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Catering by MC - 4/7/2021  
INCORPORATED VILLAGE OF LAWRENCE  
BOARD OF APPEALS

Lawrence Country Club  
101 Causeway  
Lawrence, New York

April 7, 2021  
7:36 p.m.

APPLICATION: CATERING BY MC  
292 Central Avenue  
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON  
Chairman

MR. EDWARD GOTTLIEB  
Member

MR. DANIEL HILLER  
Member

MR. AARON FELDER  
Member

MR. ELLIOTT MOSKOWITZ  
Member

MR. ANDREW K. PRESTON, ESQ.  
Village Attorney

MR. JACOB PLAUT  
Building Department

MR. GERRY CASTRO  
Building Department

MR. DANIEL VACCHIO  
Building Department

Yaffa Kaplan  
Court Reporter

1 Catering by MC - 4/7/2021

2 CHAIRMAN KEILSON: Good evening, ladies 19:34  
3 and gentlemen. Welcome to the Lawrence Board 19:35  
4 of Zoning Appeals. Please turn off 19:35  
5 cellphones. If you need to have any 19:35  
6 conversation, please take it into the hall. 19:35  
7 And we have proof of posting, Mr. Vacchio? 19:36

8 MR. VACCHIO: Mr. Chairman, I offer 19:36  
9 proof of posting and publication. 19:36

10 CHAIRMAN KEILSON: Very good. Thank you 19:36  
11 so much. Okay. First matter tonight is 19:36  
12 Catering by MC, 292 Central Avenue. They or 19:36  
13 their representative, please step forward. 19:36

14 MR. GARFINKEL: Good evening. My name 19:36  
15 is Louis Garfinkel, architect. I am here on 19:36  
16 behalf of my client. 19:36

17 CHAIRMAN KEILSON: Address? 19:36

18 MR. GARFINKEL: 2919 Avenue J, Brooklyn, 19:36  
19 New York 11210. My office. 19:36

20 CHAIRMAN KEILSON: Welcome. 19:36

21 MR. GARFINKEL: Thank you. All right. 19:36  
22 So I am here on behalf of my client. They are 19:36  
23 proposing the restaurant Very Juice 3, LLC. 19:36  
24 The proprietor is here too. It's on the 19:36  
25 corner of Central and Rockaway Turnpike. 19:36

1 Catering by MC - 4/7/2021

2 So the variance that we are seeking is 19:37  
3 for parking. Currently, there is no parking 19:37  
4 other than public parking, and you know, 19:37  
5 municipal parking in the back. The 19:37  
6 requirement is to have 26. They were 19:37  
7 previously granted -- the previous store that 19:37  
8 was there a few years ago was granted seven 19:37  
9 parking spaces. I think the variance, due to 19:37  
10 the new use and the amount of people, the 19:37  
11 restaurant, we need 26 spaces. 19:37

12 CHAIRMAN KEILSON: Can you tell us more 19:37  
13 about the restaurant? 19:37

14 MR. GARFINKEL: It's a vegan restaurant. 19:37  
15 Nondairy, no meat. Soups. It's grab-and-go. 19:37  
16 A lot of grab-and-go. There is seating. 19:37

17 CHAIRMAN KEILSON: How much seating is 19:37  
18 there? 19:37

19 MR. GARFINKEL: We put in for 46, but the 19:37  
20 calculations come up to 65 or -- hold on. I 19:37  
21 will tell you. With the square foot it's 67. 19:38

22 MEMBER GOTTLIEB: Does that include the 19:38  
23 outdoor seating? 19:38

24 MR. GARFINKEL: The outdoor is about ten 19:38  
25 more. 19:38

1                   Catering by MC - 4/7/2021

2                   CHAIRMAN KEILSON:   So there is no                   19:38

3                   outdoor seating?                   19:38

4                   MR. GARFINKEL:   We are proposing outdoor                   19:38

5                   seating.                   19:38

6                   CHAIRMAN KEILSON:   Hold on one second.                   19:38

7                   Building Department, is there outdoor seating?                   19:38

8                   MR. VACCHIO:   Not part of this                   19:38

9                   application.                   19:38

10                  MEMBER GOTTLIEB:   It's just shown in the                   19:38

11                  proposed but it's not included?                   19:38

12                  MR. VACCHIO:   The numbers are strictly                   19:38

13                  for indoors.                   19:38

14                  CHAIRMAN KEILSON:   Outdoor seating is                   19:38

15                  negated because they can't have it or --                   19:38

16                  MR. VACCHIO:   We don't allow it.                   19:38

17                  CHAIRMAN KEILSON:   Good reason.                   19:38

18                  MR. CASTRO:   We requested that it be                   19:38

19                  separated in the application.                   19:38

20                  CHAIRMAN KEILSON:   Okay.   So that which                   19:38

21                  is before us tonight --                   19:38

22                  MEMBER FELDER:   We don't allow outdoor                   19:38

23                  seating at all?                   19:38

24                  MR. CASTRO:   Our statute prohibits                   19:38

25                  outdoor dining.                   19:38



1 Catering by MC - 4/7/2021

2 MEMBER FELDER: How do all the other 19:38  
3 restaurants do it? 19:38

4 MR. CASTRO: Well, some of it may have 19:39  
5 been a special request a number of years ago, 19:39  
6 and for COVID rules in general were a little 19:39  
7 different. The guidelines -- 19:39

8 MEMBER FELDER: Because the restaurant 19:39  
9 across the street has outdoor seating. 19:39

10 MEMBER MOSKOWITZ: And down the block. 19:39

11 MR. CASTRO: Well, across the street, 19:39  
12 that's on his private property. May not look 19:39  
13 like it but they own that area. They own a 19:39  
14 portion. 19:39

15 MEMBER FELDER: It's a matter of 19:39  
16 ownership, not a matter of mandate? 19:39

17 MR. CASTRO: One would be on private 19:39  
18 property. This would be on public property. 19:39

19 MEMBER MOSKOWITZ: What about Coffee 19:39  
20 Bar? 19:39

21 MR. CASTRO: They own that too. 19:39

22 MEMBER GOTTLIEB: So -- 19:39

23 CHAIRMAN KEILSON: Six-day-a-week 19:39  
24 restaurant? 19:39

25 MR. VACCHIO: Yes. 19:39

1                   Catering by MC - 4/7/2021

2                   CHAIRMAN KEILSON: Not for Saturday                   19:39

3                   nights?                   19:39

4                   MS. AARONOFF: Mindel Chaya Aranoff. I                   19:39

5                   am going to be the owner of Very Juice. No                   19:39

6                   Saturday night.                   19:40

7                   CHAIRMAN KEILSON: Do you have other                   19:40

8                   stores like this?                   19:40

9                   MS. ARANOFF: No. I have a catering                   19:40

10                  company.                   19:40

11                  CHAIRMAN KEILSON: So this is the first                   19:40

12                  venture in terms of the retail establishment?                   19:40

13                  MS. ARANOFF: Yes.                   19:40

14                  CHAIRMAN KEILSON: Good luck.                   19:40

15                  MEMBER FELDER: Can you make it a                   19:40

16                  drive-through?                   19:40

17                  MEMBER MOSKOWITZ: This is a healthy                   19:40

18                  eating model; is that right?                   19:40

19                  MR. GARFINKEL: Definitely.                   19:40

20                  MEMBER MOSKOWITZ: Is it reasonable to                   19:40

21                  expect that the number of patrons of the                   19:40

22                  restaurant would probably walk there as                   19:40

23                  opposed to every person driving there?                   19:40

24                  MR. GARFINKEL: I would say people on                   19:40

25                  Central Avenue anyway would be stopping by                   19:40

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2 grab-and-go. So just to go drive there there 19:40

3 might be but I don't think -- 19:40

4 MEMBER MOSKOWITZ: Thank you. 19:40

5 MEMBER GOTTLIEB: I think we know it's 19:41

6 very tight parking. There is no parking in 19:41

7 front, on the side, or virtually in the rear. 19:41

8 So it's a very tight parking situation, but 19:41

9 the store is there. 19:41

10 MR. GARFINKEL: Exactly. 19:41

11 MEMBER FELDER: There was a store there 19:41

12 before also. So it was a supermarket. 19:41

13 MEMBER HILLER: There was no seating. 19:41

14 MEMBER GOTTLIEB: Got it. Didn't have 19:41

15 seating. 19:41

16 MEMBER FELDER: There was no seating but 19:41

17 the volume -- 19:41

18 MEMBER HILLER: Also, of course, across 19:41

19 the street there is additional parking. 19:41

20 CHAIRMAN KEILSON: The municipal parking 19:41

21 he is speaking of across the street. 19:41

22 MR. GARFINKEL: You also have behind 19:41

23 Supersol. 19:41

24 CHAIRMAN KEILSON: But the analysis, we 19:41

25 are only speaking -- in these types of 19:41

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2 situations, those who make these presentations 19:41  
3 also provide a traffic study. We understood 19:41  
4 time is somewhat of the essence. You do want 19:41  
5 to get set up and we do have traffic studies 19:41  
6 for the parking lot which we sometimes accept, 19:41  
7 sometimes we challenge. 19:42

8 MEMBER GOTTLIEB: Mr. Chairman, we tend 19:42  
9 to not really believe them anyway. 19:42

10 CHAIRMAN KEILSON: We have healthy 19:42  
11 skepticism about the traffic studies. Since 19:42  
12 we all live here and have a very clear 19:42  
13 understanding of the saturation point of that 19:42  
14 parking lot in particular, there is parking 19:42  
15 behind Amazing Savings which is somewhat 19:42  
16 underutilized but I think also what's 19:42  
17 compelling, at least to me personally, is the 19:42  
18 fact that the retail area of the Five Towns, 19:42  
19 Lawrence, Cedarhurst, the fact that there is 19:42  
20 an empty store at a premium location is not a 19:42  
21 healthy situation for the community in 19:42  
22 general. So I think we are going to be a 19:42  
23 little more sympathetic in light of that fact. 19:42  
24 I think that would play a role in our 19:42  
25 consideration. Any other questions of the 19:42

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2 Board? 19:42

3 MEMBER GOTTLIEB: Is there any plan for 19:42  
4 refurbishing the facade, whether it be paint 19:42  
5 or something to make it a little more 19:42  
6 attractive, or are you just working on the 19:43  
7 interior? 19:43

8 MR. GARFINKEL: We will be working on 19:43  
9 the facade. I don't know the extent. Sure 19:43  
10 the showcase will be changed. I don't know if 19:43  
11 we are going to do the rest down Rockaway 19:43  
12 Turnpike that -- you know, the whole wall 19:43  
13 there, I don't know. 19:43

14 MS. ARANOFF: I would like to -- my plan 19:43  
15 was to have large windows, and then that this 19:43  
16 way we can open up the windows and we can have 19:43  
17 a little bit of an outdoor seating, but I 19:43  
18 don't know if an outdoor seating was going to 19:43  
19 be -- you know, as you said I don't know if 19:43  
20 outdoor seating is approved. So -- 19:43

21 MEMBER GOTTLIEB: You know as a fact 19:43  
22 that it's not approved. So we shouldn't be 19:43  
23 ambiguous. 19:43

24 MS. ARANOFF: Okay. 19:43

25 MEMBER GOTTLIEB: I just want to be 19:43

1 Catering by MC - 4/7/2021

2 clear. 19:43

3 MS. ARANOFF: I don't think it makes 19:43  
4 sense for me to do my whole window project. I 19:43  
5 am putting in large windows all around the 19:43  
6 store that open up as doors. I might do it 19:43  
7 anyway so they can still have the feeling of 19:44  
8 outdoor/indoor so -- 19:44

9 MEMBER MOSKOWITZ: And obviously we are 19:44  
10 not I think going to be sitting in here in 19:44  
11 judgment of the question of whether or not 19:44  
12 COVID regulations change what is permitted and 19:44  
13 what's not permitted, so I would urge you to 19:44  
14 look into that and maybe it's okay. Look into 19:44  
15 that issue. 19:44

16 CHAIRMAN KEILSON: Any other questions 19:44  
17 from the Board? Anyone in the audience want 19:44  
18 to ask any questions? I guess not. Okay. So 19:44  
19 we would like to go move to a vote. Taking 19:44  
20 into consideration the benefit to the 19:44  
21 applicant as opposed to any detriment to the 19:44  
22 community, and again taking into consideration 19:44  
23 the fact that we would like that store to be 19:44  
24 occupied. We believe that the -- I mean, I 19:44  
25 hope you have a lot of traffic but I hope it 19:44

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2 won't be as intense as it might be for that 19:45  
3 type of location. I know we had an increase 19:45  
4 of emergent care which was detrimental in 19:45  
5 traffic control, so I would turn to the Board 19:45  
6 in terms of the vote. Mr. Moskowitz. 19:45

7 MEMBER MOSKOWITZ: I am for and I note 19:45  
8 as well for the record that the applicant has 19:45  
9 a sterling reputation. I know that firsthand 19:45  
10 so I am for. 19:45

11 CHAIRMAN KEILSON: What in particular do 19:45  
12 you recommend? 19:45

13 MEMBER MOSKOWITZ: Everything. 19:45

14 CHAIRMAN KEILSON: Mr. Gottlieb? 19:45

15 MEMBER GOTTLIEB: Based upon my 19:45  
16 colleague's recommendation on the quality of 19:45  
17 what we can expect, I am very in favor of the 19:45  
18 application. 19:45

19 CHAIRMAN KEILSON: Mr. Hiller? 19:45

20 MEMBER HILLER: In spite of what my 19:45  
21 colleagues have said, I am for. 19:45

22 CHAIRMAN KEILSON: Mr. Felder, are you 19:45  
23 interested in healthy food? 19:45

24 MEMBER FELDER: I am but I am a big fan 19:45  
25 because I just spent Pesach in Orlando in 19:45

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2 Encore. So you are welcome here. I am for. 19:45

3 CHAIRMAN KEILSON: I am for as well. 19:46

4 MR. CASTRO: Now that the Board has 19:46

5 approved it, I just want to make mention to 19:46

6 that particular part of the store extends the 19:46

7 furthest in the back of the parking lot, and 19:46

8 that is -- I think the store is on the 19:46

9 property line, so as far as traffic goes, I 19:46

10 mean, you have to pay special attention to not 19:46

11 encroach your garbage bins into that area 19:46

12 because it can become a problem to really keep 19:46

13 that area open and clean. 19:46

14 MEMBER GOTTLIEB: Can they take 19:46

15 deliveries there without blocking traffic? 19:46

16 MR. CASTRO: Not at that particular 19:46

17 point. There is a loading zone on Central 19:46

18 Avenue, and you can load just beyond that in 19:46

19 the rear of the store. There is room to do 19:46

20 that. 19:46

21 MR. PLAUT: Do we have a timeline and 19:46

22 BBD? 19:46

23 MR. VACCHIO: I am going to go with BBD. 19:46

24 CHAIRMAN KEILSON: Really? 19:46

25 MR. VACCHIO: With the aesthetics in the 19:47



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2 front, depending on what you are doing the 19:47  
3 glass windows, we have to show it to the 19:47  
4 board. 19:47

5 CHAIRMAN KEILSON: Just don't hold it 19:47  
6 up. 19:47

7 MR. VACCHIO: No, at at all. 19:47

8 CHAIRMAN KEILSON: We give them 19:47  
9 officially one year, but I am sure they will 19:47  
10 be in long before that. 19:47

11 MEMBER MOSKOWITZ: Are you going to be 19:47  
12 doing any cooking on premises? 19:47

13 MS. ARANOFF: Yes. 19:47

14 MEMBER GOTTLIEB: They might need more 19:47  
15 time for the fire alarm and sprinklers. So we 19:47  
16 should give them four years? They only come 19:47  
17 once a month so if you miss the date -- 19:47

18 MR. CASTRO: I hope you didn't scare 19:47  
19 her. 19:47

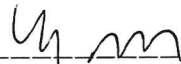
20 CHAIRMAN KEILSON: Thank you. 19:47

21 (Whereupon the hearing concluded at 7:47  
22 p.m.)

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

25

  
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YAFFA KAPLAN  
Court Reporter

Oakley - 4/7/2021

INCORPORATED VILLAGE OF LAWRENCE  
BOARD OF APPEALS

Lawrence Country Club  
101 Causeway  
Lawrence, New York

April 7, 2021  
7:47 p.m.

APPLICATION: OAKLEY  
1 Daniel Cox Road  
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON  
Chairman

MR. EDWARD GOTTLIEB  
Member

MR. DANIEL HILLER  
Member

MR. AARON FELDER  
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MR. DANIEL VACCHIO  
Building Department

Yaffa Kaplan  
Court Reporter

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2 CHAIRMAN KEILSON: Next matter is that 19:47  
3 of Oakley. One Daniel Cox Road. 19:47

4 MR. O'CONNELL: Hello, everyone. Thank 19:48  
5 you, gentlemen, members of the Board. My name 19:48  
6 is Todd O'Connell, architect, doing business 19:48  
7 out of 1200 Veterans Memorial Highway in 19:48  
8 Hauppauge, architect for Amanda Oakley. 19:48

9 CHAIRMAN KEILSON: Welcome. 19:48

10 MR. O'CONNELL: It's good to see you all 19:48  
11 here. I will tell you a little bit about this 19:48  
12 project. Amanda is looking to build a new 19:48  
13 home on this property. Her parents used to 19:48  
14 own the home next door which they sold, but 19:48  
15 Amanda, loving the area and being in this 19:48  
16 area, bought the vacant lot next door to the 19:48  
17 home that she grew up in. So she is looking 19:48  
18 to put a home on this property, but as the 19:49  
19 years go on, codes have changed especially 19:49  
20 after Sandy. This home is located in a flood 19:49  
21 zone now, and it's not only in a flood zone 19:49  
22 located in what they call a LiMWA zone, which 19:49  
23 is Limit of Moderate Wave Action Zone which 19:49  
24 has different requirements than some of the 19:49  
25 other zones around where they need breakaway 19:49

1 Oakley - 4/7/2021

2 walls on the first floor, and there is also an 19:49  
3 extended height requirement in a LiMWA zone as 19:49  
4 well. The code in the village does not 19:49  
5 address, you know, homes that are in a flood 19:49  
6 zone which makes the height difficult to meet 19:49  
7 the town code. 19:49

8 The first floor of this home is required 19:49  
9 to be at 11 feet above -- I'm sorry. Thirteen 19:49  
10 feet above sea level. The property itself is 19:49  
11 on average between 3 and 5 feet above sea 19:49  
12 level. So the first floor is dramatically 19:50  
13 above the ground. 19:50

14 So as we design the home, you know, we 19:50  
15 were looking to design a home that complies 19:50  
16 with the code and we did meet the maximum 19:50  
17 36-foot height requirement for this home. So 19:50  
18 the total height is not an issue. But without 19:50  
19 designing a flat-roof home, which she does not 19:50  
20 want to have -- she is looking to have a 19:50  
21 colonial-looking home. We have an issue to 19:50  
22 meet the eave requirement of 23 feet. 19:50  
23 Virtually impossible with the flood height 19:50  
24 restrictions that are dealt to us. We are 19:50  
25 proposing 27 feet, and that's with a 9-foot 19:50

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1  
2 first-floor ceiling and 8-foot second-floor 19:50  
3 ceiling. 19:50  
4 The first floor is set right where it 19:50  
5 has to be. We couldn't go any lower with 19:50  
6 this, so we had no choice but to come to this 19:50  
7 Board to ask for this relief. The pitch of 19:50  
8 the roof on the home is not a very 19:50  
9 high-pitched roof again because we want to 19:51  
10 comply as much as we could with the height 19:51  
11 requirements. 19:51  
12 And the third thing which I would like 19:51  
13 to say before you tonight but I will take it 19:51  
14 off the agenda because we will comply with 19:51  
15 this and that is going to be the height 19:51  
16 setback ratio. Amanda is going to modify the 19:51  
17 home ever so slightly, so we can shift it on 19:51  
18 the property and we will not need that 19:51  
19 variance. So we are doing everything we can 19:51  
20 to try to comply with the code. And the only 19:51  
21 relief that we will still need, no matter what 19:51  
22 we design, is going to be the eave height 19:51  
23 relief. And with that said, I would love to 19:51  
24 answer any questions the Board may have. 19:51  
25 Thank you. 19:51

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2 MEMBER GOTTLIEB: I have a question for 19:51  
3 you. Your proposed eave height is 27 feet and 19:51  
4 the roof is at 36? 19:51

5 MR. O'CONNELL: Correct. 19:51

6 MEMBER GOTTLIEB: Against counsel's 19:51  
7 suggestion that I keep quiet -- 19:51

8 CHAIRMAN KEILSON: No, on the contrary. 19:52

9 MEMBER GOTTLIEB: -- is it going to look 19:52  
10 off that it's sort of a squat or a short roof 19:52  
11 line? 19:52

12 MR. O'CONNELL: No. I mean, it's a 19:52  
13 shallower roof but we are doing a 5 pitched 19:52  
14 roof. Sure, would we like to have a much 19:52  
15 higher roof, yes, but we are trying to comply 19:52  
16 with the code and we felt that 5 is, you know, 19:52  
17 a passable pitch. We didn't want to feel like 19:52  
18 the towering home in the area. 19:52

19 MEMBER GOTTLIEB: I am not saying doing 19:52  
20 40 feet, but if you needed a little bit more 19:52  
21 to make it look better -- 19:52

22 MR. O'CONNELL: Look, I would love to 19:52  
23 take more if I could get more pitch for that 19:52  
24 roof. 19:52

25 CHAIRMAN KEILSON: This is absolutely 19:52

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1  
2 historic, encouraging an applicant to seek a 19:52  
3 larger height variance. 19:52  
4 MR. O'CONNELL: The answer is yes, as 19:52  
5 long as we don't have to come for another 19:52  
6 meeting because she is looking to start 19:52  
7 construction. I would love to get an extra 19:53  
8 couple of feet. 19:53  
9 MR. VACCHIO: Just keep in mind once you 19:53  
10 make that attic, which you probably won't if 19:53  
11 you go 7-inch pitch, but if you seek that 19:53  
12 number, you may trigger sprinklers. 19:53  
13 MR. O'CONNELL: There is sprinklers 19:53  
14 required right now because that first lower 19:53  
15 level is considered a story by FEMA 19:53  
16 regulations. So we are putting sprinklers in 19:53  
17 this house regardless. 19:53  
18 MEMBER GOTTLIEB: It's new construction. 19:53  
19 It's virgin land. It's a very special part of 19:53  
20 the community. 19:53  
21 MR. O'CONNELL: Absolutely. 19:53  
22 MEMBER GOTTLIEB: I just don't want to 19:53  
23 take something away because I see how, you 19:53  
24 know, you are building a house with one 19:53  
25 variance that you can't even adjust. Put 19:53

Oakley - 4/7/2021

1  
2 everything away. And yes, it is unlikely but 19:53  
3 I have also seen houses with shallow roof 19:53  
4 lines. They don't really look nice. So I 19:53  
5 don't even know if you are allowed to change 19:53  
6 the application. Are there any objections? 19:54  
7 MEMBER HILLER: Mr. O'Connell, I just 19:54  
8 want to just say -- I object but I want to say 19:54  
9 that I for one, I looked at your plans and I 19:54  
10 saw what you were trying to do. You explained 19:54  
11 it so well, and I think I represent a lot of 19:54  
12 the Board except for Mr. Gottlieb in saying 19:54  
13 that we appreciate very much the efforts you 19:54  
14 have made to stay within the regulations 19:54  
15 stipulations of the Zoning Board. I think 19:54  
16 it's going to be a beautiful home. I think 19:54  
17 you were very careful about what you did and I 19:54  
18 appreciate the efforts you put into it as I 19:54  
19 said and I congratulate you on your work. 19:54  
20 MR. O'CONNELL: Thank you. 19:54  
21 MEMBER GOTTLIEB: I beg to differ with 19:54  
22 your comments. I certainly appreciate what 19:54  
23 you have done. So much so that I was willing 19:54  
24 to go away from everything that I stand for. 19:54  
25 CHAIRMAN KEILSON: It's new 19:54



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Oakley - 4/7/2021

construction. You are admonishing him for 19:54  
staying within the code. 19:54

MEMBER GOTTLIEB: The reason is you are 19:54  
in the flood zone and you are trying to fit, 19:55  
you know, 10 pounds of potatoes in a 5-pound 19:55  
sack and you are doing everything you can to 19:55  
make it work. 19:55

MR. O'CONNELL: The village code does 19:55  
not address flood zone homes. 19:55

MEMBER GOTTLIEB: If anything is on the 19:55  
water, this is. I rest my comments and we 19:55  
will let the rest -- 19:55

CHAIRMAN KEILSON: Well, if you want to 19:55  
change the height, do they have -- 19:55

MR. PRESTON: They have to reapply. 19:55

MEMBER MOSKOWITZ: Can we not take the 19:55  
position that the change is of a de minimis 19:55  
nature such that -- 19:55

MR. PRESTON: You can't grant more 19:55  
relief than is requested in the notice for the 19:55  
application. 19:55

MEMBER MOSKOWITZ: Isn't de minimis 19:55  
accepted? 19:55

CHAIRMAN KEILSON: We don't know how 19:55

1 Oakley - 4/7/2021

2 much they are granting for. 19:55

3 MR. PRESTON: That means -- 19:55

4 MEMBER MOSKOWITZ: Can we grant it 19:55

5 tonight on the condition that it's a 19:55

6 conditional manner? 19:55

7 MR. PRESTON: No. You can't grant 19:55

8 anything that would exceed the 26.5 foot in 19:55

9 the denial letter. 19:55

10 MR. VACCHIO: There is no relief for the 19:56

11 height. 19:56

12 CHAIRMAN KEILSON: Again -- 19:56

13 MR. VACCHIO: There is no relief. 19:56

14 MR. O'CONNELL: We are maxed on that. 19:56

15 MEMBER HILLER: You are maxed on the 19:56

16 height. This is it. 19:56

17 CHAIRMAN KEILSON: Unless they want to 19:56

18 reapply. 19:56

19 MR. VACCHIO: That would require another 19:56

20 variance. 19:56

21 MR. CASTRO: They can change the crown 19:56

22 of the road. 19:56

23 MEMBER GOTTLIEB: You really can't. You 19:56

24 are at 2 feet. 19:56

25 MR. O'CONNELL: Is there a plan in the 19:56

1 Oakley - 4/7/2021

2 village where they are changing that crown? 19:56

3 MR. CASTRO: They paved that road 19:56  
4 already. 19:56

5 MR. O'CONNELL: Then a lot of roads are 19:56  
6 already. 19:56

7 MEMBER GOTTLIEB: So I -- is there any 19:56  
8 way -- I know they want to start work, and I 19:56  
9 was just thinking to postpone it if they 19:56  
10 wanted and then get a provisional. 19:56

11 CHAIRMAN KEILSON: They have to come 19:57  
12 back. 19:57

13 MR. O'CONNELL: If that's the case, I 19:57  
14 would rather, you know, get approved. 19:57

15 MEMBER FELDER: You can still get 19:57  
16 approved, break ground. 19:57

17 MR. O'CONNELL: Exactly where I was 19:57  
18 going, but I would not want to be wasting my 19:57  
19 time coming here but if the Board -- 19:57

20 CHAIRMAN KEILSON: -- was so inclined -- 19:57

21 MR. O'CONNELL: -- was so inclined to 19:57  
22 think if I could talk to my client and if she 19:57  
23 would prefer to go back as we are building. 19:57

24 MEMBER MOSKOWITZ: Would they need to 19:57  
25 pay another variance fee or could that be just 19:57

1 Oakley - 4/7/2021

2 tended to this application? 19:57

3 MR. CASTRO: A new application would be 19:57  
4 required because it's a different variance. 19:57

5 MEMBER GOTTLIEB: Given what we are 19:57  
6 asked to do now and we are down to one de 19:57  
7 minimis variance with 8-foot ceilings, it's 19:58  
8 not really an issue of trying to squeeze it 19:58  
9 all together. Will this be a summer home only 19:58  
10 or full year round? 19:58

11 MR. O'CONNELL: Right now I know it's a 19:58  
12 summer home. The family used the other house 19:58  
13 for a summer home for at least 50 years. 19:58

14 MEMBER GOTTLIEB: Most of them are 19:58  
15 summer houses. 19:58

16 CHAIRMAN KEILSON: How many members of 19:58  
17 the family live there? 19:58

18 MR. O'CONNELL: Well, I never met the 19:58  
19 whole family. I only met the daughter who 19:58  
20 purchased the property next door, and I know 19:58  
21 she has three children so it's a family of 19:58  
22 five. From what I recall and the idea is 19:58  
23 that, you know, still the family, parents and 19:58  
24 some of the sisters would also be spending 19:58  
25 time in the home when they are there. 19:58

1 Oakley - 4/7/2021

2 CHAIRMAN KEILSON: Gotcha. Okay. 19:58

3 Anyone want to comment from our audience? 19:58

4 Everyone is very moved by it. So taking into 19:58

5 consideration the benefit to the applicant as 19:59

6 opposed to any detriment, I would say again we 19:59

7 appreciate the fact that you made an effort to 19:59

8 stay within the code. The presentation, 19:59

9 everything was really very, very, very well 19:59

10 received. I just want to tell you. 19:59

11 MR. O'CONNELL: Thank you very much. 19:59

12 CHAIRMAN KEILSON: It's very nice to see 19:59

13 a professional. It was very nice. So we are 19:59

14 going to start with Mr. Felder for his vote. 19:59

15 MEMBER FELDER: For. 19:59

16 CHAIRMAN KEILSON: Mr. Hiller? 19:59

17 MEMBER HILLER: For. 19:59

18 CHAIRMAN KEILSON: Mr. Gottlieb? 19:59

19 MEMBER GOTTLIEB: Just for. 19:59

20 CHAIRMAN KEILSON: Mr. Moskowitz? 19:59

21 MEMBER MOSKOWITZ: For. 19:59

22 CHAIRMAN KEILSON: Okay. And I will 19:59

23 vote for as well. Two years. Is that enough? 19:59

24 MR. O'CONNELL: That's enough. 19:59

25 CHAIRMAN KEILSON: Are you sure? 19:59

1 Oakley - 4/7/2021

2 MR. O'CONNELL: Absolutely. 19:59

3 MR. VACCHIO: BBD requirement. 19:59

4 CHAIRMAN KEILSON: How long does it take 19:59

5 to get BBD these days? 19:59

6 MR. PLAUT: We have every month. 20:00

7 CHAIRMAN KEILSON: No backlog? 20:00

8 MR. PLAUT: No backlog. 20:00

9 MR. O'CONNELL: Thank you so much, 20:00  
10 everyone. 20:00

11 (Whereupon the hearing concluded at 8:00  
12 p.m.)

13 \*\*\*\*\*

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

17 -----

18 YAFFA KAPLAN

19 Court Reporter 20:00

20 20:00

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Verschleiser - 4/7/2021

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Lawrence Country Club  
101 Causeway  
Lawrence, New York

April 7, 2021  
8:00 p.m.

APPLICATION:           VERSCHLEISER  
                            190 Briarwood Crossing  
                            Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON  
Chairman

MR. EDWARD GOTTLIEB  
Member

MR. DANIEL HILLER  
Member

MR. AARON FELDER  
Member

MR. ELLIOTT MOSKOWITZ  
Member

MR. ANDREW K. PRESTON, ESQ.  
Village Attorney

MR. JACOB PLAUT  
Building Department

MR. GERRY CASTRO  
Building Department

MR. DANIEL VACCHIO  
Building Department

Yaffa Kaplan  
Court Reporter

1 Verschleiser - 4/7/2021

2 CHAIRMAN KEILSON: Let's deal with 20:00

3 Verschleiser, 190 Briarwood Crossing. We have 20:00

4 been advised he requests an adjournment. So 20:00

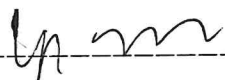
5 we turn that over to the next available date. 20:00

6 (Whereupon the hearing concluded at 8:00  
7 p.m.)

8 \*\*\*\*\*

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

12

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13

YAFFA KAPLAN

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Court Reporter

20:00

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Fenster - 4/7/2021

INCORPORATED VILLAGE OF LAWRENCE

20:00

BOARD OF APPEALS

Lawrence Country Club  
101 Causeway  
Lawrence, New York

April 7, 2021  
8:00 p.m.

APPLICATION:

FENSTER  
6 Copperbeech Lane  
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON  
Chairman

MR. EDWARD GOTTLIEB  
Member

MR. DANIEL HILLER  
Member

MR. AARON FELDER  
Member

MR. ELLIOTT MOSKOWITZ  
Member

MR. ANDREW K. PRESTON, ESQ.  
Village Attorney

MR. JACOB PLAUT  
Building Department

MR. GERRY CASTRO  
Building Department

MR. DANIEL VACCHIO  
Building Department

Yaffa Kaplan  
Court Reporter

1 Fenster - 4/7/2021

2 CHAIRMAN KEILSON: Fenster, 6 20:00  
3 Copperbeech Lane, they or their 20:00  
4 representative. Please step forward. 20:00  
5 Introduce yourself for the record. 20:00  
6 DR. FENSTER: Good evening. I am Jay 20:00  
7 Fenster, representing myself and Chana my 20:00  
8 wife. First, I want to thank you all for your 20:00  
9 time and effort and appreciate all you do for 20:00  
10 the residents of the Village of Lawrence. We 20:00  
11 have been living at 6 Copperbeech Lane for 20:00  
12 almost 30 years now. Beautiful block and 20:01  
13 beautiful village, and I am requesting a 20:01  
14 variance for a pool on our property. For a 20:01  
15 number of reasons but combination of physical 20:01  
16 health and exercise for us, which we all need 20:01  
17 more and more as time goes on as well as an 20:01  
18 enjoyment for ourselves and our children and 20:01  
19 our grandchildren. And again, I thank you 20:01  
20 very much, and I will take -- with your 20:01  
21 permission, I will turn it over to Andrew 20:01  
22 Braum who is my engineer. 20:01  
23 MR. BRAUM: Good evening. Andrew, 20:01  
24 B-R-A-U-M, 1924 Bellmore Avenue, Bellmore, 20:01  
25 New York 11710, and I am representing Mr. And 20:01

1 Fenster - 4/7/2021

2 Mrs. Fenster. 20:01

3 Good evening, Mr. Chairman. Good 20:01

4 evening, Board members. My name is Andrew 20:01

5 Braum. I am an engineer representing the 20:01

6 Fensters. The application before you tonight 20:01

7 is a proposed 16-by-36 swimming pool located 20:01

8 in the rear yard. The variance that we are 20:02

9 requesting is our pool located at the front 20:02

10 yard, which this has happens to be a through 20:02

11 lot on Broadway, as well as approval for an 20:02

12 excess of surface coverage. 20:02

13 So the first point I just want to 20:02

14 discuss is as I said, this is a through lot. 20:02

15 A through lot and Broadway happens to be the 20:02

16 through street there. This street is not 20:02

17 walked upon all that much. The sidewalk 20:02

18 actually ends just beyond Mr. Fenster's house, 20:02

19 so at that point where it turns into the next 20:02

20 village, most people when they do walk would 20:02

21 have to cross the street and continue walking 20:02

22 on the sidewalk. So in addition, most of the 20:02

23 walking done on this street is done during 20:02

24 religious times on a Saturday, on Jewish 20:03

25 holidays, and at that time Mr. Fenster and his 20:03

1 Fenster - 4/7/2021

2 family don't plan on using the swimming pool 20:03  
3 at that time. So as far as it being any 20:03  
4 nuisance or any distraction for people, we 20:03  
5 don't feel that's going to be any type of 20:03  
6 issue, but there happens to be two fences and 20:03  
7 then a walkway. So it happens to be a good 20:03  
8 distance away from the street. 20:03

9 As far as the surface coverage goes, 20:03  
10 they have an existing patio which is higher. 20:03  
11 The existing patio and the proposed patio is 20:03  
12 what I have going around here. The number of 20:03  
13 the percentage is -- 20:03

14 CHAIRMAN KEILSON: 26.1. 20:03

15 MR. BRAUM: 26.1 percent and let me know 20:03  
16 if the Board had any questions or comments as 20:03  
17 far as surface coverage goes or the equipment 20:03  
18 is and the entire pool is all being installed 20:03  
19 per New York and local village codes except 20:04  
20 for the surface coverage which exceeds the 20:04  
21 allowable amount. That's why we are here 20:04  
22 tonight seeking the variance for that. 20:04

23 CHAIRMAN KEILSON: Just reacting in 20:04  
24 bullet-point fashion. The pool itself is 16 20:04  
25 by 36, which is actually modest by the 20:04

Fenster - 4/7/2021

1  
2 standard of what people have been requesting 20:04  
3 to date. The swimming pool in the front yard 20:04  
4 restriction, which you need a variance for, is 20:04  
5 a more technical nature, and we understand it 20:04  
6 doesn't present an issue or doesn't -- from my 20:04  
7 perspective doesn't present an issue, and the 20:04  
8 Board historically has not viewed that as an 20:04  
9 issue. 20:04  
10 So I think we come down to the question 20:04  
11 of the excess coverage because based on what 20:04  
12 you are currently requesting, we are asking 20:05  
13 for 63 percent lot coverage, which is very 20:05  
14 like what the village allows in general rule. 20:05  
15 Specifically on your lot, the permitted allows 20:05  
16 42 percent lot coverage. So that's the 20:05  
17 significance in the differential. The 20:05  
18 existing patio is -- how many feet are needed? 20:05  
19 MR. BRAUM: 357. 20:05  
20 CHAIRMAN KEILSON: 357? 20:05  
21 MR. BRAUM: Correct. 20:05  
22 CHAIRMAN KEILSON: How much is the 20:05  
23 proposed patio? 20:05  
24 MR. BRAUM: The proposed patio is 950. 20:05  
25 However, due to -- I am going to explain it, 20:05

Fenster - 4/7/2021

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Danny. It's 950 but when you have a 4-foot walkway on its own without being attached to the patio, you get credit for that. So it reduces it by 288 square feet for that, so it's technically 950, but as far as lot coverage it's 950 taking off 280.

CHAIRMAN KEILSON: So in essence, what you just shared with us that the lot coverage is actually more egregious than I pointed out.

MR. BRAUM: Well, not from a technical number standpoint.

CHAIRMAN KEILSON: But in terms of the impact. In terms of the property and property coverage, in terms of how it affects the village aesthetically, in terms of water absorption, there is an additional 250 square feet of coverage. That's not a positive in terms of water absorption and the like. Again, on the technical level you are correct. We can ignore it. So just makes it more challenging.

So gentlemen, do you want to jump in?  
Mr. Gottlieb?

MEMBER GOTTLIEB: I will yield to my

1 Fenster - 4/7/2021

2 colleagues at first. Mr. Hiller? 20:07

3 MEMBER HILLER: I think basically you 20:07

4 have to reduce your coverage on the lot 20:07

5 somewhere below 10 percent. At least. There 20:07

6 may be others who disagree with me and would 20:07

7 like to see more, but the patio coverage as 20:07

8 you have it now is you have never ever passed 20:07

9 anything with that percentage. 20:07

10 MR. BRAUM: So what does that equate to 20:07

11 as far as reduction? 20:07

12 MEMBER HILLER: Work it out. 20:07

13 CHAIRMAN KEILSON: Well, let's do it 20:07

14 differently. In terms of the pool itself, the 20:07

15 pool itself is 576 square feet? 20:07

16 MR. VACCHIO: Yes. 20:07

17 CHAIRMAN KEILSON: So assuming that we 20:07

18 want them to have the pool 576 square feet 20:07

19 because it's not a super-large pool, 16 by 36, 20:07

20 what does that do just by adding the pool? 20:07

21 MR. CASTRO: You are over by 20:07

22 approximately 10 percent. 20:08

23 MEMBER HILLER: And the 4 foot around it 20:08

24 would be permitted? 20:08

25 CHAIRMAN KEILSON: That's correct. 20:08

1 Fenster - 4/7/2021

2 MEMBER HILLER: So basically you can 20:08  
3 have the pool. Mr. Chairman, I defer to you. 20:08

4 CHAIRMAN KEILSON: So down to 10 percent 20:08  
5 and you have none of the new proposed patio 20:08  
6 available to them? 20:08

7 MEMBER HILLER: Just the 4 feet around 20:08  
8 the pool in all directions. 20:08

9 MR. BRAUM: So you would say you only 20:08  
10 allow something like that? So what if we 20:08  
11 proposed to shave off some of the patio, cut 20:08  
12 it back towards the pool? When I say in front 20:08  
13 of the pool, which if I take off, you know, 3 20:08  
14 feet of that, only leave them like 12 feet in 20:08  
15 front of it, I can get that percentage down to 20:08  
16 -- instead of 26.1 variance, down to like 23.9 20:08  
17 percent. 20:09

18 MEMBER GOTTLIEB: Okay. So I am going 20:09  
19 to agree with my colleague to my left. It's 20:09  
20 too much, first of all. But I have two other 20:09  
21 questions. One is in your application. You 20:09  
22 didn't say if there was a prior variance and 20:09  
23 that's right on the form when you look at -- 20:09  
24 when you fill it out, there should have been a 20:09  
25 mention there was a prior variance whether 20:09



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Fenster - 4/7/2021

it's 22 years ago or two days ago. And I have 20:09  
another question unrelated to the application. 20:09  
There is an unregistered car sitting in the 20:09  
driveway. You know, if I was a neighbor, I 20:09  
wouldn't be happy about it. You don't have to 20:09  
answer. It's not your car. Unless maybe it 20:09  
is. 20:09

MR. BRAUM: It's not my car. 20:09

MEMBER GOTTLIEB: But I think when Mr. 20:09  
Hiller said 10 percent, it's just too much. 20:09  
Fifty-three percent in Lawrence surface 20:09  
coverage is just too much. 20:09

MR. BRAUM: So that basically equates to 20:09  
just having -- 20:10

MEMBER HILLER: -- a pool with 4 feet 20:10  
around it in all directions. 20:10

CHAIRMAN KEILSON: You can reduce the 20:10  
size of the pool, but I am not encouraging 20:10  
that business because 16 by 36 is a 20:10  
reasonable -- 20:10

MR. BRAUM: If I can make one suggestion 20:10  
or offer. Can everyone see what I am showing 20:10  
you here? 20:10

CHAIRMAN KEILSON: Yes. Off the record. 20:10

1 Fenster - 4/7/2021

2 (Discussion off the record.) 20:10

3 CHAIRMAN KEILSON: Back on the record. 20:17

4 MEMBER GOTTLIEB: What have the wise men 20:17

5 come up with? 20:17

6 CHAIRMAN KEILSON: As I understand, if 20:17

7 we go back, cut back, we can still use lounge 20:17

8 chairs. 20:17

9 MR. CASTRO: Which is approximately 1 20:17

10 foot. 20:17

11 MEMBER GOTTLIEB: So 10 foot which 30 -- 20:17

12 CHAIRMAN KEILSON: Okay. So 16 percent 20:17

13 overage. 20:17

14 MR. CASTRO: Seventeen percent overage 20:17

15 or 689. 20:18

16 MR. VACCHIO: 689 overage. 17.1 20:18

17 percent. 20:18

18 CHAIRMAN KEILSON: Okay. So again, 20:18

19 going on two variances. One is due to the 20:18

20 front yard which is -- which again from our 20:18

21 perspective it's a nonissue, and then we have 20:18

22 the overage in terms of the square footage of 20:18

23 surface coverage, and taking into 20:18

24 consideration the fact that they have lived in 20:18

25 the house 30 years, okay, came in for building 20:18

Fenster - 4/7/2021

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2 coverage years ago, 21 years ago, 22 years 20:18  
3 ago, due to the fact that it's a -- given the 20:18  
4 fact that it's a modest-sized pool, which is 20:18  
5 very compelling. So we will vote on the 20:18  
6 benefit to the applicant as opposed to any 20:18  
7 detriment to the neighbors, village, and the 20:18  
8 like. We will begin with Mr. Moskowitz. 20:18  
9 MEMBER MOSKOWITZ: For. 20:18  
10 CHAIRMAN KEILSON: Mr. Gottlieb? 20:19  
11 MEMBER GOTTLIEB: I see 17 percent as 20:19  
12 just too much, and yes, it's excluding the 4 20:19  
13 feet so I am going to have to say against. 20:19  
14 CHAIRMAN KEILSON: Mr. Hiller? 20:19  
15 MEMBER HILLER: Regretfully I think 17 20:19  
16 percent is too much. I have to vote against. 20:19  
17 CHAIRMAN KEILSON: Mr. Felder? 20:19  
18 MEMBER FELDER: I am for. 20:19  
19 CHAIRMAN KEILSON: The chair votes for. 20:19  
20 So the variance is approved. A year's time. 20:19  
21 Year and a half. Year and a half. 20:19  
22 MR. BRAUM: Thank you. 20:19  
23 DR. FENSTER: Thank you all. 20:19  
24 (Whereupon the hearing concluded at 8:19  
25 p.m.)

Fenster - 4/7/2021

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

  
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YAFFA KAPLAN

Court Reporter

Rieder - 4/7/2021

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Lawrence Country Club  
101 Causeway  
Lawrence, New York

April 7, 2021  
8:20 p.m.

APPLICATION: RIEDER  
171 Harborview South  
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON  
Chairman

MR. EDWARD GOTTLIEB  
Member

MR. DANIEL HILLER  
Member

MR. AARON FELDER  
Member

MR. ELLIOTT MOSKOWITZ  
Member

MR. ANDREW K. PRESTON, ESQ.  
Village Attorney

MR. JACOB PLAUT  
Building Department

MR. GERRY CASTRO  
Building Department

MR. DANIEL VACCHIO  
Building Department

Yaffa Kaplan  
Court Reporter

Rieder - 4/7/2021

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CHAIRMAN KEILSON: Last case for this 20:20  
evening is Rieder, 171 Harborview South. They 20:20  
or/and their representative. Please join us. 20:20  
Good evening, Mr. Rieder. 20:20  
MR. RIEDER: Good evening, Board. Thank 20:20  
you very much, Building Department. Thank you 20:21  
very much for hearing us for the second time 20:21  
this evening. I hope everyone enjoyed Pesach 20:21  
and got away a little bit, relaxed a little. 20:21  
We are here tonight requesting a few 20:21  
variances. Just a little bit the facts. The 20:21  
professionals will talk about -- I just want 20:21  
to give a little bit of the story behind like 20:21  
I did last time. My wife and I -- my wife, 20:21  
Breindy, grew up in this neighborhood on 20:21  
Causeway. Moved to Far Rockaway. When we 20:21  
purchased this house, we were living in an 20:21  
apartment with one child. Now thank God, it's 20:21  
four years later -- I believe three years 20:21  
later. Three, four years later. We have 20:21  
three children. We are now living on Lawrence 20:21  
Avenue in a rental, in a house. So our 20:21  
understanding of what's needed and what's 20:21  
required and what will allow us to enjoy usage 20:21

Rieder - 4/7/2021

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2 of our house and what our family requirements 20:21  
3 are and our children's requirements are and 20:21  
4 our parents and the rest of our family that 20:21  
5 comes over, what that's like and therefore, 20:22  
6 things have been -- we have been enlightened 20:22  
7 and understand more about what our needs are, 20:22  
8 and we are here to request those variances. 20:22

9 The first variance that we are asking 20:22  
10 for is an overage in coverage. I believe last 20:22  
11 time we were here, we were asking for an 20:22  
12 overage in coverage of 17 percent and now we 20:22  
13 have dropped that. 20:22

14 CHAIRMAN KEILSON: Which coverage are 20:22  
15 you referring to? 20:22

16 MR. RIEDER: Overall surface coverage. 20:22  
17 We have dropped that from 17 -- with Mr. 20:22  
18 Hiller's guidance and the Board's guidance, we 20:22  
19 dropped that to 11 percent. 20:22

20 MEMBER HILLER: You are correct. 20:22

21 MR. RIEDER: That is one of the 20:22  
22 variances. Another variance that we were 20:22  
23 requesting last time we were discussing was 20:22  
24 the grade change. There was a grade change 20:22  
25 that happened to the house. We have a survey 20:22

Rieder - 4/7/2021

1  
2 showing what the original elevation was and 20:22  
3 what the current elevation is. That is a 20:22  
4 5-foot difference at the total rear end of the 20:22  
5 property. Our survey currently where the 20:23  
6 house stands is actually lower than what it 20:23  
7 was built on originally. Parts of it. 20:23  
8 Meaning because the house was in a different 20:23  
9 location, the house originally was very high 20:23  
10 off of the water table. Was very high. I 20:23  
11 guess that that was built up by the previous 20:23  
12 person and both of our neighbors' lands as 20:23  
13 well are much higher and when renovation -- 20:23  
14 when the demolition happened and the new 20:23  
15 foundation was put in, the standard backfill 20:23  
16 that the builder did as they always do, put 20:23  
17 back around the foundation was made -- made 20:23  
18 us, created us out of the flood zone. We did 20:23  
19 go for that for FEMA to -- we sent in the 20:23  
20 paperwork to FEMA in order to take us out of 20:23  
21 the flood zone. They have approved it, and as 20:23  
22 you mentioned, I should have come to you 20:23  
23 first. I wasn't aware of that but that's 20:24  
24 where we stand with that. And Mr. Aharon 20:24  
25 Blumenkrantz, the builder has the details on 20:24



1 Rieder - 4/7/2021

2 the numbers. We did take the surveys. The 20:24  
3 number is -- 20:24

4 MR. BLUMENKRANTZ: Aharon Blumenkrantz. 20:24  
5 We basically took the original survey of the 20:24  
6 home as per Gerry's recommendation and put a 20:24  
7 proposed elevation on the -- what the existing 20:24  
8 before he even did the work conditions were 20:24  
9 and I guess I can -- we will do it now. The 20:24  
10 original home had had elevations of 11.50, 20:24  
11 which is of the area which is higher than what 20:24  
12 we have now which is 10, which is what we need 20:24  
13 to get out of the flood zone. So my 20:24  
14 assumption was Harborview was at that 20:24  
15 elevation, and when the neighbors did 20:24  
16 construction or this house did construction, 20:24  
17 so they wouldn't have too many steps into the 20:24  
18 house, I guess the neighboring properties kept 20:25  
19 themselves level in the rear yard whether it 20:25  
20 was deck or whether it was land because it's a 20:25  
21 useful yard especially when you are looking at 20:25  
22 the water. So our request now is keep level 20:25  
23 from the point of the home to the water within 20:25  
24 7 inches. 20:25

25 MEMBER HILLER: How is this level 20:25

1 Rieder - 4/7/2021

2 compared to the level of the neighbors? 20:25

3 MR. BLUMENKRANTZ: So on one side we 20:25

4 have a little bit higher -- the neighbor is a 20:25

5 little bit higher than us. 20:25

6 CHAIRMAN KEILSON: Which side? 20:25

7 MR. BLUMENKRANTZ: On the left side. 20:25

8 CHAIRMAN KEILSON: On the east side? 20:25

9 MR. BLUMENKRANTZ: Yes. They are at 20:25

10 9.60. We are proposing 9.50. 20:25

11 MEMBER HILLER: That's at the water's 20:25

12 edge? 20:25

13 MR. BLUMENKRANTZ: The water's edge. We 20:25

14 are proposing 9.50. The house is 10, we are 20:25

15 going to 9.50 to give it a little bit of tip. 20:25

16 On the right side we have a berm of trees 20:25

17 separating the neighboring property. The 20:25

18 elevation at the berm of trees is 9.4, so the 20:25

19 deck on the neighbor on the right is higher 20:26

20 than what we want to be. 20:26

21 MEMBER HILLER: So you are going to be 20:26

22 below both neighbors? 20:26

23 MR. BLUMENKRANTZ: Below the deck. Not 20:26

24 necessarily -- and at the grade of the berm of 20:26

25 trees that are on the right-hand side. 20:26

1 Rieder - 4/7/2021

2 MR. RIEDER: So below both neighbors on 20:26  
3 both sides and the house itself is 10 which is 20:26  
4 standard. Thanks. 20:26

5 The next variance that we are going for 20:26  
6 is a pool. We actually -- when we built this 20:26  
7 house, we did not plan on putting in a pool. 20:26  
8 After COVID and after having the kids at home 20:26  
9 and after, you know, deciding that's something 20:26  
10 we want, we do want to add that. We did a 20:26  
11 narrower pool and not a very long pool and we 20:26  
12 are over 6 percent on building coverage for -- 20:26  
13 which is a garage, which is a detached garage 20:26  
14 so that we can have a ground-floor bedroom for 20:26  
15 my parents, my in-laws, and my grandmother who 20:27  
16 lives -- my wife's grandmother, our 20:27  
17 grandmother who lives on Broadway who eats by 20:27  
18 us every single Shabbos. She lives home 20:27  
19 alone. She is in her 80s. 20:27

20 My parents are getting older. My 20:27  
21 in-laws are getting older and as this five 20:27  
22 years -- I am the youngest in my family, so 20:27  
23 these five years has shown us these things and 20:27  
24 broadened our understanding of what we need 20:27  
25 for out of our house. 20:27

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2 CHAIRMAN KEILSON: On the pool you 20:27  
3 failed to mention there is another variance. 20:27

4 MR. RIEDER: I said the pool variance. 20:27

5 CHAIRMAN KEILSON: The encroachment to 20:27  
6 the rear. 20:27

7 MR. RIEDER: Encroachment to the rear. 20:27  
8 Sorry. The encroachment to the rear -- I 20:27  
9 apologize. There is a 20-foot setback that's 20:27  
10 required from the rear of the property line. 20:27  
11 We have water behind our property, so there 20:27  
12 are no neighbors behind. The setback is 20:27  
13 created to create distance from the pool for a 20:28  
14 neighbor. There is no neighbor behind there. 20:28  
15 It's our dock behind that wall. Just water, 20:28  
16 our dock, and no neighbors behind. We do have 20:28  
17 neighbors here, the Isaacs, who are on our 20:28  
18 right side who we have reached out to and 20:28  
19 tried to work on a solution together on a 20:28  
20 distance from the wall, distance from them 20:28  
21 that would be amicable for both of us. We are 20:28  
22 not looking to inconvenience anybody, but we 20:28  
23 do want to be able to use the property that we 20:28  
24 have without infringing -- you know, while we 20:28  
25 are requesting the variance, the variance that 20:28

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1  
2 we are requesting is not a request which is 20:28  
3 sort of a standard reason for the rule. The 20:28  
4 reason for the rule is for a neighbor behind. 20:28  
5 We don't have that neighbor behind. We have a 20:28  
6 neighbor on the side. We did try to work it 20:29  
7 out. The Isaacs were recommending -- we were 20:29  
8 trying to work out moving over the -- moving 20:29  
9 back the pool a little bit, maybe moving over 20:29  
10 the pool a little bit, but the Isaacs felt 20:29  
11 that they would like an extra 10 feet past the 20:29  
12 15 feet that we are at which would make it 25 20:29  
13 feet past which is not part of -- not the 20:29  
14 setbacks. We are within the setbacks and we 20:29  
15 are not requesting a variance. We have pulled 20:29  
16 back that variance on the side yard, and we 20:29  
17 are staying 15 feet from their property. 20:29  
18 CHAIRMAN KEILSON: I am sure we will 20:29  
19 hear from them. Okay. So let's talk about 20:29  
20 the variance. Any questions? You didn't 20:29  
21 explain how the front yard surface coverage 20:29  
22 has been ameliorated. 20:29  
23 MR. RIEDER: So on the front yard, 20:29  
24 working with the Building Department together, 20:29  
25 it's quite important for my wife and I and for 20:29

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1  
2 the children to have a circular driveway 20:29  
3 because there is no sidewalk or anything and 20:29  
4 to get in and out of the driveway would be 20:30  
5 easiest and safest to be able to turn around 20:30  
6 and go out from -- first, all of the neighbors 20:30  
7 on our block have these sort of rounded 20:30  
8 driveways. Circular driveways. We made it as 20:30  
9 narrow as possible. We also shaved off the 20:30  
10 entire middle section working with the 20:30  
11 Building Department and I appreciate their 20:30  
12 guidance on creating -- is it pervious or 20:30  
13 impervious? I can never get this right. 20:30  
14 Pervious. A waffled sort of concrete grass 20:30  
15 combination which looks like grass basically 20:30  
16 but you are able to drive the car over it and 20:30  
17 that will take up the entire middle section of 20:30  
18 the front of the house. The entire middle 20:30  
19 section of the circular driveway which you are 20:30  
20 able to bring down the surface coverage to 20:30  
21 what Mr. Hiller and the Board's suggestions 20:30  
22 and recommendations were. 20:30  
23 CHAIRMAN KEILSON: Okay. Let's begin. 20:31  
24 Mr. Gottlieb, you want to jump in? 20:31  
25 MEMBER GOTTLIEB: There is no pool yet. 20:31

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1  
2 Mr. Rieder, we spoke obviously at the last 20:31  
3 hearing, and as far as the circular driveway 20:31  
4 goes, yes, everyone else on the block has it. 20:31  
5 And new construction or not, I couldn't deny 20:31  
6 it. I still have an issue with the detached 20:31  
7 garage. Not just that it's new construction. 20:31  
8 Certainly you are allowed to have an attached 20:31  
9 garage -- a detached garage. Just every house 20:31  
10 that I have seen on Harborview South -- on all 20:31  
11 of Harborview South the garages are attached, 20:31  
12 and to me it just doesn't look right for this 20:31  
13 particular community. I know you have got -- 20:31  
14 you know, you have explained at length why you 20:31  
15 need that bedroom. But I think if I add it up 20:31  
16 correctly, there is a dozen bedrooms and 15 20:32  
17 bathrooms. I am just thinking that maybe you 20:32  
18 can put it somewhere else. You have got the 20:32  
19 kids' room, office, playroom on the first 20:32  
20 floor. So I can pretty much overcome 20:32  
21 everything else. That's just me. My 20:32  
22 colleagues may have no objection to the garage 20:32  
23 so that's just -- but there is a kids' room, a 20:32  
24 family office, an office. It's really a 20:32  
25 terrific house that embraces so much of what 20:32

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1  
2           you want. I just see that all your neighbors       20:32  
3           have attached garages. The garages are           20:32  
4           inside. You can turn it on the side. Perhaps       20:32  
5           it doesn't have to face the front. That's my       20:32  
6           main objection. That's my only objection           20:32  
7           really, and it would also eliminate some of       20:32  
8           the other problems.                               20:32  
9           MR. RIEDER: Okay.                               20:32  
10          MEMBER GOTTLIEB: I will turn it over to       20:33  
11          someone else who wants to jump in.               20:33  
12          MEMBER MOSKOWITZ: I don't have any           20:33  
13          problem with the detached garage or any other       20:33  
14          aspect of the application except just if you       20:33  
15          can comment some more -- the Isaacs will speak   20:33  
16          for themselves but the only thing that bothers     20:33  
17          me the most in the zoning matters that come       20:33  
18          before us are neighbor disputes and so just --     20:33  
19          I mean, the Isaacs will speak for themselves,     20:33  
20          but the only question I have for you and you       20:33  
21          can speak after that is is there something       20:33  
22          that's not reflected here which is an offer of     20:33  
23          compromise that you made to them that's beyond     20:33  
24          that that they rejected and that you just went     20:33  
25          with this? In other words, did you offer them     20:33



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2 something that's different than what is in 20:33  
3 here right now? 20:33

4 MR. RIEDER: So our variance requested 20:33  
5 it to be 5 feet from the rear property, from 20:33  
6 the water. We proposed to move 8 feet from 20:33  
7 the water which brought it back significantly 20:33  
8 when you are -- meaning from what I understand 20:33  
9 from what Mrs. Isaacs mentioned last time was 20:34  
10 when they are down on their dock looking up, 20:34  
11 they feel that that's going to be a bother 20:34  
12 that we are very close to the water. So you 20:34  
13 know, trying to mediate that and obviously we 20:34  
14 are talking about little numbers here because 20:34  
15 the whole width, the whole length from the 20:34  
16 house to the water is only 40 feet. 20:34

17 So I -- just to be neighborly and to try 20:34  
18 to come to a resolution and not honestly 20:34  
19 bother you with this, I tried -- we tried to 20:34  
20 pull it back to 8 feet and even said that we 20:34  
21 would do 8 feet and maybe 1 foot over just to 20:34  
22 help any bit that we can. We do have a dock 20:34  
23 down there as well, so we are going to be down 20:34  
24 there on the dock also. So there is not going 20:34  
25 to be -- like nobody has a certain sense of 20:34

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1  
2 privacy on the docks, but that's the 20:34  
3 conversation that I did not have specifically. 20:35  
4 Mr. Joe Rothschild, our architect, was in 20:35  
5 contact with Mrs. Isaacs discussing the 20:35  
6 numbers and details. 20:35  
7 MEMBER MOSKOWITZ: So that offer was to 20:35  
8 move the side-yard setback not 15, actually 20:35  
9 16, and then to move the pool off of the 20:35  
10 water, not by the 5 that's currently proposed 20:35  
11 but rather a total of 8? 20:35  
12 MR. RIEDER: Right. 20:35  
13 CHAIRMAN KEILSON: But you did not have 20:35  
14 that conversation? 20:35  
15 MR. RIEDER: We did. I did not. 20:35  
16 CHAIRMAN KEILSON: You did not. 20:35  
17 So we will have them testify to what the 20:35  
18 conversation was, and then we will have Mrs. 20:35  
19 Isaacs render her version of the conversation. 20:35  
20 MR. RIEDER: Sure. So Mr. Moskowitz, 20:35  
21 your question if -- 20:35  
22 CHAIRMAN KEILSON: That testimony is 20:35  
23 hearsay. 20:35  
24 MEMBER MOSKOWITZ: Fortunately we have 20:35  
25 others who can speak to it. 20:35

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2 MEMBER HILLER: I just wanted to express 20:35  
3 my appreciation to you, Mr. Rieder, for the 20:35  
4 efforts you made on the coverage, and while I 20:35  
5 would prefer as Mr. Gottlieb said to have an 20:36  
6 attached garage, I think you eloquently 20:36  
7 explained your reasons for the bedroom. I am 20:36  
8 getting older myself. Maybe I should ask my 20:36  
9 kids to put it in. Anyway, I appreciate the 20:36  
10 efforts that you put in to accommodate the 20:36  
11 Board. 20:36

12 MR. RIEDER: Thank you. 20:36

13 CHAIRMAN KEILSON: He did not explain 20:36  
14 why they can't have an attached garage. 20:36

15 MEMBER HILLER: He needs that area for 20:36  
16 the bedroom for the -- 20:36

17 CHAIRMAN KEILSON: No. That's not the 20:36  
18 case. Attached garage. 20:36

19 MEMBER HILLER: Attached garage was 20:36  
20 going to be on that same area. 20:36

21 CHAIRMAN KEILSON: No. The bedroom is 20:36  
22 inside the house. 20:36

23 MR. RIEDER: Just to answer, speak to 20:36  
24 the chairman's question. If we were to attach 20:36  
25 the garage to the house, it would still -- 20:36

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1  
2 there is only a 4-foot path between the house 20:36  
3 and the garage. The reason why we did not 20:36  
4 attach the garage to the side of the house is 20:36  
5 because then we have a side door on the side 20:36  
6 of the house and anyone that would be coming 20:37  
7 in or out of the house would have to go 20:37  
8 through the garage in order to get to the 20:37  
9 side, the side entrance, the main entrance 20:37  
10 that the children and most people would be 20:37  
11 using because that's where the cars actually 20:37  
12 pull up to and it keeps the traffic out of the 20:37  
13 cleaner Shabbos areas, you know, the dining 20:37  
14 room, the living room, and that's where the 20:37  
15 kids' knapsacks go and everything. So that 20:37  
16 would create that there is no side door, 20:37  
17 everyone would have to go through the garage 20:37  
18 into the house, and if there was a car parked 20:37  
19 in there, they would have to sort of squeeze 20:37  
20 by because we did have a very minimal -- the 20:37  
21 smallest size possible to fit one car in the 20:37  
22 garage. It wouldn't be, you know, 20:37  
23 comfortable. 20:37

24 MEMBER HILLER: Thank you, Mr. Chairman. 20:37

25 CHAIRMAN KEILSON: Now you have 20:37

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1  
2 exclusion of 250 square feet, right? More or 20:37  
3 less because -- 20:37  
4 MR. RIEDER: The front. 20:37  
5 CHAIRMAN KEILSON: Any consideration -- 20:37  
6 again, we exempt it but it's another 250 20:37  
7 square feet of coverage. Is there any 20:38  
8 consideration putting turf stone over there to 20:38  
9 further mitigate or any other part of the 20:38  
10 garage to bring it down further? 20:38  
11 MR. RIEDER: We looked through our 20:38  
12 options from a design perspective, from a 20:38  
13 practical perspective, and we took a large 20:38  
14 chunk of the middle to try to bring down that 20:38  
15 number as much as possible. The whole center 20:38  
16 of the house -- of the driveway in front of 20:38  
17 the house is going to be this grassy stone 20:38  
18 combination, and to make patches in different 20:38  
19 places, you know, will -- look, it's still 20:38  
20 grass and when it rains and when you get in 20:38  
21 and out of the car, it's not going to be fun 20:38  
22 during the winter. Definitely not our first 20:38  
23 choice, but we understand the purpose of the 20:38  
24 Board and the purpose of the rules and that's 20:38  
25 why we took a large section and did do that 20:38

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1 already. 20:38

2 CHAIRMAN KEILSON: Okay. Any other 20:39  
3 questions from the Board members? 20:39

4 MR. RIEDER: One point that Mr. 20:39  
5 Rothschild wanted, our architect brought up 20:39  
6 was the property is sort of on an angle. The 20:39  
7 angle is towards the Isaacs we will call it, 20:39  
8 so the length of the property on the Isaacs' 20:39  
9 side is shorter than the length of the 20:39  
10 property on the other neighbor's side and that 20:39  
11 creates that you have an extension from the 20:39  
12 wall which is the bulkhead that we put in to 20:39  
13 the property of a good 2, 3 feet. So in truth 20:39  
14 the 5-foot setback variance is really about a 20:39  
15 7, 8-foot variance to start. Seven, 8-foot 20:40  
16 back from the water. Meaning -- 20:40

17 CHAIRMAN KEILSON: Well, is there a 20:40  
18 walkway beyond that? 20:40

19 MR. RIEDER: No. That's a bulkhead and 20:40  
20 then stairs down. 20:40

21 CHAIRMAN KEILSON: The pool itself. I 20:40  
22 am here. The pool itself. 20:40

23 MR. RIEDER: The pool itself is 5 feet 20:40  
24 from the property line, but the property line 20:40  
25

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2 is a little bit set back from the bulkhead 20:40  
3 itself, so there is an extra foot or two that 20:40  
4 the pool -- the distance from the pool to the 20:40  
5 water, where neighbors may be commuting on 20:40  
6 their dock or their property down by the 20:40  
7 water, it's actually even more set back than 20:40  
8 the actual 5-foot distance. 20:40

9 MEMBER GOTTLIEB: If you refer to the 20:40  
10 survey versus A-1, it actually shows it pretty 20:40  
11 well what you just described. 20:40

12 CHAIRMAN KEILSON: While we are on the 20:40  
13 topic, when you laid out the proposed pool, 20:40  
14 you move it 5 feet over, but standing at the 20:41  
15 rear or south side of the pool, you are really 20:41  
16 very intrusive as far as what the Isaacs have 20:41  
17 there. You are right on top of it. 20:41

18 MR. RIEDER: From the back or the side? 20:41  
19 I'm sorry. I don't know. From the back? 20:41  
20 From the water side? 20:41

21 CHAIRMAN KEILSON: Correct. Standing on 20:41  
22 your property on the other side of the pool. 20:41

23 MR. RIEDER: In between the pool and the 20:41  
24 water? 20:41

25 CHAIRMAN KEILSON: You are basically in 20:41

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1  
2           their face, you know, phrased loosely.    You    20:41  
3           are right there on top of --                           20:41  
4                   MR. RIEDER:   Which has nothing to do       20:41  
5           with the pool.   I mean, our property.           20:41  
6                   CHAIRMAN KEILSON:   It has to do with the   20:41  
7           pool because --                                   20:41  
8                   MR. RIEDER:   Our seating and our chairs   20:41  
9           are not going to be there.   Our seating and       20:41  
10          chairs are in between the pool and the house.   20:41  
11                  CHAIRMAN KEILSON:   But in terms of the   20:41  
12          noise and the like, which is the biggest in       20:41  
13          terms of pools, those who have pools have       20:41  
14          lived through that nightmare.   You will be       20:42  
15          right there.                                       20:42  
16                  MEMBER FELDER:   Your proposal is to       20:42  
17          build 5 feet from your bulkhead or property       20:42  
18          line?   20:42  
19                  MR. RIEDER:   From the property line.       20:42  
20                  MEMBER FELDER:   How does that even       20:42  
21          happen?   Who owns the property in between?       20:42  
22                  MR. RIEDER:   It's part of it, but you       20:42  
23          can't build on it I guess.                       20:42  
24                  CHAIRMAN KEILSON:   Do the architects       20:42  
25          have anything to add or go direct to the           20:42



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1		
2	Isaacs?	20:42
3	MR. MAYERFELD: He did a great job.	20:42
4	CHAIRMAN KEILSON: We will judge that.	20:42
5	Mrs. Isaacs?	20:42
6	MRS. ISAACS: Good evening, everyone.	20:42
7	Thank you all again for being here. We are to	20:42
8	the Rieders two months closer to being	20:42
9	neighbors and good friends once this is all	20:42
10	resolved. I would like to comment on	20:42
11	something about a different variance other	20:42
12	than the pool and just -- I am not really	20:42
13	familiar with all this but speaking about the	20:42
14	grade raising, we happen to have a deck which	20:43
15	is level with the house, but it's a deck that	20:43
16	everything goes through and our grade was	20:43
17	never raised. I did speak to Joe, the	20:43
18	architect, and he assured me and reassured me	20:43
19	that with all the ground coverage and whatever	20:43
20	was going in with the level being raised, the	20:43
21	Board and the engineers and everyone else was	20:43
22	going to make sure that we were not going to	20:43
23	have a problem with water. I mean, our sump	20:43
24	pumps work 24/7 and I do want to make certain	20:43
25	of that, so I am just on the record saying	20:43

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1  
2 that I would like to make sure that we do have 20:43  
3 proper drainage there so that we do not have 20:43  
4 water problems. We never have and I really 20:43  
5 don't want any. 20:43  
6 MEMBER FELDER: According to what they 20:43  
7 said, they are lower than you. 20:43  
8 MRS. ISAACS: They said my deck is 20:43  
9 higher than the grade they raised my land to, 20:43  
10 but I never raised my land. My land is the 20:44  
11 original land. 20:44  
12 MEMBER FELDER: As long as they are 20:44  
13 lower, water will always flow lower. It can't 20:44  
14 go upwards to you unless it floods, like there 20:44  
15 is a hurricane. 20:44  
16 MRS. ISAACS: It can go over to my land 20:44  
17 I am talking about. 20:44  
18 MEMBER FELDER: I mean -- 20:44  
19 MRS. ISAACS: So I don't know the rules, 20:44  
20 but I want to say there is -- things happen 20:44  
21 when there is too much ground coverage, and my 20:44  
22 land is actually not higher. 20:44  
23 MEMBER FELDER: It's not? 20:44  
24 MRS. ISAACS: It's not. 20:44  
25 MEMBER FELDER: So your land is lower 20:44

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2 but your deck is equal? 20:44

3 MRS. ISAACS: The deck might be equal. 20:44

4 I don't know. 20:44

5 MEMBER FELDER: Your deck is pervious. 20:44

6 Okay. 20:44

7 MEMBER GOTTLIEB: She is saying the 20:44

8 earth below the deck is substantially lower. 20:44

9 It doesn't just go through it. There is a gap 20:44

10 between the deck and the ground. 20:44

11 MRS. ISAACS: Correct. 20:44

12 MEMBER FELDER: But Mr. Blumenkrantz, 20:44

13 you agree both, Mr. Rieder, that you will make 20:44

14 it equal? 20:45

15 MR. BLUMENKRANTZ: What I was 20:45

16 explaining, there is a berm of bushes between 20:45

17 Mrs. Isaacs' property and Moshe's property 20:45

18 that the berm is actually this bulk. So when 20:45

19 you take an elevation on there, that is the 20:45

20 elevation where we want to keep. 20:45

21 MRS. ISAACS: But that's not where my -- 20:45

22 CHAIRMAN KEILSON: Let's have the 20:45

23 conversation this way. 20:45

24 MR. BLUMENKRANTZ: Again, I am not -- 20:45

25 where those trees I believe are your trees. 20:45

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1  
2 CHAIRMAN KEILSON: Again, not yours to 20:45  
3 ask questions. 20:45  
4 MEMBER FELDER: Can we resolve to just 20:45  
5 make it equal to the ground, whatever the 20:45  
6 neighbor's ground is? Ground, earth. 20:45  
7 MRS. ISAACS: Well, their land is now 20:45  
8 higher. So all I am saying is I appreciate if 20:45  
9 everybody makes certain that there is enough 20:45  
10 drainage that I don't a problem. 20:45  
11 MR. BLUMENKRANTZ: I can install drains 20:45  
12 there and tie it to the dry wells. 20:45  
13 MR. VACCHIO: The whole idea is not to 20:45  
14 exceed your existing height, so they are not 20:45  
15 going to go any higher. 20:46  
16 MRS. ISAACS: Well, it already is lifted 20:46  
17 higher than the existing height, is it not? 20:46  
18 MR. BLUMENKRANTZ: Not on the back. We 20:46  
19 are level with you. 20:46  
20 MRS. ISAACS: I don't think so but I am 20:46  
21 not certain. I just wanted to state that. 20:46  
22 (Discussion off the record.) 20:46  
23 CHAIRMAN KEILSON: Are we saying that 20:46  
24 the grade of the property is going to be equal 20:46  
25 or less or the grade of the berm is going to 20:46

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1 be equal or less? 20:46

2 MR. VACCHIO: The intention here is to 20:46  
3 have the grade of the property the same, not 20:47  
4 higher. 20:47

5 MEMBER GOTTLIEB: Mrs. Isaacs is saying 20:47  
6 that her grade is lower. 20:47

7 MR. VACCHIO: I have to take a look at 20:47  
8 the berm. The whole time I wanted this. We 20:47  
9 got the numbers here. 20:47

10 MEMBER GOTTLIEB: Or if it can just be 20:47  
11 resolved by putting in a trench, and then we 20:47  
12 can -- I don't know if the trench can go out. 20:47

13 CHAIRMAN KEILSON: Well, let's hear from 20:47  
14 the Building Department. 20:47

15 MR. BLUMENKRANTZ: So I have the 20:47  
16 neighbor on the left grade up, grade higher 20:47  
17 than we are proposing. So they are higher 20:47  
18 than us. Then I have Mrs. Isaacs where the 20:47  
19 berm is. We are not talking about the berm. 20:47  
20 We are talking about her grade. Again, we are 20:47  
21 proposing to pitch everything towards the back 20:47  
22 to protect that, and it's only the last few 20:47  
23 feet. Meaning the rest of the property you 20:47  
24 can go there. 20:47  
25

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2 MR. VACCHIO: I have seen it. 20:47

3 MR. BLUMENKRANTZ: It's very, very even 20:48

4 in the back. It's true the deck is way up 20:48

5 there. I don't know where the pool is 20:48

6 situated, but I already have a bulkhead built 20:48

7 in the sense that's retaining -- you go back 20:48

8 there, they built it with a piece coming back 20:48

9 as retaining the property up until where it 20:48

10 would start meeting up. We kept it level in 20:48

11 the back. We are retaining the bulk. 20:48

12 CHAIRMAN KEILSON: It's a simple 20:48

13 question. 20:48

14 MR. BLUMENKRANTZ: We would like to keep 20:48

15 it at the berm height. 20:48

16 CHAIRMAN KEILSON: The grade of the 20:48

17 property? 20:48

18 MR. VACCHIO: Not to exceed. 20:48

19 CHAIRMAN KEILSON: Not to be exceeded. 20:48

20 Is that something you are contemplating or is 20:48

21 it the berm? 20:48

22 MR. BLUMENKRANTZ: I am contemplating 20:48

23 the berm. 20:48

24 CHAIRMAN KEILSON: Can you recontemplate 20:48

25 and have the level of the ground be the same? 20:48

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MR. RIEDER: Can I speak? 20:48

CHAIRMAN KEILSON: Certainly. 20:48

MR. RIEDER: There is -- the berm is 20:48  
between the two properties. If -- I actually 20:48  
don't even know that but the trees belong to 20:49  
you. That is Mrs. Isaacs'. That's Isaacs' 20:49  
property. Water cannot jump and go back down. 20:49  
Water can only go from high to low. So if 20:49  
there is a berm, of course we would put a 20:49  
drainage, but I mean, if there is a berm along 20:49  
the whole distance length between the two 20:49  
properties, water cannot climb up higher. 20:49

MR. VACCHIO: So why don't you keep both 20:49  
grades even and put the berm there? You have 20:49  
two grades that are the same. Your property, 20:49  
her property. In between that you have the 20:49  
berm, and neither one is going to get very 20:49  
damaged. 20:49

MR. RIEDER: It's very hard to see what 20:49  
the property is. 20:49

MR. CASTRO: If this indicates the 20:49  
height of the berm, 9.4, then the grade on the 20:49  
-- irrespective of the grade on Mrs. Isaacs' 20:49  
side which I guess is unknown, the grade on 20:49

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2 your side must be lower than the berm. 20:49

3 Otherwise the berm doesn't function properly. 20:49

4 MR. RIEDER: Exactly. 20:49

5 CHAIRMAN KEILSON: Can I get a ruling 20:50

6 from the Building Department? 20:50

7 MR. VACCHIO: I say we make the grade 20:51

8 the same and make the berm in between. 20:51

9 (Discussion off the record.) 20:52

10 CHAIRMAN KEILSON: Back on the record. 20:52

11 There was a request for the Building 20:52

12 Department, correct me if I am wrong, there 20:52

13 was data that was requested. It's not here 20:52

14 tonight; is that correct, Mr. Castro? 20:52

15 MR. CASTRO: Correct. It would be the 20:52

16 data that was provided at the height of the 20:52

17 berm only. 20:52

18 CHAIRMAN KEILSON: Is there a -- 20:52

19 MEMBER FELDER: What was requested that 20:52

20 isn't here? 20:52

21 MR. RIEDER: Can we -- 20:52

22 CHAIRMAN KEILSON: Sit down. What was 20:52

23 it that was requested? 20:52

24 MR. CASTRO: Elevation of the 20:52

25 neighboring grades. 20:52



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1  
2 CHAIRMAN KEILSON: Is that data here 20:52  
3 tonight? 20:52  
4 MR. BLUMENKRANTZ: I believe it is. 20:53  
5 CHAIRMAN KEILSON: Mr. Building 20:53  
6 Department, is the data here tonight? 20:53  
7 MR. CASTRO: No. No. I mean, it's 20:53  
8 certainly if you were to -- 20:53  
9 MEMBER FELDER: How would we even get 20:53  
10 that? 20:53  
11 CHAIRMAN KEILSON: Aaron, can you let 20:53  
12 him answer the question, please. 20:53  
13 MR. CASTRO: It sounds like the question 20:53  
14 is if we were to grant and say the grades have 20:53  
15 to be the same, it's a number that we don't 20:53  
16 know. I mean, that we may be binding them to 20:53  
17 a number that's way lower. 20:53  
18 MEMBER FELDER: So that means Mr. Rieder 20:53  
19 would have to do a survey of the Isaacs' 20:53  
20 property where the earth is? I am saying they 20:53  
21 have to go under the deck. 20:53  
22 MRS. ISAACS: There is plenty of room. 20:53  
23 CHAIRMAN KEILSON: What was the 20:53  
24 expectation on the part of the Building 20:53  
25 Department in terms of what was supposed to be 20:53

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1  
2 presented so we can understand what it is 20:53  
3 here, not here, what has to be provided, or 20:53  
4 can there be a representation that the regrade 20:54  
5 will do the following? 20:54

6 MR. CASTRO: Well, what the Building 20:54  
7 Department was looking for was the grade, and 20:54  
8 when I say "grade", I mean the vast majority 20:54  
9 of what's back there. Not realizing that 20:54  
10 there is an existing berm there right now. 20:54  
11 Maybe just makes it a little bit more 20:54  
12 difficult to approve or guarantee something. 20:54

13 CHAIRMAN KEILSON: Is there a 20:54  
14 representation that they can give that will 20:54  
15 solve that issue? 20:54

16 MEMBER MOSKOWITZ: Just to add to the 20:54  
17 chair's question, I don't think the Isaacs' 20:54  
18 principal objection to be this issue. They 20:54  
19 have a concern which is no water on their 20:54  
20 property as a result of this project. It 20:55  
21 seems like there might be a couple of 20:55  
22 different ways to solve that we should figure 20:55  
23 out what the right way is. I don't know if 20:55  
24 it's a grade issue. I don't know if it's 20:55  
25 adjusting the grade or just putting a drain as 20:55

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was proposed a number of minutes ago, but it 20:55  
seems like there is a pathway to resolve this 20:55  
concern with the help of the professionals. 20:55

CHAIRMAN KEILSON: So as in the past, 20:55  
what we had done in the past is we made it 20:55  
subject to the approval and review of the 20:55  
Building Department, whether it be through 20:55  
same grade level, same berm, same whatever, 20:55  
whatever is required in order to ensure that 20:55  
there be no runoff onto the neighbor's 20:55  
property. That would be part of the 20:55  
conclusion of tonight's decision. That would 20:55  
one fell swoop, we solve it, and we push it 20:55  
onto your table. Okay. Mrs. Isaacs. 20:55

MRS. ISAACS: I did want to say I wasn't 20:56  
looking to be difficult with that. I just 20:56  
wanted to make certain. 20:56

CHAIRMAN KEILSON: It's an oversight on 20:56  
the part of the Building Department. Thank 20:56  
you for being so alert. 20:56

MRS. ISAACS: And Joe was very 20:56  
convincing that he is going to take care of 20:56  
it, but I wanted to make sure this is done 20:56  
correctly for my property. 20:56

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1  
2                   Okay. Moving onto the backyard pool                   20:56  
3                   area, I think I wish all of you would have                   20:56  
4                   come down to see the backyard and the location                   20:56  
5                   where this pool is. It's very much in the                   20:56  
6                   corner of the property, of our two properties.                   20:56  
7                   Very much in the corner. Almost as close as                   20:56  
8                   you can get to the water without going into                   20:56  
9                   the water. And now it's 15 feet which isn't                   20:56  
10                   all that much if you look at the property                   20:56  
11                   specifically if you are looking in the corner.                   20:56  
12                   I truly want to be reasonable. We have                   20:56  
13                   suggested moving the pool down a little. I                   20:57  
14                   really don't think -- I am not looking to be                   20:57  
15                   difficult and I don't think I am difficult,                   20:57  
16                   but 1 foot further down I don't really think                   20:57  
17                   that's, you know, a compromise in my opinion.                   20:57  
18                   And the pool, if you will come and see it, is                   20:57  
19                   very imposing in the area that it is. Nothing                   20:57  
20                   to do with down on the dock. Nothing to do                   20:57  
21                   with not seeing people. I understand that. I                   20:57  
22                   have nothing against people. I love people.                   20:57  
23                   But we do each have homes. They are not five                   20:57  
24                   acres so I get that. With that being said,                   20:57  
25                   there is a quality of life that we all have                   20:57

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1  
2           been used to having in our own private homes,           20:57  
3           and I would like to maintain that in mine as           20:57  
4           well.           20:57  
5           MEMBER FELDER: Can I ask a question?           20:57  
6           Mr. Rieder represented that there was a           20:57  
7           conversation that took place where they           20:58  
8           suggested moving it 1 foot over and 3 feet           20:58  
9           back. What would be your suggestion? What           20:58  
10          was your counter?           20:58  
11          MRS. ISAACS: My suggestion would be           20:58  
12          more down. If he wants to keep it 5 feet or           20:58  
13          8, it's irrelevant to me. If he wants it 2           20:58  
14          feet from the water, so be it. It's near the           20:58  
15          water either way.           20:58  
16          MEMBER FELDER: How would you quantify           20:58  
17          "move down"? How many feet in your --           20:58  
18          MRS. ISAACS: I would say 10 feet more.           20:58  
19          MEMBER FELDER: Ten feet more and still           20:58  
20          at the wall at the 5 feet?           20:58  
21          MRS. ISAACS: I would be willing to make           20:58  
22          that compromise, yes. Do I love it? No, I           20:58  
23          don't think -- I don't love it. I mean, it           20:58  
24          should be 20. I get there is no back           20:58  
25          neighbor, but in the water I don't know that           20:58

1 Rieder - 4/7/2021

2 you can say there is no back neighbor. That's 20:58  
3 the way it is. Everybody is in the water. I 20:58  
4 am sure that when Mr. Rieder moves in, he is 20:58  
5 going to love the water. He is going to be in 20:58  
6 the water a lot. I am confident of it. And 20:58  
7 that's all great. But it doesn't have to be 20:58  
8 in the pool on top of me. And that's -- I get 20:58  
9 it's not going to be 9 miles away, but I still 20:59  
10 feel like there is a certain amount of respect 20:59  
11 and etiquette that's due to neighbors, and I 20:59  
12 just really feel that way. It will be 20:59  
13 infringing. 20:59

14 MEMBER FELDER: In your ideal you are 20:59  
15 more concerned with it being closer to your 20:59  
16 section than farther from the water? 20:59

17 MRS. ISAACS: Yes. 20:59

18 MEMBER MOSKOWITZ: In our way of looking 20:59  
19 at it, it's not the rear-yard setback variance 20:59  
20 that they are requesting. That is the most 20:59  
21 objectionable aspect of this. The thing 20:59  
22 that's interfering with your quality of life 20:59  
23 is where the pool is located laterally 20:59  
24 vis-à-vis your property? 20:59

25 MEMBER FELDER: Only because it's to the 20:59

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1  
2 rear because it's coming -- it's accentuating 20:59  
3 that corner. 20:59  
4 CHAIRMAN KEILSON: I think to be 20:59  
5 accurate, she didn't say that. She said in 20:59  
6 the spirit of compromise, she would consider a 20:59  
7 lateral move to be a way to compromise and she 21:00  
8 would live with the fact that it's -- 21:00  
9 MEMBER MOSKOWITZ: Right but just to add 21:00  
10 to that, it sounds like the compromise that 21:00  
11 you are proposing, the thing that would be 21:00  
12 most helpful to you is not really about moving 21:00  
13 the pool off the water but rather moving the 21:00  
14 pool farther away from your house; is that 21:00  
15 correct? 21:00  
16 MRS. ISAACS: Yes. 21:00  
17 MEMBER GOTTLIEB: Mrs. Isaacs, just so I 21:00  
18 understand, even though you probably said it 21:00  
19 six times already, the objection is noise, is 21:00  
20 privacy, is -- just please remind me the 21:00  
21 objection. 21:00  
22 MRS. ISAACS: The objection is if you 21:00  
23 look at the properties, it's in the very 21:00  
24 corner -- it's in the corner where our 21:00  
25 properties meet and behind us is water where a 21:00

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2 lot of people spend a lot of their time just 21:00  
3 as they do on their land, but this is where 21:00  
4 his pool is and this is where I am. Pretty 21:00  
5 much. 21:00

6 MEMBER GOTTLIEB: Is it a noise -- 21:00

7 MRS. ISAACS: It's all of the above. 21:01

8 MEMBER GOTTLIEB: Because I am going to 21:01  
9 ask Mr. Rieder a question. How are you going 21:01  
10 to be fencing in the pool? Obviously you have 21:01  
11 to fence it in for safety. Are you going to 21:01  
12 have a vinyl or wood fence between the 21:01  
13 property or just a -- I will let you answer. 21:01

14 MR. RIEDER: So I don't know exactly 21:01  
15 what we are putting around the immediate pool, 21:01  
16 but I do know that we are going to be putting 21:01  
17 trees along the length of the Isaacs to create 21:01  
18 privacy and noise barrier both for the Isaacs 21:01  
19 and for ourselves. 21:01

20 MEMBER GOTTLIEB: At least visually you 21:01  
21 are not going to be looking at each other from 21:01  
22 the pools? 21:01

23 MR. RIEDER: No. The way it is now, 21:01  
24 when I stood in our pool and laid out the 21:01  
25 pool, I asked Mrs. Isaacs to meet me there. 21:01



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2 Mrs. Isaacs told me she saw it. I asked how 21:01  
3 did you see it and she said she stuck her head 21:01  
4 through the crack in the fence to see the pool 21:01  
5 at that time. 21:01

6 MEMBER GOTTLIEB: I don't know. I am 21:01  
7 not Jesus and I can't walk on water. Whenever 21:01  
8 I am in the pool, kind of just my head sticks 21:02  
9 out which means I can't look over the 21:02  
10 bulkhead, and I really -- you know, even if I 21:02  
11 am in a lounge chair, you are not standing on 21:02  
12 the ground. You are below grade. 21:02

13 MRS. ISAACS: So call it the noise. 21:02

14 MEMBER GOTTLIEB: So I was just trying 21:02  
15 to narrow it down to -- 21:02

16 MRS. ISAACS: Let's say this is the 21:02  
17 backyard. To put the pool right over here 21:02  
18 instead of somewhere here. 21:02

19 MEMBER HILLER: I am just going to 21:02  
20 suggest this as a -- because you are two 21:02  
21 neighbors and both of you have shown the 21:02  
22 willingness to compromise and to try to work 21:02  
23 with each other. You have it at 15 feet, and 21:02  
24 you are willing to go to 16 feet. You would 21:02  
25 prefer 25 feet. That was your suggestion. 21:02

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2 MRS. ISAACS: Correct. 21:02

3 MEMBER HILLER: Please shake your head. 21:02

4 CHAIRMAN KEILSON: So the record will 21:02

5 reflect she shook her head. 21:02

6 MEMBER HILLER: So I want to offer a 21:03

7 compromise of 20 feet. For you it will be 21:03

8 giving up 4 more feet, Mr. Rieder. For you it 21:03

9 will be an additional 5 feet from what it is 21:03

10 now, and hopefully everybody can shake hands 21:03

11 and go home. 21:03

12 CHAIRMAN KEILSON: I would like to amend 21:03

13 your compromise suggestion and push it back 21:03

14 another 5 feet off the water. 21:03

15 MEMBER MOSKOWITZ: I wouldn't. 21:03

16 MEMBER HILLER: That seems not to be -- 21:03

17 CHAIRMAN KEILSON: They have to overcome 21:03

18 the fact that they are asking for significant 21:03

19 encroachment and variance to serve a specific 21:03

20 need. 21:03

21 MEMBER MOSKOWITZ: We will be solving a 21:03

22 problem that nobody has. What are we doing 21:03

23 that for? Maybe I misinterpreted what I heard 21:03

24 Ms. Isaacs say before. The most important 21:03

25 thing to her is how far that pool is off of 21:03

1 Rieder - 4/7/2021

2 her property and the fact that it's moving off 21:03  
3 the water a few feet is not a particular -- 21:03

4 MRS. ISAACS: That was actually a 21:03  
5 compromise on my part. Not something that I 21:03  
6 like, the 5 feet off the water. So I actually 21:04  
7 like that suggestion from the chairman. 21:04

8 MEMBER HILLER: Can we agree on the 20 21:04  
9 feet? 21:04

10 MEMBER FELDER: What are we voting on? 21:04  
11 Twenty plus 5? So I understand it, your ideal 21:04  
12 would be -- your ideal compromise would be 10 21:04  
13 feet laterally. Leave it at the 5 feet in the 21:04  
14 rear. 21:04

15 MEMBER MOSKOWITZ: In other words -- 21:04  
16 (Discussion off the record.) 21:04

17 MEMBER GOTTLIEB: Around the pool you 21:08  
18 have got a 4-foot pavers and bricks, what have 21:09  
19 you. What prevents your kids from running 21:09  
20 around the pool and falling over the bulkhead? 21:09

21 MR. RIEDER: A fence along the bulkhead 21:09  
22 and then another fence for the pool. 21:09

23 MEMBER GOTTLIEB: I didn't know if they 21:09  
24 walk around the pool they will end up falling 21:09  
25 in. 21:09

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2 (Discussion off the record.) 21:10

3 MEMBER FELDER: To just to finalize that 21:10

4 point. We are now in agreement to what? 21:10

5 MEMBER HILLER: Twenty feet from the 21:10

6 side. 21:10

7 MR. RIEDER: If everything is a problem, 21:10

8 I want to make sure. 21:10

9 MEMBER FELDER: As far as the placement 21:10

10 of the pool, we are good everyone? Twenty and 21:10

11 8 right? Eight from the bulkhead, 20 from the 21:10

12 property line? 21:10

13 MS. ISAACS: In terms of the garage 21:10

14 which I am not objecting to although I don't 21:10

15 think it fits into where we live and it is on 21:10

16 top of me, the architect had said that it 21:10

17 would be covered on the side, that my windows 21:11

18 look out to trees. Just wanted to make 21:11

19 that -- 21:11

20 CHAIRMAN KEILSON: I think that we would 21:11

21 be requesting that they screen the entire 21:11

22 length of that property, which they are going 21:11

23 to do anyway. 21:11

24 MEMBER FELDER: Are you making that 21:11

25 conditional or not? 21:11

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2 CHAIRMAN KEILSON: Probably will, yes. 21:11

3 MEMBER FELDER: So is everybody happy? 21:11

4 Have we covered everything? 21:11

5 MEMBER HILLER: I want to cap this off 21:11

6 with my favorite New Testament saying. 21:11

7 "Blessed are the peacemakers for they shall be 21:11

8 called the children of God". I love that 21:11

9 saying, and I am glad to be a good example of 21:11

10 it here. 21:11

11 CHAIRMAN KEILSON: Anything that we need 21:12

12 to comment on from the Building Department? 21:12

13 Certainly we have to discuss the existing 21:12

14 grades. And make certain that there is -- 21:12

15 that water -- that there is water retention, 21:12

16 both properties. 21:12

17 MR. BLUMENKRANTZ: We will work it out. 21:12

18 CHAIRMAN KEILSON: Okay. 21:12

19 MEMBER GOTTLIEB: So do we have dirt 21:12

20 guards with the base of the driveway where it 21:12

21 enters the street? 21:12

22 MR. VACCHIO: There will be. 21:12

23 MR. CASTRO: Gravel, yes. 21:12

24 CHAIRMAN KEILSON: Okay. So let's go 21:12

25 through the requested variances, make sure 21:12

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1  
2 that we have accurate agreement. So on the 21:12  
3 maximum building coverage we are talking about 21:12  
4 an excess of 6.4 percent, 208 square feet. 21:13  
5 Maximum surface coverage is now 11 percent, 21:13  
6 594 square feet. Maximum front-yard surface 21:13  
7 coverage is 10 percent, 96 square feet. The 21:13  
8 pool rear-yard setback is now 8 feet from the 21:13  
9 bulkhead. The location of the pool will be 20 21:13  
10 feet from the property line of the adjacent 21:13  
11 neighbor to the west, the Isaacs. 21:13

12 And as far as a grade change, we are 21:13  
13 approving a grade change. Subject to the 21:13  
14 Building Department approving that the 21:13  
15 property raise grades will match either by the 21:13  
16 actual property or the berm or whatever the 21:13  
17 Building Department deems as necessary and 21:13  
18 appropriate. In addition, there will be 21:14  
19 screening of trees between the properties, and 21:14  
20 as I understand you will be screening the back 21:14  
21 as well. 21:14

22 MR. RIEDER: A gate. 21:14

23 CHAIRMAN KEILSON: I think you mentioned 21:14  
24 about trees along the back. 21:14

25 MR. MAYERFELD: Rear side of the 21:14

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2 property. 21:14  
3 CHAIRMAN KEILSON: So not the back. 21:14  
4 MR. RIEDER: The back is the view, the 21:14  
5 water. 21:14  
6 CHAIRMAN KEILSON: So against the back 21:14  
7 you will not have a fence, just the bulkhead. 21:14  
8 MR. RIEDER: No. A fence on top of the 21:14  
9 bulk to make sure no one can walk over. 21:14  
10 CHAIRMAN KEILSON: Okay. Taking all 21:14  
11 that into consideration, I think valuing the 21:14  
12 benefit to the applicant as opposed to any 21:14  
13 concerns on the part of the community, the 21:14  
14 neighbors, and the Almighty if you want to 21:14  
15 throw him in, Mr. Felder. 21:14  
16 MEMBER FELDER: I want to thank the 21:14  
17 neighbors for making our job a little bit 21:14  
18 easier and I want to say for the record that 21:14  
19 although I would normally not vote for such a 21:15  
20 small rear-yard variance, because of the 21:15  
21 unique situation and the uniqueness of the 21:15  
22 property and the fact that there really are no 21:15  
23 real neighbors in the back of you, I am for. 21:15  
24 CHAIRMAN KEILSON: Is that an accurate 21:15  
25 statement? 21:15

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MEMBER HILLER: I want to take exception 21:15  
to that, to Aaron's statement because I think 21:15  
he would vote for anyway. I am happy to vote 21:15  
for, and I hope the neighbors really become 21:15  
close friends. 21:15  
CHAIRMAN KEILSON: Very good. 21:15  
MEMBER GOTTLIEB: Despite what my 21:15  
colleagues have to say, I just want to bring 21:15  
in two pieces. It looks like they removed the 21:15  
objections by the most affected neighbor who 21:15  
is not shy about her opinions and her 21:15  
thoughts, and I am very thankful of that 21:15  
because many neighbors come to us after the 21:15  
fact and say why did you let this happen and 21:15  
regarding the other coverages, despite my 21:15  
reluctance to go with new construction being 21:15  
out of code, the fact of the matter is that 21:16  
most of the houses on this street are quite 21:16  
large and this really does fit into the 21:16  
character of that street. So with those two 21:16  
minor comments, I am going to say for. 21:16  
CHAIRMAN KEILSON: Wow. 21:16  
MEMBER GOTTLIEB: I know. It goes 21:16  
against -- 21:16



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CHAIRMAN KEILSON: Everybody is out of 21:16  
character now. Mr. Moskowitz? 21:16

MEMBER MOSKOWITZ: I commend everyone 21:16  
who spoke tonight and I am for. 21:16

CHAIRMAN KEILSON: I am for as well. 21:16  
It's been a long hard journey, but I am glad 21:16  
we have gotten to that point. Two years 21:16  
although you are well on your -- 21:16

MR. VACCHIO: Board of Buildings Design. 21:16

MR. RIEDER: Thank you very much for all 21:16  
your help. 21:16

(Whereupon the hearing concluded at 9:16 21:16

p.m.)

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

  
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YAFFA KAPLAN

Court Reporter