

Marx - 1/17/2024

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

January 17, 2024
7:32 p.m.

APPLICATION:

Marx
5 Keewaydin Road
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. EDWARD GOTTLIEB
Member

MR. PHILIP KERSTEIN
Member

MR. DANIEL HILLER
Member

MS. SYMA DIAMOND
Member

MR. ANDREW K. PRESTON, ESQ.
Village Attorney

MR. DANNY VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

Marx - 1/17/2024

CHAIRMAN KEILSON: Good evening, ladies and gentlemen. Welcome to the Lawrence Board of Zoning Appeals. Please turn off cellphones, and if there is need to speak, please do it within the lobby outside. Thank you very much.

Thank you for coming out in this beautiful weather. All right. Danny, proof of posting?

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

CHAIRMAN KEILSON: Thank you very much.

Okay. There is a request for an extension on David Marx and Gila Marx. Wow. They are seeking an extension of how long?

MR. VACCHIO: One month.

CHAIRMAN KEILSON: One month?

MR. VACCHIO: That's all they need. They will probably be ready next week.

CHAIRMAN KEILSON: Why don't we give them three months?

MEMBER GOTTLIEB: What's the address?

CHAIRMAN KEILSON: That's the one on Keewaydin. The Board okay with it?

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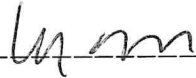
MEMBER KERSTEIN: Yes.

CHAIRMAN KEILSON: Okay.

(Whereupon the hearing concluded at 7:33

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

Fein - 1/17/2024

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

January 17, 2024
7:33 p.m.

APPLICATION:

Fein
30 Muriel Avenue
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. EDWARD GOTTLIEB
Member

MR. PHILIP KERSTEIN
Member

MR. DANIEL HILLER
Member

MS. SYMA DIAMOND
Member

MR. ANDREW K. PRESTON, ESQ.
Village Attorney

MR. DANNY VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

1 Fein - 1/17/2024

2 CHAIRMAN KEILSON: First matter this
3 evening is Fein of 30 Muriel Avenue in
4 Lawrence. They or their representative,
5 please.

6 MR. WECHSLER: Good evening. Hello, how
7 are you?

8 CHAIRMAN KEILSON: Fantastic. You are
9 on.

10 MR. WECHSLER: Scott Wechsler, Swim King
11 Pools. We are here to ask for a change of
12 elevation for a swimming pool and patio.

13 MEMBER HILLER: And --

14 MR. WECHSLER: As well as the equipment
15 encroaching onto the rear setback.

16 CHAIRMAN KEILSON: How about the pool
17 itself? Isn't there encroachment on the pool?

18 MR. WECHSLER: No. We moved it.

19 MEMBER KERSTEIN: It hasn't been revised
20 in what we have seen.

21 MR. WECHSLER: All the plans are
22 updated.

23 MEMBER GOTTLIEB: I am looking at the
24 plans. It's proposed 16 feet and it's 4 feet
25 over.

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2 MR. WECHSLER: We had moved that to 20.

3 MEMBER GOTTLIEB: Was it moved recently?

4 MEMBER KERSTEIN: We haven't seen that.

5 MR. FEIN: I looked at the plans.

6 Joseph Fein. Apologize.

7 MR. VACCHIO: There is a change on the
8 plan.

9 MEMBER KERSTEIN: The code relief
10 doesn't show that.

11 MR. VACCHIO: I don't have this. This
12 came with the package. What I have is 16.

13 MEMBER HILLER: But we agree now it's
14 20.

15 MR. VACCHIO: I am looking at the plan
16 now.

17 MEMBER GOTTLIEB: I am very happy that's
18 been removed. So how many do we have left?

19 MEMBER KERSTEIN: So the equipment and
20 the --

21 MR. WECHSLER: The equipment is being
22 tucked right there. There is a generator
23 there, so the equipment is kind of just going
24 to be in the utility area.

25 MEMBER KERSTEIN: That's problematic.

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2 There is really no reason not to have the
3 equipment 20 feet from the rear yard.

4 MEMBER HILLER: Fifteen. It's a
5 requirement.

6 MEMBER KERSTEIN: Twenty. It's the rear
7 yard.

8 MR. FEIN: But it is blocked off. There
9 is a generator.

10 MEMBER KERSTEIN: It's not the site of
11 the equipment; it's the noise that the
12 equipment generates. That's the reason for
13 it, my understanding.

14 MR. WECHSLER: We have flexibility with
15 that if we need to move it 4 feet.

16 MR. FEIN: Fair enough. I don't want to
17 cause a problem for my neighbors, so we will
18 move it to be in compliance. We don't need
19 that variance.

20 MEMBER GOTTLIEB: So now we have taken
21 out two variances.

22 CHAIRMAN KEILSON: One to go.

23 MEMBER GOTTLIEB: Without even taking a
24 breath. So now we are up to elevation of a
25 foot point roughly 1 and a half feet.

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2 MR. WECHSLER: About 18 inches, yeah.

3 MEMBER GOTTLIEB: Can you tell us why
4 this needs to be?

5 MR. WECHSLER: Water table mainly. To
6 get it up out of the water table.

7 MEMBER HILLER: How deep is the pool?

8 MR. WECHSLER: We are going to stay of
9 the water completely, so we are trying to get
10 five, but it may be a little less. We are not
11 going to be doing any kind of dewatering.

12 MEMBER HILLER: I was happy to discover
13 that there is a retaining wall around the
14 entire property.

15 MR. WECHSLER: Yes and lots of drainage
16 in between the walls we are putting in and
17 that wall with dry wells and leaching field.

18 MEMBER GOTTLIEB: Is the entire yard
19 going to be increased by a foot and a half or
20 just a sloping section?

21 MR. WECHSLER: Just there is a wall
22 right around the patio, and everything else is
23 planted and lawn.

24 MEMBER GOTTLIEB: You are going to be
25 planting trees around the perimeter?

1 Fein - 1/17/2024

2 MR. WECHSLER: Yes.

3 MEMBER KERSTEIN: And the patio, you are
4 raising the ground level for both the patio
5 and the pool?

6 MR. WECHSLER: Correct. The wall is on
7 the outside. The wall is on the outside.

8 MEMBER KERSTEIN: That's only for
9 clarification.

10 MEMBER GOTTLIEB: So typically the
11 reason why we don't want the increase is for
12 runoff to the neighbors. And you have
13 premitigated that by putting in this retaining
14 wall.

15 MR. WECHSLER: Yes.

16 MR. FEIN: That's 3 feet below ground.

17 CHAIRMAN KEILSON: Neighbors have
18 approved?

19 MR. FEIN: We have letters of support
20 from all the neighbors that are nonaffected.

21 CHAIRMAN KEILSON: Can you recuse
22 yourself?

23 MEMBER KERSTEIN: I am recusing myself.
24 I am one of the neighbors.

25 CHAIRMAN KEILSON: Most affected.

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2 MEMBER KERSTEIN: Not the most but one
3 of them.

4 MR. WECHSLER: Letters.

5 MR. PRESTON: Three letters of support,
6 Chairman.

7 (Exhibit A, Letters of support, marked
8 for identification, as of this date.)

9 CHAIRMAN KEILSON: Okay. Thank you very
10 much.

11 MEMBER HILLER: Can I see the names?

12 MEMBER GOTTLIEB: Mr. Fein, you were
13 here a number of years ago for your first
14 variance. When was that?

15 MR. FEIN: 2010.

16 MEMBER GOTTLIEB: I have been on the
17 Board way too long. And you did a beautiful
18 job with your house. It's just --

19 MR. FEIN: I appreciate that.

20 MEMBER GOTTLIEB: I remember the old
21 house, and you really kept it very similar.

22 MR. FEIN: It was a restoration.

23 MEMBER HILLER: First of all, I have
24 appreciation for the fact that you have
25 consideration for your neighbors and moved the

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pool and equipment to the proper place on the property and Mazel Tov on your daughter's wedding.

MR. FEIN: Thank you. Appreciate that.

MEMBER HILLER: And he is missing Sheva Brachos tonight to be here.

MR. FEIN: I am not missing; I am heading. Thank you all for your courtesy.

MEMBER GOTTLIEB: Let's move this Board forward.

CHAIRMAN KEILSON: Any questions from the Board? Anybody from the audience want to comment or question? Taking into consideration the benefit to the applicant as opposed to any detriment to the community or similar, we are going to have a vote. Syma Diamond?

MEMBER DIAMOND: For.

CHAIRMAN KEILSON: Mr. Gottlieb?

MEMBER GOTTLIEB: For. And get yourself to the Sheva Brachos.

CHAIRMAN KEILSON: Mr. Hiller?

MEMBER HILLER: For.

CHAIRMAN KEILSON: And I vote for.

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MR. FEIN: I appreciate the courtesy.

MR. VACCHIO: How much time do you need?

Do you need a year? Two years?

MR. WECHSLER: Oh, no.

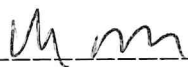
CHAIRMAN KEILSON: Say a year and a half
just to cover yourself. A year and a half.

MR. WECHSLER: A couple of months we
will be done.

CHAIRMAN KEILSON: A year and a half.

(Whereupon the hearing concluded at 7:40
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

Fein - 1/17/2024

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----- EXHIBITS -----

EXHIBIT

FOR ID.

Exhibit A

Letters of support

10

Katz - 1/17/2024

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

January 17, 2024
7:40 p.m.

APPLICATION:

Katz
126 Rand Place
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. EDWARD GOTTLIEB
Member

MR. PHILIP KERSTEIN
Member

MR. DANIEL HILLER
Member

MS. SYMA DIAMOND
Member

MR. ANDREW K. PRESTON, ESQ.
Village Attorney

MR. DANNY VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

1 Katz - 1/17/2024

2 CHAIRMAN KEILSON: Katz on Rand Place,
3 126 Rand Place, they or their representative.
4 Okay. You are on.

5 MR. NEUWIRTH: Good evening. My name is
6 Sam Neuwirth. I am here representing Mr. And
7 Mrs. Maxwell Katz, the owner of 126 Rand
8 Place. The Katz family is a young, growing
9 family. They actually got a Mazel Tov last
10 night. They had a baby girl.

11 CHAIRMAN KEILSON: Wow. A wedding and
12 birth? What's next?

13 MR. NEUWIRTH: Simchas in Lawrence. So
14 they are pretty much maxed out of their house,
15 and they need more space. So we are looking
16 to go for a second story over the existing
17 one-story house. We are not adding any
18 building coverage or surface coverage. We are
19 not proposing any new building or surface
20 coverage. We are asking for a variance for
21 rear yard, side yard, aggregate, and setback
22 ratios.

23 CHAIRMAN KEILSON: Well, let's go
24 through the template. Front yard setback is
25 going to be the same as existing.

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MR. NEUWIRTH: Not changing.

CHAIRMAN KEILSON: Side yard setback
also not changing.

MEMBER GOTTLIEB: No change.

CHAIRMAN KEILSON: Aggregate setback, no
change. Rear yard setback, no change.

MR. NEUWIRTH: It still requires a
variance because we are building a second
story.

CHAIRMAN KEILSON: Understood.

MEMBER GOTTLIEB: We understand why you
have to be here. The chairman is being
generous by making it easy to go through these
things and indicate that there is really no
changes.

CHAIRMAN KEILSON: We want you to earn
your fee.

MEMBER GOTTLIEB: And the last one is
the front yard ratio which is .03.

CHAIRMAN KEILSON: Yes.

MEMBER HILLER: We also noted that the
expansion is in keeping with the rest of the
block pretty much. Like the houses on the
block will now have a new neighbor that

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appears to fit in.

MEMBER KERSTEIN: Part of the block.

CHAIRMAN KEILSON: Do we have any
letters of support from neighbors?

MR. KATZ: No.

MEMBER GOTTLIEB: Did you speak to Mr.
Biderman?

MR. KATZ: We spoke to them on a
personal level. They said their support for
the project.

CHAIRMAN KEILSON: Okay. That's good.

MEMBER GOTTLIEB: That's the most
affected neighbor.

CHAIRMAN KEILSON: Mr. Marx also is in
support?

MR. KATZ: He is not aware but he will
find out.

CHAIRMAN KEILSON: All right. Any
questions or comments from the audience? No.
So taking into consideration the benefit to
the applicant as opposed to any detriment to
the community, we are going to vote. Mr.
Kerstein?

MEMBER KERSTEIN: For.

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2 CHAIRMAN KEILSON: Mr. Hiller?

3 MEMBER HILLER: For.

4 CHAIRMAN KEILSON: Mr. Gottlieb?

5 MEMBER GOTTLIEB: For.

6 CHAIRMAN KEILSON: Ms. Diamond?

7 MEMBER DIAMOND: For.

8 CHAIRMAN KEILSON: Okay. And I vote for.

9 So what should we give you? Two years just to
10 be safe?

11 MR. NEUWIRTH: Two years sounds good.

12 CHAIRMAN KEILSON: Board of Building
13 Design?

14 MR. NEUWIRTH: Can we discuss it
15 afterwards? We are keeping everything the
16 same.

17 MR. VACCHIO: Keep it the same style. I
18 am not the Board of Building Design, but I
19 would think --

20 MR. NEUWIRTH: I spoke to Nico. He said
21 we don't need to.

22 CHAIRMAN KEILSON: To be determined.

23 MR. VACCHIO: How much time are we going
24 to do?

25 MR. NEUWIRTH: Let's say two years.

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CHAIRMAN KEILSON: We don't want to --

MR. VACCHIO: I think for the record we should send them to the Board of Building Design.

CHAIRMAN KEILSON: For the record.

MR. VACCHIO: I know it's going to be the same style, but the Board has to make that decision.

MR. NEUWIRTH: Because they have a baby, which is a month's time.

CHAIRMAN KEILSON: Can we leave it subject to discussion?

MR. VACCHIO: How about we can get started. Prior to front finishing, let's bring it to the Board of Building Design.

MEMBER GOTTLIEB: If the project is going to take up to two years --

MR. NEUWIRTH: They want to start next week already. They already ordered material.

(Discussion off the record.)

MR. PRESTON: Chairman, since the proposed project changes the appearance of the house from the street, the matter should be referred to the BBD.

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CHAIRMAN KEILSON: All right. We just
went to the higher authority.

MR. VACCHIO: Board of Building Design.

MEMBER GOTTLIEB: It's the right thing
to do.

MR. NEUWIRTH: Okay. Can't argue.

MEMBER GOTTLIEB: It's been approved?

CHAIRMAN KEILSON: Yes, approved. Thank
you so much.

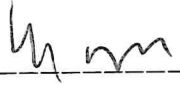
CHAIRMAN KEILSON: So let's go on the
record in terms of how long.

MR. VACCHIO: Two and a half years?

CHAIRMAN KEILSON: Two and a half years.
Thank you so much.

(Whereupon the hearing concluded at 7:45
p.m.)

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



YAFFA KAPLAN

Court Reporter

Moret - 1/17/2024

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

January 17, 2024
7:45 p.m.

APPLICATION:

Moret
210 Beach 2nd Street
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. EDWARD GOTTLIEB
Member

MR. PHILIP KERSTEIN
Member

MR. DANIEL HILLER
Member

MS. SYMA DIAMOND
Member

MR. ANDREW K. PRESTON, ESQ.
Village Attorney

MR. DANNY VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

1 Moret - 1/17/2024

2 CHAIRMAN KEILSON: Okay, Moret LLC, 210
3 Beach 2nd. They or their representative.
4 Please no conversations.

5 Okay. We are ready?

6 MR. BROWNE: Good evening. Christian
7 Browne, McLaughlin & Stern, 1122 Franklin
8 Avenue, Garden City, for the applicant. Mr.
9 Capobianco is here as well, the architect on
10 the project. You want to put your name and
11 address on the --

12 MR. PINCHASOV: Daniel Pinchasov, 391
13 Fifth Avenue.

14 MR. BROWNE: Mr. Pinchasov is the new
15 developer of this site. This is the Beach 2nd
16 Street site and in the Residence K district.
17 I think this is the third time that we have
18 been here.

19 CHAIRMAN KEILSON: You are correct.

20 MR. BROWNE: You have approved two other
21 very similar iterations of this project. It
22 is still owned in fee by Moret LLC which is
23 now -- which had previously been in contract
24 or under an arrangement to develop it with a
25 different developer who is no longer in the

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picture, which brings us to Daniel who is the new developer. He is the contract vendee on the project now.

If this is approved, he will close on the project, purchase it, and hopefully this project will finally be built. It is similar to what you have seen before, although this project proposes within the same footprint to have four attached buildings, essentially that function as two-family homes that are attached. Before it was only four units, now it will be eight units, one downstairs and one upstairs in each of the four properties with parking underneath. So it's compliant for parking, it's compliant for height.

The setbacks are I believe exactly the same as they were that you previously approved. I can go through those briefly, and then there is this density requirement, this strange density requirement in Residence K which requires a minimum density of 50 units so we are actually coming closer to that because before we were at four, now we are at eight.

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2 So we need similar relief. We need
3 relief from the density, we need from relief
4 from the side yard, and we need relief from
5 the rear yard. The rear yard is required to
6 be 15. It's 10 to the building and 6 and a
7 half to the balcony.

8 MR. CAPOBIANCO: Correct.

9 MR. BROWNE: That was the same as it was
10 before, and then there is one side yard on the
11 north side that's noncompliant where we are
12 also required to have 10, and we have 6.12 at
13 its shortest point.

14 MR. CAPOBIANCO: Correct.

15 MR. BROWNE: That's where the property
16 narrows again towards the water. There is
17 nobody on the north side. That's where it
18 goes to the water, and there is a drainage
19 area that's adjacent to the water.

20 MR. CAPOBIANCO: Correct. It's made the
21 drainage a challenge.

22 MR. BROWNE: So as you know, there has
23 been a lot of problems logistically and from
24 an engineering perspective to develop the
25 project. It was stymied because they were

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unable to connect to the sewer line on the Nassau County side of the border, but as you probably recall, the Moret, the owner who purchased the property behind, Moret will retain that property, and Daniel's entity, which will close, will have an easement to run the line behind the property and connect into the sewer in Queens and that's already been approved so the property can be developed now.

MEMBER GOTTLIEB: You mentioned an awful lot in this short speech. The owner is not here, which is Moret LLC, but the contractor vendee is here who will be the new developer?

MR. BROWNE: Correct.

MEMBER GOTTLIEB: Moret is not relinquishing or giving them the space on the New York City side that has the easement; it's going to be maintained by the current owner?

MR. BROWNE: Moret -- my understanding is that Moret, that entity has title to the Queens parcel. It will retain title, but as a part of the closing, this property will receive an easement through so that they can run the line into the Queens sewer.

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2 MEMBER GOTTLIEB: So the contract vendee
3 is not buying the entire property owned by
4 Moret; they are buying only the property in
5 Lawrence?

6 MR. BROWNE: The second parcel is
7 separately owned I am told, but yes, they are
8 only buying the property that's in Lawrence,
9 not the Queens property.

10 MEMBER GOTTLIEB: I do recall the first
11 two applications that were approved. The last
12 was for four families.

13 MR. BROWNE: Correct.

14 MEMBER GOTTLIEB: Now we are eight
15 families.

16 MR. BROWNE: Correct.

17 MEMBER GOTTLIEB: Now, I know you are
18 saying you are closer to 50. That's just a
19 technicality because the village did not want
20 small multifamily units within the village but
21 you doubled the density now. Have you doubled
22 the parking?

23 MR. BROWNE: There are a total of 12
24 spaces.

25 MR. CAPOBIANCO: Correct.

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MR. BROWNE: That are underneath the building that complies with the code. I believe it's two spaces over the minimum requirement.

MEMBER GOTTLIEB: One per unit.

MR. BROWNE: One and a half per unit.

MR. CAPOBIANCO: It's going to be actually four units for sale, not eight units that can be sold. It's really four attached two-families, and it's very possible that a buyer might want the whole thing for a one-family. Very possible. Of course, they are not that big.

MEMBER GOTTLIEB: So if they are sold, they might be sold as a one-family.

MR. CAPOBIANCO: Correct. Sold as a one-family, attached two units.

MR. BROWNE: Right now it's one lot obviously, and in order for it to sell, we would have to complete a subdivision.

MR. CAPOBIANCO: We would do a fee simple sale, not a condo or not a co-op. Fee simple party wall lot line, so the two end units get the property on the sides, and the

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two middle units have access to their yard through the garage.

MEMBER GOTTLIEB: Would that have to go before the Board for the subdivision?

MR. BROWNE: Yes. It would have to go before the Planning Board where it was at one iteration. It was before the Planning Board and it was approved.

MEMBER GOTTLIEB: Just like it was here.

MR. BROWNE: The first one went here and to the Planning Board. Then it was reconceptualized to be a rental property, came back here, and now it's being reconceptualized to -- the goal is to do a subdivision to sell them as owner-occupied one- or two-family homes.

CHAIRMAN KEILSON: Do you know what pricing you would be marketing it at? Not that it's relevant. Not yet.

MR. PINCHASOV: Well, when we get there, we will cross that bridge.

CHAIRMAN KEILSON: I am sure you have an idea simply because you wouldn't undertake an investment unless you have a sense it's

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marketable.

MR. PINCHASOV: Hopefully one and a half.

CHAIRMAN KEILSON: Are you asking me?

MR. PINCHASOV: That's the goal.

CHAIRMAN KEILSON: I thought it was a question mark at the end of the statement.

MEMBER GOTTLIEB: So I guess we are looking at a 6-million-dollar overall project.

MR. BROWNE: Is that a fair estimate sale?

MR. PINCHASOV: Sale price.

MEMBER GOTTLIEB: The overall project. The value of the project after it's all complete, purchasers and soft costs.

MR. BROWNE: So the variance here you already approved it, fairly minor. Hopefully it will allow the property to go forward.

MEMBER GOTTLIEB: Well, you never know.

CHAIRMAN KEILSON: I think there is a limit of three opportunities.

MR. BROWNE: I won't be sorry if this is the last one.

CHAIRMAN KEILSON: Any further questions

Moret - 1/17/2024

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2 from the Board? Okay. We have a lot of
3 people present. Are there any questions from
4 the neighbors and the --

5 MR. KAPELOWITZ: We would love to see
6 this develop. David Kapelowitz. I live
7 around the corner. This property has been an
8 eyesore for the last 20 years. So we would
9 love to see something happen to it.

10 CHAIRMAN KEILSON: Before that it was
11 Eddy's Marina. It wasn't an eyesore then.

12 MR. PINCHASOV: There was a Matzah
13 factory at one point.

14 MR. BRENKE: Eric Brenke. I am next
15 door, 200 Beach 2nd, but technically it's 200
16 Doughty Boulevard. Yes. I mean, we have
17 showed up to every variance here wanting the
18 property to be developed. You know, it's
19 still an eyesore at nighttime. You know, you
20 have the Rockapoco come over to the other side
21 and they litter, I mean, every single night.
22 It doesn't matter if you go out there and
23 clean it all up. It's like they dump so much
24 garbage. Guys coming, they park there, and
25 they just -- I mean, the street like -- so

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1
2 hopefully if -- I mean, I want it. I tried to
3 get a petition to make it, you know, Village
4 of Lawrence parking only, but it was nobody
5 ever acknowledged my letter. But it would be
6 better because you have all the buildings, the
7 people from the building, 7/11, the parking
8 there, and when they pull out, they just --
9 right before they leave, they just all empty
10 their garbage right outside. So you know, so
11 hopefully if this is developed, you know, we
12 will get the Village of Lawrence parking over
13 there.

14 CHAIRMAN KEILSON: In the event that the
15 village is not responsive, Mr. Vacchio is
16 here. He will be happy to carry the message
17 back to the village.

18 MR. BRENKE: Yes but I hope speedy
19 development.

20 MEMBER GOTTLIEB: So far I only hear
21 positive comments from neighbors.

22 CHAIRMAN KEILSON: Is that unusual?

23 MEMBER GOTTLIEB: Generally.

24 CHAIRMAN KEILSON: Please.

25 MS. TUCCIO: Fran Tuccio from Beach 3rd

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1
2 Street. I had few concerns but we are pro. I
3 am pro for the development. I had issues with
4 the sewers which have been addressed. I have
5 problems about the flooding and the bulkheads.
6 The parking especially.

7 Eric was also saying we have a severe
8 parking issue in our area, but I think they
9 have addressed enough parking for the
10 residents when these buildings are finally put
11 up. I had problems with pilings, but they
12 explained to me they are using a different
13 type of piling that's not going to destroy our
14 infrastructure of our existing homes. And
15 hopefully it will clean up the neighborhood
16 and it will be done in a timely fashion
17 because we have been waiting many, many years
18 for it to be cleaned up, and I don't know if
19 it's going to change the parking situation
20 because we get parking from people from Beach
21 14th Street come all the way down to us
22 because they have no parking. And the cars
23 are left there overnight even though it is the
24 Village of Lawrence. It's really not
25 enforced. Danny knows about it. Everyone

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1 knows about it, but there have been trucks and
2 cars. Like Eric said, they come even in front
3 of my house and just dump their garbage out of
4 their car as they leave and leave a trail of
5 trash through the neighborhood. So hopefully
6 it will be -- will make it beautiful and
7 clean. I do believe it's going to be a good
8 proposition.
9

10 MR. BRENKE: We are excited.

11 MS. TUCCIO: It went from six to four to
12 eight. Six to four to eight now but I think
13 it's sufficient. I think the parking is going
14 to be enough underneath the buildings.

15 CHAIRMAN KEILSON: Terrific.

16 MS. TUCCIO: So I am for it.

17 CHAIRMAN KEILSON: Nice to hear.

18 MS. TUCCIO: I wish them luck. Speedy
19 luck. Thank you.

20 CHAIRMAN KEILSON: Okay.

21 MEMBER GOTTLIEB: Danny, you will have
22 to get some parking meters there. Get
23 quarters.

24 CHAIRMAN KEILSON: The village is being
25 passive about it. They are not acting. We

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heard about it the last time.

MR. VACCHIO: It was addressed to Gerry.

MEMBER KERSTEIN: It was mentioned to him.

MS. TUCCIO: Can I speak again?

CHAIRMAN KEILSON: Of course.

MS. TUCCIO: I have spoken to the precinct several times. They just don't -- whatever the village can do, can ask the police to enforce it. They don't want to give tickets over there. For some reason they will say it's my shift, not this shift, nighttime shift, daytime shift. I am looking for an expired registration, see if the license or the inspection.

They are not dealing with the cars being left there all the time, and they don't come at night. It is a bunch of drug addicts and sex going on there. It's an eyesore and it's disgusting but the 4th Precinct -- it's an act of life. He can see from his house also what he watches from there. The point is I have spoken several times to the 4th Precinct when they are there. They just don't even write

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the tickets. It's like it doesn't exist.
It's the Village of Lawrence. It is the Town
of Hempstead. It is Nassau County. It's all
those things, but it's like goes on deaf ears.

DR. COHEN: Meir Cohen, 205 Seagirt
Avenue. So just to mention about the parking,
people dump -- I had a car sitting at my house
for months. Literally months. We called the
police department. Nothing ever happens.
Just about this project again, if -- Fran has
pretty tough standards and Eric as well, so if
they are okay with it, I am not going to yell
and scream. We know each other for a long
time. He built my house, so you know, I trust
him.

CHAIRMAN KEILSON: And he is still
talking to you.

DR. COHEN: He did a good job. No
complaints. But I just want to make sure it's
done appropriately, and again, I trust him.
He is a good guy as long as it's done, you
know, appropriately.

MEMBER GOTTLIEB: Is there anybody left
who hasn't spoken in favor?

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DR. COHEN: Just and I know the number has gone up, down, up, down. As long as it doesn't get to the point where it's too many, you know, I don't want it to turn into a slum. Small little apartments. It's just high turnover.

CHAIRMAN KEILSON: We are only approving that which is presented to us, which is the four homes and could be two-family homes.

MEMBER GOTTLIEB: At these prices I don't think it will be slum-like.

DR. COHEN: Again, I just walked in.

CHAIRMAN KEILSON: Going off the record for a moment.

(Discussion off the record.)

CHAIRMAN KEILSON: So taking into consideration the benefit to the applicant as opposed to any detriment to the community, which obviously we have heard is just the opposite, a tremendous benefit, we are going to take a vote. Mr. Kerstein?

MEMBER KERSTEIN: Yes.

CHAIRMAN KEILSON: Mr. Hiller?

MEMBER HILLER: For.

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CHAIRMAN KEILSON: Mr. Gottlieb?

MEMBER GOTTLIEB: For.

CHAIRMAN KEILSON: Ms. Diamond?

MEMBER DIAMOND: For.

CHAIRMAN KEILSON: And I am voting for.

And we give you three years.

MR. PINCHASOV: Thank you. Three years
is amazing. Hopefully we will be done much
faster than that.

MR. VACCHIO: Planning Board and Board
of Building Design. Three years.

MR. BROWNE: Thank you very much.

(Whereupon the hearing concluded at 8:03
p.m.)

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



YAFFA KAPLAN

Court Reporter

1 Lowy - 1/17/2024

2 INCORPORATED VILLAGE OF LAWRENCE

3 BOARD OF APPEALS

4
5 Village Hall
6 196 Central Avenue
7 Lawrence, New York

8 January 17, 2024
9 8:03 p.m.

10 APPLICATION: Lowy
11 217 Juniper Circle South
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. PHILIP KERSTEIN
19 Member

20 MR. DANIEL HILLER
21 Member

22 MS. SYMA DIAMOND
23 Member

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

MR. DANNY VACCHIO
Building Department

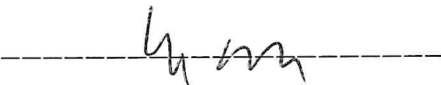
Yaffa Kaplan
Court Reporter

Lowy - 1/17/2024

MR. PRESTON: Mr. Chairman, the next application, Lowy, 217 Juniper Circle South, I had a conversation with Mr. Flaum who requested an adjournment on behalf of his client.

(Whereupon the hearing concluded at 8:03 p.m.)

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


YAFFA KAPLAN

Court Reporter

Fuchs - 1/17/2024

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

January 17, 2024
8:06 p.m.

APPLICATION:

Fuchs
101 Fulton Street
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. EDWARD GOTTLIEB
Member

MR. PHILIP KERSTEIN
Member

MR. DANIEL HILLER
Member

MS. SYMA DIAMOND
Member

MR. ANDREW K. PRESTON, ESQ.
Village Attorney

MR. DANNY VACCHIO
Building Department

Yaffa Kaplan
Court Reporter

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CHAIRMAN KEILSON: Ladies and gentlemen,
we are calling the matter of Fuchs, 101 Fulton
Street, Lawrence, and before -- introduce
yourself to the --

MR. CAPOBIANCO: John Capobianco,
architect, 159 Doughty Boulevard, Inwood,
New York.

CHAIRMAN KEILSON: Let me just go on the
record with a preamble. One of the laws that
will govern tonight's discussion is what's
called RLUIPA, R-L-U-I-P-A, which is the
National Religious Land Use and Institutional
Persons Act. The statute passed in the year
2000. The mandate of RLUIPA as applicable to
the instant application is that, "No
government shall impose or implement a land
use regulation in a manner that imposes a
substantial burden on the religious exercise
of a person, including a religious assembly or
institution, unless the government
demonstrates that the imposition of the burden
on that person, assembly, or institution is in
furtherance of a compelling government
interest, and it is the least restrictive

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means of furthering that compelling government interest."

This law has served to allow religious prayer groups, synagogues, churches, and mosques to be built in residential areas unless there is a compelling public interest most often in terms of safety concerns or congestion that are being affected adversely. And with that introduction, Mr. Capobianco?

MR. CAPOBIANCO: Good evening. Thank you for having us here to present this. We reviewed the restrictive covenants and we find --

CHAIRMAN KEILSON: Before we get to that, first talk about what you are seeking in terms of the variance.

MR. CAPOBIANCO: What I would like to do before we get into that is just submit in evidence letters of support, one particularly of the neighbor immediately adjacent at the rear of the house. Wieder, which I worked on the house. I did the design of the house. He is very much in favor of the house and very much in favor of the Shul being opened and he

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really is all for it and so are 20 other neighbors who have signed this document. So I would like to have rather --

CHAIRMAN KEILSON: The neighbors on Fulton?

MR. CAPOBIANCO: Just submit them as evidence.

CHAIRMAN KEILSON: The ones of Fulton?

MR. CAPOBIANCO: The ones on Fulton are on this list as well, but everyone on Fulton is in agreement, and all the properties that touch this property are all totally in agreement. So they are on the list, and their addresses are on the list.

CHAIRMAN KEILSON: Fine.

MR. CAPOBIANCO: I would like to submit this as evidence.

CHAIRMAN KEILSON: Fine.

Okay, please.

MR. CAPOBIANCO: So what we are proposing is a one-story addition to the rear of the one-story addition -- existing one-story that's there now that's being used as a Shul already. So we are presenting to

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1
2 make this into a synagogue and make it a
3 synagogue presence that would conform to the
4 code and the state code and the construction
5 code. So the addition to the existing would
6 allow for approximately 123 people, and that
7 was based on a code requirement of 15 -- 15
8 square feet per person. So you divide the 15
9 square feet into the area of what the size of
10 the synagogue would be, which would be 1,837,
11 you would get 123 people. 122.2. Then the
12 issue which is the third variance because we
13 need a variance for lot coverage as well.
14 Because the lot coverage variance that we are
15 seeking exceeded the allowable by
16 approximately 1,400 square feet. I have it
17 right here. Section 212.12.1.

18 MEMBER GOTTLIEB: Lot coverage or
19 building coverage?

20 MR. CAPOBIANCO: Building coverage.
21 It's building coverage. So the building
22 coverage that is allowed for this size lot of
23 46,897 square feet is 7,190 square feet of
24 actual footprint of building that you see, you
25 know, flying over it, the footprint of the

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property of the building, not the total square footage of the building. So the actual construction we are asking for is 886.04, which is an increase, which is approximately 19.-- I guess 1,400 -- 1,414 square feet over the allowable which is 19.6 percent over on that particular variance. The second variance --

MEMBER GOTTLIEB: Before you continue, just for clarity, the additional over what's existing is 960 feet and 12 and a half percent, and I say that because it just should be referenced that you are already over. So you are not really asking for 20 percent increase over what's existing. You are only asking for 12 and a half of what's existing.

MR. CAPOBIANCO: Okay. Because that was in the denial letter.

MEMBER GOTTLIEB: I hate to correct you --

CHAIRMAN KEILSON: Working to your benefit.

MR. CAPOBIANCO: It's to our benefit, yes. I guess you are right.

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2 MEMBER GOTTLIEB: But you presented it
3 the way you had to.

4 MR. CAPOBIANCO: Thank you. I
5 appreciate that. So with that addition of 886
6 square feet, right, that it would bring it
7 into a nice-sized room, and it would work well
8 as a synagogue. However, to achieve that, we
9 have to project into the required rear yard
10 and required rear yard as being 30. We are
11 asking for an 18.8 --

12 MR. VACCHIO: It's a side yard.

13 MR. CAPOBIANCO: It's the side yard.
14 I'm sorry. It's a corner lot. I keep
15 forgetting. It's a side yard.

16 CHAIRMAN KEILSON: But in effect it's
17 really a backyard.

18 MR. CAPOBIANCO: Well, that affects the
19 neighbor mostly in the rear which is on
20 Central Avenue, Wieder.

21 CHAIRMAN KEILSON: Who approved it.

22 MR. CAPOBIANCO: And he wrote that very
23 nice beautiful letter and can't be more
24 pleased.

25 MEMBER GOTTLIEB: He wholeheartedly and

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enthusiastically approved it.

CHAIRMAN KEILSON: That's really nice.
Even has stationery.

MR. CAPOBIANCO: The third variance because it's a public assembly and it is a synagogue that the required parking would be one per five people. When you divide that into the 123, it becomes a little over 24.something. So it requires 25 parking spaces which we actually provide none, but most of the people are walking into the synagogue anyway, and you know, most synagogues such as Gruber in Lawrence, they don't have any parking whatsoever and seems to work. Only because the restrictions that would be put on this variance if granted wouldn't have any additional activity, catering facilities, or things like that, which would warrant parking spaces, you know, but the property, the circular driveway, if anyone needed to, has so much room, if anyone needed to park there who is in a wheelchair --

MR. FUCHS: Bernard Fuchs. I am the husband of Hannah Fuchs. The house is in her

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name. She owns the house. There is room between 10 to 15 cars just in the circular driveway.

MR. CAPOBIANCO: If needed.

CHAIRMAN KEILSON: However, most importantly, I think you have to indicate for the record that the synagogue has been in operation for several years.

MR. FUCHS: It's in operation for the last three years.

CHAIRMAN KEILSON: And that people have been parking on Central Avenue and have adopted a no parking on Fulton on their own right, on their own initiative. They don't park on Fulton in order to placate any neighbor's concerns, so that would be continuing even with the expansion.

MR. FUCHS: Correct.

CHAIRMAN KEILSON: In fact, in one of the proposed restrictive covenants, we are asking that there be no parking allowed on Fulton during the time that there are services or attending classes, so that we are taking all that into consideration. And I think most

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importantly is that for three years, it's operated and in the village to my knowledge -- Mr. Vacchio can confirm -- there were no objections ever entered to the village.

MR. VACCHIO: None at all, Chairman.

CHAIRMAN KEILSON: None at all. So we have peace and harmony on that front. Hopefully it will endure.

MR. CAPOBIANCO: Well, I think all the items that we read on that list, I think we are in agreement with on the restrictive covenants if approved. So I guess the parking situation would be -- you know --

CHAIRMAN KEILSON: -- ameliorated by having that. I think it would be very important -- normally we can ask the village to actually put no marking parking signs on Fulton now as to accommodate. The village has been dilatory doing these kind of things, so I think it would be very important that the synagogue make it clear to the membership that it's not acceptable to park on Fulton, to drive it home to them. I think it's really very important for the harmonious relations of

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neighbors. Now --

MR. CAPOBIANCO: Yes. This synagogue or at the time wasn't officially a synagogue was being used for davening for since Sandy since -- since the COVID breakout, which is, you know, a while and it's been successful and the crowd has gotten larger and it's a good meeting place and it's a good place for everyone to come to because of its proximity to everyone and it seemed to demand this expansion which they took under their belt to do and it's a wonderful thing that they are doing so that the people can enjoy the synagogue and pray properly.

MEMBER GOTTLIEB: John, will sprinklers be required for this assembly?

MR. CAPOBIANCO: There is a gray line there. We are talking with the fire marshal, but certainly smoke and fire will be but if sprinklers are something that they would waiver, it's something we will work out with them because we are going to need their approval anyway in order to occupy the space.

MEMBER GOTTLIEB: There is no hard code.

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2 When you have over X number of people, you are
3 required to have sprinklers?

4 MR. CAPOBIANCO: Right.

5 MEMBER KERSTEIN: There is one of the
6 things that is sort of blank. The location
7 will be X number of seats at the maximum. Do
8 you have an estimate?

9 MR. CAPOBIANCO: I didn't get the
10 question.

11 CHAIRMAN KEILSON: How many seats will
12 the synagogue have? 123 I think you said.

13 MR. KOLODNY: J. Lawrence Kolodny, 10
14 Boxwood Lane. That's the code, the code
15 requirement. We probably will end up having
16 somewhere around 160 on -- that's how many
17 seats we can fit in there based on our current
18 configuration.

19 MEMBER GOTTLIEB: How do we get from 123
20 to 160? Are these permanent seats?

21 MR. KOLODNY: No. They are folding
22 chairs with tables. Folding tables.

23 MEMBER HILLER: Can I interrupt you
24 because you are doing a disservice to the
25 people you are trying to defend. So I --

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2 MR. KOLODNY: I'm sorry.

3 MEMBER HILLER: I am too. I wanted to
4 ask you how many people currently are there on
5 a Shabbos and on a weekday?

6 MR. FUCHS: So on a Shabbos an average
7 of 60 people.

8 MEMBER HILLER: And weekday?

9 MR. FUCHS: Thirty.

10 MEMBER HILLER: And the reason that you
11 feel you want to have 123 seats is --

12 MR. FUCHS: Because they are all men.
13 The women want to come also to pray, so for 60
14 people, there are 60 women that want to come
15 every Shabbos to pray but they can't come
16 because they have to sit in our dining room in
17 order to pray and they are uncomfortable.

18 MEMBER HILLER: Off the record.

19 (Discussion off the record.)

20 CHAIRMAN KEILSON: You are restricted to
21 that number. Otherwise, the fire marshal can
22 get involved and we don't want to have --

23 MR. FUCHS: It won't be a problem.

24 MEMBER KERSTEIN: That was left blank.

25 MEMBER GOTTLIEB: Do we need to change

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that number to 123?

MR. FUCHS: 123 is fine.

MEMBER HILLER: Please confine yourself to the legality of the structure.

MR. FUCHS: I don't think we will have 123 that often anyway. Maybe we will have it once or twice during the holidays.

MEMBER HILLER: I understand but please accept it as a responsibility. When you get a variance, there is a reason for it and we are trying to work with you and we don't want to have an incident.

MR. FUCHS: I understand. I appreciate it. Thank you.

CHAIRMAN KEILSON: Now, let's just -- anything further you want to add before I go to the covenants?

MR. CAPOBIANCO: Just the architectural aesthetics of it.

CHAIRMAN KEILSON: We are not interested. Anybody interested? Anybody interested in the architectural aspect?

MR. CAPOBIANCO: The architectural appearance is going to be in fitting with the

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original house. It's going to take on the same look aesthetically with the same materials, so that it will pull the whole thing together like it belongs onto the house. That's all I want to say.

CHAIRMAN KEILSON: The architect is always interested in his signature on a certain edifice.

Yes, counsel?

(Discussion off the record.)

CHAIRMAN KEILSON: We provided to the applicant a list of suggested restrictive covenants that are consistent with other house synagogues that have appeared before us. House and otherwise. Please review them and see if there is anything that is unclear. I think --

MR. CAPOBIANCO: I think I handed them to you the covenants.

MR. PRESTON: Chairman, while they are removing the proposed covenants, can we mark the letters as an exhibit as well as the proposed covenants as an exhibit?

(Exhibit A, Letters of support, marked

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for identification, as of this date.)

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

CHAIRMAN KEILSON: Okay. You wanted to
comment?

MR. KOLODNY: So on restrictive covenant
number 5 where it says one morning Minyan
Sunday through Friday with attendance classes,
we actually have two.

CHAIRMAN KEILSON: Okay.

MR. CAPOBIANCO: So --

MR. KOLODNY: So we just want --

CHAIRMAN KEILSON: We will note that on
-- one second.

MR. KOLODNY: That's number 5.

CHAIRMAN KEILSON: I understand.

MEMBER KERSTEIN: Is that every day?

MR. KOLODNY: Every day. Two Minyanim.

MEMBER GOTTLIEB: What time is the first
one?

MR. KOLODNY: Sunday it's 8:00 and on
the weekdays it's 6:00.

CHAIRMAN KEILSON: The classes begin at
what time?

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2 MR. KOLODNY: On Sunday, 6:00 a.m.

3 During the week --

4 CHAIRMAN KEILSON: So 6:00 a.m. covers
5 everything, correct?

6 MR. KOLODNY: Yes.

7 CHAIRMAN KEILSON: Two morning Minyans.
8 Okay, what else?

9 MR. KOLODNY: And then number 10 which
10 discusses onsite garbage, right now the onsite
11 garbage which has always been able to handle
12 it is if you look -- if you see the driveway,
13 it's to the left of the driveway. It's --

14 CHAIRMAN KEILSON: How is it stored.

15 MR. KOLODNY: It's in garbage cans
16 surrounded by tall trees. Not visible from
17 the street.

18 MEMBER HILLER: I don't think it's so
19 much about the visibility. Visibility is part
20 of the story. It's also that it's -- since
21 it's for a lot of people, it should be covered
22 in some kind of shed. I don't think it's a
23 hardship.

24 MEMBER KERSTEIN: It's to prevent rodent
25 infestation.

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MR. KOLODNY: So all the garbage cans are the Toter garbage cans which close, and you can come there any time. If you find rodents there, we can shed it, but the area is enclosed.

MEMBER HILLER: Why is there a hardship to put a shed in? Why are you resisting that?

MR. KOLODNY: Why am I resisting putting a shed?

CHAIRMAN KEILSON: The reason it comes up is because we have a history of with these house synagogues where there is overflowing garbage especially after a Shabbos, and so as a result of that, we incorporated that. I don't mind dropping the words "in a shed" and leaving it as "onsite garbage shall be covered and stored".

MR. KOLODNY: Okay. If it becomes an issue I --

MEMBER KERSTEIN: Stored in secured containers.

CHAIRMAN KEILSON: I want to change the one that's going to be for the record. Shall be covered and stored, Mr. Kerstein.

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2 MEMBER KERSTEIN: In secured containers.

3 Uncovered garbage.

4 CHAIRMAN KEILSON: Is that it?

5 MR. KOLODNY: Yes, that's it.

6 MR. PRESTON: I have followed along, and
7 I will prepare a proposed findings of fact
8 that the Board requested that comply with the
9 conversation that just happened.

10 CHAIRMAN KEILSON: Any further questions
11 from the Board? Any comments from the Board?
12 Anyone from the audience want to speak to the
13 matter? All right. Taking into consideration
14 the benefit to the applicant as opposed to any
15 detriment to the community and you want to
16 review?

17 MR. PRESTON: I would suggest that the
18 Board not vote at this time and that I be
19 directed to prepare a proposed findings of
20 fact in line with the Board's sentiment which
21 will be presented and set on the agenda for
22 the next meeting for adoption and I can
23 circulate.

24 CHAIRMAN KEILSON: You want to hold them
25 for another month?

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2 MR. PRESTON: You are certainly welcome
3 to adopt if the Board wants to move to
4 approve.

5 CHAIRMAN KEILSON: I think so.

6 MEMBER KERSTEIN: Subject to --

7 MR. PRESTON: The approval can be
8 subject to the modification -- the restrictive
9 covenants as modified herein with a letter
10 from the Building Department to follow
11 memorializing the particulars.

12 MEMBER KERSTEIN: Okay.

13 MR. PRESTON: And that can go out more
14 quickly because it doesn't require another
15 meeting.

16 CHAIRMAN KEILSON: Okay. Sounds
17 reasonable. Okay. Ms. Diamond?

18 MEMBER DIAMOND: For.

19 CHAIRMAN KEILSON: Mr. Gottlieb?

20 MEMBER GOTTLIEB: For.

21 CHAIRMAN KEILSON: Mr. Hiller?

22 MEMBER HILLER: For.

23 CHAIRMAN KEILSON: Mr. Kerstein?

24 MEMBER KERSTEIN: For.

25 CHAIRMAN KEILSON: And I certainly vote

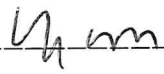
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for, and we will give you two years. You
don't have to use it.

MEMBER HILLER: I suggest two years and
a month for a shed.

(Whereupon the hearing concluded at 8:30
p.m.)

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



YAFFA KAPLAN

Court Reporter

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----- EXHIBITS -----

EXHIBIT

FOR ID.

Exhibit A	Letters of support	54
Exhibit B	Restrictive covenants	55

L & L Posedian Realty - 1/17/2024

INCORPORATED VILLAGE OF LAWRENCE

BOARD OF APPEALS

Village Hall
196 Central Avenue
Lawrence, New York

January 17, 2024
8:31 p.m.

APPLICATION: L & L Posedian Realty
147 Washington Avenue
Lawrence, New York

P R E S E N T:

MR. LLOYD KEILSON
Chairman

MR. EDWARD GOTTLIEB
Member

MR. PHILIP KERSTEIN
Member

MR. DANIEL HILLER
Member

MS. SYMA DIAMOND
Member

MR. ANDREW K. PRESTON, ESQ.
Village Attorney

MR. DANNY VACCHIO
Building Department

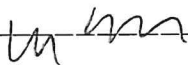
Yaffa Kaplan
Court Reporter

L & L Posedian Realty - 1/17/2024

CHAIRMAN KEILSON: For the record, the
matter of L & L Posedian Realty, 147
Washington Avenue is adjourned.

(Whereupon the hearing concluded at 8:30
p.m.)

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


YAFFA KAPLAN

Court Reporter