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2
3 INCORPORATED VILLAGE OF LAWRENCE
4 BOARD OF BUILDING DESIGN MEETING
5 Held on Monday, July 17, 2023

6 At

7 VILLAGE OF LAWRENCE
8 196 Central Avenue
9 Lawrence, New York 11559

10 6:59 p.m.
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2 A P P E A R A N C E S:
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4 BARRY POMERANTZ, Chairperson

5 SHOSHANA WEINSTOCK, Member

6 NORMAN PINN, Member

7 BARBARA KUPFERSTEIN, Member

8 NICO MARRA, Building Department

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June

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2 MR. POMERANTZ: The Board of Building
3 Design meeting of July 17, 2023. The
4 representatives are Ms. Weinstock, Mr. Pinn,
5 and Mr. Pomerantz. We will take the order
6 starting with the June, 396 Central Avenue
7 building sign. Is there a representative
8 here? No? Okay. I think it's fine. Okay.
9 Everybody for it?

10 MS. WEINSTOCK: Yeah.

11 MR. POMERANTZ: Okay. So it's approved.
12 Okay.
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Bank of America

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2 MR. POMERANTZ: Next is the Bank of
3 America. Is there a representative? Come up,
4 please.

5 MS. MILLER: Margaret Miller. These are
6 material samples of the vinyl that's going to
7 overlay on acrylic.

8 MS. WEINSTOCK: They look fine. This is
9 more than we are used to. We usually don't
10 get the vinyl samples but thank you. Very in
11 line with the Bank of America logo.

12 MS. WEINSTOCK: Approved.

13 MR. PINN: Approved.

14 MR. POMERANTZ: Approved. Thank you.

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Congregation Shaarei Tefilla

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2 MR. POMERANTZ: Next on the agenda is
3 Congregation Shaarei Tefilla. Is there a
4 representative? No? Okay. It's to build a
5 six-foot fence, security fence which is under
6 the authorities of the Homeland Security,
7 approved by Homeland Security, and we have no
8 problems with that.

9 MS. WEINSTOCK: No, approved.

10 MR. PINN: Yes.

11 MS. KUPFERSTEIN: Approved.

12 MR. POMERANTZ: Unanimously approved.
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2 MR. POMERANTZ: The next property, 77
3 Margaret Avenue. Seeking a curb cut.

4 MR. FLAUM: Good evening, members of the
5 board. My name is Shmuel Flaum. I am here on
6 behalf of the owners, Mr. And Mrs. Leb, who
7 are residing currently at 77 Margaret Avenue
8 in Lawrence. They have previously been in
9 front of the Board for a variance regarding
10 doing some work to their house. They are
11 doing interior work. Now they are doing
12 exterior work. Part of the exterior work they
13 are looking to do is repave the driveway in
14 conjunction with doing steps up to the new
15 entry of the house. I have discussed this
16 many times and explained to them the
17 conditions that the Board typically has, but I
18 am still here presenting in front of you
19 specifically for their issue that they would
20 like to address.

21 Currently the only way to get in and out
22 of the property is through the concrete
23 driveway. The garage is all the way at the
24 back. They are not in the habit of reversing
25 out onto the street. It's dangerous. They

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2 can't really see well as they are reversing.
3 They are proposing doing a double curb cut so
4 they can pull in one way and out the other
5 without having to reverse onto the street.
6 There is 76 feet across the width of the
7 property, and there is a proposed curb cut
8 being proposed on the right side as far as
9 possible as we can get it and maintaining the
10 existing one to the driveway that goes down to
11 the garage.

12 Just to note there are two driveways
13 across the street that have a similar
14 condition. Two properties, 70 and 74
15 Margaret, both have a double curb cut and the
16 same shallow condition fronting those houses.
17 I just -- I think it's because -- you know,
18 it's similar in nature. I am not really sure
19 but in this specific instance we have the
20 house where it is. They didn't push the house
21 more forward than it currently was. They
22 bought the house as was and just needed to
23 rebuild the stairs. The stairs were in very
24 bad condition and basically by rebuilding the
25 stairs and pitching up the driveway, they will

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2 able to have a good descension down from the
3 front porch to the driveway itself.

4 I know the Board has specific dimension
5 requirements that they look for. Even though
6 the stairs to the front of the property itself
7 is 22 foot 5 and a half, we have an additional
8 9 feet approximately to the actual curb
9 itself. So you have 40 foot 6 from the
10 closest part of the house where you have the
11 curb from the front of the house, but you only
12 have 31 from the property line to the same
13 location. So it's about 9 more feet so you
14 almost have almost 31 and a half feet from one
15 point to the other.

16 That is basically the presentation. If
17 the homeowners want to speak in support of
18 their specific application, you are welcome
19 to.

20 MRS. LEB: I definitely want to. I
21 broke my humerus, so I definitely want to
22 speak. Because I can't drive, I can't do
23 anything anymore because mentally I am quite
24 young, and I was coming back from work and
25 there is one way basically up. I went up and

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2 I guess it was meant to be and I broke my
3 shoulder, and so I definitely want to try to
4 make life easier. I don't want to live in the
5 Regency. Nothing wrong with the Regency. I
6 want to stay in the house. We were in a house
7 in Kew Gardens Hills for many years, so I
8 honestly -- I don't want to ruin the
9 aesthetics of the neighborhood. It's a
10 beautiful neighborhood. I think we are only
11 improving the house actually from the way it
12 looked when we bought it but I do want to make
13 life easier if it's possible to avoid having
14 to go up and down because I still carry stuff
15 and I don't go online and do everything but I
16 think it would be very helpful.

17 MS. KUPFERSTEIN: What do you mean by
18 "up and down"?

19 MRS. LEB: Right. My steps right now
20 it's the back, and you have to -- you have to
21 go to the back of my house to go up a flight
22 of steps to get there. I always hope for the
23 best.

24 MS. WEINSTOCK: You are saying the
25 circular driveway you can raise the elevation?

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2 MRS. LEB: Yes. It's high anyway at
3 this point.

4 MS. KUPFERSTEIN: But you still have I
5 see like 7 steps.

6 MRS. LEB: As opposed to 10 or 11 on the
7 side.

8 MS. WEINSTOCK: The problem is a lot of
9 people have come to us with similar dimensions
10 and we say no because we don't want the front
11 of your house to be concrete. I just looked.
12 The neighbor across the street has a much
13 deeper property in the front, so they can
14 still have a big planting bed in the middle.

15 MRS. LEB: I like the greenery as well.
16 I don't want like Bukharian where they want it
17 to be all cement.

18 MS. WEINSTOCK: The problem is we set a
19 precedent already with so many who came to us
20 and asked for circular driveways with narrower
21 frontage and we said no. Because it's part of
22 the code, we are not allowed to say yes unless
23 there is a very explicit reason that we have
24 to say yes, like a very busy street like an
25 avenue and people as they back out. It's

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2 really dangerous to bikers.

3 MRS. LEB: But I have to tell you -- I
4 didn't know this when we bought it because we
5 didn't really do much research honestly. I
6 just wanted to be fairly close to my kids who
7 are in Cedarhurst so we can walk over, but I
8 have to tell you, I think I have to -- I hope
9 they put on the corner a light because they
10 think it's a racetrack. I should have bought
11 on a cul-de-sac where you can't race around.
12 I know when I drove -- I wasn't driving for
13 two months, but when I drove to work, I was
14 careful because --

15 MS. WEINSTOCK: So we do have a solution
16 that we propose to have a turnabout so you can
17 turn in one way and turn back out the other
18 way where you have let's say half of your
19 driveway. Then you would have a spot to go
20 back and then you can reverse and pull
21 forward, so that's the compromise that we have
22 offered to people.

23 MS. KUPFERSTEIN: Take a look on Muriel.
24 I know this was one of the cases that we
25 denied. What's the name?

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2 MR. POMERANTZ: The doctor with a P. On
3 Margaret Avenue. We allowed that as well. He
4 had the same problem, and we allowed him to
5 have a T. One question I have is the people
6 that you say are across the way who have a
7 circular driveway, do you know when that was
8 put in?

9 MS. WEINSTOCK: I just looked at it.
10 It's a much bigger property.

11 MR. FLAUM: Bigger width or bigger
12 length?

13 MRS. LEB: It's not bigger width in the
14 front.

15 MS. WEINSTOCK: It could be. There is
16 more than one. The one I am looking at --

17 MRS. LEB: You can see it live.

18 MR. FLAUM: You said something
19 interesting, Shoshana, if I can ask you a
20 question --

21 MS. WEINSTOCK: They have greenery and a
22 driveway and pretty significant, the one right
23 across from you. I am only looking at one
24 right across.

25 MR. FLAUM: There is also one to the

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2 left. 70 and 74 but Shoshana, can I ask you a
3 question? If the issue is greenery --

4 MS. WEINSTOCK: No, it's not greenery.

5 It's both the fact we have a number -- you are
6 far, far off from the number we have, so we
7 said no to many people and not to make the
8 whole --

9 MR. FLAUM: But what was the number?

10 MS. WEINSTOCK: You are at 20 -- this is
11 what we are allowed.

12 MR. FLAUM: You are talking about the
13 depth?

14 MS. WEINSTOCK: I am talking about the
15 depth.

16 MR. FLAUM: I think it's 38 you have.

17 MS. WEINSTOCK: You show to the stairs
18 22 foot 5.

19 MR. FLAUM: I know that. That's the
20 condition. I don't control that.

21 MR. POMERANTZ: And the requirements are
22 50, so it's not that.

23 MR. FLAUM: No, I know.

24 MS. WEINSTOCK: If you had 42, we will
25 say we will fudge it a little bit.

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2 MR. POMERANTZ: If we allow it, then
3 everybody will come to us and say well, look,
4 you allowed it over here, why can't I do it,
5 so unless there is really mitigating
6 circumstances like being off a corner where
7 cars turn off into it, we permitted it where
8 still we had to be closer.

9 MRS. LEB: We are literally two houses
10 from the corner.

11 MR. POMERANTZ: But it's not the corner.

12 MRS. LEB: The corner they are coming
13 down -- what's the name of the street?

14 MS. WEINSTOCK: Rock Hall Road?

15 MRS. LEB: No.

16 MR. POMERANTZ: With an M.

17 MRS. LEB: Marbridge. They are zooming
18 to -- I should have been in the middle of the
19 block. Then I wouldn't have -- it's like
20 nobody is looking just, you know.

21 MR. POMERANTZ: I would look into doing
22 the T. Dr. Preminger on your block.

23 MS. KUPFERSTEIN: That's on Muriel. It
24 seems to work well for them.

25 MR. POMERANTZ: We approved.

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2 MS. WEINSTOCK: It's just we set a
3 precedent already, and this is the code. Too
4 many people would say why did they get it, we
5 didn't get it. It's very hard to come in and
6 say one specific reason. One specific case.

7 MS. KUPFERSTEIN: Do you know if they
8 needed a variance for surface coverage for the
9 front yard?

10 MR. FLAUM: Did not. They changed the
11 zoning.

12 MS. KUPFERSTEIN: Right. And this was
13 by right. Okay.

14 MR. FLAUM: We have proposed 11 and
15 allowed is 11.41.

16 MS. WEINSTOCK: Another thing is with a
17 second curb cut, then you have one less
18 parking spot on the block.

19 MRS. LEB: You can't park on my block.

20 MS. WEINSTOCK: No parking at all?

21 MRS. LEB: No. There is no parking on
22 my block.

23 MR. POMERANTZ: Is there two-hour
24 parking on Margaret?

25 MRS. LEB: I don't know. It said no

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2 parking. I mean, when I leave --

3 MS. WEINSTOCK: I thought you could park
4 on Margaret.

5 MR. POMERANTZ: The whole village has
6 two-hour parking.

7 MRS. LEB: Oh, I didn't know that.

8 MS. WEINSTOCK: I mean, there is
9 probably not that many people parking on your
10 block in any case because there is nothing on
11 that block.

12 MR. POMERANTZ: I would look into the
13 T-turn which would permit you to come out
14 frontage --

15 MS. WEINSTOCK: You basically can pull
16 in forward, back out of your driveway, and
17 then pull in forward facing again.

18 MRS. LEB: I am just curious because I
19 am from Queens and I am not smart. Just tell
20 me, I clearly don't know. I thought our rules
21 are -- maybe I don't understand what
22 difference it would make. I know rules are
23 there for a reason, right? I have special ed
24 schools so I am aware of rules, but I also
25 know some rules are meant to be -- I don't

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Leb

2 want to say broken but maybe a little more
3 flexible. So I don't know what I am taking
4 away if you can't park on the street. I want
5 greenery, trust me, because my other house, I
6 had someone who took away all the greenery to
7 the right of me and to the left of me. It was
8 always like I felt like I am in a different
9 country, so I do like the greenery and I want
10 it to be nice not only for you but for myself
11 equally, so I guess I don't understand
12 especially now what difference it makes to the
13 Board.

14

MS. WEINSTOCK: It's just when the rules

15 were set, it came up -- they came up with a
16 number of 50 feet, and that's when you would
17 have enough greenery in the front and you can
18 still have the U. It's still covered and made
19 it. It's just you are so far from the amount
20 that's required. Again, if you were like --

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MRS. LEB: I know Kew Gardens Hills it

22 changed. It went from this to that to like
23 three quarters of, you know, whatever.

24

MS. WEINSTOCK: We keep trying to change

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it but like there are still some rules that

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2 haven't changed. Like now surface coverage
3 you are allowed to build bigger houses to
4 accommodate different communities and higher
5 houses. There are some things that just
6 haven't changed, and this is one of them.

7 MRS. LEB: Because I see people have
8 smaller lots than me building mansions, God
9 bless them, and I don't understand.

10 MS. WEINSTOCK: You are right.

11 MRS. LEB: So it seems like a little
12 inequitable.

13 MS. WEINSTOCK: I can't disagree with
14 you. There are some things that are changing.

15 MRS. LEB: Some look like libraries so I
16 don't know if it's a home or institution, but
17 clearly mine is a home and I guess I am being
18 more of a proponent because at this point I am
19 trying to make life as easy as I can for
20 myself, so I can eventually drive again, get
21 in, get out, and go back to work.

22 MR. POMERANTZ: Once we set that and
23 once you have done it, then somebody else
24 comes and said well, you allowed it there, why
25 can't I get it. What answer would you give to

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them?

MRS. LEB: I think you would listen to each -- you seem like a very reasonable board. I would listen to each case individually and make it depending on what the needs are for that person.

MR. POMERANTZ: And what we have done is in the past we have taken the circumstances where a home is wider than the requirement, we allow them to use less depth, so we have done that. We have also on -- under mitigating circumstances that we pointed out if you are a corner house and the cars come right around the corner and you can't see them, we have allowed that as well, but otherwise if we do it, it's going to set a standard for everybody in the community, and then every home is going to have circular driveways.

MS. WEINSTOCK: You can keep up with the codes. If anything ever changes, you are welcome to do it at that point, so it's just -- it hasn't changed yet so it's just hard for us, it wouldn't be right for us to say yes for this case. It's too far from where it needs

Leb

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2 to be. But this will help you from a safety
3 perspective if you do the T. You won't have
4 to back out blind.

5 MR. FLAUM: What's the rules for the T?

6 MS. WEINSTOCK: I think it's just
7 surface coverage. Do you have to know?

8 MR. FLAUM: I was just asking.

9 MR. MARRA: I believe so.

10 MS. KUPFERSTEIN: Even if they meet 50
11 if they chose to use the space, which is a
12 proposed addition of the porch.

13 MR. POMERANTZ: It's already there. The
14 stairs are there already.

15 MS. KUPFERSTEIN: So if we chose to come
16 down this way and move the back --

17 MR. POMERANTZ: -- they gain 8, 9 feet.

18 MR. FLAUM: The stairs are already built

19 so --

20 MS. KUPFERSTEIN: Looking for ways to
21 like, you know.

22 MS. KUPFERSTEIN: This is paving?

23 MR. FLAUM: Which?

24 MS. KUPFERSTEIN: Where the AC
25 compressors -- where the AC equipment is. You

Leb

can make the K-turn here.

MR. MARRA: Shall we vote?

MR. PINN: No.

MR. POMERANTZ: No.

MS. KUPFERSTEIN: No.

MS. WEINSTOCK: No.

MR. POMERANTZ: All right. No, it's unanimous that we will not permit the depth for a circular driveway. We tried our best.

If it does happen, Mr. Flaum is here regularly, so he will know if we approve anybody else's and I promise if we approve anybody else's like that, we will come back to you and say you could do it.

MR. FLAUM: Thank you. Have a good evening.

Jungreis

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2 MR. POMERANTZ: Now we have three new
3 homes. We will start with Jungreis. 600
4 Chauncey.

5 MR. ROTHSCHILD: Joe Rothschild, RMA,
6 representing on behalf of the Jungreis
7 residents. This is a new build, new
8 construction. They are looking to do, in
9 terms of the exterior, a combination of the
10 white shingle, white painted shingle and a
11 white painted brick on the front facade.

12 There are some limestone highlighting, accents
13 throughout the entire house, some coping you
14 see up on the roof. The entryway potentially
15 will be a limestone. But again, as true to
16 the rendering in terms of the aesthetic. The
17 roof line is potentially a metal, likely going
18 to be a standing seam aluminum. It could
19 potentially go into the zinc family, but for
20 cost I don't think they are going to do that.
21 I think they are going to stick with a
22 standard aluminum. Dark gray to match the
23 windows.

24 Windows are going to be aluminum, a dark
25 gray as well, and around the sides which you

Jungreis

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2 will see it's basically a combination between
3 just swapping up really for costs because
4 shingles are significantly less than painted
5 brick. There are going to be some pockets for
6 shingles to match the brick but painted true
7 cedar shingles.

8 MR. POMERANTZ: Where are the gutters
9 and leaders?

10 MR. ROTHSCHILD: The gutters and leaders
11 are up top. They are square aluminum black if
12 you look at the rendering. It shows it
13 mounted to the facial.

14 MS. WEINSTOCK: Very pretty.

15 MS. KUPFERSTEIN: This is really not a
16 decisive but just out of curiosity, all the
17 chimneys --

18 MR. ROTHSCHILD: Believe it or not, the
19 house is extremely wide, and we do it a lot in
20 terms of just to give some verticality. You
21 will see if I eliminated them, then we call it
22 a seven-layer cake. You have one, two, three.

23 MS. KUPFERSTEIN: Aesthetically they
24 don't bother me. It's for style meaning
25 the --

Jungreis

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2 MR. ROTHSCHILD: Yes.

3 MS. KUPFERSTEIN: That's really what I
4 was -- aesthetically they are fine.

5 MR. ROTHSCHILD: They give it quality,
6 and again it's common theme between the
7 Georgian Tudor family which is what this house
8 reflects. Some of the detailing of a more
9 contemporary -- it's like industrial meets
10 residential in the Tudor family, but some of
11 the detailing where you have the banding and
12 the partition where they penetrate the roof
13 line. They kind of divide it vertically into
14 three separate sections, which is symmetrical
15 and center, and the left is the secondary
16 element which is lower roof line right beside
17 the staircase that really is secondary and
18 it's lower even though there is a bedroom up
19 there and then --

20 MS. KUPFERSTEIN: It spells out the
21 hierarchy of the volume and that's nice for
22 the eye.

23 MR. ROTHSCHILD: It's soft. It's not so
24 severe because the width of the house and plan
25 is very wide, but it does set back the main

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Jungreis

2 portion of the house. Like if you put a tree,
3 simply planted a tree, some Hornbeam or
4 something that has height and some kind of
5 volume, you could really cut off the house
6 from right before the stair tower. That's
7 really the farthest point, and something like
8 that would really fool the eye and make the
9 house feel a lot smaller, a single tree and a
10 small tree, but architecturally we are trying
11 to achieve that as well, just to soften such a
12 large house.

13 MS. WEINSTOCK: It's really nice.

14 MR. POMERANTZ: Okay.

15 MR. MARRA: Shall we vote? All in
16 favor?

17 MS. WEINSTOCK: Yes, I am good.

18 MR. POMERANTZ: Fine.

19 MS. KUPFERSTEIN: I am good.

20 MR. POMERANTZ: Unanimously approved.

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Fishman

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2 MR. POMERANTZ: Fishman.

3 MR. ROTHSCHILD: Whole different look.

4 This is much more of an obviously contemporary
5 urbanized home where it's a balance honestly
6 between the iterations behind this were back
7 and forth between the Board, the BZA. This is
8 a home in Harborview. So Harborview is
9 gaining a little bit more attraction. It's
10 not a beach community by any means. It's not
11 Atlantic Beach or Long Beach. But they were
12 very into this urbanized setting. They want a
13 very modern home, and the client wanted a full
14 flat roof.

15 As you know by code -- previous
16 applicant mentioned something about a Shul or
17 it looks like some kind of institution, so
18 there are ways to do a true modern home, but
19 this home actually has characteristics of just
20 the ins and outs. As I mentioned, we have
21 natural cedar planks as you see throughout.
22 It consists of mostly actually super smooth
23 limestone finish stucco, which is seen in, you
24 know, classic California or even Floridian
25 homes, but then we are bringing in some

Fishman

1 materials like even a natural stone along a
2 chimney that's going to kind of break up.

3 It's hard to really see the difference, but
4 it's going to be the texture between the
5 stucco and smooth stone will give that effect.
6

7 The house is also in the flood zone, so
8 we tiered the landscaping not to feel it's
9 towering up. It's 5 and a half feet, 5.6, 5.8
10

11 so we tiered the front landscaping. We
12 created almost it's an oasis. It's a walkway
13 which is not in line of the house. It's more
14 of an experience now. Otherwise you would
15 have a dead front yard, so kind of the grass
16 is a simple form of a flowy wild landscape.

17 It gives it a meadowy so to speak and the
18 house really is -- again, there is a lot of
19 glass there, but it's strategically placed so
20 to speak where it's not an all-glass house.

21 You see more material than glass but from the
22 inside.

23 MS. WEINSTOCK: I saw there wasn't so
24 much glass.

25 MR. ROTHSCHILD: You can see the
rendering again.

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Fishman

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MS. KUPFERSTEIN: Are these louvers?

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MR. ROTHSCHILD: On the second floor

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there's black aluminum louvers. Fixed

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louvers. They are not retractable. They may

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slide from left to right. We were toying with

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the idea of potentially closing off one of the

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windows, but right now it's a fixed louver.

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MS. KUPFERSTEIN: The center, there are
10 windows behind it.

11 MR. ROTHSCHILD: But we don't need them

12 for egress. They are not operable. So again,

13 these louvers don't change. They may make

14 hardware -- they can essentially go on 45 or

15 completely close, but right now we are just

16 leaving them as fixed louvers.

17 MS. KUPFERSTEIN: And they are wood

18 also?

19 MR. ROTHSCHILD: Wooded cedar. Fixed

20 cedar slats.

21 MS. KUPFERSTEIN: Usually you would do

22 it for like brise-soleil.

23 MR. ROTHSCHILD: But the louver

24 itself --

25 MS. KUPFERSTEIN: The two sides, it's

Fishman

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2 just behind wall.

3 MR. ROTHSCHILD: Yes. They are solely
4 just a horizontal element. Again, the house
5 is coming up out of the ground. We are trying
6 to widen it again. The original which got
7 declined -- I can pull the rendering, I am
8 sure I can find it. We had a massive wing
9 wall to the right. I am sure I can find the
10 original design. You would appreciate it, but
11 it got unfortunately declined by the Board.
12 Because it's a gray area and other neighbors
13 -- so the original design actually because of
14 what was going on with the neighborhood with
15 overhangs specifically and wing walls, it was
16 a gray area. Without saying names but this
17 was actually -- we had a connection, detached
18 garage, same materials and everything, but we
19 had a wing wall which served nothing but it
20 was actually a gateway to the garden. There
21 was a garden at the side entrance here, but it
22 was -- I mean, it's beautiful but this was the
23 original design.

24 MR. POMERANTZ: The garage was attached
25 as before?

Fishman

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2 MR. ROTHSCHILD: Attached visually. A
3 2-foot banding. Nothing in terms of habitable
4 space.

5 MR. POMERANTZ: One-car garage or
6 two-car?

7 MR. ROTHSCHILD: Single car but it looks
8 wider.

9 MS. KUPFERSTEIN: It seems like it's
10 two-dimensional.

11 MR. ROTHSCHILD: So I will tell you
12 what's interesting is the wing wall goes 2
13 feet back just for balance, and then the
14 garden goes out. It's a regular -- you see
15 that little line right there. So then it
16 steps back.

17 MS. WEINSTOCK: It's a wide property.

18 MR. ROTHSCHILD: It's on a corner.
19 Lawrence and Harborview North.

20 MS. KUPFERSTEIN: So on Lawrence is the
21 entrance.

22 MR. POMERANTZ: Okay. Ready to vote?

23 MS. WEINSTOCK: Yes. Cool. I am good.

24 MS. KUPFERSTEIN: Beautiful.

25 MR. POMERANTZ: Unanimously approved.

Klein

1
2 MR. ROTHSCHILD: Last one is the
3 simplest of all of them. It's a simple stucco
4 stone combination of -- inspired by French
5 Normandy architecture. Very, very simple. We
6 have the dark gray window. We have a typical
7 dark gray standard shingle roof as seen in the
8 rendering. The stone is potentially as per
9 the rendering, it's a Fond du Lac is the exact
10 stone. It's from Wisconsin. A tumbled
11 natural veneer. And we have some AZEK trim I
12 see here painted to match the windows as well
13 MS. WEINSTOCK: I have a little bit of a
14 hard time with the roof windows.

15 MR. ROTHSCHILD: The dormer? The way
16 they are placed?

17 MS. WEINSTOCK: Yes.

18 MR. ROTHSCHILD: You want to add or
19 remove some of them?

20 MS. WEINSTOCK: I want them to look
21 symmetrical.

22 MR. ROTHSCHILD: The house is not
23 symmetrical at all. I am not opposed to
24 removing the one on the right and keeping the
25 two on the left.

1

Klein

2

MS. WEINSTOCK: I think that would

3

probably be much better.

4

MR. ROTHSCHILD: Full disclosure, this

5

is Yossi Davidson's in-laws. He is not here.

6

He is on the Board.

7

MS. WEINSTOCK: Do you need it on the

8

inside for any reason?

9

MR. ROTHSCHILD: No. It's decorative.

10

MS. WEINSTOCK: I think we are seeing it

11

on an angle.

12

MR. ROTHSCHILD: Look at the 2-D

13

drawing.

14

MR. POMERANTZ: The frame is already up

15

by the way.

16

MR. ROTHSCHILD: Yes but not --

17

MS. WEINSTOCK: For the windows?

18

MR. ROTHSCHILD: No. The house.

19

MS. KUPFERSTEIN: The only place the

20

stone is is in the center?

21

MR. ROTHSCHILD: So again for cost, but

22

it will be the same stone, but they may put it

23

on the right and left on the garage. I am

24

pushing for it, but as of right now for cost

25

they just want it around the very, very

1 Klein

2 bottom. If you look close, you will see.

3 MS. WEINSTOCK: Is there a limestone
4 band across the center of the house?

5 MR. ROTHSCHILD: It's stucco.

6 MS. KUPFERSTEIN: There are some
7 discrepancies between the elevations and the
8 rendering. I am wondering which one governs.
9 Like, for example, on this one, there is like
10 a horizontal element up here. So you are
11 talking as opposed to just --

12 MR. ROTHSCHILD: I agree with you. I
13 think it could be a mistake in the rendering.
14 I think it should be stone all the way up.

15 MS. KUPFERSTEIN: And the door, let's
16 talk about the front door. Which is it?

17 MR. ROTHSCHILD: So that hasn't honestly
18 been selected yet. So again, the rendering --
19 it's a recent thing they require renderings.
20 We always do renderings for our clients, so
21 this is something that was more put together
22 more recently, but again some of these items
23 are still being fine-tuned even just modern
24 trim detail.

25 MS. WEINSTOCK: Are they going with more

1

Klein

2 streamlined or traditional because they could
3 not be more different?

4 MR. ROTHSCHILD: Likely going to be more
5 traditional.

6 MS. WEINSTOCK: I actually like the
7 traditional better in this house.

8 MS. KUPFERSTEIN: This rendering seems
9 more --

10 MS. WEINSTOCK: Bare bones.

11 MR. ROTHSCHILD: I would be first to
12 tell you that it's more for the massing to
13 show the materials of the massing as opposed
14 to a completed rendering. I would look to the
15 plans and just reference the stone. The only
16 difference I would say likely is the stone
17 potentially, and I am going to really push for
18 that for the aesthetic to do the garage on the
19 bottom.

20 MS. WEINSTOCK: That would make such a
21 huge difference.

22 MR. ROTHSCHILD: Wisconsin. By all
23 means, definitely it's much stone, and that
24 stone specifically throughout the house is
25 going to be pushed for, no question.

1

Klein

2

MS. KUPFERSTEIN: Here it looks like it

3

has a roof whereas in the rendering it looks

4

like -- I mean the elevation.

5

MR. ROTHSCHILD: There is an eyebrow

6

going through. It's hard to see from the trim

7

like the horizontal line.

8

MS. KUPFERSTEIN: It goes through the

9

roof, but you see here there is another

10

element here.

11

MS. WEINSTOCK: But I think that's just

12

the rendering.

13

MS. KUPFERSTEIN: Okay. So I would

14

approve it as this, as per the elevation.

15

MR. PINN: Without the window here on

16

the top?

17

MR. ROTHSCHILD: You want to remove the

18

window, the dormer?

19

MS. KUPFERSTEIN: Oh, that dormer? I am

20

neutral on it.

21

MS. WEINSTOCK: If you don't need it, I

22

would say take it off.

23

MR. ROTHSCHILD: Save them a couple of

24

dollars.

25

MS. WEINSTOCK: It doesn't look as bad.

1

Klein

2 The rendering threw me. In the elevation it's
3 not nearly as bad.

4 MS. KUPFERSTEIN: I don't think you are
5 going to experience the building the way this
6 is making you think you will.

7 MS. WEINSTOCK: I think this is just
8 more charming.

9 MS. KUPFERSTEIN: Even the proportions
10 look different here.

11 MR. ROTHSCHILD: It's the angle. It's
12 for sure the angle. Again, this is really
13 done quick enough to show for the hearing. I
14 mean, the other renderings speak fine versus
15 this, but it gives you the impression. It's
16 more for the material. The renderings have
17 become recently required by BBD for materials
18 to show what's what, so that's why we are
19 putting it together. But I agree with you.
20 The plan looks nicer than the rendering. I
21 do.

22 MS. KUPFERSTEIN: They are all
23 beautiful.

24 MR. ROTHSCHILD: Thank you.

25 MR. MARRA: I am going to stamp the plan

Klein

1
2 instead.

3 MS. KUPFERSTEIN: Does this need any
4 variances?

5 MR. ROTHSCHILD: This is a variance
6 because Ventena Court is a private
7 right-of-way with a setback. The property
8 line is 25 feet wide. Ten feet of it belongs
9 to them.

10 MR. POMERANTZ: Okay? We are okay.

11 MS. WEINSTOCK: Yes.

12 MR. POMERANTZ: Approved. Unanimous.

13 MR. ROTHSCHILD: Thank you. Have a good
14 night.

15 MR. POMERANTZ: We are adjourned.

16 (Time noted: 7:41 p.m.)
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23
24
25

1 Klein

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 26th day of July, 2023.

15

16

17

18 _____
YAFFA KAPLAN

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