much and good luck with the rest of your evening.

MR. POMERANTZ: Next applicant. Salem, 7 Copperbeeche.

MR. SALEM: Good evening.

MR. POMERANTZ: State your name, please.

Salem

1  
2 MR. SALEM: Menachem Salem. Owner of 7  
3 Coperbeech Lane. So the reason for me here  
4 today is we would like to get a -- I presume a  
5 curb cut. Is this a curb cut request or is  
6 this --

7 MR. VACCHIO: I believe so.

8 MR. SALEM: Also a design -- I guess  
9 full design and request for a circular  
10 driveway on the property. Currently right now  
11 there is only a driveway on the left-hand side  
12 and we were able to get surface coverage now  
13 based on new code requirements and we would  
14 like to get a circular driveway because we are  
15 a family of six and we have three drivers now.  
16 The other kids are already learning. Soon we  
17 will have six drivers and we can't park on the  
18 street because of the village code overnight,  
19 so we would like to have enough access to be  
20 able to park all our cars when we have that  
21 many cars.

22 MS. WEINSTOCK: Just a couple of  
23 questions because we are missing some  
24 documentation on the drawing. Can you give us  
25 the length from the beginning of your property

Salem

1  
2 to the face of your house? It's not on the  
3 drawing.

4 MR. SALEM: It's from the beginning from  
5 the property line to the house, it's about 20  
6 feet. I'm sorry. Forty feet. Forty feet.

7 MS. WEINSTOCK: And how wide is your  
8 property?

9 MR. SALEM: My property wide on the  
10 front is -- I can't read that.

11 MR. KATZ: It's 103 in the back and  
12 tapers to the front.

13 MS. WEINSTOCK: We just don't know how  
14 wide it is.

15 MR. KATZ: So if you can help us out and  
16 tell us where you intend to put the curb cut.

17 MS. WEINSTOCK: One is existing here.  
18 This one is existing.

19 MR. PRESTON: Mr. Vacchio has gone to  
20 get a ruler.

21 MS. WEINSTOCK: Also is the 6.89 feet,  
22 is that what you are proposing as the width of  
23 the second curb cut?

24 MR. KATZ: A curb cut, a circular  
25 driveway has two curb cuts? Where do you



Salem

intend to put these things?

MR. VACCHIO: Sixty feet.

MR. SALEM: It's 30.4 feet to the property line from the house and it's 80 feet wide.

MR. KATZ: Eighty feet wide.

MS. WEINSTOCK: Okay.

MR. KATZ: The front, the entire house. Entire property.

MR. SALEM: Not including the curb is 80 feet.

MR. KATZ: Where do you intend to do the curb cuts? Can you hold up the diagram and show us? Sure.

MR. SALEM: So you have the curb cut is right here, the first one, and other one is existing.

MR. KATZ: What's the distance? When that curb cut, when the circular driveway is done, what's the distance between two ends?

MR. SALEM: Distance between the two ends?

MS. WEINSTOCK: About 60 but that's irrelevant because the front is so short. So

1

Salem

2 generally we need the requirement is 50 feet  
3 from the front of your property to the house  
4 to allow for a circular driveway. It's a  
5 little problematic because we have declined so  
6 many circular driveways because we like to  
7 make sure that there is enough grass in the  
8 front of the house. So because you are so  
9 short, it's a little hard for us to say that  
10 you can have it. You probably have a lot of  
11 surface coverage that can you make a wider  
12 driveway?

13 MR. SALEM: Well, the problem is that  
14 even if I make the driveway wider, I still  
15 won't be able to fit the amount of cars  
16 because the length of the property right  
17 now -- I mean, right now we are still in the  
18 process of getting our landscape done after  
19 that, after this matter is resolved one way or  
20 the other. So we have been parking there and  
21 it's been, you know, very comfortable, and you  
22 know, we are hoping to make that something  
23 that's permanent.

24

MR. KATZ: Where is your garage located?

25

MR. SALEM: The garage is on the

1 Salem

2 left-hand side. The south side.

3 MR. KATZ: Would it be feasible for you  
4 to do --

5 MR. SALEM: I'm sorry. There is an  
6 additional 10 feet that is village property to  
7 the curb. Which is after my property line.

8 MS. WEINSTOCK: What would that bring us  
9 up to?

10 MR. POMERANTZ: To 40. That's close  
11 with the width that he has. Do you have a --  
12 across the way from you is there a driveway?

13 MR. SALEM: Circular driveway right  
14 across the street from us.

15 MR. KATZ: What's the width of that  
16 property?

17 MR. SALEM: I don't know exactly what  
18 the width is but I assume --

19 MS. WEINSTOCK: There is no parking on  
20 the street overnight.

21 MR. SALEM: There is no parking on the  
22 street overnight so we can't -- you know, we  
23 are not -- we are definitely not going to be  
24 able to -- we are definitely not going to be  
25 able to fit our cars on the property and there

Salem

1  
2 is nowhere to park. I mean, we have to leave  
3 Coperbeech and go all the way I think even up  
4 until Central in order to get parking at that  
5 point in time. So it's definitely going to be  
6 a problem.

7 MS. WEINSTOCK: It's always tricky when  
8 we say no to a lot of people with similar  
9 circumstances. Again, every circumstance is a  
10 little different, so sometimes you have a very  
11 busy street and we allow it because of safety.  
12 Sometimes, you know, there is no parking and  
13 we are going to have to --

14 MR. SALEM: So what we did also was at  
15 least to accommodate our neighbors, before  
16 there was bushes that used to go all around  
17 the property. We cut all those bushes out,  
18 and now we only left the trees towards the  
19 backside of the property. So now there is --  
20 you can -- you have complete line of sight  
21 when you are leaving the cul-de-sac all the  
22 way out to the street so we kind of changed  
23 that so we couldn't use any other aspect of  
24 the property to do anything because of that,  
25 because we want to make sure that we always

Salem

1  
2 used to get -- the neighbors used to call the  
3 hedges are too high, you have to cut them  
4 because they can't see, they are a little bit  
5 nervous because you know, so we made sure we  
6 reorganized the whole landscape of the  
7 property to make it complete sight to  
8 Broadway.

9 MR. KATZ: Would you contemplate making  
10 a driveway onto north Copperbeeche Lane?

11 MR. SALEM: You mean from the back of  
12 the property? So the problem is that would be  
13 -- basically the driveway would take our whole  
14 backyard pretty much.

15 MR. KATZ: You need 14 feet of driveway  
16 to do this.

17 MR. SALEM: We would have to access  
18 through the back. You would be able to see.

19 MR. KATZ: Why access to the back? You  
20 use whatever you have and just cut across to  
21 north Copperbeeche Lane.

22 MS. WEINSTOCK: To pull out that way  
23 straight across.

24 MR. KATZ: A modified U. This would be  
25 a modified U.

1

Salem

2

MR. SALEM: The problem is when you make

3

-- for you to make that turn on that curb  
would be very, very, very tight.

4

5

MR. KATZ: Why?

6

MR. SALEM: Because you only have a  
certain amount of area for the grass.

7

8

MR. KATZ: Your circular driveway  
wouldn't be too tight.

9

10

MR. SALEM: Not at all. Not the way  
it's laid out. It's got plenty of space to go  
in and out.

11

12

13

MR. POMERANTZ: Just on the border as  
far as approval or not approval. Again, it's  
the requirements are 50 feet. You have --  
with the public property you have 40 feet so  
you are 10 feet shy but you are 80 feet in  
width. So for that additional width that you  
have, we can make it up for the depth. So I  
am inclined to think that we could approve it.  
I mean, as far as we are concerned. I make a  
motion to --

20

21

22

23

MR. KATZ: Motion made to accept the  
application by Mr. Salem.

24

25

MR. PRESTON: Second?

1 Rubin

2 MR. POMERANTZ: I second it.

3 MR. PRESTON: All in favor?

4 (Chorus of ayes.)

5 MR. PRESTON: None opposed.

6 MR. SALEM: Thank you. I appreciate the  
7 exception.

8 MR. FLAUM: Good evening, members of the  
9 Board, chair. I am here on behalf of the  
10 homeowner. Mr. Rubin unfortunately is not  
11 around to accompany me, but we have previously  
12 been in front of this Board for an alteration,  
13 addition to this house. It's now completed.  
14 I am sure if you drive by, you can see it.

15 Shmuel Flaum, applicant of record. I  
16 thought I said it before. So we are here on  
17 behalf of the homeowner tonight. Seeking a  
18 second curb cut for this property. This  
19 property is extremely unique --

20 MR. KATZ: What is your status?

21 MR. FLAUM: I am an architect. I  
22 designed the house that was just altered at  
23 this location. The house had been completed.  
24 And during the construction it came to the  
25 contractor and homeowner's knowledge that the

Rubin

1 existing curb cut which fronts the current  
2 garage at grade comes out at the intersection  
3 of Harborview East and Rock Hall Road and is  
4 extremely dangerous because the traffic comes  
5 down Rock Hall Road northeast as you are  
6 reversing out of the driveway. As such, the  
7 homeowner asked me to propose a second curb  
8 cut to allow them to pull in further away from  
9 the Rock Hall Road intersection and pull out  
10 facing. That way they can actually pull in,  
11 pull out in a safe manner. If you -- again,  
12 this intersection is not your typical  
13 90-degree intersection. It's at an oblique  
14 angle, and because it's Rock Hall Road, it's  
15 not as slow a speed limit as it is on the  
16 other village roads so people do come down  
17 that road very, very fast and pulling out was  
18 a very big problem or pulling in and out of  
19 that intersection by that road was very, very  
20 difficult for trucks doing deliveries and/or  
21 you know, just people navigating and not  
22 blocking that intersection because again, the  
23 curb cut is right at the corner. It's an  
24 existing condition. That's the way the house  
25



1

Rubin

2

was built and I guess that's the way the

3

driveway was originally approved, and as such,

4

we are just seeking to allow a safer way for

5

the homeowners to pull into the property and

6

then pull out. This way they are not

7

reversing into the oncoming traffic that comes

8

from Rock Hall Road.

9

MS. WEINSTOCK: Just to clarify, we are

10

talking about the 49.10 inches to the garage.

11

So they are 2 inches shy?

12

MR. FLAUM: Right. It's an existing

13

condition. They are pretty much at the 50

14

feet, and that's to the property line, not

15

including whatever village land that's beyond

16

that. So from that specific location.

17

MR. POMERANTZ: I think we are all fine

18

with that. Motion to approve?

19

MS. WEINSTOCK: Yes, I will second it.

20

MR. KATZ: You intend on building a

21

12-foot driveway?

22

MR. FLAUM: Again, it's meant to be so

23

that they can pull in and drop off. The main

24

driveway is the one that goes out, so the

25

intention is they are going to pull in and

1 Regency

2 then if they need to reverse into the garage.

3 MR. KATZ: I see that it gets wider  
4 towards the middle of the property.

5 MR. FLAUM: It gets wider to 14 feet, so  
6 they have a little more space to open the  
7 doors onto the driveway and they are getting  
8 out but that's only at that one area it gets  
9 wider.

10 MR. KATZ: You have 64 feet frontage.

11 MR. FLAUM: It's 64 frontage until the  
12 curb and there's another 14.6.

13 MR. KATZ: Okay. Fine.

14 MR. POMERANTZ: Okay. So fine. So we  
15 all approve. Unanimously.

16 MR. FLAUM: Thank you very much. Have a  
17 good evening.

18 MR. MARRA: We have one more case.

19 Unfortunately the person that was going to  
20 appear is no longer going to appear because  
21 they thought the meeting was going to be  
22 canceled and the person coming changed their  
23 plans and now they weren't available.

24 MR. POMERANTZ: This is just about the  
25 proposed canopy. The canopy is up; it's just

1

Regency

2

the signage going on the canopy?

3

MR. MARRA: I believe it's going to be a whole new canopy.

4

5

MS. WEINSTOCK: Do you want to explain

6

just for our information what happened with

7

that one? Was it not compliant?

8

(Discussion off the record.)

9

MR. POMERANTZ: 260 Central Avenue,

10

canopy in the front of the building, we

11

require additional information on the canopy

12

itself, on the structure of the canopy, and

13

the actual canopy, and we do have the

14

lettering on it, but we must have the

15

structure before we can approve it.

16

MR. PRESTON: Mr. Marra, will you notify the applicant?

17

18

MR. MARRA: Yes.

19

MR. PRESTON: Thank you.

20

MR. KATZ: Motion to adjourn.

21

MR. PRESTON: All in favor?

22

(Chorus of ayes.)

23

(Time noted: 8:12 p.m.)

24

25

1 Regency

2 C E R T I F I C A T E

3 STATE OF NEW YORK )

4 : ss.

5 COUNTY OF QUEENS )

6

7 I, YAFFA KAPLAN, a Notary Public

8 within and for the State of New York, do

9 hereby certify that the foregoing record of

10 proceedings is a full and correct

11 transcript of the stenographic notes taken

12 by me therein.

13 IN WITNESS WHEREOF, I have hereunto

14 set my hand this 28th day of May, 2023.

15

16

17

18   
YAFFA KAPLAN

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