

PlanningBoardMeeting

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INCORPORATED VILLAGE OF LAWRENCE
PLANNING BOARD MEETING

Held on Wednesday, August 1, 2018

at

VILLAGE OF LAWRENCE
196 Central Avenue
Lawrence, New York 11559

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A P P E A R A N C E S:

Mordy Sohn, Acting Chairman

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3 Benjamin Lopata, Member
4 Michael Pinter, Member
5 Stephen Martir, Village Counsel
6 Gerry Castro, Deputy Village Administrator

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1 CHAIRMAN SOHN: Are we ready to call this
2 meeting to order?

3 The time is 7:32.

4 MR. MARTIR: It's my understanding that
5 the chairman, Geri Gindea, is not present at
6 this meeting tonight. Therefore, I ask the
7 members to appoint an interim or an acting

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8 chairman for this meeting.

9 Is there a vote on --

10 MR. PINTER: I vote to appoint Mordy Sohn.

11 CHAIRMAN SOHN: Why thank you.

12 MR. MARTIR: Is there a second?

13 MR. LOPATA: Second.

14 MR. MARTIR: All in favor?

15 (A chorus of ayes.)

16 MR. MARTIR: Is there a posting for this
17 meeting?

18 MR. CASTRO: Yes. There's proof of
19 posting in publication.

20 MR. MARTIR: My understanding is there's
21 going to be two adjournments, the adjournment
22 of 210 Beach 2nd Street and the adjournment of
23 175 Causeway.

24 MR. CASTRO: If there's anybody here for
25 210 Beach 2nd Street or 175 Causeway, both of
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1 those cases are adjourned tonight.

2 MR. MARTIR: And we're going to re-notice
3 them and send out another notice for whatever
4 the new date is. A new date hasn't been
5 selected yet for the next hearing date. So
6 we're not considering those matters tonight.

7 As to 44 Broadway, is there an applicant
8 here?

9 MR. CASTRO: State your name for the
10 record.

11 MR. BASE: I'm Davis Base. The applicant

12 is actually Dr. Adler. I'm in contract with
13 him, and his son is here to represent. And
14 this is my architect who's representing, Mr.
15 Flaum.

16 MR. FLAUM: Good evening, Shmuel Flaum,
17 S-H-M-U-E-L F-L-A-U-M, architect of record.

18 Good evening, Members of the Board,
19 counsel. I believe you have materials relating
20 to the proposed subdivision of the existing
21 parcel at 44 Broadway in front of you.
22 Essentially what my client is looking to do is
23 take an existing oversized lot for that
24 particular area and sub-divide it into smaller
25 lots but still comply.

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1 They fit into the nature and context of
2 the surrounding street. The sub-divided parcel
3 that would be created would be the existing
4 house. The existing house would remain on one
5 and comply. The other one would just be a
6 vacant lot that he could sell off to someone
7 who could purchase it and build a new house in
8 a compliant manner with the village of Lawrence
9 Zoning requirements.

10 I believe you might have the record of the
11 approval from the variance board. I'm not sure
12 if you have a copy of it, but the variance
13 board did approve the subdivision based upon
14 certain requirements of eliminating impervious
15 surface coverage, which we complied with in
16 that original decision.

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17 So we're here before you today to ask for
18 your permission to continue moving forward with
19 the subdivision of the subject property.

20 Does any Board member have a question
21 regarding the application?

22 MR. MARTIR: Just to confirm, the front
23 dimension is 101.91 for Lot A; is that correct?

24 MR. FLAUM: I don't have the survey in
25 front of me but I can confirm that over here.

♀

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1 The proposed subdivision would have a 101.91
2 foot frontage and the new sub-divided lot would
3 have 81.46 feet for frontage.

4 MR. MARTIR: So that would be Lot B,
5 correct?

6 MR. FLAUM: That would be Lot B.

7 MR. MARTIR: And the total on Lot A is
8 11,619 square feet, correct?

9 MR. FLAUM: 11,691 square feet.

10 MR. MARTIR: Excuse me, 91. I'm sorry.
11 And for Lot B?

12 MR. FLAUM: 9,389 square feet.

13 MR. MARTIR: Just so the record is clear,
14 the C1 minimum for C1 district is 9,000.

15 CHAIRMAN SOHN: It makes it all around?

16 MR. MARTIR: Yes.

17 MR. BASE: I have also letters from all
18 the neighbors.

19 MR. MARTIR: I'll take those.

20 CHAIRMAN SOHN: And it makes the frontage,

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21 right?

22 MR. CASTRO: It exceeds the frontage,
23 right.

24 MR. MARTIR: The frontage for the lot next
25 door, do you know the frontage for the lot next
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1 door?

2 MR. FLAUM: Which, the adjoining neighbor?

3 MR. MARTIR: Yes.

4 MR. FLAUM: So I have from the tax map on
5 record Lot 110 which is to the right of
6 proposed Lot B as 75, and then Lot 108 is also
7 75. And the one to the left of existing Lot A
8 to be sub-divided is 60.

9 MR. MARTIR: So this subdivision, both
10 lots would be more than the neighbors, the
11 adjacent neighbors?

12 MR. FLAUM: Correct.

13 MR. MARTIR: Okay. And what about the
14 properties to the rear?

15 MR. FLAUM: So Lot 4 is 72.33 on Stevens
16 Place, Lot 2 is 72.33 and Lot 3 is 72.33, the
17 one out is Lot 109 is a wider lot but not as
18 deep. It's 108.08 in terms of frontage on
19 Stevens Place.

20 MR. MARTIR: So aside from that last one
21 these two proposed lots would be in excess of
22 the other --

23 MR. FLAUM: Correct.

24 MR. MARTIR: -- adjacent neighbors and
25 behind neighbors also?

1 MR. FLAUM: Correct.

2 MR. MARTIR: Any other questions?

3 CHAIRMAN SOHN: No questions at all.

4 MR. MARTIR: It's my understanding that
5 this was granted -- this was previously a
6 ZBA -- this was previously before the Zoning
7 Board and --

8 CHAIRMAN SOHN: And they approved it.

9 MR. MARTIR: And they approved it.

10 CHAIRMAN SOHN: With certain conditions.

11 MR. MARTIR: They would be a lead agency
12 and therefore, the SEQR determination would be
13 their determination. But it's my understanding
14 if you want to go ahead and just restate it,
15 this is a Type 2 SEQR so no further analysis
16 would be needed.

17 CHAIRMAN SOHN: Nothing else. It's
18 approved.

19 MR. MARTIR: Okay.

20 Any other comments from anyone else in the
21 public on this property?

22 CHAIRMAN SOHN: Do we have to vote on it
23 or it's approved?

24 MR. MARTIR: Did you have any other
25 comments?

1 MR. BASE: We just wanted to present
2 letters in support from the adjoining neighbors

3 if you want to have them.

4 MR. MARTIR: We'll take them and put them
5 in as exhibits.

6 The Board is going to consider Chapter
7 212-11 of the Zoning and New York State Village
8 Law Section 7-728 and 7-730. It's our
9 understanding there's sufficient street
10 accessibility for both A and B. There's
11 suitable drainage for both of those properties
12 also. It complies with the minimum zoning
13 regulations, which is 9,000 that's within that
14 district.

15 It is a -- the geometrical regularity of
16 the proposed lots, they're both in conformance
17 with the surrounding neighborhood and the
18 availability of public sewer and other
19 utilities to the property, among others.

20 It's our understanding that all of them
21 comply and comport. And there's no
22 irregularities to these two properties,
23 proposed properties.

24 I would ask that the Board vote at this
25 time.

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1 CHAIRMAN SOHN: The letters approve the
2 same thing.

3 Are those the immediate neighbors?

4 MR. BASE: These are all -- there are five
5 neighbors. It's four out of five and the fifth
6 asked me -- he said I could publicize in his
7 name that he's okay with it.

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8 MR. CASTRO: And I confirmed that if you
9 look on the radius map, they are the immediate
10 neighbors to the left, right and the rear.
11 CHAIRMAN SOHN: Okay. And none of them
12 object.
13 MR. MARTIR: Do you want to make a motion?
14 CHAIRMAN SOHN: I make a motion to approve
15 the -- what is it, a variance?
16 MR. PINTER: Subdivision.
17 CHAIRMAN SOHN: -- the subdivision of this
18 property as --
19 MR. PINTER: Requested.
20 CHAIRMAN SOHN: -- provided.
21 MR. MARTIR: Is there a second?
22 MR. PINTER: Second.
23 CHAIRMAN SOHN: Vote on it.
24 All in favor?
25 (A chorus of ayes.)
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1 CHAIRMAN SOHN: Unanimously.
2 Anything else on the agenda?
3 MR. MARTIR: There's nothing else on the
4 agenda. I ask that there be a motion to
5 adjourn.
6 CHAIRMAN SOHN: I make a motion to
7 adjourn.
8 MR. PINTER: I second.
9 CHAIRMAN SOHN: It's 7:40.
10 MR. MARTIR: Second?
11 MR. PINTER: Second.

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MR. MARTIR: All in favor?

(A chorus of ayes.)

CHAIRMAN SOHN: Thank you.

(Time concluded: 7:41 p.m.)

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P R O C E E D I N G S

I, MELISSA A. DIAZ, a Notary Public within
and for the State of New York, do hereby
certify:

THAT THE BOARD MEETING, whose minutes are
hereinbefore set forth, was duly sworn by me
and that such is a true record of the minutes
given by such Board.

I further certify that I am not related to
any of the parties by blood or marriage, and
that I am in no way interested in the outcome
of this matter.

IN WITNESS HEREOF, I hereunto set my hand
this 9th day of August, 2018.

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<%12512,Signature%>

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MELISSA A. DIAZ

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