

Lawrence, New York, March 1, 2010

A Regular Meeting of the Board of Building Design of the Incorporated Village of Lawrence was held on Monday, March 1, 2010 at the Lawrence Village Hall, 196 Central Avenue, Lawrence New York 11559 at 7:24 P.M.

Those members present were: Chairperson Benjamin Sporn
 Member Eva Staiman
 Member Barry Pomerantz
 Alternate Member Myrna Breitman
 Alternate Member Shoshana Weinstock

Those members absent were: Member Ronni Berman
 Member Barbara Kupferstein

Also present were: Ronald Goldman, Attorney to Board of Building Design, Thomas P. Rizzo, Secretary Board of Building Design and Gail Daniels, Building Department. Mr. Michael Ryder Village of Lawrence Building Department Superintendent and Mr. David Smollett Village Administrator attended the meeting to observe.

Chairperson Sporn called to order the regular meeting of the Board of Building Design at 7:24 PM. Proof of posting for the meeting was submitted. Four members of the board were present for a quorum. The meeting was called to order with the following members present: Chairperson Sporn, Member Staiman, Member Pomerantz and Alternate Member Weinstock.

Upon motion by Member Staiman and seconded by Chairman Sporn with the following vote cast:

Ayes : Chairman Sporn, Member Staiman, Member Pomerantz, Alternate Member Weinstock

Absent: Alternate Member Breitman

the minutes of the February 1, 2010 meeting were approved as submitted.

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The agenda included six new applications and one prior application.

The following new application was considered:

Mandel – 281 Ocean Ave. – (Install solar electric panels on roof) The members reviewed the application and had questions regarding the installation of the solar panels, how the panels would be attached to the roof and was any plumbing involved with the application. The plans indicated that it was strictly electric solar panels and that there was no plumbing involved at all with the application. No one appeared before the Board to support or oppose the application. Members Sporn, Staiman, Pomerantz and Weinstock voted unanimously to approve the application as submitted.

Pewzner – 22 Causeway – (Install above ground oil tank at rear of house and abandon inground oil storage tank) The members reviewed the application and had questions regarding the proposed location for the above ground oil tank and the white containment enclosure that the tank would be located in. Village Administrator Mr. David Smollett asked about the size of the proposed above ground oil tank. Several members discussed landscaping around the tank and there was the question of safety and blocking access to the tank. The idea was discussed to fence around the tank, possible a wood fence six feet high. Other Board members questioned if the fence could be a PVC fence, but not a white PVC fence but the PVC fence must have a matte finish. No one appear before the Board to support or oppose the application. Members Sporn, Staiman, Pomeranty and Weinstock voted unanimously to approve the application with the condition that the above ground oil tank be installed with a six feet high fence around the tank and the white containment enclosure. The fence can be a wood fence or a PVC fence, if it is a PVC fence it must have a matte finish and the fence can not be white in color.

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Board secretary Tom Rizzo advised Chairman Sporn that two applicants had arrived to hear their applications discussed. A motion was made and seconded to take the applications out of order. At 7:39PM as the Board began to review the application for 171 Harborview North Alternate Board of Building Design member Mrs. Breitman arrived and took her place on the Board of a total of five members present for the meeting.

Zweig- 171 Harborview North – (Two story rear addition, second floor addition and interior and exterior alterations to residence) The Board reviewed the application and plans. Mr. Heshy Zweig came forward and identified himself as the property owner of 171 Harborview North. While the Board Member reviewed the application, Mr. Goldman, Attorney to the Board of Building Design, explained to Mr. Zweig and the audience that the Board members were not ignoring the applicant but were reviewing the drawings. Mr. Goldman explained that the drawings were sent out in advance of the meeting for the members to review and some members did visit some sites but Board members do not discuss an application until they meet together in a public meeting. The Board members reviewed information regarding the granted variance for the property and reviewed the submitted material samples. The Board questioned Mr. Zweig regarding colors for shutters and trim for the house and asked why all of the windows did not have shutters. The Board also questioned Mr. Zweig about landscaping on the property and asked where trash storage would be location on the property. Mr. Zweig explained that there was a place located in the side yard, a fenced area where trash was kept out of sight and that any existing landscaping around the house would be kept. Members Sporn, Staiman, Pomerantz, Breitman, and Weinstock voted unanimously to approve the application as submitted.

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Bodner – 39 Herrick Dr. – (Install six foot high white PVC fence on both side property lines and in both side yards) Mr. Joel Bodner came forward and identified himself as the owner of 39 Herrick Drive. The Board reviewed the application and plan for the proposed fence location. Board members noted that the proposed fence would be located far back from the street. Mr. Bodner explained to the Board that he and his wife had children and wanted the rear yard enclosed for safety for the children to play and that the white PVC fence would match the white trim on the house, the white siding on the sides and rear of the house and the white railing above the garage and the existing chain link fence and bushes on the rear property line would remain. Mr. Bodner explained that he had discussed his intent to install a fence with other Village of Lawrence residents and his intent to request a white PVC fence. A Board member noted that Herrick Drive is a dead end street. The Board discussed with Mr. Bodner a matte finish on the fence as apposed to a glossy finish. Chairman Sporn explained to Mr. Bodner that the Board had not approved a white PVC fence in a while and the Boards reasoning for not approving a white PVC fence is that it was out of character with the Village of Lawrence and that wood fences add to the rural feel of the Village of Lawrence. Mr. Bodner pointed out that a white PVC fence would be located in the rear of the house and not seen from the street. Member Weinstock stated that she had visited the site and that she did not think that a white fence would be seen from the street. The Board stressed to Mr. Bodner that they have only granted five foot high fences on side property lines and the Board would approve a five foot high solid fence on the side property lines and in the side yards or a ~~four-foot-high-solid-fence-with-a-one-foot-lattice-or-spindle-top-for-a-total-height-of-five~~ feet for the fence. A Board member pointed out that bushes could be planted to grow and provide more privacy. Members Sporn, Staiman, Pomerantz, Breitman, and Weinstock voted unanimously to approve the application for the white PVC fence with the

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conditions that the white fence have a matte finish and that the fence be a five foot high solid fence or a four foot solid fence with a one foot lattice or spindle top for a total height of five feet.

Jungreis – 515 Ocean Ave. – (One story accessory pool house cabana structure in rear yard) The Board reviewed and discussed the application. No one appeared before the Board to support or oppose the application. Members Sporn, Staiman, Pomerantz, Breitman, and Weinstock voted unanimously to approve the application as submitted.

Scharf – 15 Keewaydin Road. – (New residence) The Board reviewed the application and plans and discussed the application. The information on the plans was insufficient to review the pool, the Board considered the new residence and driveway. The Board reviewed the material samples and the proposed landscaping between the new driveway of the subject property and the existing driveway of the home next door. The Board asked questions about the granted variances and had questions regarding the dormers shown on the plans, it was explained that the dormers were for aesthetic purposes only. The Board discussed the need for the dormers on the sides and rear of the residence. Several Board members stated that for aesthetic purposes the dormers would only be needed on the front of the house, one Board member proposed that the dormers be on the front and side of the residence only. The Board discussed other options regarding the dormers and after a length discussion all Board members agreed to approve the attic dormers on the front of the residence only. No one appeared before the Board to support or oppose the application. Members Sporn, Staiman, Pomerantz, Breitman, and Weinstock voted unanimously to approve the application with the following conditions, first that the landscaping shown on the plans between the subject properties new

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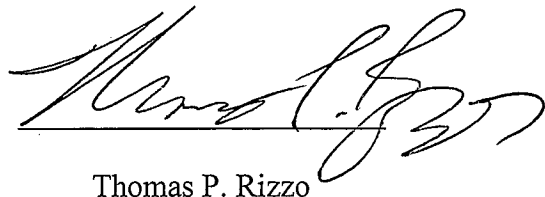
driveway and the driveway of the adjoining property be limited to four feet high for a distance of forty feet back from the curb so that each driveway would have a clear view of a car in the adjoining driveway and second, that the attic dormers would be allowed on the front elevation of the new residence only.

The following prior application was considered:

Fuchs – 156 Central Ave. – (Provide additional information requested regarding conditionally approve plans) The Board reviewed the revised plans, the architect provided additional information the Board had requested regarding driveway paving material, reducing the size of a curb cut, created a hidden trash storage area and provided information regarding existing landscaping to remain and new landscaping to be planted. No one appeared before the Board to support or oppose the application. Members Sporn, Staiman, Pomerantz, Breitman, and Weinstock voted unanimously to approve the application as submitted.

There being no further business a motion was made and seconded to close the meeting and the meeting adjourned at 8:20 PM

This is to certify that I, Thomas P. Rizzo, Secretary to the Board of Building Design, have read the foregoing minutes and the same are in all respects a full and correct record of such meeting.



Thomas P. Rizzo