

Lawrence, New York March 5, 2012

A Regular Meeting of the Board of Building Design of the Incorporated Village of Lawrence was held on Monday, March 5, 2012 at the Lawrence Village Hall, 196 Central Avenue, Lawrence New York 11559.

Those members present were: Chairperson Benjamin Sporn
Member Ronni Berman
Member Barbara Kupferstein
Alternate Member Shoshana Weinstock

Those members absent were: Member Eva Staiman
Member Barry Pomerantz

Also present were: Thomas P. Rizzo, Secretary to Board of Building Design. Chairman Sporn called to order the regular meeting of the Board of Building Design at 7:18 PM. Proof of posting for the meeting was submitted. Mr. Rizzo asked Chairman Sporn if the Board would review the submitted minutes now, Chairman Sporn stated that the Board would review the minutes after the agenda items were completed. The meeting agenda included six new applications and two prior applications.

The following new applications were considered:

Weissman – 22 Larch Hill Rd. – Second floor side addition; replace existing rear green house addition and interior alterations. The Board Members reviewed the plans. Mr. Lee Najman came forward and identified myself as the agent representing Mr. & Mrs. Weissman. Mr. Najman submitted pictures of the existing home, a sample board of

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material samples and additional pictures of the proposed addition. Mr. Najman reviewed and discussed the proposed addition and the finish materials with the Board Members. The Board Members discussed the brick on the front of the home and the wood shingle siding on the sides and rear of the home. Member Berman asked if the existing window shutters on the front windows would be used on the windows of the new addition? Mr. Najman stated that the front windows of the new addition would have shutters also. Chairman Sporn asked if any of the Board members had any other questions about the application. None of the Board Members asked additional questions. No one else appeared before the Board to support or oppose the application. A motion was made by Alternate Member Weinstock to approve the application as submitted. The motion was seconded by Member Berman with the following votes cast, Member Berman yes, Chairman Sporn yes, Member Kupferstein yes and Alternate Member Weinstock yes.

Rudman – 576 Atlantic Ave – One story front addition for new attached two car garage space, interior alterations and convert existing attached garage to habitable space. The Board Members reviewed the plans. Member Berman discussed with the other Board Members the location of the existing front door and the location of a new entrance door adjacent to the new garage door. The Board Members reviewed the plot plan and it was determined that the new garage door and new second entrance door faced the side of the property, not the street. No one appeared before the Board to support or oppose the application. A motion was made by Member Kupferstein to approve the application as

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submitted. The motion was seconded by Alternate Member Weinstock with the following votes cast: Member Berman yes, Chairman Sporn yes, Member Kupferstein yes and Alternate Member Weinstock yes.

Stern – 168 Harborview North – New two story residence with attached garage space and rear deck. Mr. John Macleod came forward and identified himself as the designer for the proposed project. Mr. Macleod submitted a list of finish materials for the house, one copy of a color drawing of the proposed residence, a sample of the proposed stone siding called Ohio rubble, the roofing sample called gray slate, white Anderson windows, samples of white trim and moldings to be used on the home and stated the front door would be stained a mahogany color. Alternate Member Weinstock asked about the wall finish to be used above the stone siding? Mr. Macleod explained that the upper parts of the walls would be finished in a rough textured, Spanish style stucco finish and all stucco finish on the sides and rear of the home. Also the stone siding would have mortar joints and be used on the front steps, front planter and on the front of the home with just stucco on the other walls. The Board Members reviewed and discussed the plans and the number of variances that were granted. Member Kupferstein asked Mr. Macleod about the one specific attic dormer on the left side of the home which was different from the other dormers. Mr. Macleod explained that one specific dormer is in a staircase to the attic, he also explained that there were several variances granted and the applicant reduced the variances requested and amended the plans. The Board of Zoning Appeals

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did grant the variance. Member Berman asked for her own information what variance request had been reduced. Mr. Macleod explained that changes were made to reduce the height of the building, the building was relocated to change the setbacks and the size of the building was reduced. No one else appeared before the Board to support or oppose the application. A motion was made by Alternate Member Weinstock to approve the application as submitted. The motion was seconded by Chairman Sporn with the following votes cast: Member Berman yes, Chairman Sporn yes, Member Kupferstein yes and Alternate Member Weinstock yes.

Scharf – 2 Waverly Pl. – Two story front addition, second floor addition, alter roof and alterations to existing residence. The Board Members reviewed the plans. Mr. John Capobianco Architect of 159 Doughty Blvd Inwood came forward as the architect for the project representing Mr. & Mrs. Scharf of 2 Waverly Place. Mr. Capobianco explained the project, the additions and changes to the existing home and the design and finish materials to be used on the home, stone, siding, roofing, windows and trim materials. Member Berman asked if the windows would have grills to divide the glass, Mr. Capobianco explained that the widows would have grills. The drawings submitted to the Board of Building Design did not depict grills on the windows. Alternate Member Weinstock questioned Mr. Capobianco about the design of the front doors? Mr. Capobianco explained that the front door on the plan was not the final choice that the front door would be changed to a simpler design. Mr. Capobianco submitted to the

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Board one copy of a revised elevation plan for the project, this plan indicated that the windows would have grills to divide the window glass. Additionally, all existing brick siding would be replaced with the new stone on the house and steps but again the door shown on the just submitted plan was not the final choice for the front door. Chairman Sporn questioned Mr. Capobianco about the final design of the front door, Mr.

Capobianco agreed and stated that a simpler front door design would be used. Chairman Sporn agreed that was a good idea. No one else appeared before the Board to support or oppose the application. A motion was made by Member Berman to approve the application as submitted but with a simpler front door design. The motion was seconded by Chairman Sporn with the following votes cast: Member Berman yes, Chairman Sporn yes, Member Kupferstein yes and Alternate Member Weinstock yes.

KDMI Realty – 337 Central Ave. – Sign and awning on front of store. The Board Members reviewed the drawing for the sign and the awning. Several Board members asked if the sign complied with the codes. Mr. Rizzo explained that the sign and awning did comply. No one appeared before the Board to support or oppose the application. A motion was made by Alternate Member Weinstock to approve the sign and awning application as submitted. The motion was seconded by Member Berman with the following votes cast: Member Berman yes, Chairman Sporn yes and Alternate Member Weinstock yes. Member Kupferstein abstained from voting on this application. The vote was three yes's to the motion to approve the sign and awning and one abstention.

Karfunkel – 41 Martin Ln. – Install five foot high black iron style fence on side property line and in left side yard with gate. The Board Members reviewed the proposed fence, the plot plan for the location of the proposed fence and pictures of the area and the pond adjacent to the property. Member Berman questioned why the fence was needed in the requested locations as shown on the plot plan. Other Board member explained that the property was adjacent to a pond and that the owners might want to protect their children from the pond. Several Board members noted that the survey indicated that there was an existing chain link fence on the property to close off access to the pond area. The Board members discussed the pros and cons of approving the requested fence. Alternate Member Weinstock noted that the new iron style fence might look better than the existing old chain link fence? Member Berman noted that the existing chain link fence might not even be visible now due to the existing over growth of plants. Members Kupferstein and Berman discussed the idea of plantings being installed in front of the new fence. The Board members concluded that in this situation, with the property having a usual shape and the pond adjacent to the property there are extenuating circumstances, the Board could approve the requested fence with landscaping in the front yard area on the side yard property line. No one appeared before the Board to support or oppose the application. A motion was made by Alternate Member Weinstock to approve the requested fence with the condition that the section of fence extending into the front yard area, adjacent to the pond would have landscaping installed in front of the new fence. The motion was

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seconded by Member Kupferstein with the following votes cast: Member Berman yes, Chairman Sporn yes, Member Kupferstein yes and Alternate Member Weinstock yes.

The following prior applications were considered:

Kahn – 20 Muriel Ave. – Amend front elevation drawing for previously approved application. The Board Members noted that they had already reviewed this application. Mr. Rizzo explained that there was a request to amend the approved plan. Mr. David Englander came forward and identified himself as the contractor for the property owners. He explained that the owners wanted to give the home a more traditional look with a little flavor so they looked at other homes in the area and decided to change the front of the home from what was previously approved. Mr. Englander explained and discussed the proposed changes to the front windows and front porch with the Board Members. The Board Members reviewed and discussed the specific changes to the front porch and other changes to the front of the house and the new black window shutters. No one else appeared before the Board to support or oppose the application. A motion was made by Member Berman to approve the revised front elevation drawing. The motion was seconded by Alternate Member Weinstock with the following votes cast: Member Berman yes, Chairman Sporn yes, Member Kupferstein and Alternate Member Weinstock yes.

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Lowinger – 22 Causeway – Amend driveway fence/gate application to add gates and arbor at front walk and driveway side gate. The Board Members reviewed the drawing for the application to determine exactly what was being requested. Mr. Rizzo explained that this was a prior application approved by the Board now coming back with a request to amend the application. Mr. Rizzo explained that the originally approved application was for a gate/fence at the side of the home on the driveway, the applicant was now requesting to add a front gate with an arbor at the front walk and a gate with arbor off the side of the driveway. No one came forward to discuss the requested arbors/ gates application. The Board members reviewed the previously approved driveway gate/fence and had a long discussion about the requested gates and arbors. The Board Members discussed the size, shape and style of the arbors and gates, the finish materials and how they matched and did not match the existing home and how the gates and arbors contrasted with the surrounding properties. The Board Members had varied and diverse ideas and opinions regarding the requested gates and arbors. To conclude the discussion Chairman Sporn summed up the issues raised and noted that the general intent seemed to be that the Board was inclined to deny the requested amendment to the application. Chairman Sporn wanted it noted, with the agreement of the other Board Members that the requested gates and arbors raised the following issues and comments from the Board, 1) the gate and arbor design do not visually integrate with the house directly behind the gate and arbor. 2) The gate and arbor design is out of character with the surrounding properties. 3) The solid gate and arbor combined with the front landscaping give the

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appearance and feel of a wall on the front property line which is in visual conflict with surrounding properties. 4) The five foot high solid gate and overall design of the gate and arbor do not present a welcoming feeling which is consistent with the rural look of the street. 5) The Board suggests that the gate not be more than four feet high and the gate not be solid. No one appeared before the Board to support or oppose the application. A motion was made by Member Berman to deny the requested gates and arbors. The motion was seconded by Member Kupferstein with the following votes cast: Member Berman yes to deny, Chairman Sporn yes to deny, Member Kupferstein yes to deny and Alternate Member Weinstock yes to deny.

The agenda items being completed the Board reviewed past meeting minutes. The minutes of the January 9, 2012 Building Design meetings were submitted to the Board for approval. Chairman Sporn noted that there were not a sufficient number of members to vote, that were present at the January 9, 2012 meeting to approve the minutes. Chairman Sporn asked that the January 9, 2012 minutes be resubmitted for review at the April 2, 2012 meeting. The minutes of the February 6, 2012 Board of Building Design meeting were submitted to the Board for approval. Upon a motion by Alternate Member Weinstock and seconded by Member Berman with the following votes cast: Ayes: Member Berman, Chairman Sporn, Member Kupferstein and Alternate Member Weinstock, the minutes of the February 6, 2012 Board of Building Design meeting were approved as submitted.

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There being no further business the meeting was adjourned at 8:19 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