

Lawrence, New York July 9, 2012

A Regular Meeting of the Board of Building Design of the Incorporated Village of Lawrence was held on Monday, July 9, 2012 at the Lawrence Village Hall, 196 Central Avenue, Lawrence New York 11559.

Those members present were: Chairperson Benjamin Sporn
Member Ronni Berman
Member Eva Staiman
Member Barry Pomerantz

Those members absent were: Member Barbara Kupferstein

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 7:15 PM. Proof of posting for the meeting was submitted. The meeting agenda included five new applications. Chairman Sporn told Mr. Rizzo that the Board would review the application by following the order of the sign in sheet.

The following new applications were considered:

Glaubach – 3 Firethorn Dr. – Install six foot high gray PVC fence on the rear property line, on both side property line and a five foot high fence in both side yard areas. Simeon and Monica Glaubach came forward and identified themselves as the property owners. Mr. Andrew Scheer came forward and identified himself as the architect for the property owners. Mr. and Mrs. Glaubach explained the application to the Board. Member Berman questioned the property owners and the architect about a masonry wall on the rear property line and asked if the proposed six foot high fence would be installed on top of the wall? Mr. Scheer explained that the subject property was lower than the surrounding properties that the original wood retaining wall had deteriorated and

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subsequently replaced with the masonry wall. Additionally the applicant's property extended to higher land level on the other side of the wall. The applicant submitted photos of the area of the retaining wall for the record. Member Berman stated her concerns about approving a six foot high fence on top of the masonry wall which was already about two feet high. Other Board Members asked questions about an existing chain link fence adjacent to the retaining wall. Mr. Sperling came forward and identified himself as the adjacent property owner and explained that the chain link fence was on his property. The Board Members asked questions about the fence on the Sperling property and it was determined that the fence was about four feet tall. The Board Member questioned the applicant about the need for a six foot high fence on the side property lines? Several Board members stated that they understood the request for a six foot high fence on the side property lines but other Board Members stated that the Board's guidelines only allowed a five foot high fence on the side property lines. The Board Members and the applicant had a long discussion regarding the requested height of the fence. The Board Members discussed the fence amongst themselves. No one else appeared before the Board to support or oppose the application. A motion was made by Member Pomerantz to approve the fence application with the condition that the fence will be a matt finish gray PVC. The side property line fences will only be five feet high. The fences in both side yards shall not exceed five feet high. The requested fence on the rear property line will be installed on top of the retaining wall. The combined height will not be higher than the chain link fence on the adjoining property and the combined height of the wall and new fence can't be taller than six feet. The motion was seconded by Member Staiman with the following votes cast, Member Pomerantz yes, Member

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Berman yes, Chairman Sporn yes and Member Staiman yes. Mr. & Mrs. Glaubach and Mr. Scheer thanked the Board Members.

Hartman – 74 Lawrence Ave – Two story side addition, front bay window addition, one and two story rear additions and interior and exterior alterations to residence. Mr. John Macleod came forward and identified himself as the designer for this project. The Board Members reviewed the drawings as Mr. Macleod explained the proposed additions to the Board. Member Staiman had a few questions for Mr. Macleod regarding the horizontal banding design in the proposed stucco finish for the house, the design for the windows and how the horizontal banding was to line up with the dividing grills on the windows. Member Staiman also questioned Mr. Macleod about the design of the windows and the grouping of the windows and the trim around the windows. Mr. Macleod and Member Staiman had a detailed discussion regarding the stucco design and the windows. Mr. Macleod submitted a sample of the steel blue gray color for the stucco and described the gray zinc standing seam roofing to be installed over the front entrance, the white windows and the white trim and the charcoal gray roofing. The Board Members and Mr. Macleod discussed the finish materials and the plans. No one else appeared before the Board to support or oppose the application. A motion was made by Member Staiman to approve the application as submitted. The motion was seconded by Member Pomerantz with the following votes cast: Member Pomerantz yes, Member Berman yes, Chairman Sporn yes, and Member Staiman yes.

Rudman– 576 Atlantic Ave. – Two story front and rear additions, second floor addition and interior and exterior alterations to residence. Mrs. Rachel Rudman came forward and identified herself as the property owner. Mrs. Rudman submitted a color rendering of the proposed front elevation of the home with additional black and white elevation

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drawings of the sides and rear of the proposed house. Mrs. Rudman explained that the whole look of the house had been changed after a discussion with the adjoining property owners when the application went to the Board of Zoning Appeals. Several Board Members commented that they liked the look of the proposed additions but asked if Mrs. Rudman had any samples of finish materials and color samples for the Board to look at? Mrs. Rudman stated that she did not have any samples of finish materials or colors with her. The Board Members discussed the elevation drawings and the members generally agreed that they all were in favor of the elevation drawing submitted but they wanted to see samples of finish materials and color samples. The Board Members discussed adjourning the application until material samples and color samples could be submitted for review and approval. Mrs. Rudman asked if that would delay the review of her plans and getting the permit. The Board Members considered Mrs. Rudman's concerns about the delay of the permit. The Board Members discussed among themselves the idea of approving the plans with the condition that the applicant must submit material and color samples for review and final approval. No one else appeared before the Board to support or oppose the application. A motion was made by Member Staiman to approve the application as submitted but with the condition that the applicant must submit material and color samples for review and final approval by the Board. The motion was seconded by Member Pomerantz with the following votes cast: Member Pomerantz yes, Member Berman yes, Chairman Sporn yes, and Member Staiman yes.

Rosenfeld – 33 Arrowhead Ln. – Two story side and front addition, second floor addition, deck addition and interior and exterior alterations to residence. Mr. John Macleod came forward and identified himself as the design professional for this project.

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The Board reviewed the application and plans. Mr. Macleod reviewed the finish materials to be used for the additions and to replace all of the siding the existing house. Member Staiman asked about the panel design under the windows. Mr. Macleod explained that the bay and bow windows would have a trim panel design under the windows made up of several panels. Member Staiman stated that the multiple panel design did not seem to fit the house and asked if it could be changed. Mr. Macleod suggested that the multiple panels could be replaced with just one large panel under those bay and bow windows. Member Staiman agreed that would look better. The Board Members and Mr. Macleod had a long discussion regarding the brick, stone and limestone to be used on the sides the residence. The Board Members and Mr. Macleod also discussed the roof shingles, window and trim colors and mortar joints to be used in the design. No one else appeared before the Board to support or oppose the application. A motion was made by Member Staiman to approve the application with the condition that the multiple panel design under the bay and bow windows would be changed to a single large panel under the windows. The motion was seconded by Member Pomerantz with the following votes cast: Member Pomerantz yes, Member Berman yes, Chairman Sporn yes, member and Member Staiman yes.

Scharf – 239 Juniper Circle E. – Install 132 feet of 6 foot high khaki PVC fence on part of both side property lines. The Board Members reviewed the fence application and plot plan submitted. No one came forward to discuss the application with the Board. Mr. Rizzo advised the Board Members that the applicant was away but had e mailed a letter to the Board explaining their reasons for replacing the existing 6 foot high fence with a new 6 foot high fence. Mr. Rizzo distributed copies of the emailed letter to the Board

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Members. The Board Members reviewed and discussed the request to put up a 6 foot high fence on the side property lines. Member Berman explained that when she visited the site that the existing fence was removed and a temporary fence was in place to prohibit access to the pool on the property. The Board discussed the fact that state code only requires a 4 foot high fence and that the Board's guidelines allows a maximum 5 foot high fence on the side property line only. It was noted for the record that if there had been a 6 foot high fence on the side property line but it had been removed already. No one appeared before the Board to support or oppose the application. A motion was made by Member Pomerantz to approve the fence application with the condition that the khaki colored PVC fence must have a matt finish and the fence cannot be taller than 5 feet high. The motion was seconded by Member Berman with the following votes cast: Member Pomerantz yes, Member Berman yes, Chairman Sporn yes and Member Staiman.

There being no further business the meeting was adjourned at 8:30 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