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2 INCORPORATED VILLAGE OF LAWRENCE3 BOARD OF APPEALS
45 Lawrence Country Club
6 101 Causeway
Lawrence, New York7 May 26, 2021
8 7:28 p.m.9 APPLICATION: Flegmann
10 121 Rand Place
Lawrence, New York

11 P R E S E N T:

12 MR. LLOYD KEILSON
Chairman13 MR. EDWARD GOTTLIEB
Member14 MR. DANIEL HILLER
Member15 MR. AARON FELDER
16 Member17 MR. ELLIOTT MOSKOWITZ
Member18 MR. ANDREW K. PRESTON, ESQ.
19 Village Attorney20 MR. JACOB PLAUT
Building Department21 MR. DANIEL VACCHIO
22 Building Department23 Yaffa Kaplan
24 Court Reporter
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CHAIRMAN KEILSON: Okay. Good evening, 19:28
ladies and gentlemen. Welcome to the Lawrence 19:28
Board of Zoning Appeals. Please silence your 19:28
phones, and if you need to converse, please 19:28
take your conversation outside. Thank you 19:28
very much. Proof of posting? 19:28

MR. VACCHIO: Mr. Chairman, I offer 19:28
proof of posting and publication. 19:28

CHAIRMAN KEILSON: Thank you very much. 19:28
Let's discuss some extensions first. We have 19:28
a request for an extension from Arielle and 19:29
Daniel Flegmann, 121 Rand Place. The date of 19:29
the original variance was July 22nd of '20, 19:29
expired or will expire July 22, '22. 19:29
Anticipating. And reasons as follows: "We 19:29
had intended to move into my parents during 19:29
the construction, but in August COVID numbers 19:29
rose again and we had to wait until we were 19:29
all vaccinated to move in. We are now ready 19:29
to get the building permit and begin." Okay. 19:29

MEMBER GOTTLIEB: Sounds like they 19:29
haven't begun work. 19:29

CHAIRMAN KEILSON: That's correct. So 19:29
we extend it by two years. No objection? 19:29

Flegmann - 5/26/2021

Okay.

19:29

(Whereupon the hearing concluded at 7:29

p.m.)

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



YAFFA KAPLAN

Court Reporter

Fox - 5/26/2021

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Lawrence Country Club
101 Causeway
Lawrence, New York

May 26, 2021
7:29 p.m.

APPLICATION:

Fox
209 Juniper Circle North
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. DANIEL VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

Fox - 5/26/2021

1
2 CHAIRMAN KEILSON: Next matter is that 19:29
3 of Joseph Fox, 209 Juniper Circle North. The 19:29
4 original variance was January 29th of 2020, 19:29
5 which expires in January '22. And the reason 19:30
6 expressed is "Construction of a new home. 19:30
7 Variances were granted shortly before the 19:30
8 COVID-19 pandemic. Health and safety issues 19:30
9 and the construction shutdown prevented us 19:30
10 from starting". 19:30

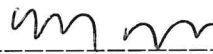
11 So we will extend it also by two years. 19:30
12 Is that acceptable? 19:30

13 MEMBER MOSKOWITZ: Yes. 19:30

14 CHAIRMAN KEILSON: Okay. 19:30

15 (Whereupon the hearing concluded at 7:29
16 p.m.)

17 *****
18 Certified that the foregoing is a true and accurate
19 transcript of the original stenographic minutes in
20 this case.

21 

22 YAFFA KAPLAN
23 Court Reporter
24
25

Marx - 5/26/2021

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Lawrence Country Club
101 Causeway
Lawrence, New York

May 26, 2021
7:30 p.m.

APPLICATION: Marx
5 and 7 Keewaydin 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
Member

MR. ELLIOTT MOSKOWITZ
Member

MR. ANDREW K. PRESTON, ESQ.
Village Attorney

MR. JACOB PLAUT
Building Department

MR. DANIEL VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

Marx - 5/26/2021

1
2 CHAIRMAN KEILSON: Third extension 19:30
3 request. From David and Gila Marx, 5 and 7 19:30
4 Keewaydin Road, and expiration is May 14th of 19:30
5 '21. And "We are away during this year". 19:30
6 Extend it by a year and a half. 19:31
7 MEMBER GOTTLIEB: Do they need that much 19:31
8 time? 19:31
9 MR. VACCHIO: Two years at the rate it's 19:31
10 going. 19:31
11 MEMBER GOTTLIEB: They have been under 19:31
12 construction for five years. 19:31
13 MR. VACCHIO: Looks like a year and a 19:31
14 half is fine. 19:31
15 CHAIRMAN KEILSON: Make it a final 19:31
16 extension. 19:31
17 MR. VACCHIO: Yes. 19:31
18 CHAIRMAN KEILSON: Fair enough. 19:31
19 MEMBER GOTTLIEB: Final extension of how 19:31
20 long? 19:31

21 CHAIRMAN KEILSON: Two years. Okay. 19:31
22 (Whereupon the hearing concluded at 7:31
p.m.)

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

YAFFA KAPLAN
Court Reporter

Reisman - 5/26/2021

INCORPORATED VILLAGE OF LAWRENCE
BOARD OF APPEALS

Lawrence Country Club
101 Causeway
Lawrence, New York

May 26, 2021
7:31 p.m.

APPLICATION: Reisman
153 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. DANIEL VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

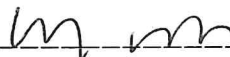
Reisman - 5/26/2021

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CHAIRMAN KEILSON: We have several 19:31
requests for adjournment. Reisman of 153 19:31
Harborview South has asked for an adjournment. 19:31
So that will be to the next date or as they 19:31
wish. 19:31

(Whereupon the hearing concluded at 7:31
p.m.)

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

Werzberger - 5/26/2021

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Lawrence Country Club
101 Causeway
Lawrence, New York

May 26, 2021
7:31 p.m.

APPLICATION: Werzberger
25 Harborview West
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. DANIEL VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

Werzberger - 5/26/2021

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CHAIRMAN KEILSON: We have a request 19:31
from Werzberger, 25 Harborview West, also 19:31
requesting an adjournment. So again, I assume 19:31
we have no objection from the Board -- 19:31

MEMBER MOSKOWITZ: No objection. 19:31

CHAIRMAN KEILSON: -- to an adjournment. 19:31

(Whereupon the hearing concluded at 7:31

p.m.)

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



YAFFA KAPLAN

Court Reporter

Goldstein - 5/26/2021

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Lawrence Country Club
101 Causeway
Lawrence, New York

May 26, 2021
7:32 p.m.

APPLICATION:

Goldstein
6 Keewaydin 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
Member

MR. ELLIOTT MOSKOWITZ
Member

MR. ANDREW K. PRESTON, ESQ.
Village Attorney

MR. JACOB PLAUT
Building Department

MR. DANIEL VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

Goldstein - 5/26/2021

1
2 CHAIRMAN KEILSON: And lastly, Goldstein 19:31
3 at 6 Keewaydin Road. There was an appearance 19:32
4 of an attorney just before I guess two days 19:32
5 ago. They sent in a letter requesting that we 19:32
6 adjourn it so they can come up to speed. I 19:32
7 would like to suggest we give them one 19:32
8 adjournment, one final adjournment because 19:32
9 people have been waiting. It's a pool-related 19:32
10 item so we don't lose the entire season. So 19:32
11 by the consensus of the Board, adjournment to 19:32
12 the next hearing date. June 23rd. Okay. 19:32

13 Jake, could you see if Mr. Felder is 19:32
14 joining us? Okay. 19:32

15 (Whereupon the hearing concluded at 7:32
16 p.m.)

17 *****
18 Certified that the foregoing is a true and accurate
19 transcript of the original stenographic minutes in
20 this case.

21 
22 YAFFA KAPLAN
23 Court Reporter
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Katz - 5/26/2021

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Lawrence Country Club
101 Causeway
Lawrence, New York

May 26, 2021
7:34 p.m.

APPLICATION: Katz
194 Harborview North
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. DANIEL VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

1 Katz - 5/26/2021

2 CHAIRMAN KEILSON: First matter this 19:34
3 evening will be that of Steinberg, 16 Lakeside 19:34
4 Drive West. They or their representative, 19:34
5 please step forward. Is your representative 19:34
6 here? 19:34

7 MR. STEINBERG: Any second. 19:34

8 CHAIRMAN KEILSON: We will take somebody 19:34
9 else first. 19:34

10 MR. STEINBERG: He texted from the car 19:34
11 just because of the weather. He is coming 19:34
12 from Cedarhurst. 19:34

13 CHAIRMAN KEILSON: All right. 19:34

14 Katz, 194 Harborview North. Good 19:34
15 evening, Mr. Savaldi. 19:35

16 MR. SAVALDI: Good evening to the Board. 19:35

17 CHAIRMAN KEILSON: Is your client here 19:35
18 tonight? 19:35

19 MR. SAVALDI: No. She couldn't make it. 19:35
20 She had a conflict. 19:35

21 CHAIRMAN KEILSON: Okay, Mr. Savaldi. 19:35

22 MR. SAVALDI: So as you presented, I am 19:35
23 going to represent to you Mrs. Katz who bought 19:35
24 this property and she designed a new -- we 19:35
25 designed a new house for her, and the house is 19:35

Katz - 5/26/2021

1
2 complying with all the zoning. The one item 19:35
3 that we had hardship with is the eave height 19:36
4 that because of the flood zone and we don't 19:36
5 have a basement, of course, we are -- the 19:36
6 finished floor, the first floor is elevation 19:36
7 12. That's the free board elevation which is 19:36
8 3 feet above the grade, and because of that we 19:36
9 are short 2 foot and 2 inches or we are 19:36
10 exceeding by 2 feet and 2 inches on the 19:36
11 maximum wall. That's the only variance that 19:36
12 we are requesting the Board to -- 19:36
13 MEMBER GOTTLIEB: Mr. Savaldi, on which 19:36
14 page can we see that? On A-7? 19:36
15 MR. SAVALDI: The elevation yes. 19:36
16 MEMBER GOTTLIEB: And that would be on 19:36
17 the right side? 19:36
18 (Discussion off the record.) 19:37
19 MEMBER GOTTLIEB: You realize whenever 19:37
20 it's new construction, I like to have a 19:37
21 thorough understanding of why you can't build 19:37
22 it according to code and it looks like you 19:37
23 have maximized every inch and you got 19:37
24 everything in there and understanding that 19:37
25 because you have to start at a higher grade 19:37

Katz - 5/26/2021

1
2 because the flood zone, you shouldn't be 19:37
3 penalized by 2 feet or 2 inches. 19:37
4 MR. SAVALDI: Twenty-six inches. 19:37
5 MEMBER GOTTLIEB: Two feet 2 inches. 19:38
6 CHAIRMAN KEILSON: Has there been any 19:38
7 conversation with your client about future 19:38
8 expansion or a pool? Very often people come 19:38
9 here, and a year later they are back to us 19:38
10 requesting other variances, other changes. 19:38
11 MR. SAVALDI: It was a discussion 19:38
12 possibly of a pool, but she is not there yet. 19:38
13 MEMBER HILLER: Have you maxed out your 19:38
14 coverage? 19:38
15 MR. VACCHIO: No. 19:38
16 CHAIRMAN KEILSON: No. Plenty of 19:38
17 availability. 19:38
18 MEMBER GOTTLIEB: 1,300 feet available 19:38
19 for a pool. Not that I am suggesting. 19:38
20 CHAIRMAN KEILSON: Anyone in the 19:38
21 audience want to speak to the matter? Okay. 19:38
22 If not, we are going to take into 19:38
23 consideration the benefit to the applicant as 19:38
24 opposed to any detriment to the community or 19:38
25 the neighbors or the like. So I am a neighbor 19:38

Katz - 5/26/2021

1
2 across the street. Obviously we welcome the 19:39
3 new neighbor. I would like you to convey a 19:39
4 message to the applicant that our street has 19:39
5 been under construction for five years now 19:39
6 because between all the houses that have been 19:39
7 built, so there has to be a lot of 19:39
8 consideration given to the neighbors in terms 19:39
9 of keeping it to some sort of time table so it 19:39
10 doesn't elongate us. Again, a lot of COVID 19:39
11 delays were incurred on. Just it's a very 19:39
12 difficult stressful situation on our street. 19:39
13 MR. SAVALDI: I am sure our acquaintance 19:39
14 is very, very -- 19:39
15 CHAIRMAN KEILSON: -- motivated. 19:39
16 MR. SAVALDI: I am sure it's also as 19:39
17 fast as can be. 19:39
18 CHAIRMAN KEILSON: I appreciate if you 19:39
19 convey that. So having said that, we will 19:39
20 vote starting with Mr. Felder. 19:39
21 MEMBER FELDER: For. 19:39
22 CHAIRMAN KEILSON: Mr. Hiller? 19:39
23 MEMBER HILLER: For. 19:39
24 CHAIRMAN KEILSON: Mr. Gottlieb? 19:39
25 MEMBER GOTTLIEB: Very nice 19:39

Katz - 5/26/2021

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presentation. For.

19:39

CHAIRMAN KEILSON: Mr. Moskowitz?

19:39

MEMBER MOSKOWITZ: For.

19:39

CHAIRMAN KEILSON: I also vote for.

19:40

Okay. Thank you. Board of Building Design?

19:39

MR. VACCHIO: Board of Building Design.

19:39

CHAIRMAN KEILSON: Let's give you -- is

19:40

two years sufficient? Thank you very much.

19:40

(Whereupon the hearing concluded at 7:40

p.m.)

Certified that the foregoing is a true and accurate
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this case.



YAFFA KAPLAN

Court Reporter

19:40

19:40

Laufer - 5/26/2021

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Lawrence Country Club
101 Causeway
Lawrence, New York

May 26, 2021
7:40 p.m.

APPLICATION: Laufer
19 Waverly Place
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. DANIEL VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

Laufer - 5/26/2021

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CHAIRMAN KEILSON: Laufer, 19 Waverly
Place.

MR. FLAUM: Good evening, members of the 19:40
Board. Shmuel Flaum residing at 194 Wanser, 19:40
Inwood, New York 11096. Presenting the 19:40
Laufers for variances related to the addition 19:40
to the single-family dwelling located at 19 19:40
Waverly. Specifically the relief we are 19:40
seeking from code requirements is Section 19:40
212-12.1, minimum front yard setback. 19:41
Permitted is 30 feet. Existing is 35.1 and 19:41
proposed is 26.43 with an overage of 3.27 19:41
feet. 19:41

MEMBER GOTTLIEB: Before you get too far 19:41
into each one, can I ask you to clarify is 19:41
this the entire front of the house or just a 19:41
portico? 19:41

MR. FLAUM: Just the front will remain 19:41
at the existing 35.1-foot setback. The exact 19:41
number -- I can tell you in a minute how much 19:41
frontage. 19:41

MEMBER GOTTLIEB: That's fine. So you 19:41
are maintaining 35 feet, just building on the 19:41
front? 19:41

1 Laufer - 5/26/2021

2 MR. FLAUM: Correct. It's an addition 19:41
3 to the front entry or new entry foyer that 19:41
4 connects to the main foyer of the house. 19:41

5 MEMBER GOTTLIEB: Okay. Got it. 19:41

6 MR. FLAUM: The second code relief we 19:41
7 are seeking, Section 212-12.1 rear yard 19:41
8 setback. Permitted at 40 feet. Existing at 19:41
9 33.3 feet, proposed at 32.1 feet with an 19:42
10 overage of 7.9 feet. The last item we are 19:42
11 seeking relief on is Section 212-12.1, maximum 19:42
12 rear yard height setback ratio, permitted at 19:42
13 .55 feet, existing at .57, proposed at .59. 19:42
14 With an overage of .04. 19:42

15 With regard to the last two, I am going 19:42
16 to explain why we are seeking a variance for 19:42
17 those as it relates to the existing awkwardly 19:42
18 shaped lot. So if you look at the site plan 19:42
19 which you should have in front of you on page 19:42
20 Z-100 -- I don't know if you have it. If you 19:42
21 are going to open up. So if you look either 19:42
22 at the existing survey or at the proposed site 19:42
23 plan, you will see that at the back left 19:42
24 corner or the southern -- southwestern corner 19:42
25 of the property which is at the back left, you 19:42

Laufer - 5/26/2021

1
2 have a portion of a lot which is not there. 19:43
3 And essentially what that awkward shape is 19:43
4 doing is creating a requirement for a height 19:43
5 setback ratio variance and rear yard setback 19:43
6 variance. Majority of the rear of the lot is 19:43
7 actually in compliance. As you can see, it's 19:43
8 64.25 feet. Existence of 60 or 50 feet away 19:43
9 from the house. However, again you can 19:43
10 subdivide the lot but it's an existing 19:43
11 condition that was there previously and it's 19:43
12 causing that the back of the house requires a 19:43
13 variance, and interesting thing is the 19:43
14 previous house that was there probably also 19:43
15 had a variance issue for the same condition 19:43
16 since it's only one foot larger than the 19:43
17 previous footprint of the house. 19:43
18 That being said, we are just seeking an 19:43
19 increase of or decrease in setback of just 1.2 19:43
20 feet to allow us to reconfigure that to make 19:43
21 it more useable for the clients, and then 19:43
22 obviously the height setback ratio variance is 19:44
23 a result of that awkward shaped lot as well. 19:44
24 The remainder will be fully compliant. Just 19:44
25 it's at that portion of the lot that is much 19:44

1 Laufer - 5/26/2021

2 closer is there noncompliance at that awkward 19:44
3 angle. So the minimum rear yard setback and 19:44
4 the maximum rear yard height ratio setback are 19:44
5 just being triggered due to the awkwardness of 19:44
6 that missing piece of property at the rear. 19:44

7 MEMBER HILLER: Have you spoken to that 19:44
8 neighbor, the Butmans? 19:44

9 MR. FLAUM: I personally have not spoken 19:44
10 to any neighbors. Why would we? 19:44

11 MEMBER HILLER: It's customary when you 19:44
12 are asking for a variance to see if the 19:44
13 neighbors object. 19:44

14 MR. FLAUM: Is it customary? 19:44

15 MEMBER HILLER: Yes. 19:44

16 CHAIRMAN KEILSON: Yes. Only here 19:44
17 though. 19:44

18 MR. FLAUM: I did not personally speak 19:44
19 to them. 19:44

20 MEMBER GOTTLIEB: Are your clients here? 19:44

21 MR. FLAUM: My clients are here. You 19:44
22 can come up. 19:45

23 MR. LAUFER: Good evening, everyone. 19:45
24 Benjamin Laufer. My wife, Sarah, is there. 19:45
25 We have not spoken with the owners of that 19:45

1 Laufer - 5/26/2021

2 house but we know them and -- 19:45

3 CHAIRMAN KEILSON: So the answer is no. 19:45

4 MR. LAUFER: Correct. 19:45

5 MR. FLAUM: But they did receive the 19:45

6 notification by mail. 19:45

7 MEMBER MOSKOWITZ: In terms of comparing 19:45

8 it, what you have there right now you are 19:45

9 talking about 1-foot differential. 19:45

10 MR. FLAUM: 1.2-foot differential on the 19:45

11 setback which is also imperceptible to them. 19:45

12 Which I may note, very funny, that their 19:45

13 existing house is much closer to rear lot line 19:45

14 than ours. 19:45

15 CHAIRMAN KEILSON: What are you actually 19:45

16 building? 19:45

17 MR. FLAUM: The shape? I don't know 19:45

18 what you are looking at. 19:45

19 CHAIRMAN KEILSON: Your -- 19:45

20 MR. FLAUM: So there is an existing 19:45

21 house. We are adding on a new attached garage 19:45

22 and demolishing the attached garage. It's on 19:45

23 the northern side of the property, and then at 19:45

24 the rear we are squaring out the existing back 19:45

25 of the house and then pushing to the side. So 19:46

1 Laufer - 5/26/2021

2 the only -- 19:46

3 CHAIRMAN KEILSON: What are you putting 19:46
4 there? 19:46

5 MR. FLAUM: Which side? At the back is 19:46
6 going to be an open family den. The left side 19:46
7 or the south side is going to be a kitchen, 19:46
8 large kitchen and breakfast area. 19:46

9 CHAIRMAN KEILSON: How many children in 19:46
10 the family? 19:46

11 MR. LAUFER: We have four children. 19:46

12 CHAIRMAN KEILSON: Okay. And you live 19:46
13 there what, close to a decade? 19:46

14 MR. LAUFER: Yes. We moved in in 2012. 19:46

15 MEMBER GOTTLIEB: This is a kind of a 19:46
16 perfect example of why you need a zoning board 19:46
17 because your particular lot is so unusual that 19:46
18 you could have otherwise built this as of 19:46
19 right except that looks like someone took a 19:46
20 cornering property and took it from you. 19:46

21 I just have a request. I noticed that 19:46
22 you have a couple of trees on the side of the 19:46
23 house where you are doing most of the work. 19:46
24 There is a beech tree. Is that coming down? 19:46

25 MR. FLAUM: Which one are you looking 19:46

Laufer - 5/26/2021

1
2 at? 19:47
3 MEMBER MOSKOWITZ: Looking at your 19:47
4 perfect point survey, it's shown as number 10 19:47
5 which I think it's a very tall beech tree in 19:47
6 front of the house. 19:47
7 MEMBER HILLER: It's on the left front 19:47
8 of the house. 19:47
9 MEMBER MOSKOWITZ: I think it's visible 19:47
10 in the picture. Is this what you are talking 19:47
11 about? 19:47
12 MEMBER GOTTLIEB: Yes. You got it. I 19:47
13 can't really tell if that's coming down or 19:47
14 not. 19:47
15 CHAIRMAN KEILSON: What is staying? 19:47
16 What is going? 19:47
17 MR. FLAUM: So the tree that is 36 19:47
18 inches in width is going to remain because 19:47
19 that's not in the way of the proposed 19:47
20 development. The tree in the way of the 19:47
21 driveway is going to have to come down to 19:47
22 allow the driveway to access the new attached 19:47
23 garage. 19:48
24 MEMBER GOTTLIEB: If you can plant a 19:48
25 nice mature tree to take its place on the 19:48

1 Laufer - 5/26/2021

2 property, that would be appreciated. 19:48

3 CHAIRMAN KEILSON: That, take note, is 19:48

4 from the chairman of the tree committee of the 19:48

5 village. 19:48

6 MR. FLAUM: I am sure there is going to 19:48

7 be a very detailed landscape plan forthcoming. 19:48

8 MEMBER GOTTLIEB: It's a very beautiful 19:48

9 street, and we'd like to as much as we can to 19:48

10 keep it that way. 19:48

11 MRS. LAUFER: We have a lot of trees. 19:48

12 We love it. 19:48

13 MEMBER GOTTLIEB: You have one of the 19:48

14 few 36 inches -- 19:48

15 CHAIRMAN KEILSON: He goes around 19:48

16 measuring trees. Okay. Anyone want to 19:48

17 comment or question from the audience? 19:48

18 Apparently not. So taking into consideration 19:48

19 the benefit to the applicant as made up by Dr. 19:48

20 Flaum here as opposed to any detriment to the 19:48

21 community, neighbors, and similar, so we will 19:48

22 vote and start with Mr. Moskowitz. 19:49

23 MEMBER MOSKOWITZ: For. 19:49

24 CHAIRMAN KEILSON: Mr. Gottlieb? 19:49

25 MEMBER GOTTLIEB: For. 19:49

Laufer - 5/26/2021

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CHAIRMAN KEILSON: Mr. Hiller? 19:49
MEMBER HILLER: For. 19:49
CHAIRMAN KEILSON: Mr. Felder? 19:49
MEMBER FELDER: For. 19:49
CHAIRMAN KEILSON: I vote for. And we 19:49
will take two years just to be sure. 19:49
MR. FLAUM: Thank you so much. 19:49
CHAIRMAN KEILSON: And BBD is required? 19:49
MR. VACCHIO: Board of Building Design 19:49
is required for the front, yes. 19:49
CHAIRMAN KEILSON: Thank you. 19:49

(Whereupon the hearing concluded at 7:49

p.m.)

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

1 Steinberg - 5/26/2021

2 INCORPORATED VILLAGE OF LAWRENCE

3 BOARD OF APPEALS

4
5 Lawrence Country Club
6 101 Causeway
7 Lawrence, New York

8 May 26, 2021
9 7:49 p.m.

10 APPLICATION: Steinberg
11 16 Lakeside Drive West
12 Lawrence, New York

13 P R E S E N T:

14 MR. LLOYD KEILSON
15 Chairman

16 MR. EDWARD GOTTLIEB
17 Member

18 MR. DANIEL HILLER
19 Member

20 MR. AARON FELDER
21 Member

22 MR. ELLIOTT MOSKOWITZ
23 Member

24 MR. ANDREW K. PRESTON, ESQ.
25 Village Attorney

MR. JACOB PLAUT
Building Department

MR. DANIEL VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

1 Steinberg - 5/26/2021

2 CHAIRMAN KEILSON: Are we ready, Mr. 19:49
3 Steinberg? 16 Lakeside Drive West. 19:49

4 MR. SHTEIERMAN: David Shteierman, 19:49
5 architect on behalf of the Steinbergs. I 19:49
6 apologize for the lateness. I thought we were 19:49
7 number 5. 19:49

8 CHAIRMAN KEILSON: Proceed. 19:50

9 MR. SHTEIERMAN: So we are here tonight 19:50
10 requesting a variance for a one-story rear 19:50
11 extension to this house. The lot is slightly 19:50
12 irregular, and we are requesting a variance 19:50
13 for three sections of the zoning resolution. 19:50
14 One would be the side yards which essentially 19:50
15 we have a current noncompliance on the smaller 19:50
16 side that's 8 to 10 and we are doing an 19:50
17 in-line extension of approximately 12 feet. 19:50
18 The aggregate width of the side yard, once 19:50
19 again existing noncompliance which is 19:50
20 aggregate of 28-foot-11 instead of 30 feet and 19:50
21 requesting a variance for the rear yard. 19:50
22 There is currently 34-foot-11-inch in the rear 19:50
23 yard. It has a porch which is a bigger 19:51
24 obstruction. It's about 18 inches high. That 19:51
25 goes out approximately 15 feet. We are 19:51

1 Steinberg - 5/26/2021

2 cutting that back and requesting a 23-foot-2 19:51
3 rear yard. 19:51

4 CHAIRMAN KEILSON: Please reiterate -- 19:51
5 go ahead. I'm sorry. Please repeat. 19:51

6 MR. SHTEIERMAN: Which part? 19:51

7 CHAIRMAN KEILSON: The last part. 19:51

8 MR. SHTEIERMAN: So there is an existing 19:51
9 34-foot-11 to the house. There is an existing 19:51
10 rear deck which is an obstruction that goes 19:51
11 about 18 inches high and goes about 15 feet in 19:51
12 the rear yard, and we are requesting to cut 19:51
13 that back and take a one-story enlargement of 19:51
14 the house which gives us a 23-foot-2. 19:51

15 CHAIRMAN KEILSON: The extension going 19:51
16 onto what before had been the deck? 19:51

17 MR. SHTEIERMAN: Correct. If you look 19:51
18 at the site plan, you will see dotted lines 19:51
19 where the deck is now. 19:52

20 CHAIRMAN KEILSON: What's going to be in 19:52
21 that extension? 19:52

22 MR. SHTEIERMAN: It's a bedroom for 19:52
23 elderly parents. The Steinbergs are 19:52
24 upstanding members of the community, living in 19:52
25 this house about nine, ten years and building 19:52

1 Steinberg - 5/26/2021

2 a bedroom on the first floor to accommodate. 19:52

3 MEMBER MOSKOWITZ: That bedroom is 19:52

4 listed as the new den in the plans? 19:52

5 MR. SHTEIERMAN: Correct. 19:52

6 CHAIRMAN KEILSON: In your petition it 19:52

7 indicates that David Shteierman has designed a 19:52

8 proposed plan indicating one- and two-story 19:52

9 additions. 19:52

10 MR. SHTEIERMAN: You read -- 19:52

11 CHAIRMAN KEILSON: I actually read this 19:52

12 stuff. 19:52

13 MR. SHTEIERMAN: It's a typo. It's a 19:52

14 one-story addition. We will correct that. 19:52

15 MEMBER HILLER: Are you extending the 19:52

16 deck on the side beyond the road? 19:52

17 MR. SHTEIERMAN: No. That's existing. 19:52

18 CHAIRMAN KEILSON: So I understand, are 19:53

19 you building onto the deck. The room is 12 by 19:53

20 12. Are you extending the deck which is -- 19:53

21 you are facing the front of the house, it's to 19:53

22 the left of the new room? 19:53

23 MR. SHTEIERMAN: We are making a larger 19:53

24 deck. 19:53

25 MEMBER HILLER: The deck is essentially 19:53

1 Steinberg - 5/26/2021

2 smaller. The difference between the house and 19:53
3 the rear yard is going to be less than what it 19:53
4 was with the extension of the deck. The deck 19:53
5 was closer to the back fence than the house is 19:53
6 now going to be. 19:53

7 CHAIRMAN KEILSON: Yes. 19:53

8 MR. SHTEIERMAN: Any further questions 19:53
9 from the Board? 19:53

10 CHAIRMAN KEILSON: Do you have any 19:53
11 letters? 19:53

12 MR. SHTEIERMAN: I do have the letters 19:53
13 of support from the two neighbors which I will 19:53
14 pass up. 19:53

15 CHAIRMAN KEILSON: Where are the 19:53
16 neighbors located? 19:53

17 MR. SHTEIERMAN: One neighbor is a 19:53
18 joining to the east and one of the neighbor 19:53
19 across the street. 19:53

20 MEMBER GOTTLIEB: What about the 19:53
21 neighbor behind Herzberg? 19:53

22 DR. HERZBERG: We are here. 19:53

23 CHAIRMAN KEILSON: We will hear from the 19:54
24 neighbor at this point. Please. 19:54

25 DR. HERZBERG: Tzipporah Herzberg, 30 19:54

Steinberg - 5/26/2021

1
2 Westover Place. We are the one that it most 19:54
3 affects. It's closer to our house. Even the 19:54
4 side. I didn't quite understand what they 19:54
5 were saying about the side, but all of that is 19:54
6 going to affect our property more than anybody 19:54
7 else's. I am not quite sure I understand. 19:54
8 It's going to be closer to our property line 19:54
9 in the back, but he also said something about 19:54
10 the side. I am not quite sure -- 19:54
11 CHAIRMAN KEILSON: David, you want to 19:54
12 show her the drawing? Off the record now. 19:54
13 (Discussion off the record.) 19:54
14 CHAIRMAN KEILSON: Back on the record. 19:58
15 So the way this house is actually further away 19:58
16 from your house is the existing deck. 19:58
17 DR. HERZBERG: The existing deck -- 19:58
18 CHAIRMAN KEILSON: Is 18 inches or 19:58
19 whatever it was. 19:58
20 DR. HERZBERG: The existing deck is not 19:58
21 something when I look out the window that 19:58
22 someone is going to be looking into my window? 19:58
23 CHAIRMAN KEILSON: Well, is there 19:58
24 screening between your houses? Are there 19:58
25 currently screening? Are there trees between 19:58

1 Steinberg - 5/26/2021

2 the houses? 19:58

3 DR. HERZBERG: No. There is a fence. 19:58

4 CHAIRMAN KEILSON: Just a fence. 19:58

5 MEMBER FELDER: What if there were 19:58

6 trees? 19:58

7 DR. HERZBERG: So depends how high the 19:58
8 trees are. They cover the whole first floor 19:58
9 of the house they are planning to build. 19:58
10 That's quite different than just coming up 19:58
11 with the next level. I also -- when we bought 19:58
12 the house -- we are living there about 35, 36 19:58
13 years. When we bought the house, there was no 19:58
14 house there at all. We did not ever receive a 19:58
15 notification that there was going to be a 19:58
16 house built. I have an office. I am a 19:58
17 psychologist. People want privacy. They 19:58
18 don't want somebody closer being able to see 19:58
19 who is coming and going, so it affects me both 19:58
20 because of my property value -- I mean, there 19:58
21 is a reason the zoning -- there is a reason I 19:58
22 don't live in Brooklyn where I have people 19:58
23 right next to me. So it affects my property 19:58
24 value and my practice. So you know, I think 19:58
25 that it does affect me. 19:58

1 Steinberg - 5/26/2021

2 MEMBER FELDER: That's why I asked if 19:58
3 it's screened for privacy. 19:58

4 DR. HERZBERG: High enough to cover 19:58
5 entirely the first floor of whatever you are 19:58
6 building? 19:58

7 MEMBER GOTTLIEB: Just as high as the 19:58
8 windows and let it grow naturally. 19:58

9 MEMBER MOSKOWITZ: Where is your office 19:58
10 in your home? 19:58

11 DR. HERZBERG: My office is in the back. 19:58
12 I have to go up this way around so it might 19:58
13 affect how people feel about the privacy. 19:58

14 MEMBER MOSKOWITZ: Because of the route 19:58
15 they take? 19:58

16 DR. HERZBERG: Exactly. 19:58

17 MEMBER GOTTLIEB: What is the difference 19:58
18 of your house to the property line? I recall 19:58
19 there was quite a distance because that's your 19:58
20 side yard. 19:58

21 MR. SHTEIERMAN: No. It's a driveway. 19:58

22 MEMBER FELDER: How big was the 19:58
23 extension? 19:58

24 MEMBER HILLER: Twelve by 12. 19:58

25 DR. HERZBERG: Just a driveway up there 19:58

1 Steinberg - 5/26/2021

2 and he is coming up along the driveway. 19:58

3 MEMBER HILLER: I think the needs for 19:58

4 privacy, which you are so right to request, 19:58

5 can be met by screening which we often require 19:58

6 and the trees grow, especially certain trees 19:58

7 grow quite rapidly. I think if you request 19:58

8 that of I think Mr. Shteierman -- 19:58

9 MR. SHTEIERMAN: With pleasure. 19:58

10 MEMBER HILLER: If we request screening 19:58

11 at the back of the property -- 19:59

12 MR. SHTEIERMAN: Some laurels. They 19:59

13 grow about 2 feet a year at the height of 15 19:59

14 feet. 19:59

15 DR. HERZBERG: What are they starting 19:59

16 at? 19:59

17 MR. SHTEIERMAN: You can start 7 foot 19:59

18 high to start with. 19:59

19 MEMBER HILLER: You will see 10 foot 19:59

20 high will be very adequate, and as the years 19:59

21 go by, they become quite tall. 19:59

22 DR. HERZBERG: And I am also concerned 19:59

23 once there is a first floor, then people often 19:59

24 later on request an additional. 19:59

25 MEMBER GOTTLIEB: They have to come 19:59

1 Steinberg - 5/26/2021

2 before us again. 19:59

3 MEMBER FELDER: They have to come back 19:59

4 again. 19:59

5 MEMBER GOTTLIEB: But that's not on the 19:59

6 table today. 19:59

7 MEMBER FELDER: And they could have 19:59

8 asked for that tonight. 19:59

9 CHAIRMAN KEILSON: I think the 19:59

10 consideration is that, in fact, they had the 19:59

11 deck there. So people sitting out there 19:59

12 certainly would be more intrusive. 19:59

13 DR. HERZBERG: It's really not because 19:59

14 they are really not -- 19:59

15 CHAIRMAN KEILSON: Sitting on the open 19:59

16 deck I think there is much more intrusive than 19:59

17 having a closed small room in essence. 20:00

18 Certainly when you put the shielding and the 20:00

19 screening in. I think to my recollection also 20:00

20 on the right side of your house between 20:00

21 Steinberg and the next neighbor, there is also 20:00

22 tremendous number of trees; is that correct? 20:00

23 DR. HERZBERG: I am on the right side of 20:00

24 Steinberg. 20:00

25 CHAIRMAN KEILSON: Okay. Mr. Steinberg. 20:00

1 Steinberg - 5/26/2021

2 Put yourself on the record. On the right side 20:00

3 of your house -- first of all, introduce 20:00

4 yourself. 20:00

5 MR. STEINBERG: Joel Steinberg. 20:00

6 CHAIRMAN KEILSON: On the right side of 20:00

7 your house between yourself and the next 20:00

8 neighbor, Joel. 20:00

9 MR. STEINBERG: They are here. 20:00

10 CHAIRMAN KEILSON: Are there trees? 20:00

11 MR. STEINBERG: Yes. 20:00

12 CHAIRMAN KEILSON: Almost impenetrable? 20:00

13 MR. STEINBERG: Correct. 20:00

14 CHAIRMAN KEILSON: Thank you. Anything 20:00

15 else from the Herzbergs? 20:00

16 DR. HERZBERG: No. 20:00

17 CHAIRMAN KEILSON: Anyone else to speak 20:00

18 to the matter? You said the other neighbor is 20:00

19 here. Okay, Mr. Neighbor. And you are? 20:00

20 MR. FRIEDMAN: Mark Friedman, 15 20:01

21 Lakeside Drive West. Joel showed me what he 20:01

22 is going to do. I see the trees on the other 20:01

23 side and I personally have seen trees are 20:01

24 really high and you can put them in at 7 feet 20:01

25 already so I support it. 20:01

1 Steinberg - 5/26/2021

2 CHAIRMAN KEILSON: Thank you very much. 20:01

3 MR. WASNER: Michael Wasner. I am at 14 20:01

4 Lakeside Drive West. I am the house next door 20:01

5 and he is an excellent neighbor and I fully 20:01

6 support him. 20:01

7 CHAIRMAN KEILSON: Okay. Very good. 20:01

8 DR. HERZBERG: I am very confused. 20:01

9 There is only one house next door. 20:01

10 MR. WASNER: He said he is across. 20:01

11 CHAIRMAN KEILSON: Okay. Mr. 20:01

12 Shteierman, step forward. Any other questions 20:01

13 from the Board? 20:01

14 MEMBER GOTTLIEB: No. 20:01

15 MEMBER HILLER: Are we making this 20:01

16 contingent -- 20:01

17 CHAIRMAN KEILSON: I am going to. You 20:01

18 can express it on behalf of the Board. 20:01

19 MEMBER HILLER: I was going to say if 20:02

20 they build a second story, we are going to 20:02

21 require sequoias. 20:02

22 CHAIRMAN KEILSON: Taking into 20:02

23 consideration the concerns of the neighbor who 20:02

24 feels it might be intrusive because of the 20:02

25 practice that she has in her house in general, 20:02

1 Steinberg - 5/26/2021

2 there is a commitment as you heard from the 20:02
3 applicant to build some type of screening. We 20:02
4 put it on the record. It's going to be trees 20:02
5 to ensure there is privacy for the neighbor. 20:02
6 Taking that into consideration -- 20:02

7 MEMBER GOTTLIEB: We have a question. 20:02

8 MR. VACCHIO: Before we approve this, 20:02
9 how many feet of screening? Are we going 20:02
10 across the whole back yard or just halfway? I 20:02
11 just want to have that. 20:03

12 CHAIRMAN KEILSON: Mr. Steinberg, are 20:03
13 you prepared to put screening across the 20:03
14 length? The width? 20:03

15 MR. STEINBERG: If necessary. Would it 20:03
16 be enough to go just along the width of the 20:03
17 extension? 20:03

18 MEMBER GOTTLIEB: There may be trees 20:03
19 already there. 20:03

20 MR. STEINBERG: They are growing -- 20:03
21 there is little trees in the corner. 20:03
22 Right-hand corner. 20:03

23 MEMBER FELDER: I think it should go 20:03
24 whatever distance it is that blocks out the 20:03
25 path of her patients, whatever that distance 20:03

1 Steinberg - 5/26/2021

2 is. 20:03

3 MR. STEINBERG: Okay. 20:03

4 MEMBER FELDER: Because that's the 20:03

5 problem. 20:03

6 CHAIRMAN KEILSON: Building Department 20:03

7 will see to it. 20:03

8 MR. VACCHIO: Absolutely. 20:03

9 CHAIRMAN KEILSON: Okay. So taking into 20:03

10 consideration the benefit to the applicant, 20:03

11 taking into consideration a senior person 20:03

12 living on the low level which we can 20:03

13 appreciate as we become senior, and taking 20:03

14 into consideration the concerns of the 20:04

15 neighbor, the benefit to the applicant as 20:04

16 opposed to any detriment, we are going to 20:04

17 start with Mr. Felder. 20:04

18 MEMBER FELDER: I am for. 20:04

19 CHAIRMAN KEILSON: Mr. Hiller? 20:04

20 MEMBER HILLER: I am for. 20:04

21 CHAIRMAN KEILSON: Mr. Gottlieb? 20:04

22 MEMBER GOTTLIEB: For. 20:04

23 CHAIRMAN KEILSON: Mr. Moskowitz? 20:04

24 MEMBER MOSKOWITZ: For. 20:04

25 CHAIRMAN KEILSON: I agree as well. And 20:04

1 Steinberg - 5/26/2021

2 take two years and then hopefully it will be 20:04

3 done long before that. 20:04

4 MR. SHTEIERMAN: Thank you for your 20:04

5 help. 20:04

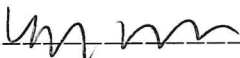
6 (Whereupon the hearing concluded at 8:04

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

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Verschleiser - 5/26/2021

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Lawrence Country Club
101 Causeway
Lawrence, New York

May 26, 2021
8:05 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. DANIEL VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

1 Verschleiser - 5/26/2021

2 CHAIRMAN KEILSON: Next is Verschleiser, 20:04
3 190 Briarwood Crossing, they or their 20:04
4 representative. 20:04

5 MR. BRAUM: Good evening. My name is 20:05
6 Andrew Braum, B-R-A-U-M, 1924 Bellmore Avenue, 20:05
7 Bellmore, New York 11710. I am an engineer 20:05
8 and I am representing Mr. And 20:05
9 Mrs. Verschleiser who are here with us in the 20:05
10 audience this evening. Good evening, Mr. 20:05
11 Chairman. 20:05

12 CHAIRMAN KEILSON: I see you have Mr. 20:05
13 Capobianco in the dugout. 20:05

14 MR. BRAUM: He is part of our support 20:05
15 team, and I will open up by saying that he was 20:05
16 a very critical part in having a revised plan 20:05
17 that we have before you. And I want to make 20:05
18 sure that the Board has this plan that was 20:05
19 dropped off today along with -- 20:05

20 CHAIRMAN KEILSON: I thought we could 20:05
21 acknowledge his very important part he played 20:05
22 in 2014 at the last variance hearing. 20:05

23 MR. BRAUM: Right. Well, as part of 20:05
24 that, there was a previous variance on this 20:05
25 property and I know this Board likes to be 20:05

1 Verschleiser - 5/26/2021

2 made aware of that and at that time there was 20:06
3 a swimming pool that was removed from the 20:06
4 variance and at that point the homeowners were 20:06
5 not focusing on a pool. They were focusing on 20:06
6 getting the house approved which they did get 20:06
7 approved and have a C of O for and now is the 20:06
8 time they are here to put a swimming pool in. 20:06

9 CHAIRMAN KEILSON: The pool was 20:06
10 approved? 20:06

11 MR. BRAUM: It was approved as of right 20:06
12 at that point. 20:06

13 CHAIRMAN KEILSON: Well, there was a 20:06
14 request for a variance on the pool. They then 20:06
15 thought better of it and Mr. Capobianco 20:06
16 revised their position so there would be no 20:06
17 encroachment; is my recollection correct? 20:06

18 MR. CAPOBIANCO: Correct. 20:06

19 MR. BRAUM: Correct and from a 20:06
20 historical standpoint, the homeowners had no 20:06
21 intention to put a pool in after that and 20:06
22 that's why we are here before you I believe 20:06
23 seven years later because they would like to 20:06
24 install the swimming pool. 20:06

25 CHAIRMAN KEILSON: Actually almost to 20:06

1 Verschleiser - 5/26/2021

2 the date, May 28th. That's pretty remarkable. 20:06

3 If we wait 25 minutes -- 20:07

4 MR. BRAUM: I do want to make sure the 20:07

5 Board has 20-by-20 pool and 8-by-8 spa at the 20:07

6 end of the pool. So the original variance 20:07

7 that we came in with had a proposed side-yard 20:07

8 setback of 10 feet and less than 8 feet for 20:07

9 the hot tub and had conversations with the 20:07

10 Building Department realizing what the Board 20:07

11 would be likely to approve. We made some 20:07

12 changes to that by being able to push the 20:07

13 swimming pool closer to the carriage house as 20:07

14 well as shifting it to keep it in line. If 20:07

15 you notice, the corner of the carriage house, 20:07

16 the pool, and the house now making one very 20:07

17 straight line that Mrs. Verschleiser laid out 20:07

18 in her backyard after a lot of stretching -- 20:07

19 not stretching in that way but stretching her 20:08

20 mind to be able to say you know what, I accept 20:08

21 this. 20:08

22 What we are preparing here is a 20:08

23 side-yard setback, 20-foot-6 where 30 is 20:08

24 requested, and as you pass a certain point 20:08

25 where the property starts to go off on an 20:08

Verschleiser - 5/26/2021

1
2 angle, I put some dimensions on there. The 20:08
3 actual distance rose to 31-foot-8 at the other 20:08
4 end corner there is a 30-foot-5 marker and 20:08
5 27-foot marker. So as you can see by pushing 20:08
6 the pool forward and pushing it toward the 20:08
7 center, we were able to reduce the variance as 20:08
8 opposed to the proposed hot tub is slightly as 20:08
9 of right greater than 30 feet away. 20:08
10 MEMBER GOTTLIEB: This is going to be an 20:08
11 easy question for you. What length of the 20:08
12 pool is not conforming with 30 feet? It looks 20:08
13 like it's 23.6 feet. 20:09
14 MR. BRAUM: If I may approach, what 20:09
15 happens here is 24.6. You see that about 6 20:09
16 feet, but as you start to go towards the 20:09
17 carriage house that length increases but it 20:09
18 doesn't increase immediately to 30. So it's a 20:09
19 little bit more than 6 feet. I don't want to 20:09
20 mislead you and say yes. 20:09
21 MEMBER GOTTLIEB: I appreciate that. 20:09
22 It's -- I just want to make sure it's not 20:09
23 24.6, the length of the pool. It's just a 20:09
24 portion of the pool is not conforming. 20:09
25 MEMBER MOSKOWITZ: Is a majority of the 20:09

1 Verschleiser - 5/26/2021

2 pool conforming? 20:09

3 MR. BRAUM: A majority of the pool is 20:09
4 conforming and in talking -- and I do really 20:09
5 appreciate all the time that the Building 20:09
6 Department gave us prior to this. Working 20:09
7 with Danny Vacchio we said hey, if we push it 20:09
8 closer, first we have 15 feet off the carriage 20:10
9 house. We also an outdoor kitchen and pavers 20:10
10 that would have brought us over 50 percent of 20:10
11 lot coverage. 20:10

12 MEMBER GOTTLIEB: The kitchen is 20:10
13 missing. 20:10

14 MR. BRAUM: The kitchen has been 20:10
15 removed. If you notice I am going to jump 20:10
16 into the summary as we are looking for 16.3 20:10
17 percent overage in surface coverage which at 20:10
18 first I think we came in at 50 and then 20:10
19 dropped to 40 and we are able to do that by 20:10
20 taking out the whole outdoor kitchen area and 20:10
21 all of those pavers on that side of the 20:10
22 property over there. So the result is an 20:10
23 overage 1,888.1 which is down to 16.3 percent. 20:10
24 And knowing, you know, the experience that I 20:10
25 have with this Board, with due respect I feel 20:10

1 Verschleiser - 5/26/2021

2 it's a much more reasonable request than a 20:10
3 number in the 40 percent that we originally 20:10
4 came in and worked these numbers out with 20:10
5 Danny Vacchio. 20:11

6 CHAIRMAN KEILSON: So you concede your 20:11
7 original request was outrageous. 20:11

8 MR. BRAUM: I also want to let you know 20:11
9 we did e-mail Jacob. We received three 20:11
10 detailed letters of support and one additional 20:11
11 one that was not e-mailed if I can turn these 20:11
12 in. Would the Board like -- 20:11

13 MEMBER MOSKOWITZ: I don't think the 20:11
14 Board has the letters. 20:11

15 CHAIRMAN KEILSON: Tell us who the 20:11
16 additional neighbors are. 20:11

17 MRS. VERSCHLEISER: Julie Verschleiser 20:11
18 and Eli Verschleiser. We reside at 190 20:11
19 Briarwood. Nice to see you all again after 20:11
20 this delay of seven years. Our neighbors in 20:11
21 support are the neighbors to the immediate 20:11
22 right side of the pool, that's Rebecca 20:11
23 Neremberg. She would be the closest house to 20:11
24 the pool. 20:11

25 CHAIRMAN KEILSON: Most directly 20:11

2 affected? 20:11

3 MRS. VERSCHLEISER: Correct. She is in 20:12

4 full support. Our neighbor to the left too, 20:12

5 Mr. Rosenfeld and his wife. Dr. Rosenfeld. 20:12

6 I'm sorry. Full support, love our family, 20:12

7 love our kids, love that we spend time 20:12

8 outside. Mr. Ben Landa as well has become 20:12

9 good friends, good neighbor. And he gives his 20:12

10 full support as well. As well Mr. And 20:12

11 Mrs. Ari Jungreis and Ruth Jungreis who are 20:12

12 great friends of ours who got us to move back 20:12

13 there on Ocean Avenue. I should point out 20:12

14 Ruth Jungreis made a point to me tonight. She 20:12

15 said Julie, before you moved in, Village Way 20:12

16 was dark, seedy, scary street. There was no 20:12

17 light, there was no people, broken bottles. 20:12

18 She said since you moved in, there is life, I 20:12

19 am not afraid to have my kids walk back and 20:12

20 forth on that block. There is life. So you 20:12

21 might want to point out that it's actually 20:12

22 revived the block a little bit so -- 20:13

23 MEMBER GOTTLIEB: So thank you, Danny, 20:13

24 for putting in new streetlights. 20:13

25 MEMBER MOSKOWITZ: Do you have copies of 20:13

2 the letters to hand out? 20:13

3 MRS. VERSCHLEISER: Yes, I do. 20:13

4 CHAIRMAN KEILSON: Okay, thank you. 20:13

5 Very good. 20:13

6 MR. BRAUM: And then Mr. Moskowitz, you 20:13

7 will note that the letters are not form 20:13

8 letters that you just gave them to sign. They 20:13

9 really took their time. 20:13

10 MEMBER MOSKOWITZ: I think that's worthy 20:13

11 of recognition. These letters are actually 20:13

12 detailed and not the kind of rubber stamp that 20:13

13 you sometimes. 20:13

14 MR. BRAUM: It's not a letter that we 20:13

15 prepared and said have your neighbor sign 20:13

16 this. 20:13

17 CHAIRMAN KEILSON: Thank you, counselor. 20:13

18 MEMBER MOSKOWITZ: We are often critical 20:13

19 of that, so I think it's worth noting when 20:13

20 something is different in that. 20:13

21 CHAIRMAN KEILSON: Okay. 20:13

22 MR. BRAUM: Does the Board have any 20:13

23 additional questions regarding -- 20:13

24 MEMBER HILLER: I just want to mention 20:13

25 one thing. First of all, I am very grateful 20:13

1 Verschleiser - 5/26/2021

2 to see the revised plans. I think they were 20:14
3 outrageous in the beginning. I agree with you 20:14
4 with your off-the-record comment. I just want 20:14
5 to point out the one thing, and that is the 20:14
6 basketball court, the recreational court. 20:14
7 That was even though it's now passe and it's 20:14
8 being included already in this and I know that 20:14
9 in the presentation it's a substitute for the 20:14
10 pool even though it's 240 more square feet 20:14
11 than the approved pool, I just want to point 20:14
12 out that if any future thoughts are given to 20:14
13 construction, whether you change your mind and 20:14
14 want the kitchen or you change your mind and 20:14
15 want to do some of the things that you had in 20:14
16 mind in the original plans, it would be more 20:14
17 forthright, more honest to just lay them out 20:14
18 in front of the committee and they can be 20:14
19 approved or not approved. The basketball 20:15
20 court which was done, however it was done, was 20:15
21 not properly sanctioned by the Board and not 20:15
22 properly constructed with the permission of 20:15
23 the village, and I hope that this marks the 20:15
24 end of these kinds of actions. 20:15
25 MR. BRAUM: I appreciate those comments. 20:15

Verschleiser - 5/26/2021

1
2 On behalf of the client, the only thing that I 20:15
3 want to bring to your attention was that it 20:15
4 wasn't done intentionally to do anything shady 20:15
5 or disingenuous. They very recently purchased 20:15
6 -- I have a receipt from Amazon to show they 20:15
7 just purchased that basketball, permanent 20:15
8 court for COVID. 20:15
9 MEMBER HILLER: The coverage on the -- 20:15
10 that it's built up against the fence, those 20:15
11 both would have violated the village 20:15
12 ordinances. So it's done now. And it's part 20:15
13 of this plan and we see it. But I hope that 20:15
14 this marks the end of these kinds of 20:16
15 behaviors. 20:16
16 MR. BRAUM: I would speak on behalf of 20:16
17 them and say -- 20:16
18 MRS. VERSCHLEISER: I appreciate that. 20:16
19 Thank you. 20:16
20 MEMBER GOTTLIEB: I have two questions. 20:16
21 Is there a landscaping plan for the backyard? 20:16
22 MR. BRAUM: There will be a landscape 20:16
23 plan and the homeowners' plan to do for their 20:16
24 own personal reasons screening along Village 20:16
25 Way. 20:16

1 Verschleiser - 5/26/2021

2 MEMBER GOTTLIEB: It's already there. 20:16

3 MRS. VERSCHLEISER: I put the trees in. 20:16

4 When the pool is in, there would be pylons 20:16

5 around the pool. I am not one to swim in 20:16

6 public. I like privacy. That's part of the 20:16

7 reason we didn't go with the pool before 20:16

8 because it is on the street and people do walk 20:16

9 by and walk their dogs and bicycle and the 20:16

10 trees aren't that high yet so -- 20:16

11 MEMBER GOTTLIEB: The other question is 20:16

12 who lives in the carriage house? 20:16

13 MRS. VERSCHLEISER: There is nobody 20:16

14 living in the carriage house. 20:17

15 MEMBER GOTTLIEB: There used to be? 20:17

16 MRS. VERSCHLEISER: Sometimes a new 20:17

17 bride and groom ask us to stay there for a 20:17

18 couple of weeks. 20:17

19 MEMBER GOTTLIEB: Is that a honeymoon 20:17

20 suite? 20:17

21 MRS. VERSCHLEISER: It's kind of a 20:17

22 charity. There is nobody there. We will be 20:17

23 using it as a pool house. 20:17

24 CHAIRMAN KEILSON: So Mr. Capobianco, no 20:17

25 comment? 20:17

1 Verschleiser - 5/26/2021

2 MR CAPOBIANCO: The only comment I want 20:17
3 to make was back when I saw the first 20:17
4 application, and you know, the Verschleisers 20:17
5 are good friends of mine. I did the house for 20:17
6 them a long, long time. I thought it was a 20:17
7 little aggressive what they were trying to 20:17
8 achieve being so close to the property line. 20:17
9 So one of the thoughts I had with Andrew was 20:17
10 to slide the pool over so that it's at least 20:17
11 in line with the house that exists. So the 20:17
12 house was 25, 24-foot-3 or 4 but they came in 20:17
13 at 24.6, but when you are looking at it, it 20:17
14 really -- the average is about 30 from the 20:18
15 property line and I thought it was a good 20:18
16 alternate that, you know, I came up with and 20:18
17 we moved the hot tub to the actually west side 20:18
18 of the pool. So that would be totally away 20:18
19 from the property line and the rear which is 20:18
20 the front yard. And Village Way -- it's 20:18
21 actually Love's Lane -- I remember it as 20:18
22 Love's Lane. 20:18
23 MEMBER GOTTLIEB: Chauncey Lane was 20:18
24 Lover's Lane. 20:18
25 MR CAPOBIANCO: I think it's a good 20:19

1 Verschleiser - 5/26/2021

2 plan, and I think it's much more approved than 20:19
3 what was before and the landscaping like he 20:19
4 said will be done because they want the 20:19
5 privacy of people riding even though it's a 20:19
6 very limited use street. Very few people go 20:19
7 down Lover's Lane anymore but that's it. I 20:19
8 mean, it's -- 20:19

9 CHAIRMAN KEILSON: Anyone in the 20:19
10 audience want to speak to the matter? Okay. 20:19
11 So we have a new methodology of coming in with 20:19
12 a crazy request and then retreat to moderate. 20:19
13 Okay. Mr. Felder, weighing the benefits to 20:19
14 the applicant as opposed to any detriment? 20:19

15 MEMBER FELDER: For. 20:19

16 CHAIRMAN KEILSON: Mr. Hiller? 20:19

17 MEMBER HILLER: For. 20:19

18 CHAIRMAN KEILSON: Mr. Gottlieb? 20:19

19 MEMBER GOTTLIEB: For. 20:19

20 CHAIRMAN KEILSON: Mr. Moskowitz? 20:19

21 MEMBER MOSKOWITZ: For. 20:19

22 CHAIRMAN KEILSON: Very much for, right? 20:19

23 I am for as well and give you two years. 20:19

24 Thank you very much. 20:20

25 (Whereupon the hearing concluded at 8:20

Verschleiser - 5/26/2021

p.m.)

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


YAFFA KAPLAN

Court Reporter

20:20

20:20

Eckstein - 5/26/2021

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Lawrence Country Club
101 Causeway
Lawrence, New York

May 26, 2021
8:20 p.m.

APPLICATION:

Eckstein
175 Ocean 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. DANIEL VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

2 CHAIRMAN KEILSON: Okay. We are up to 20:20

3 Eckstein, 175 Ocean Avenue. Good evening, Ms. 20:20

4 Elias. 20:20

5 MS. ELIAS: Good evening. 20:20

6 CHAIRMAN KEILSON: You are on. 20:21

7 MS. ELIAS: Okay. So we have this 20:21

8 amazing property and it's in Lawrence with I 20:21

9 think one of the oldest 11 beechwood trees 20:21

10 that are 100 years old. 20:21

11 MEMBER GOTTLIEB: Those are still there. 20:21

12 The rest are gone. 20:21

13 MS. ELIAS: Those are still there. 20:21

14 MEMBER GOTTLIEB: There is a swath of 20:21

15 trees missing. 20:21

16 MS. ELIAS: But those trees were in no 20:21

17 means -- 20:21

18 MEMBER GOTTLIEB: They were not as 20:21

19 stately as the beech trees, so thank you for 20:21

20 saving those trees. 20:21

21 MS. ELIAS: So the point is -- 20:21

22 CHAIRMAN KEILSON: -- she is building 20:21

23 around those trees. 20:21

24 MS. ELIAS: -- we are building around 20:21

25 those trees. Those trees are the leaders in 20:21

1 Eckstein - 5/26/2021

2 how it's designed because they drove the 20:21
3 design of the property and placement of the 20:21
4 property. As you are aware, the two 20:21
5 properties combined are very odd shaped, very 20:21
6 narrow in the center, and even at the widest 20:22
7 point they are not wide. And if one looks at 20:22
8 the existing property, with the houses the way 20:22
9 they were there, we can see that the two 20:22
10 separate canopies were 11 beech trees. These 20:22
11 huge canopies are really driving what's 20:22
12 happening on the side. 20:22

13 MEMBER GOTTLIEB: They say be careful 20:22
14 what you wish for, and now I am getting my 20:22
15 just reward. 20:22

16 MS. ELIAS: It's a good night then. As 20:22
17 you can see, this is the house shown in black 20:22
18 encroaching. They would not today be allowed 20:22
19 in today's standards, code standards today, 20:22
20 and they take up a somewhat substantial part 20:22
21 of the side and this is to kind of demonstrate 20:23
22 where we are with our design. And there are 20:23
23 some very strange code kind of interpretations 20:23
24 with the property that has three -- three 20:23
25 sides as this does: Ocean Avenue, Pond 20:23

1 Eckstein - 5/26/2021

2 Crossing, and Causeway, but the interpretation 20:23
3 to that is somewhat arbitrary and I think can 20:23
4 be looked at in many different ways. The 20:23
5 beech trees create a hardship, the size of the 20:23
6 property with its narrow waist create a 20:23
7 hardship, and third hardship, the grade from 20:24
8 Causeway from 18 and half feet going down to 20:24
9 under 5 feet creates an issue we dealt with 20:24
10 before insofar as height is concerned. 20:24
11 Our entrance to this house is meant to 20:24
12 be on Ocean Avenue, and so we would very much 20:24
13 like for you to consider the grade to be a 20:24
14 little bit more forgiving than the average 20:24
15 grade from 18 and a half to 5 all the way to 20:24
16 Causeway. We are not in any way -- 20:24
17 MR. VACCHIO: You are referring to the 20:24
18 crown of the road? 20:24
19 MS. ELIAS: Yes. Crown of the road. 20:24
20 There are no neighbor that it affects. 20:24
21 MRS. BARUCH: I am the neighbor. 20:24
22 MS. ELIAS: On Pond Crossing? 20:24
23 MRS. BARUCH: No; on Causeway. 20:24
24 MS. ELIAS: No, from Ocean Avenue going 20:24
25 down Pond Crossing it's a street. So there 20:24

Eckstein - 5/26/2021

1
2 are no neighbors unless they are across the 20:25
3 street and those neighbors are fine. They 20:25
4 have no issue with any of this. And since the 20:25
5 front of the house is on Ocean Avenue, I think 20:25
6 that it's really important to consider that 20:25
7 the height that we are asking for has been 20:25
8 modified already on the second floor. First 20:25
9 within the side. 20:25
10 Another aspect of this is that this is a 20:25
11 2.6 acre property. Our surface coverage all 20:25
12 in all is under 19 percent. Nineteen percent 20:25
13 is a very, very conservative approach to these 20:25
14 buildings as you know. 20:25
15 MEMBER GOTTLIEB: So the 19 percent, 20:25
16 that's surface coverage, not building? 20:25
17 MS. ELIAS: Both. Both. 20:25
18 MEMBER GOTTLIEB: So that includes the 20:25
19 driveways and the court? 20:25
20 MS. ELIAS: Yes. And what the village 20:26
21 is proposing is demonstrated in this 20:26
22 highlighted site plan where everything is 20:26
23 meant to be in the front yard. Everything in 20:26
24 green outside of the red is meant to be the 20:26
25 front yard, and according to this very 20:26

1 Eckstein - 5/26/2021

2 arbitrary code interpretation, the only thing 20:26
3 that's meant to be in the rear yard is behind 20:26
4 this house. 20:26

5 CHAIRMAN KEILSON: I would be more 20:26
6 comfortable if we drop the word "arbitrary" 20:26
7 because it has legal significance. Historic 20:26
8 interpretation by the village -- Mr. Vacchio, 20:26
9 correct? 20:26

10 MR. VACCHIO: Yes. 20:26

11 CHAIRMAN KEILSON: -- is that it would 20:26
12 be treated as front yard. 20:26

13 MS. ELIAS: Yes. Okay. That's fine. 20:26
14 As you can see -- and I will show you this 20:26
15 even more prominently -- if one is to follow 20:26
16 that vein of thought with regard to that, the 20:27
17 only place that we could really be doing any 20:27
18 construction would be where there is this 20:27
19 amazing property, and if you have three yards 20:27
20 on the side we have a 31-foot-wide space which 20:27
21 to build, and that combination with the 20:27
22 placement of the trees, the existing trees 20:27
23 make it impossible really to put this house 20:27
24 elsewhere. 20:27

25 CHAIRMAN KEILSON: Okay. So in effect 20:27

1 Eckstein - 5/26/2021

2 you would like to treat what as the front? 20:27

3 MS. ELIAS: We would like to treat Ocean 20:27

4 Avenue the front because it is the front of 20:27

5 the house. The front access to the house. We 20:27

6 would like to be allowed to treat the two 20:27

7 sides, Pond Crossing and the other side of the 20:27

8 house as side yards, and the backyard would be 20:28

9 Causeway. 20:28

10 MEMBER GOTTLIEB: Does the slide 20:28

11 represent what is permissible if it's a side 20:28

12 yard? 20:28

13 MS. ELIAS: Yes. 20:28

14 MEMBER GOTTLIEB: So the slide 20:28

15 represents 30 feet I think? 20:28

16 MS. ELIAS: Yes. 20:28

17 MEMBER GOTTLIEB: And you are within 20:28

18 that? 20:28

19 MS. ELIAS: Yes. 20:28

20 MEMBER GOTTLIEB: So it's a matter of 20:28

21 calling the front yard and the side yard a 20:28

22 rear yard? 20:28

23 MS. ELIAS: Yes. 20:28

24 MEMBER GOTTLIEB: With this explanation, 20:28

25 it's a little bit different than what I am 20:28

1 Eckstein - 5/26/2021

2 looking. It looks like the front is on Pond 20:28

3 and it's really not the -- 20:28

4 MS. ELIAS: No. The front is on Ocean. 20:28

5 MEMBER GOTTLIEB: There is no street 20:28

6 access or very minimal street access. 20:28

7 MS. ELIAS: The driveway is on Ocean. 20:28

8 CHAIRMAN KEILSON: So what's confusing 20:28

9 is the front and rear which is not what you 20:28

10 are discussing. 20:28

11 MS. ELIAS: No. It's the way Danny kind 20:28

12 of -- 20:28

13 MR. VACCHIO: It's the way the code 20:28

14 interprets it. That's our village ordinance. 20:28

15 MEMBER GOTTLIEB: Obviously but 20:28

16 obviously when you have three streets as 20:28

17 frontages, that's why we are here as a zoning 20:29

18 board. 20:29

19 MS. ELIAS: In a double A district, 20:29

20 three front yards will be three front yards. 20:29

21 That's how it falls. So we have three front 20:29

22 yards and a rear. 20:29

23 CHAIRMAN KEILSON: So what's the 20:29

24 implication? What variances are tied to that? 20:29

25 MS. ELIAS: Everything. 20:29

1 Eckstein - 5/26/2021

2 MEMBER GOTTLIEB: Before you get to the 20:29
3 variances, a few questions. What is a tea 20:29
4 house? 20:29

5 MS. ELIAS: It's a garden house kind of 20:29
6 in a Japanese style. 20:29

7 MEMBER GOTTLIEB: Is it heated? Air 20:29
8 conditioned? Bathroom? 20:29

9 MS. ELIAS: No bathroom. 20:29

10 MEMBER HILLER: Is it enclosed? 20:29

11 MS. ELIAS: It's got screens and was a 20:29
12 -- it's meant to be a room that's to enjoy the 20:29
13 landscaping that's going to be installed in 20:29
14 addition to the beechwood. 20:29

15 MEMBER HILLER: I just want to point 20:29
16 out, now that you explained the Ocean Avenue 20:29
17 access and that's in front of the house, a lot 20:29
18 of things are much clearer. I think what 20:29
19 really confused everybody is the fact that 20:30
20 first of all -- and I have seen your plans 20:30
21 before and they are meticulous and beautiful. 20:30
22 These are confusing. 20:30

23 MS. ELIAS: It's a confusing site. 20:30

24 MEMBER HILLER: It's confusing first of 20:30
25 all because you did not put separate pages for 20:30

1 Eckstein - 5/26/2021

2 each level so that each level could be 20:30
3 understood. You put them all together with 20:30
4 the arrows pointing to various rooms rather 20:30
5 than having the rooms delineated. It was 20:30
6 confusing. I am getting it now. 20:30

7 MS. ELIAS: I apologize. 20:30

8 MEMBER HILLER: No apologies. What 20:30
9 confused everybody I think was the fact that 20:30
10 if -- you don't have to come up. It's all 20:30
11 right. If you would have put the words of the 20:30
12 house this way, the way you wrote, the way you 20:30
13 drafted everything, it seems like -- as my 20:30
14 colleague said, it seems like Pond Crossing is 20:30
15 the front of the house. 20:30

16 MS. ELIAS: Point taken. 20:30

17 MEMBER HILLER: Please -- I hope you get 20:31
18 many jobs in the future because you are very 20:31
19 talented, but please submit more -- as you 20:31
20 have in the past, more regular looking plans. 20:31
21 Because we have limited intelligence, you 20:31
22 know, looking at it, it's difficult. I get it 20:31
23 now. 20:31

24 MS. ELIAS: Would you like to see this 20:31
25 close up? 20:31

1 Eckstein - 5/26/2021

2 MEMBER HILLER: No. I saw it. It's 20:31
3 good. I just got new prescriptions. I picked 20:31
4 it up. 20:31

5 CHAIRMAN KEILSON: So let's attack the 20:31
6 variances. Do you have a question before 20:31
7 we -- 20:31

8 MEMBER HILLER: I have one more 20:31
9 question. 20:31

10 CHAIRMAN KEILSON: Please. 20:31

11 MEMBER HILLER: You have on the lower 20:31
12 level that arm coming out of the house with 20:31
13 bathrooms and bedrooms. 20:31

14 MS. ELIAS: Yes. 20:31

15 MEMBER HILLER: And above that is 20:31
16 nothing. 20:31

17 MS. ELIAS: No. 20:31

18 MEMBER HILLER: No other levels. Is 20:31
19 that going to be a deck? 20:31

20 MS. ELIAS: We haven't quite made a 20:31
21 decision about it. It could be a deck, or it 20:31
22 could be a green space for plantings. 20:31

23 MEMBER HILLER: Like a 100-something 20:32
24 feet long. 20:32

25 MS. ELIAS: Yes but it's not meant to go 20:32

1 Eckstein - 5/26/2021

2 MS. ELIAS: I don't know. 20:33

3 CHAIRMAN KEILSON: Jacob, this is what 20:33

4 was forwarded today? 20:33

5 MR. PLAUT: Correct. Yesterday we got 20:33

6 the updated. I handed it to you today. 20:33

7 MS. ELIAS: So the first item that we 20:34

8 have on the code relief, obstruction in the 20:34

9 front yard, the swimming pool. And if the 20:34

10 yard designations are revised the way we are 20:34

11 requesting, the pool would be located in the 20:34

12 rear yard and in compliance. 20:34

13 CHAIRMAN KEILSON: Okay. Everybody got 20:34

14 that? Okay. Next. 20:34

15 MS. ELIAS: Okay. Obstruction in front 20:34

16 yard, recreational structure. 20:34

17 CHAIRMAN KEILSON: The pickleball court. 20:34

18 MEMBER GOTTLIEB: Again, that's in the 20:34

19 rear yard because we are calling it a rear 20:34

20 yard? 20:34

21 MS. ELIAS: Yes. So it's a recreational 20:34

22 structure. 20:34

23 CHAIRMAN KEILSON: It's a front yard. 20:34

24 MEMBER GOTTLIEB: We are calling it rear 20:34

25 yard. 20:34

1 Eckstein - 5/26/2021

2 MS. ELIAS: Obstruction in front yard, 20:35
3 accessory structure. 20:35

4 CHAIRMAN KEILSON: Tea house. 20:35

5 MS. ELIAS: Right. So if the yard 20:35
6 designations are revised, the cabana would be 20:35
7 located in the rear yard and in compliance. 20:35
8 The tea house would be 64 feet from the front 20:35
9 property line and 54 feet from the side 20:35
10 property line and in compliance. 20:35

11 CHAIRMAN KEILSON: Okay. 20:35

12 MS. ELIAS: The height, the property is 20:35
13 bounded by three streets that vary greatly in 20:35
14 elevation. The proposed design is compliant 20:35
15 on two streets. The top floor has been 20:35
16 reduced considerably to allow the remaining 20:35
17 building to be outside the setback and to be 20:35
18 less dominant and what remains projected 20:35
19 throughout the same side is lost by the 20:35
20 reduction, so we had initially had a full 20:35
21 second floor and we set it back by about a 20:35
22 third. So -- 20:35

23 MEMBER GOTTLIEB: Can you show us where 20:35
24 the height is 35 feet? I don't know where I 20:36
25 should be looking. 20:36

Eckstein - 5/26/2021

1
2 MR. VACCHIO: The three streets and the 20:36
3 average of the plan combined on the three 20:36
4 streets, I am going to find out from Ocean 20:36
5 it's high. Then it comes all the way down to 20:36
6 -- that's actually Causeway so we had to take 20:37
7 the three streets and we did an average, and 20:37
8 when we combined it, that is a hardship. We 20:37
9 came up with an average of 12.5, correct? 20:37
10 11.58. I'm sorry. I was right here. 11.5. 20:37
11 So we are using the crown of the road, so when 20:37
12 you measure, our ordinance states that you 20:37
13 have to take it from the crown of the road so 20:37
14 it's so much lower, and when you draw a line 20:37
15 across, that number becomes larger. Instead 20:37
16 of using the grade in your property, we got to 20:37
17 refer to the crown. So it really is very low 20:37
18 when you combine the three streets. 20:37
19 CHAIRMAN KEILSON: It's an anomaly 20:37
20 attributed to the fact that you are dealing 20:37
21 with so many different roads. 20:37
22 MR. VACCHIO: Yes and we averaged it 20:37
23 all. It's 11.5 where it becomes a big number 20:37
24 to work with, and this is going to affect the 20:38
25 eave height. 20:38

1 Eckstein - 5/26/2021

2 MS. ELIAS: I also add that the house is 20:38
3 oriented about a third way from the front or 20:38
4 so and consequently the high part is on Ocean, 20:38
5 so holding us accountable all the way down 20:38
6 there, it's so low and under 5 feet it's 20:38
7 difficult. 20:38

8 CHAIRMAN KEILSON: I think Mr. Vacchio 20:38
9 did justice to that. Let's move along. 20:38
10 Continue. 20:38

11 MS. ELIAS: All right. Front yard height 20:38
12 setback ratio. 20:38

13 MEMBER GOTTLIEB: And again, that's 20:38
14 because the front yard is another yard. 20:38

15 MS. ELIAS: Rear yard height setback 20:38
16 ratio. The roof and the wall height limits 20:38
17 calculated from the crown of the road, average 20:38
18 imposed by the radical change in the crown of 20:39
19 the road, 18 and a half feet to 5 feet. In 20:39
20 the process of combining and cross street, 20:39
21 this is the roof and the roof and the wall 20:39
22 lines cut through the sky exposure. If the 20:39
23 yard designation is revised, the required 20:39
24 setback ratio would be .74. So it's still 20:39
25 somewhat noncompliant but much less so. 20:39

1 Eckstein - 5/26/2021

2 CHAIRMAN KEILSON: Can you identify the 20:39
3 problem on your graphic? What height setback 20:39
4 ratio? 20:39

5 (Discussion off the record.) 20:40

6 MEMBER GOTTLIEB: So in the event we 20:40
7 call Pond Crossing the side yard, we would be 20:40
8 in compliance? 20:40

9 MS. ELIAS: Almost. 20:40

10 MEMBER GOTTLIEB: That's an almost yes. 20:40
11 That's the best I can ask if we consider that. 20:40

12 MS. ELIAS: Right. 20:40

13 CHAIRMAN KEILSON: Okay. 20:40

14 MS. ELIAS: The front yard setback is 20:40
15 the next one. Let's see. The requested front 20:40
16 yard setback of 27 feet. If the yard 20:40
17 designations are revised, the front yard 20:40
18 becomes the side yard and the encroachment 20:40
19 reduced to 3 and a half feet. So there is a 20:41
20 slight encroachment, but in the scheme of a 20:41
21 2.6-acre property, it's 3.2 feet. For 20:41
22 14.8-foot run. 20:41

23 CHAIRMAN KEILSON: Okay. And the rear 20:41
24 yard setback? 20:41

25 MS. ELIAS: The rear yard setback, if 20:41

Eckstein - 5/26/2021

1
2 the yard designation is revised from the rear 20:41
3 yard to the side yard, there would be no 20:41
4 encroachment. 20:41

5 MEMBER GOTTLIEB: Should this be okay, 20:41
6 the front yard and the rear yard, meaning the 20:41
7 pond is the narrowest part, can you do 20:41
8 screening so it's less visible? 20:41

9 MS. ELIAS: So we are meant to do the 20:41
10 regular landscaping around the whole property. 20:41

11 MEMBER HILLER: A screen? You don't 20:41
12 have openings on Ocean Avenue. I mean, you 20:41
13 are going to cover Ocean Avenue with trees all 20:41
14 the way across? 20:41

15 MS. ELIAS: Yes, except for the 20:41
16 entrance. 20:42

17 MEMBER HILLER: Okay. 20:42

18 MEMBER GOTTLIEB: It's funny. Right 20:42
19 across the street from you the front yard is 20:42
20 maybe 8 feet. Perhaps your client would like 20:42
21 to buy that house and knock it down. 20:42

22 MS. ELIAS: I think my client is super 20:42
23 happy with what he has. 20:42

24 MEMBER GOTTLIEB: But there is an 20:42
25 example of right across the street you are 20:42

1 Eckstein - 5/26/2021

2 looking at something horrible. 20:42

3 MS. ELIAS: Absolutely right. 20:42

4 CHAIRMAN KEILSON: Are we going to be 20:42

5 able to see the tea house? 20:42

6 MS. ELIAS: You can get an invitation. 20:42

7 I can put in a good word for you. 20:42

8 CHAIRMAN KEILSON: Any further questions 20:42

9 to the Board? Does somebody in the audience 20:42

10 want to speak to it? 20:42

11 MRS. BARUCH: We are the neighbors on 20:43

12 Causeway. 20:43

13 CHAIRMAN KEILSON: Introduce yourself 20:43

14 for the record. 20:43

15 MRS. BARUCH: Hi. Deborah Baruch. This 20:43

16 is my husband, Shlomo. So our house is on 20:43

17 Causeway, and our front of our house directly 20:43

18 faces their new structure and their pool and 20:43

19 their pickleball court. And my pool right 20:43

20 now, I can't sit by my pool because they took 20:43

21 down all the trees. So I am sitting, I am 20:43

22 breathing dust, I have little kids breathing 20:43

23 dust. Every tree is gone. I don't know how 20:43

24 the summer is going to be because -- I mean, 20:43

25 it's just been very hard. So you know, I 20:43

Eckstein - 5/26/2021

1
2 understand construction, I understand -- I am 20:44
3 not -- you know, they bought a house. 20:44
4 MEMBER GOTTLIEB: Is your house the 20:44
5 former Presley house? 20:44
6 MR. BARUCH: So the house -- 20:44
7 MEMBER GOTTLIEB: 218? 20:44
8 MR. BARUCH: -- faces their property 20:44
9 which used to have a ton of privacy. We had a 20:44
10 lot of privacy. I get it. The owner, first 20:44
11 day they bought it, sent in five trucks to 20:44
12 take down hundreds of trees. We had no idea 20:44
13 what was happening. That being said, I know 20:44
14 they left that one tree there. But privacy is 20:44
15 gone. I think what we are asking for is -- 20:44
16 you know, the encroachments -- you know, it 20:44
17 feels like every piece of privacy is gone. 20:44
18 Massive property. I am not sure why each and 20:44
19 every one of the structures has to be so close 20:44
20 to our property. They have got a ton of room. 20:44
21 Why don't they just move it back a little bit 20:44
22 at least? 20:44
23 MRS. BARUCH: A little bit further away 20:44
24 from the house. 20:44
25 MR. BARUCH: Something that's not 20:44

Eckstein - 5/26/2021

1
2 literally in our driveway, in my pool. We are 20:45
3 planning to try to get something done in our 20:45
4 pool. We can't even do it. Forget about 20:45
5 that. We can't even use it this year. I 20:45
6 mean, like literally why get so close to our 20:45
7 property? 20:45

8 MEMBER FELDER: They are replacing all 20:45
9 of that screen. 20:45

10 MRS. BARUCH: When? In two years. 20:45

11 MS. ELIAS: May I answer that? 20:45

12 CHAIRMAN KEILSON: One second. Please. 20:45

13 MS. ELIAS: Perimeter screening is meant 20:45
14 to be one of the first things that we are 20:45
15 doing so that by the time the Ecksteins move 20:45
16 in, they will have matured more. And that's 20:45
17 something we do on all our properties. In 20:45
18 answer to your frustration, construction is 20:45
19 frustrating; it's dusty. It's unfortunate. 20:45
20 But there is an end to it. You know, it 20:45
21 doesn't go on forever, and once it's done, I 20:45
22 think you will appreciate the landscaping that 20:45
23 is going to be installed there which will be 20:45
24 quite amazing and you will have the benefit of 20:45
25 seeing that from your house. So I think given 20:45

1 Eckstein - 5/26/2021

2 the opportunity to simply wait until these 20:46
3 plantings are installed, I think it will make 20:46
4 you very private. You won't have those 20:46
5 issues. 20:46

6 MR. BARUCH: Why not push this back a 20:46
7 little bit? I am not sure why. 20:46

8 MS. ELIAS: Because it's their right. 20:46
9 Actually, it's by right according to the code 20:46
10 and the village of Lawrence, but they are 20:46
11 allowed to have that side setback. 20:46

12 MR. BARUCH: I thought you were asking 20:46
13 for a variance to move these structures. 20:46

14 CHAIRMAN KEILSON: We are working with a 20:46
15 reinterpretation to allow you to do that. 20:46

16 MS. ELIAS: Yes and I want to add 20:46
17 something -- 20:46

18 MR. BARUCH: How is it a right if we are 20:46
19 asking for a variance? 20:46

20 CHAIRMAN KEILSON: Ignore that. 20:46

21 MRS. BARUCH: Can I just -- I am just -- 20:46
22 I am here for 15 years. It's beautiful, it's 20:46
23 far out, there is nothing around. It's 20:46
24 peaceful. You know, we just wanted peace and 20:46
25 quiet and it's fine. I understand there is 20:47

Eckstein - 5/26/2021

1 construction. My house is shaking. I am 20:47
2 really close. It's really close and I am 20:47
3 seeing these cranes, so I just didn't 20:47
4 understand why they came and took away all the 20:47
5 trees first. 20:47
6
7 MR. BARUCH: Part of the frustration. I 20:47
8 will be first to admit as a neighbor you knock 20:47
9 on the neighbor, say what's going on, and none 20:47
10 of that happened. I got videos of them 20:47
11 working past 7:00 p.m., shaking my entire 20:47
12 house. I got videos of them coming at 6:00 20:47
13 a.m. the other day with dumpsters. 20:47
14 MRS. BARUCH: Dirt. 20:47
15 MR. BARUCH: Dirt being dumped in other 20:47
16 places on Shabbos. On a Saturday truckload of 20:47
17 dirt comes from some other random location so 20:47
18 we are frustrated. 20:47
19 CHAIRMAN KEILSON: Rightfully so. 20:47
20 MR. BARUCH: So -- 20:47
21 CHAIRMAN KEILSON: What you are pointing 20:47
22 out, Mrs. Elias, you well understand there is 20:47
23 no excuse. 20:48
24 MS. ELIAS: I'm sorry? 20:48
25 CHAIRMAN KEILSON: There is no excuse. 20:48

1 Eckstein - 5/26/2021

2 MS. ELIAS: I fully agree with you. I 20:48
3 fully agree with you. There is no 20:48
4 justification for that. 20:48

5 MR. VACCHIO: Just so you guys know, we 20:48
6 did notify the contractor and let them know -- 20:48
7 warn them that this is not happening again. 20:48

8 MR. ECKSTEIN: And it didn't happen. 20:48

9 MRS. BARUCH: We just want everything to 20:48
10 be done nicely. Just listen to us. And we 20:48
11 are going to be neighbors. We just want it 20:48
12 nice. We have never had a problem with 20:48
13 neighbors ever, so it's just hard for me to -- 20:48
14 I can't go outside to my pool. I just don't 20:48
15 understand why they had to take the trees down 20:48
16 before anything. Leave my trees. Just leave 20:48
17 them for the summer. It's gross. I don't 20:48
18 know what I am going to do this summer. 20:48

19 MEMBER MOSKOWITZ: I have a couple of 20:48
20 questions. So what we just heard I think that 20:49
21 the trees are going to be one of the first 20:49
22 things to go back up, and so the question is 20:49
23 can we be more precise about the timing of 20:49
24 that? 20:49

25 MRS. BARUCH: And how high they will be. 20:49

1 Eckstein - 5/26/2021

2 MR. ECKSTEIN: Can I respond? 20:49

3 CHAIRMAN KEILSON: Yes. You can 20:49
4 explain. 20:49

5 MR. ECKSTEIN: Thank you. First, I can 20:49
6 identify with the frustration of neighbors 20:49
7 during construction, and I have to say that 20:49
8 there was -- the first day of demolition we -- 20:49
9 the contractors took the liberty of going past 20:49
10 the allowable hours and we did get a text and 20:49
11 a phone call from our neighbors and we acted 20:49
12 immediately forthwith and we spoke to the 20:49
13 contractor. We warned him and it did not 20:49
14 happen again. There was never a time since 20:49
15 the first day of demolition where the 20:49
16 contractor worked past the allowable hours set 20:49
17 by the village. 20:49

18 Now, as far as the trees, the trees that 20:50
19 were removed, at least in the vast majority 20:50
20 were not -- none of them were specimen trees. 20:50
21 And they were removed for the purpose of 20:50
22 improving the landscape. They were not 20:50
23 removed for the purpose of destroying the 20:50
24 landscape. Now it was just a bunch of wild 20:50
25 growth that had no discipline formed to it. 20:50

1 Eckstein - 5/26/2021

2 They were not cared for. Most of them were 20:50
3 weeds. As far as privacy, so we do intend on 20:50
4 upgrading the landscape -- 20:50

5 MRS. BARUCH: Those trees were high. 20:50

6 MR. ECKSTEIN: As far as privacy, with 20:50
7 all respect, we are not preventing you or 20:50
8 preempting you to create any type of privacy 20:50
9 you need for yourself in order to make your 20:50
10 life comfortable. The fact that you relied on 20:50
11 trees that were not on your property is just 20:50
12 -- it's regrettable but you can take action to 20:50
13 create privacy screening for yourself just as 20:51
14 we intend to do for ourselves and our cost. 20:51

15 CHAIRMAN KEILSON: Mr. Eckstein, that's 20:51
16 not how we think out here with all due 20:51
17 deference. 20:51

18 MR. ECKSTEIN: We are going to -- 20:51

19 MEMBER MOSKOWITZ: I have to agree. I 20:51
20 think that was a very poor answer and I just 20:51
21 want to add to that and say that the answer 20:51
22 that was given before about the -- when the 20:51
23 question was raised about why the pickleball 20:51
24 court can't be moved, the structures can't be 20:51
25 moved a bit to a different location, the 20:51

1 Eckstein - 5/26/2021

2 answer was it's our right. I thought that was 20:51
3 a poor answer also. I just want to make that 20:51
4 observation. 20:51

5 MR. ECKSTEIN: Let me finish. We hired 20:51
6 a contractor to remove the trees. We were 20:51
7 chased down by our neighbor and he 20:51
8 aggressively attacked me on the phone and 20:51
9 threatened me with all kinds of threats in the 20:51
10 books. In addition, when I went to visit them 20:52
11 and apologize and introduce myself, they 20:52
12 accused me of having intentions of opening up 20:52
13 some sort of yeshiva or Shul or -- 20:52

14 MRS. BARUCH: I never said that. 20:52

15 MR. ECKSTEIN: Yes, you did. 20:52

16 CHAIRMAN KEILSON: Hold it. 20:52

17 MR. ECKSTEIN: That's how it started. 20:52
18 We were attacked. That's how it started. We 20:52
19 have every intention of improving the 20:52
20 landscape. I told you and I told you both 20:52
21 that we are offering at our cost to create 20:52
22 screening for you along the property line. 20:52
23 Did I not tell you that? 20:52

24 CHAIRMAN KEILSON: Stay with us. 20:52

25 MR. ECKSTEIN: I did. I told them at 20:52

1 Eckstein - 5/26/2021

2 our cost. Not at a shared cost. We will 20:52
3 create screening alongside the entire property 20:52
4 line that separates our property from their 20:52
5 property. 20:52

6 MEMBER FELDER: Is there a construction 20:52
7 fence up around this property? 20:52

8 MR. ECKSTEIN: There is a construction 20:53
9 fence around the demolition site. 20:53

10 MRS. BARUCH: Not around the property. 20:53
11 Just around where it's demolishing, so I mean, 20:53
12 from my pool I don't really see their fence. 20:53
13 I see the cranes. 20:53

14 MR. ECKSTEIN: In addition, very 20:53
15 important, from day one I told the architects 20:53
16 to do everything in their power and design to 20:53
17 not do any second-story building within their 20:53
18 line of sight. The way their house is angled 20:53
19 -- it's clearly away from anything that we are 20:53
20 building. Did I not set that line? 20:53

21 MS. ELIAS: You absolutely did. 20:53

22 MR. ECKSTEIN: And we studied the line 20:53
23 of vision out of consideration for our 20:53
24 neighbors. There was nothing imposing that 20:53
25 hardship on us. But we said no. Make sure 20:53

1 Eckstein - 5/26/2021

2 nothing gets in their line of vision and 20:53
3 that's how we designed it, and if you see 20:53
4 where the pool ends -- may I show it to 20:53
5 somebody? 20:54

6 MEMBER GOTTLIEB: Actually, it's on 20:54
7 this. You can see the adjacent house. 20:54

8 MR. ECKSTEIN: And I was strictly out of 20:54
9 consideration because I know if I would be the 20:54
10 neighbor, I wouldn't want anyone building 20:54
11 right in my face and we did that. 20:54

12 MEMBER MOSKOWITZ: Somehow it seems 20:54
13 something went wrong with regard to 20:54
14 communication, so I just want you to answer my 20:54
15 question which is can you provide any details 20:54
16 about the timing of when the screening will go 20:54
17 up -- 20:54

18 MR. ECKSTEIN: The screening -- 20:54

19 MEMBER MOSKOWITZ: Let me finish the 20:54
20 question. And details as to what the 20:54
21 screening will look like including the nature 20:54
22 of the screening and the height? 20:54

23 MR. ECKSTEIN: Yes. We are choosing 20:55
24 fast-growing screening trees such as arbor 20:55
25 vitae or maybe the hollies. 20:55

1 Eckstein - 5/26/2021

2 MEMBER GOTTLIEB: Italian Cypress? 20:55

3 MR. ECKSTEIN: Italian Cypress are too 20:55
4 thin in diameter but the other types of 20:55
5 Cypress. So that's what we are aiming for, 20:55
6 and our landscape architect is also on board 20:55
7 completely with putting his efforts on 20:55
8 choosing the plans for the screening because 20:55
9 we want to take advantage of the growth while 20:55
10 we are doing construction because to purchase 20:55
11 trees that are 6 feet is more costly than to 20:55
12 purchase trees that are 4 feet. So we can buy 20:55
13 4-footers and within two years they are 20:55
14 already 8 feet. So our intention, if our 20:55
15 neighbor allows, is to completely screen 20:55
16 straight down to Causeway from where our 20:55
17 property line is straight down to Causeway and 20:56
18 I shared that with our neighbors and that's 20:56
19 what we intend to do. 20:56

20 CHAIRMAN KEILSON: Okay. You have heard 20:56
21 earlier when I spoke to my neighbor, my new 20:56
22 neighbor Katz about what construction does to 20:56
23 people's lives? 20:56

24 MR. ECKSTEIN: I wasn't here. 20:56

25 CHAIRMAN KEILSON: So earlier there was 20:56

1 Eckstein - 5/26/2021

2 somebody applying for construction diagonally 20:56
3 across where I live on my street and there are 20:56
4 five years of construction from other 20:56
5 homeowners and it's basically intolerable 20:56
6 because of the trucks, because of the noise, 20:56
7 because of the dirt and that's going to 20:56
8 happen. The question is how to ameliorate 20:56
9 that in the most aggressive way possible. We 20:56
10 got off on the wrong foot here in terms of 20:56
11 people. 20:56

12 MR. ECKSTEIN: We are very willing to 20:56
13 accommodate whatever the Board suggests and I 20:56
14 -- when I say the house, the main house is far 20:56
15 removed from their property. It's way back 20:56
16 from where their house is. It's -- you know 20:57
17 where the house -- 20:57

18 MRS. BARUCH: It's near 30 feet. I 20:57
19 walked outside. 20:57

20 MR. ECKSTEIN: That's the pool. 20:57

21 (Recess taken.) 20:57

22 CHAIRMAN KEILSON: We are reconvening. 21:04
23 Very healthy venting. Anyone else in the 21:04
24 audience want to speak to the matter? Okay. 21:05

25 So let's just review what we are 21:05

Eckstein - 5/26/2021

1
2 reinterpreting in order to ameliorate in terms 21:05
3 of the variances. So there is the swimming 21:05
4 pool in the front yard. The recreational 21:05
5 structure in the front yard, the accessory 21:05
6 structure as well. The eave height 21:05
7 explanation of the crown of the road, the 21:05
8 height setback ratio, the front yard and rear 21:05
9 yard also should be altered. The 21:05
10 interpretation of what is the front yard, 21:05
11 what's the side, what's the back, and then the 21:05
12 setbacks as well. 21:05
13 Now, taking into consideration the 21:05
14 concerns of the neighbor. So a couple of 21:05
15 things. We obviously want to urge and impress 21:05
16 upon the applicant and any neighbors that in 21:05
17 this village living with our neighbors is 21:05
18 really extremely important. Paramount in our 21:06
19 life. Good neighborly relations and therefore 21:06
20 every consideration has to be given during 21:06
21 this very trying period of construction. 21:06
22 Having lived through it and we continue to 21:06
23 live through it where I live, I am very 21:06
24 sensitive to it and so every effort and the 21:06
25 village has to be acutely aware of the 21:06

1 Eckstein - 5/26/2021

2 situation which is very disruptive to people's 21:06
3 lives. Very disruptive. So everything has to 21:06
4 be done to ameliorate. Taking into 21:06
5 consideration the concerns about their 21:06
6 privacy, there is a commitment from the 21:06
7 applicant as I understand it to plant 7-foot 21:06
8 trees for what distance to be quantified for 21:06
9 the Building Department. 21:06

10 MR. ECKSTEIN: Alongside the property 21:06
11 line that divides us. 21:06

12 CHAIRMAN KEILSON: Okay. The Building 21:06
13 Department will oversee that to make sure that 21:06
14 it happens. 21:06

15 MR. VACCHIO: Absolutely. 21:06

16 CHAIRMAN KEILSON: Do we have a time 21:06
17 table for that? A reasonable time table? 21:07

18 MR. ECKSTEIN: Well, landscape 21:07
19 architects because of COVID, they just are 21:07
20 really busy. However, we have already 21:07
21 retained a landscape architect and we are 21:07
22 expecting the site plan within two weeks and I 21:07
23 would love to take action immediately upon 21:07
24 choosing the -- identifying the plant to 21:07
25 purchase it, plant it, and irrigate that 21:07

1 Eckstein - 5/26/2021

2 section. 21:07

3 MR. VACCHIO: This is prior to 21:07

4 construction? 21:07

5 MR. ECKSTEIN: Oh, yes. Hopefully this 21:07

6 summer. 21:07

7 CHAIRMAN KEILSON: I would appreciate 21:07

8 also if you bring it through to the neighbor 21:07

9 so they can see exactly what's being done. 21:07

10 MR. VACCHIO: And the Building 21:07

11 Department. 21:07

12 CHAIRMAN KEILSON: For sure but 21:07

13 certainly the neighbor as well so they can be 21:07

14 part of the process. 21:07

15 MR. ECKSTEIN: Okay. 21:07

16 CHAIRMAN KEILSON: Very, very important. 21:07

17 Okay. Taking all of that into consideration 21:07

18 and weighing the benefit to the applicant at 21:07

19 as opposed to any detriment to the community 21:07

20 and of course, Mrs. Elias, again, a very 21:07

21 beautiful project. Improvement for the 21:08

22 village. We support and advocate for that. 21:08

23 So Mr. Moskowitz? 21:08

24 MEMBER MOSKOWITZ: For. 21:08

25 CHAIRMAN KEILSON: Mr. Gottlieb? 21:08

1 Eckstein - 5/26/2021

2 MEMBER GOTTLIEB: As much as I never 21:08
3 vote in favor of new construction not meeting 21:08
4 code, this is very unusual circumstances with 21:08
5 three frontages and no more than 20 percent 21:08
6 total surface coverage. In short, I am very 21:08
7 much for this application. 21:08

8 CHAIRMAN KEILSON: Mr. Hiller? 21:08

9 MEMBER HILLER: I am for without the 21:08
10 comments of Mr. Gottlieb. 21:08

11 CHAIRMAN KEILSON: Mr. Felder? 21:08

12 MEMBER FELDER: I am for. 21:08

13 CHAIRMAN KEILSON: I am for it as well. 21:08

14 And Board of Building Design? 21:08

15 MR. VACCHIO: Board of Building Design. 21:08

16 CHAIRMAN KEILSON: How much time? Two 21:08
17 and a half years? 21:08


18 MR. ECKSTEIN: I hope less than that. 21:08

19 CHAIRMAN KEILSON: Famous last words. 21:09

20 We are adjourned. 21:09

21 (Whereupon the hearing concluded at 9:09
22 p.m.)

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

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YAFFA KAPLAN

Court Reporter