

Lawrence, New York, September 10, 2009

Public Hearing and Regular Meeting of the Mayor and Board of Trustees were held on Thursday, September 10, 2009, in the Lawrence Village Hall, No. 196 Central Avenue, Lawrence, New York 11559 at 8:00 p.m.

Those members present were: Mayor C. Simon Felder  
Trustee Edward I. Klar  
Trustee Michael A. Fragin

Also present were: Daniel J. Herron, Acting Village Administrator, Toni Merendino, Acting Deputy Village Clerk.

Those members absent were: Deputy Mayor Martin Oliner  
Trustee Joel A. Mael

Acting Village Administrator Daniel J. Herron presented proof of posting and publication of the following public hearing notice:

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Acting Village Administrator Herron explained that this legislation is mandated by the Federal Emergency Management agency, mainly due to the changing of flood zones.

Upon motion by Trustee Klar, seconded by Fragin and unanimously carried, the following resolution was adopted:

Determination Pursuant to New York State  
Environmental Quality Review Act

**Bill L 1-09. A local law to amend the Code of the Village of Lawrence, in relation to flood damage prevention.**

WHEREAS, the New York State Environmental Conservation Law and the regulations of the Department of Environmental Conservation as contained in 6 NYCRR Part 617 require review of the possible environmental consequences of various actions under consideration by the Board of Trustees, and

WHEREAS, the Board of Trustees is considering the adoption of legislation designated Bill L 1-09, to amend the Village Code with respect to flood damage prevention, and to enact new legislation which is mandatory in order for the Village to comply with DEC and Federal Emergency Management Agency directives, and to permit owners of real property in the Village to qualify for flood insurance; and

WHEREAS, the Board of Trustees has considered the nature of the proposed action, and an Environmental Assessment Form (EAF),

NOW, THEREFORE, IT IS

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*RESOLVED, that the Board hereby finds and concludes that the proposed adoption of Bill L 1-09 is an Unlisted Action pursuant to the State Environmental Quality Review Act and regulations adopted pursuant thereto;*

*the Board is the lead agency with respect to environmental review of this proposed action;*

*the Board has considered the following factors in respect to its review of the environmental impacts of the proposed action:*

whether the proposed action would result in any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, nor any substantial increase in solid waste production, nor create a substantial increase in the potential for erosion, flooding, leaching or drainage problems;

whether the proposed action would result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources;

whether the proposed action would impair the environmental characteristics of any Critical Environmental Area;

whether the proposed action would conflict with the community's current plans or goals as official approved or adopted;

whether the proposed action would impair the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character;

whether the proposed action would result in a major change in the use of either the quantity or type of energy;

whether the proposed action would create a hazard to human health;

whether the proposed action would create a substantial change in the use, or intensity of use, of land, including agricultural, open space or recreational resources, or in its capacity to support existing uses;

whether the proposed action would encourage or attract large numbers of persons to any place for more than a few days, compared to the number who would come to such place without such action;

whether the proposed action would create changes in two or more elements of the environment, no one of which would have a significant impact on the

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environment, but when taken considered together would result in a substantial adverse impact on the environment;

whether the proposed action would create substantial adverse impacts when considered cumulatively with any other actions, proposed or in process;

whether the proposed action would result in substantial adverse impact with respect to any relevant environmental consideration, including noise, aesthetics, traffic, air quality, water quality or adequacy of water supply, drainage, soil conditions, or quality of life in the community in general and the immediate neighborhood in particular;

*the proposed action would not have a significant adverse environmental impact with respect to any of the foregoing factors, and none of those factors is sufficiently significant to require further study; and*

*no further environmental review is required with respect to the proposed action.*

Upon motion by Trustee Klar, seconded by Deputy Mayor Oliner and unanimously carried, local law no. 6 of 2009 was approved as follows:

*Local Law Filing*

NEW YORK STATE DEPARTMENT OF STATE  
41 STATE STREET, ALBANY, NY 12231

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**(Use this form to file a local law with the Secretary of State.)**

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

**County**

**City**

of Lawrence

**Town**

**Village**

**Local Law No. 6 of the year 2009**

**(If additional space is needed, attach pages the same size as this sheet, and number each.)**

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**A local law to amend the Code of the Village of Lawrence, in relation to**  
*(Insert Title)*  
**Flood Damage Prevention.**

**Be it enacted by the** Board of Trustees **of the**  
*(Name of Legislative Body)*  
**County**  
**City**  
**of** Lawrence **as follows:**  
**Town**  
**Village**

Section one. Chapter 94 of the Code of the Village of Lawrence is hereby REPEALED, and a new Chapter 94 enacted, to read as follows:

"Chapter 94. Flood Damage Prevention.

**SECTION 94-1.0**  
**STATUTORY AUTHORIZATION AND PURPOSE**

**94-1.1 FINDINGS**

The Board of Trustees of the Village of Lawrence finds that the potential and/or actual damages from flooding and erosion may be a problem to the residents of the \_\_\_\_\_ of the Village of Lawrence, and that such damages may include: destruction or loss of private and public housing, damage to public facilities, both publicly and privately owned, and injury to and loss of human life. In order to minimize the threat of such damages and to achieve the purposes and objectives hereinafter set forth, this Chapter is adopted.

**94-1.2 STATEMENT OF PURPOSE**

It is the purpose of this Chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) regulate uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

- (3) control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
- (4) control filling, grading, dredging and other development which may increase erosion or flood damages;
- (5) regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands, and;
- (6) qualify and maintain for participation in the National Flood Insurance Program.

### **94-1.3 OBJECTIVES**

The objectives of this Chapter are:

- (1) to protect human life and health;
- (2) to minimize expenditure of public money for costly flood control projects;
- (3) to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) to minimize prolonged business interruptions;
- (5) to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, sewer lines, streets and bridges located in areas of special flood hazard;
- (6) to help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (7) to provide that developers are notified that property is in an area of special flood hazard; and,
- (8) to ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

### **SECTION 94-2.0 DEFINITIONS**

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted so as to give them the meaning they have in common usage and to give this Chapter its most reasonable application.

**"Appeal"** means a request for a review of the Local Administrator's interpretation of any provision of this Chapter or a request for a variance.

**"Area of moderate wave action"** means the portion of the SFHA landward of a V zone or landward of an open coast without mapped V zones, in which the principal sources of flooding are astronomical tides, storm surges, seiches, or tsunamis, not riverine sources. Areas of moderate wave action may be subject to wave effects, velocity flows, erosion, scour, or combinations of these forces and are treated as V zones. The area of moderate wave action is an area within a Zone AE that is bounded by a line labeled "Limit of Moderate Wave Action."

**"Area of shallow flooding"** means a designated AO, AH or VO Zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average annual depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**"Area of special flood hazard"** is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. This area may be designated as Zone A, AE, AH, AO, A1-A30, A99, V, VO, VE, or V1-V30. It is also commonly referred to as the base floodplain or 100-year floodplain. For purposes of this Chapter, the term "special flood hazard area (SFHA)" is synonymous in meaning with the phrase "area of special flood hazard."

**"Base flood"** means the flood having a one percent chance of being equaled or exceeded in any given year.

**"Basement"** means that portion of a building having its floor subgrade (below ground level) on all sides.

**"Breakaway wall"** means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

**"Building"** see "Structure"

**"Cellar"** has the same meaning as "Basement".

**"Coastal high hazard area"** means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on a FIRM as Zone VI-V30, VE, VO or V. The "Coastal high hazard area" shall also include areas in a FIRM within a Zone AE that is bounded by a line labeled "Limit of Moderate Wave Action."

**"Crawl Space"** means an enclosed area beneath the lowest elevated floor, eighteen inches or more in height, which is used to service the underside of the lowest elevated floor. The elevation of the floor of this enclosed area, which may be of soil, gravel, concrete or other material, must be equal to or above the lowest adjacent exterior grade. The enclosed crawl space area shall be properly vented to allow for the equalization of hydrostatic forces which would be experienced during periods of flooding.

**Critical facilities** means:

- (1) Structures or facilities that produce, use, or store highly volatile, flammable, explosive, toxic and/or water-reactive materials;
- (2) Hospitals, nursing homes, and housing likely to contain occupants who may not be sufficiently mobile to avoid death or injury during a flood;
- (3) Police stations, fire stations, vehicle and equipment storage facilities, and emergency operations centers that are needed for flood response activities before, during, and after a flood; and
- (4) Public and private utility facilities that are vital to maintaining or restoring normal services to flooded areas before, during, and after a flood.

**"Cumulative Substantial Improvement"** means any reconstruction, rehabilitation, addition, or other improvement of a structure that equals or exceeds 50 percent of the market value of the structure at the time of the improvement or repair when counted cumulatively for 10 years.

**"Development"** means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, paving, excavation or drilling operations or storage of equipment or materials.

**"Elevated building"** means a non-basement building (i) built, in the case of a building in Zones A1-A30, AE, A, A99, AO, AH, B, C, X, or D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, V, or area of moderate wave action to have the bottom of the lowest horizontal structure member of the elevated floor, elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-A30, AE, A, A99, AO, AH, B, C, X, or D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-V30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by means of breakaway walls that meet the federal standards.

**"Federal Emergency Management Agency"** means the Federal agency that administers the National Flood Insurance Program.

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**"Flood"** or **"Flooding"** means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) the overflow of inland or tidal waters;
- (2) the unusual and rapid accumulation or runoff of surface waters from any source.

"Flood" or "flooding" also means the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in (1) above.

**"Flood Boundary and Floodway Map (FBFM)"** means an official map of the community published by the Federal Emergency Management Agency as part of a riverine community's Flood Insurance Study. The FBFM delineates a Regulatory Floodway along water courses studied in detail in the Flood Insurance Study.

**"Flood Elevation Study"** means an examination, evaluation and determination of the flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of flood-related erosion hazards.

**"Flood Hazard Boundary Map (FHBM)"** means an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been designated as Zone A but no flood elevations are provided.

**"Flood Insurance Rate Map (FIRM)"** means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**"Flood Insurance Study"** see "flood elevation study".

**"Floodplain"** or **"Flood-prone area"** means any land area susceptible to being inundated by water from any source (see definition of "Flooding").

**"Floodproofing"** means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**"Floodway"** - has the same meaning as "Regulatory Floodway".

**"Functionally dependent use"** means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, and ship repair facilities. The term does not include long-term storage, manufacturing, sales, or service facilities.

**"Highest adjacent grade"** means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

**"Historic structure"** means any structure that is:

- (1) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - (i) by an approved state program as determined by the Secretary of the Interior or
  - (ii) directly by the Secretary of the Interior in states without approved programs.

**"Local Administrator"** is the Building Inspector.

**"Lowest floor"** means lowest floor of the lowest enclosed area (including basement or cellar). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Chapter.

**"Manufactured home"** means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent

foundation when connected to the required utilities, and only where such structures are otherwise permitted by law. The term does not include a "Recreational vehicle"

**"Manufactured home park or subdivision"** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale, where permitted by law.

**"Mean sea level"** means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum of 1988 (NAVD 88), or other datum to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**"Mobile home"** - has the same meaning as "Manufactured home".

**"New construction"** means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the community and includes any subsequent improvements to such structure.

**"One hundred year flood"** or **"100-year flood"** has the same meaning as "Base Flood".

**"Primary frontal dune"** means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.

**"Principally above ground"** means that at least 51 percent of the actual cash value of the structure, excluding land value, is above ground.

**"Recreational vehicle"** means a vehicle which is lawfully permitted in the Village, and:

- (1) built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projections;
- (3) designed to be self-propelled or permanently towable by a light duty truck;  
and
- (4) not designed primarily for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**"Regulatory Floodway"** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without

cumulatively increasing the water surface elevation more than a designated height as determined by the Federal Emergency Management Agency in a Flood Insurance Study or by other agencies as provided in Section 94-4.4-2 of this Chapter.

**"Sand dunes"** means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

**"Start of construction"** means the date of permit issuance for new construction and substantial improvements to existing structures, provided that actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading, or filling), or the installation of streets or walkways, or excavation for a basement, footings, piers or foundations, or the erection of temporary forms, or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**"Structure"** means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

**"Substantial damage"** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

**"Substantial improvement"** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. Substantial improvement also means "cumulative substantial improvement." The term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

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- (2) any alteration of a "Historic structure", provided that the alteration will not preclude the structure's continued designation as a "Historic structure".

"**Variance**" means a grant of relief from the requirements of this Chapter which permits construction or use in a manner that would otherwise be prohibited by this Chapter.

"**Village**" means the Village of Lawrence.

## **SECTION 94-3.0 GENERAL PROVISIONS**

### **94-3.1 LANDS TO WHICH THIS CHAPTER APPLIES**

This Chapter shall apply to all areas of special flood hazard within the jurisdiction of the \_\_\_\_\_ Village.

### **94-3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD**

The areas of special flood hazard for the Village, Community Number 360476, are identified and defined on the following documents prepared by the Federal Emergency Management Agency:

- (1) Flood Insurance Rate Map Panel Numbers:

36059C0301G, 36059C0302G, 36059C0303G, 36059C0304G, 36059C0306G,  
36059C0308G

whose effective date is September 11, 2009, and any subsequent revisions to these map panels that do not affect areas under our community's jurisdiction.

- (2) A scientific and engineering report entitled "Flood Insurance Study, Nassau County, New York, All Jurisdictions" dated September 11, 2009.

The above documents are hereby adopted and declared to be a part of this Chapter. The Flood Insurance Study and/or maps are on file at Village Hall, 196 Central Avenue, Lawrence, New York.

### **94-3.3 INTERPRETATION AND CONFLICT WITH OTHER LAWS**

This Chapter includes all revisions to the National Flood Insurance Program through October 27, 1997 and shall supersede all previous laws adopted for the purpose of flood damage prevention.

In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements, adopted for the promotion of the public health,

safety, and welfare. Whenever the requirements of this Chapter are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards, shall govern.

#### **94-3.4 SEVERABILITY**

The invalidity of any section or provision of this Chapter shall not invalidate any other section or provision thereof.

#### **94-3.5 PENALTIES FOR NON-COMPLIANCE**

No structure in an area of special flood hazard shall hereafter be constructed, located, extended, converted, or altered and no land shall be excavated or filled without full compliance with the terms of this Chapter and any other applicable regulations. Any infraction of the provisions of this Chapter by failure to comply with any of its requirements, including infractions of conditions and safeguards established in connection with conditions of the permit, shall constitute a violation. Any person who violates this Chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined no more than \$250 or imprisoned for not more than 15 days or both. Each day of noncompliance shall be considered a separate offense. Nothing herein contained shall prevent the Village from taking such other lawful action as necessary to prevent or remedy an infraction. Any structure found not compliant with the requirements of this Chapter for which the developer and/or owner has not applied for and received an approved variance under Section 94-6.0 will be declared non-compliant and notification sent to the Federal Emergency Management Agency.

#### **94-3.6 WARNING AND DISCLAIMER OF LIABILITY**

The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Chapter does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Chapter shall not create liability on the part of the Village, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made there under.

### **SECTION 94-4.0 ADMINISTRATION**

#### **94-4.1 DESIGNATION OF THE LOCAL ADMINISTRATOR**

The Building Inspector is hereby appointed Local Administrator to administer and implement this Chapter by granting or denying floodplain development permits in accordance with its provisions.

## **94-4.2 THE FLOODPLAIN DEVELOPMENT PERMIT**

### **94-4.2-1 PURPOSE**

A floodplain development permit is hereby established for all construction and other development to be undertaken in areas of special flood hazard in this community for the purpose of protecting its citizens from increased flood hazards and insuring that new development is constructed in a manner that minimizes its exposure to flooding. It shall be unlawful to undertake any development in an area of special flood hazard, as shown on the Flood Insurance Rate Map enumerated in Section 94-3.2, without a valid floodplain development permit. Application for a permit shall be made on forms furnished by the Local Administrator and may include, but not be limited to: plans, in duplicate, drawn to scale and showing: the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing.

### **94-4.2-2 FEES**

All applications for a floodplain development permit shall be accompanied by an application fee in an amount established from time to time by resolution of the Board of Trustees. In addition, the applicant shall be responsible for reimbursing the Village for any additional costs necessary for review, inspection and approval of this project. The Local Administrator may require a deposit of no more than \$1000.00 to cover these additional costs.

## **94-4.3 APPLICATION FOR A PERMIT**

The applicant shall provide the following information as appropriate. Additional information may be required on the permit application form.

- (1) The proposed elevation, in relation to mean sea level, of the lowest floor (including basement or cellar) of any new or substantially improved structure to be located in Zones A1-A30, AE or AH, or Zone A if base flood elevation data are available. Upon completion of the lowest floor, the permittee shall submit to the Local Administrator the as-built elevation, certified by a licensed professional engineer or surveyor.
- (2) The proposed elevation, in relation to mean sea level, of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of any new or substantially improved structure to be located in Zones V1-V30 or VE, or Zone V if base flood elevation data are available. Upon completion

of the lowest floor, the permittee shall submit to the Local Administrator the as-built elevation, certified by a licensed professional engineer or surveyor.

- (3) The proposed elevation, in relation to mean sea level, to which any new or substantially improved non-residential structure will be floodproofed. Upon completion of the floodproofed portion of the structure, the permittee shall submit to the Local Administrator the as-built floodproofed elevation, certified by a professional engineer or surveyor.
- (4) A certificate from a licensed professional engineer or architect that any utility floodproofing will meet the criteria in Section 94-5.2-3, UTILITIES.
- (5) A certificate from a licensed professional engineer or architect that any non-residential floodproofed structure will meet the floodproofing criteria in Section 94-5.5, NON-RESIDENTIAL STRUCTURES.
- (6) A description of the extent to which any watercourse will be altered or relocated as a result of proposed development. Computations by a licensed professional engineer must be submitted that demonstrate that the altered or relocated segment will provide equal or greater conveyance than the original stream segment. The applicant must submit any maps, computations or other material required by the Federal Emergency Management Agency (FEMA) to revise the documents enumerated in Section 94-3.2, when notified by the Local Administrator, and must pay any fees or other costs assessed by FEMA for this purpose. The applicant must also provide assurances that the conveyance capacity of the altered or relocated stream segment will be maintained.
- (7) A technical analysis, by a licensed professional engineer, if required by the Local Administrator, which shows whether proposed development to be located in an area of special flood hazard may result in physical damage to any other property.
- (8) In Zone A, when no base flood elevation data are available from other sources, base flood elevation data shall be provided by the permit applicant for subdivision proposals and other proposed developments (including proposals for manufactured home and recreational vehicle parks and subdivisions) that are greater than either 50 lots or 5 acres.
- (9) In Zones V1-V30 and VE, and also Zone V if base flood elevation are available, or in an area of moderate wave action, designs and specifications, certified by a licensed professional engineer or architect, for any breakaway walls in a proposed structure with design strengths in excess of 20 pounds per square foot.

- (10) In Zones V1-V30 and VE, and also Zone V if base flood elevation are available, or in an area of moderate wave action, for all new and substantial improvements to structures, floodplain development permit applications shall be accompanied by design plans and specifications, prepared in sufficient detail to enable independent review of the foundation support and connection components. Said plans and specifications shall be developed or reviewed by a licensed professional engineer or architect, and shall be accompanied by a statement, bearing the signature of the architect or engineer, certifying that the design and methods of construction to be used are in accordance with accepted standards of practice and with all applicable provisions of this Chapter.

#### **94-4.4 DUTIES AND RESPONSIBILITIES OF THE LOCAL ADMINISTRATOR**

Duties of the Local Administrator shall include, but not be limited to the following.

##### **94-4.4-1 PERMIT APPLICATION REVIEW**

The Local Administrator shall conduct the following permit application review before issuing a floodplain development permit:

- (1) Review all applications for completeness, particularly with the requirements of subsection 94-4.3, APPLICATION FOR A PERMIT, and for compliance with the provisions and standards of this law.
- (2) Review subdivision and other proposed new development, including manufactured home parks to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in an area of special flood hazard, all new construction and substantial improvements shall meet the applicable standards of Section 94-5.0, CONSTRUCTION STANDARDS and, in particular, subsection 94-5.1-2 SUBDIVISION PROPOSALS.
- (3) Determine whether any proposed development in an area of special flood hazard may result in physical damage to any other property (e.g., stream bank erosion and increased flood velocities). The Local Administrator may require the applicant to submit additional technical analyses and data necessary to complete the determination.

If the proposed development may result in physical damage to any other property or fails to meet the requirements of Section 94-5.0, CONSTRUCTION STANDARDS, no permit shall be issued. The applicant may revise the application to include measures that mitigate or eliminate the adverse effects and re-submit the application.

- (4) Determine that all necessary permits have been received from those governmental agencies from which approval is required by State or Federal law.

#### **94-4.4-2 USE OF OTHER FLOOD DATA**

- (1) When the Federal Emergency Management Agency has designated areas of special flood hazard on the community's Flood Insurance Rate map (FIRM) but has neither produced water surface elevation data (these areas are designated Zone A or V on the FIRM) nor identified a floodway, the Local Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, including data developed pursuant to paragraph 94-4.3(7), as criteria for requiring that new construction, substantial improvements or other proposed development meet the requirements of this law.
- (2) When base flood elevation data are not available, the Local Administrator may use flood information from any other authoritative source, such as historical data, to establish flood elevations within the areas of special flood hazard, for the purposes of this law.

#### **94-4.4-3 ALTERATION OF WATERCOURSES**

- (1) Notification to adjacent communities and the New York State Department of Environmental Conservation prior to permitting any alteration or relocation of a watercourse, and submittal of evidence of such notification to the Regional Director, Region II, Federal Emergency Management Agency.
- (2) Determine that the permit holder has provided for maintenance within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

#### **94-4.4-4 CONSTRUCTION STAGE**

- (1) In Zones A1-A30, AE and AH, and also Zone A if base flood elevation data are available, upon placement of the lowest floor or completion of floodproofing of a new or substantially improved structure, obtain from the permit holder a certification of the as-built elevation of the lowest floor or floodproofed elevation, in relation to mean sea level. The certificate shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by same. For manufactured homes, the permit holder shall submit the certificate of elevation upon placement of the structure on the site. A certificate of elevation must also be submitted for a recreational vehicle if it remains

on a site for 180 consecutive days or longer (unless it is fully licensed and ready for highway use).

- (2) In Zones V1-V30 and VE, and also Zone V if base flood elevation data are available, or in an area of moderate wave action, upon placement of the lowest floor of a new or substantially improved structure, the permit holder shall submit to the Local Administrator a certificate of elevation, in relation to mean sea level, of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns). The certificate shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by same. For manufactured homes, the permit holder shall submit the certificate of elevation upon placement of the structure on the site. An elevation certificate must also be submitted for a recreational vehicle if it remains on a site 180 consecutive days or longer (unless it is fully licensed and ready for highway use).
- (3) Any further work undertaken prior to submission and approval of the certification shall be at the permit holder's risk. The Local Administrator shall review all data submitted. Deficiencies detected shall be cause to issue a stop work order for the project unless immediately corrected.

#### **94-4.4-5 INSPECTIONS**

The Local Administrator and/or the developer's engineer or architect shall make periodic inspections at appropriate times throughout the period of construction in order to monitor compliance with permit conditions and enable said inspector to certify, if requested, that the development is in compliance with the requirements of the floodplain development permit and/or any variance provisions.

#### **94-4.4-6 STOP WORK ORDERS**

- (1) The Local Administrator shall issue, or cause to be issued, a stop work order for any floodplain development found ongoing without a development permit. Disregard of a stop work order shall subject the violator to the penalties described in Section 94-3.5 of this Chapter.
- (2) The Local Administrator shall issue, or cause to be issued, a stop work order for any floodplain development found non-compliant with the provisions of this law and/or the conditions of the development permit. Disregard of a stop work order shall subject the violator to the penalties described in Section 94-3.5 of this Chapter.

#### **94-4.4-7 CERTIFICATE OF COMPLIANCE**

- (1) In areas of special flood hazard, as determined by documents enumerated in Section 94-3.2, it shall be unlawful to occupy or to permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure until a certificate of compliance has been issued by the Local Administrator stating that the building or land conforms to the requirements of this Chapter.
- (2) A certificate of compliance shall be issued by the Local Administrator upon satisfactory completion of all development in areas of special flood hazard.
- (3) Issuance of the certificate shall be based upon the inspections conducted as prescribed in Section 94-4.4-5, INSPECTIONS, and/or any certified elevations, hydraulic data, floodproofing, anchoring requirements or encroachment analyses which may have been required as a condition of the approved permit.

#### **94-4.4-8 INFORMATION TO BE RETAINED**

The Local Administrator shall retain and make available for inspection, copies of the following:

- (1) Floodplain development permits and certificates of compliance;
- (2) Certifications of as-built lowest floor elevations of structures, required pursuant to sub-sections 94-4.4-4(1) and 94-4.4-4(2), and whether or not the structures contain a basement;
- (3) Floodproofing certificates required pursuant to sub-section 94-4.4-4(1), and whether or not the structures contain a basement;
- (4) Variances issued pursuant to Section 94-6.0, VARIANCE PROCEDURES; and,
- (5) Notices required under sub-section 94-4.4-3, ALTERATION OF WATERCOURSES.

### **SECTION 94-5.0 CONSTRUCTION STANDARDS**

#### **94-5.1 GENERAL STANDARDS**

The following standards apply to new development, including new and substantially improved structures, in the areas of special flood hazard shown on the Flood Insurance Rate Map designated in Section 94-3.2.

#### **94-5.1-1 COASTAL HIGH HAZARD AREAS**

The following requirements apply within Zones V1-V30, VE and V or in an area of moderate wave action:

- (1) All new construction, including manufactured homes and recreational vehicles on site 180 days or longer and not fully licensed for highway use, shall be located landward of the reach of high tide.
- (2) The use of fill for structural support of buildings, manufactured homes or recreational vehicles on site 180 days or longer is prohibited.
- (3) Man-made alteration of sand dunes which would increase potential flood damage is prohibited.

#### **94-5.1-2 SUBDIVISION PROPOSALS**

The following standards apply to all new subdivision proposals and other proposed development in areas of special flood hazard (including proposals for manufactured home and recreational vehicle parks and subdivisions):

- (1) Proposals shall be consistent with the need to minimize flood damage;
- (2) Public utilities and facilities such as sewer, gas, electrical and water systems shall be located and constructed so as to minimize flood damage; and,
- (3) Adequate drainage shall be provided to reduce exposure to flood damage.

#### **94-5.1-3 ENCROACHMENTS**

- (1) Within Zones A1-A30 and AE, on streams without a regulatory floodway, no new construction, substantial improvements or other development (including fill) shall be permitted unless:
  - (i) the applicant demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any location, or,
  - (ii) the Village agrees to apply to the Federal Emergency Management Agency (FEMA) for a conditional FIRM revision,

FEMA approval is received and the applicant provides all necessary data, analyses and mapping and reimburses the Village for all fees and other costs in relation to the application. The applicant must also provide all data, analyses and mapping and reimburse the Village for all costs related to the final map revision.

- (2) On streams with a regulatory floodway, as shown on the Flood Boundary and Floodway Map or the Flood Insurance Rate Map adopted in Section 94-3.2, no new construction, substantial improvements or other development in the floodway (including fill) shall be permitted unless:

(i) a technical evaluation by a licensed professional engineer shows that such an encroachment shall not result in any increase in flood levels during occurrence of the base flood, or,

(ii) the Village agrees to apply to the Federal Emergency Management Agency (FEMA) for a conditional FIRM and floodway revision, FEMA approval is received and the applicant provides all necessary data, analyses and mapping and reimburses the Village for all fees and other costs in relation to the application. The applicant must also provide all data, analyses and mapping and reimburse the Village for all costs related to the final map revisions.

(3) Whenever any portion of a floodplain is authorized for development, the volume of space occupied by the authorized fill or structure below the base flood elevation shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the base flood elevation at or adjacent to the development site. All such excavations shall be constructed to drain freely to the watercourse. No area below the waterline of a pond or other body of water can be credited as a compensating excavation.

## **94-5.2 STANDARDS FOR ALL STRUCTURES**

### **94-5.2-1 ANCHORING**

New structures and substantial improvement to structures in areas of special flood hazard shall be anchored to prevent flotation, collapse, or lateral movement during the base flood. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

### **94-5.2-2 CONSTRUCTION MATERIALS AND METHODS**

- (1) New construction and substantial improvements to structures shall be constructed with materials and utility equipment resistant to flood damage.
- (2) New construction and substantial improvements to structures shall be constructed using methods and practices that minimize flood damage.
- (3) For enclosed areas below the lowest floor of a structure within Zones A1-A30, AE or AH, and also Zone A if base flood elevation data are available, new and substantially improved structures shall have fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding, designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a licensed professional engineer or architect or meet or exceed the following minimum criteria:
  - (i) a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and
  - (ii) the bottom of all such openings no higher than one foot above the lowest adjacent finished grade.

Openings may be equipped with louvers, valves, screens or other coverings or devices provided they permit the automatic entry and exit of floodwaters. Enclosed areas sub-grade on all sides are considered basements and are not permitted.

- (4) Within Zones V1-V30 and VE, and also within Zone V if base flood elevation are available, or in an area of moderate wave action, new construction and substantial improvements shall have the space below the lowest floor either free from obstruction or constructed with non-supporting breakaway walls, open wood lattice-work or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. The enclosed space below the lowest floor shall be used only for parking vehicles, building access or storage. Use of this space for human habitation is expressly prohibited. The construction of stairs, stairwells and elevator shafts are subject to the design requirements for breakaway walls.

### **94-5.2-3 UTILITIES**

- (1) New and replacement electrical equipment, heating, ventilating, air conditioning, plumbing connections, and other service equipment shall be located at or above the base flood elevation or be designed to prevent water from entering and accumulating within the components during a flood and to resist hydrostatic and hydrodynamic loads and stresses. Electrical wiring and outlets, switches, junction boxes and panels shall be elevated to or above the base flood elevation unless they conform to the appropriate provisions of the electrical part of the Building Code of New York State or the Residential Code of New York State for location of such items in wet locations;
- (2) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation shall be provided with automatic backflow valves or other automatic backflow devices that are installed in each discharge line passing through a building's exterior wall; and,

- (4) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

### **94-5.3 RESIDENTIAL STRUCTURES (EXCEPT COASTAL HIGH HAZARD AREAS)**

#### **94-5.3-1 ELEVATION**

The following standards apply to new and substantially improved residential structures located in areas of special flood hazard, in addition to the requirements in sub-sections 94-5.1-2, SUBDIVISION PROPOSALS, and 94-5.1-3, ENCROACHMENTS, and Section 94-5.2, STANDARDS FOR ALL STRUCTURES.

- (1) Within Zones A1-A30, AE and AH and also Zone A if base flood elevation data are available, new construction and substantial improvements shall have the lowest floor (including basement) elevated to or above two feet above the base flood elevation.
- (2) Within Zone A, when no base flood elevation data are available, new and substantially improved structures shall have the lowest floor (including basement) elevated at least three feet above the highest adjacent grade.
- (3) Within Zone AO, new and substantially improved structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as two feet above the depth number specified in feet on the community's Flood Insurance Rate Map enumerated in Section 94-3.2 (at least two feet if no depth number is specified).
- (4) Within Zones AH and AO, adequate drainage paths are required to guide flood waters around and away from proposed structures on slopes.

### **5.4 RESIDENTIAL STRUCTURES (COASTAL HIGH HAZARD AREAS)**

The following standards, in addition to the standards in sub-sections 94-5.1-1, COASTAL HIGH HAZARD AREAS, and 94-5.1-2, SUBDIVISION PROPOSALS, and Section 94-5.2, STANDARDS FOR ALL STRUCTURES, apply to new and substantially improved residential structures located in areas of special flood hazard shown as Zones V1-V30, VE or V, or in an area of moderate wave action, on the community's Flood Insurance Rate Map designated in Section 94-3.2.

#### **94-5.4-1 ELEVATION**

New construction and substantial improvements shall be elevated on pilings, columns or shear walls such that the bottom of the lowest horizontal structural member supporting the lowest elevated floor (excluding columns, piles, diagonal bracing attached to the piles or columns, grade beams, pile caps and other members designed to either withstand storm action or break away without imparting damaging loads to the structure) is elevated to or above two feet above base flood elevation so as not to impede the flow of water.

#### **94-5.4-2 DETERMINATION OF LOADING FORCES**

Structural design shall consider the effects of wind and water loads acting simultaneously during the base flood on all building components.

- (1) The structural design shall be adequate to resist water forces that would occur during the base flood. Horizontal water loads considered shall include inertial and drag forces of waves, current drag forces, and impact forces from waterborne storm debris. Dynamic uplift loads shall also be considered if bulkheads, walls, or other natural or man-made flow obstructions could cause wave runup beyond the elevation of the base flood.
- (2) Buildings shall be designed and constructed to resist the forces due to wind pressure. Wind forces on the superstructure include windward and leeward forces on vertical walls, uplift on the roof, internal forces when openings allow wind to enter the house, and upward force on the underside of the house when it is exposed. In the design, the wind should be assumed to blow potentially from any lateral direction relative to the house.
- (3) Wind loading values used shall be those required by the building code.

#### **94-5.4-3 FOUNDATION STANDARDS**

- (1) The pilings or column foundation and structure attached thereto shall be adequately anchored to resist flotation, collapse or lateral movement due to the effects of wind and water pressures acting simultaneously on all building components. Foundations must be designed to transfer safely to the underlying soil all loads due to wind, water, dead load, live load and other loads (including uplift due to wind and water).
- (2) Spread footings and fill material shall not be used for structural support of a new building or substantial improvement of an existing structure.

#### **94-5.4-4 PILE FOUNDATION DESIGN**

- (1) The design ratio of pile spacing to pile diameter shall not be less than 8:1 for individual piles (this shall not apply to pile clusters located below the design grade). The maximum center-to-center spacing of wood piles shall not be more than 12 feet on center under load bearing sills, beams, or girders.
- (2) Pilings shall have adequate soil penetration (bearing capacity) to resist the combined wave and wind loads (lateral and uplift) associated with the base flood acting simultaneously with typical structure (live and dead) loads, and shall include consideration of decreased resistance capacity caused by erosion of soil strata surrounding the piles. The minimum penetration for foundation piles is to an elevation of 5 feet below mean sea level (msl) datum if the BFE is +10 msl or less, or to be at least 10 feet below msl if the BFE is greater than +10 msl.
- (3) Pile foundation analysis shall also include consideration of piles in column action from the bottom of the structure to the stable soil elevation of the site. Pilings may be horizontally or diagonally braced to withstand wind and water forces.
- (4) The minimum acceptable sizes for timber piles are a tip diameter of 8 inches for round timber piles and 8 by 8 inches for square timber piles. All wood piles must be treated in accordance with requirements of EPEE-C3 to minimize decay and damage from fungus.
- (5) Reinforced concrete piles shall be cast of concrete having a 28-day ultimate compressive strength of not less than 5,000 pounds per square inch, and shall be reinforced with a minimum of four longitudinal steel bars having a combined area of not less than 1% nor more than 4% of the gross concrete area. Reinforcing for precast piles shall have a concrete cover of not less than 1 1/4 inches for No. 5 bars and smaller and not less than 1 1/2 inches for No. 6 through No. 11 bars. Reinforcement for piles cast in the field shall have a concrete cover of not less than 2 inches.
- (6) Piles shall be driven by means of a pile driver or drop hammer, jetted, or augered into place.
- (7) Additional support for piles in the form of bracing may include lateral or diagonal bracing between piles.
- (8) When necessary, piles shall be braced at the ground line in both directions by a wood timber grade beam or a reinforced concrete grade beam. These at-grade supports should be securely attached to the piles to provide support even if scoured from beneath.

- (9) Diagonal bracing between piles, consisting of 2-inch by 8-inch (minimum) members bolted to the piles, shall be limited in location to below the lowest supporting structural member and above the stable soil elevation, and aligned in the vertical plane along pile rows perpendicular to the shoreline. Galvanized steel rods (minimum diameter 1/2 inch) or cable type bracing is permitted in any plane.
- (10) Knee braces, which stiffen both the upper portion of a pile and the beam-to-pile connection, may be used along pile rows perpendicular and parallel to the shoreline. Knee braces shall be 2-by-8 lumber bolted to the sides of the pile/beam, or 4-by-4 or larger braces framed into the pile/beam. Bolting shall consist of two 5/8-inch galvanized steel bolts (each end) for 2-by-8 members, or one 5/8-inch lag bolt (each end) for square members. Knee braces shall not extend more than 3 feet below the elevation of the base flood.

#### **94-5.4-5 COLUMN FOUNDATION DESIGN**

- (1) Masonry piers or poured-in-place concrete piers shall be internally reinforced to resist vertical and lateral loads, and be connected with a movement-resisting connection to a pile cap or pile shaft.

#### **94-5.4-6 CONNECTORS AND FASTENERS**

- (1) Galvanized metal connectors, wood connectors, or bolts of size and number adequate for the calculated loads must be used to connect adjoining components of a structure. Toe nailing as a principal method of connection is not permitted. All metal connectors and fasteners used in exposed locations shall be steel, hot-dipped galvanized after fabrication. Connectors in protected interior locations shall be fabricated from galvanized sheet.

#### **94-5.4-7 BEAM TO PILE CONNECTIONS**

- (1) The primary floor beams or girders shall span the supports in the direction parallel to the flow of potential floodwater and wave action and shall be fastened to the columns or pilings by bolting, with or without cover plates. Concrete members shall be connected by reinforcement, if cast in place, or (of precast) shall be securely connected by bolting and welding. If sills, beams, or girders are attached to wood piling at a notch, a minimum of two (5/8)-inch galvanized steel bolts or two hot-dipped galvanized straps 3/16 inch by 4 inches by 18 inches each bolted with two 1/2 inch lag bolts per beam member shall be used. Notching of pile tops shall be the minimum sufficient to provide ledge support for beam members without unduly weakening pile connections. Piling shall not be notched so that the cross section is reduced below 50%.

#### **94-5.4-8 FLOOR AND DECK CONNECTIONS**

- (1) Wood 2- by 4-inch (minimum) connectors or metal joist anchors shall be used to tie floor joists to floor beams/girders. These should be installed on alternate floor joists, at a minimum. Cross bridging of all floor joists shall be provided. Such cross bridging may be 1- by 3-inch members, placed 8 feet on-center maximum, or solid bridging of same depth as joist at same spacing.
- (2) Plywood should be used for subflooring and attic flooring to provide good torsional resistance in the horizontal plane of the structure. The plywood should not be less than (3/4)-inch total thickness, and should be exterior grade and fastened to beams or joists with 8d annular or spiral thread galvanized nails. Such fastening shall be supplemented by the application of waterproof industrial adhesive applied to all bearing surfaces.

#### **94-5.4-9 EXTERIOR WALL CONNECTIONS**

- (1) All bottom plates shall have any required breaks under a wall stud or an anchor bolt. Approved anchors will be used to secure rafters or joists and top and bottom plates to studs in exterior and bearing walls to form a continuous tie. Continuous 15/32-inch or thicker plywood sheathing--overlapping the top wall plate and continuing down to the sill, beam, or girder--may be used to provide the continuous tie. If the sheets of plywood are not vertically continuous, then 2-by-4 nailer blocking shall be provided at all horizontal joints. In lieu of the plywood, galvanized steel rods of 1/2-inch diameter or galvanized steel straps not less than 1 inch wide by 1/16 inch thick may be used to connect from the top wall plate to the sill, beam, or girder. Washers with a minimum diameter of 3 inches shall be used at each end of the 1/2-inch round rods. These anchors shall be installed no more than 2 feet from each corner rod, no more than 4 feet on center.

#### **94-5.4-10 CEILING JOIST/RAFTER CONNECTIONS**

- (1) All ceiling joists or rafters shall be installed in such a manner that the joists provide a continuous tie across the rafters. Ceiling joists and rafters shall be securely fastened at their intersections. A metal or wood connector shall be used at alternate ceiling joist/rafter connections to the wall top plate.

Gable roofs shall be additionally stabilized by installing 2-by-4 blocking on 2-foot centers between the rafters at each gable end. Blocking shall be installed a minimum of 8 feet toward the house interior from each gable end.

#### **94-5.4-11 PROJECTING MEMBERS**

- (1) All cantilevers and other projecting members must be adequately supported and braced to withstand wind and water uplift forces. Roof eave overhangs shall be limited to a maximum of 2 feet and joist overhangs to a maximum of 1 foot. Larger overhangs and porches will be permitted if designed or reviewed and certified by a registered professional engineer or architect.

#### **94-5.4-12 ROOF SHEATHING**

- (1) Plywood, or other wood material, when used as roof sheathing, shall not be less than 15/32 inch in thickness, and shall be of exterior sheathing grade or equivalent. All attaching devices for sheathing and roof coverings shall be galvanized or be of other suitable corrosion resistant material.
- (2) All corners, gable ends, and roof overhangs exceeding six inches shall be reinforced by the application of waterproof industrial adhesive applied to all bearing surfaces of any plywood sheet used in the sheathing of such corner, gable end, or roof overhang.
- (3) In addition, roofs should be sloped as steeply as practicable to reduce uplift pressures, and special care should be used in securing ridges, hips, valleys, eaves, vents, chimneys, and other points of discontinuity in the roofing surface.

#### **94-5.4-13 PROTECTION OF OPENINGS**

- (1) All exterior glass panels, windows, and doors shall be designed, detailed, and constructed to withstand loads due to the design wind speed of 75 mph. Connections for these elements must be designed to transfer safely the design loads to the supporting structure. Panel widths of multiple panel sliding glass doors shall not exceed three feet.

#### **94-5.4-14 BREAKAWAY WALL DESIGN STANDARDS**

- (1) The breakaway wall shall have a design safe loading resistance of not less than 10 and not more than 20 pounds per square foot, with the criterion that the safety of the overall structure at the point of wall failure be confirmed using established procedures. Grade beams shall be installed in both directions for all piles considered to carry the breakaway wall load. Knee braces are required for front row piles that support breakaway walls.

- (2) Use of breakaway wall strengths in excess of 20 pounds per square foot shall not be permitted unless a registered professional engineer or architect has developed or reviewed the structural design and specifications for the building foundation and breakaway wall components, and certifies that (1) the breakaway walls will fail under water loads less than those that would occur during the base flood; and (2) the elevated portion of the building and supporting foundation system will not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Water loading values used shall be those associated with the base flood. Wind loading values shall be those required by the building code.

#### **94-5.5 NON-RESIDENTIAL STRUCTURES (EXCEPT COASTAL HIGH HAZARD AREAS)**

The following standards apply to new and substantially improved commercial, industrial and other non-residential structures located in areas of special flood hazard, in addition to the requirements in sub-sections 94-5.1-2, SUBDIVISION PROPOSALS, and 94-5.1-3, ENCROACHMENTS, and Section 94-5.2, STANDARDS FOR ALL STRUCTURES.

- (1) Within Zones A1-A30, AE and AH, and also Zone A if base flood elevation data are available, new construction and substantial improvements of any non-residential structure, together with attendant utility and sanitary facilities, shall either:
  - (i) have the lowest floor, including basement or cellar, elevated to or above two feet above the base flood elevation; or
  - (ii) be floodproofed so that the structure is watertight below two feet above the base flood elevation with walls substantially impermeable to the passage of water. All structural components located below the base flood elevation must be capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.
- (2) Within Zone AO, new construction and substantial improvements of non-residential structures shall:
  - (i) have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as two feet above the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or

- (ii) together with attendant utility and sanitary facilities, be completely floodproofed to that level to meet the floodproofing standard specified in sub-Section 94-5.2-3.
- (3) If the structure is to be floodproofed, a licensed professional engineer or architect shall develop and/or review structural design, specifications, and plans for construction. A Floodproofing Certificate or other certification shall be provided to the Local Administrator that certifies the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of sub-Section 94-5.5(1)(ii), including the specific elevation (in relation to mean sea level) to which the structure is to be floodproofed.
- (4) Within Zones AH and AO, adequate drainage paths are required to guide flood waters around and away from proposed structures on slopes.
- (5) Within Zone A, when no base flood elevation data are available, the lowest floor (including basement) shall be elevated at least three feet above the highest adjacent grade.

#### **94-5.6 NON-RESIDENTIAL STRUCTURES (COASTAL HIGH HAZARD AREAS)**

- (1) In Zones V1-V30, VE and also Zone V if base flood elevations are available, or in an area of moderate wave action, new construction and substantial improvements of any non-residential structure, together with attendant utility and sanitary facilities, shall have the bottom of lowest member of the lowest floor elevated to or above two feet above the base flood elevation. Floodproofing of structures is not an allowable alternative to elevating the lowest floor to two feet above the base flood elevation in Zones V1-V30, VE and V.

**94-5.6.1. CRITICAL FACILITIES.** In order to prevent potential flood damage to certain facilities that would result in serious danger to life and health, or widespread social or economic dislocation, no new critical facility shall be located within any Area of Special Flood Hazard, or within any 500-year flood zone shown as a B zone or a Shaded X zone on the Community's Flood Insurance Rate Maps.

#### **94-5.7 MANUFACTURED HOMES AND RECREATIONAL VEHICLES**

The following standards in addition to the standards in Section 94-5.1, GENERAL STANDARDS, and Section 94-5.2, STANDARDS FOR ALL STRUCTURES apply, as indicated, in areas of special flood hazard to manufactured homes and to recreational vehicles which are located in areas of special flood hazard.

- (1) Recreational vehicles placed on sites within Zones A1-A30, AE, AH, V1-V30, V, and VE shall either:

- (i) be on site fewer than 180 consecutive days,
- (ii) be fully licensed and ready for highway use, or
- (iii) meet the requirements for manufactured homes in paragraphs 94-5.7(2), (3) and (4).

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

- (2) A manufactured home that is placed or substantially improved in Zones A1-A30, AE, AH, V1-V30, V, and VE shall be elevated on a permanent foundation such that the lowest floor is elevated to or above two feet above the base flood elevation and is securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. Elevation on piers consisting of dry stacked blocks is prohibited.
- (3) Within Zones A or V, when no base flood elevation data are available, new and substantially improved manufactured homes shall be elevated such that the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and are securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Elevation on piers consisting of dry stacked blocks is prohibited.
- (4) Within Zone AO, the floor shall be elevated above the highest adjacent grade at least as high as the depth number specified on the Flood Insurance Rate Map enumerated in Section 94-3.2 (at least two feet if no depth number is specified). Elevation on piers consisting of dry stacked blocks is prohibited.

## **SECTION 94-6.0 VARIANCE PROCEDURE**

### **94-6.1 APPEALS BOARD**

- (1) The Village Board of Appeals shall hear and decide appeals and requests for variances from the requirements of this Chapter.
- (2) The Board of Appeals shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by

the Local Administrator in the enforcement or administration of this Chapter.

- (3) Those aggrieved by the decision of the Board of Appeals may appeal such decision to the Supreme Court pursuant to Article 78 of the Civil Practice Law and Rules.
- (4) In passing upon such applications, the Board of Appeals shall consider all technical evaluations, all relevant factors, standards specified in other sections of this Chapter and other applicable laws, rules and regulations, and:
  - (i) the danger that materials may be swept onto other lands to the injury of others;
  - (ii) the danger to life and property due to flooding or erosion damage;
  - (iii) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - (iv) the importance of the services provided by the proposed facility to the community;
  - (v) the necessity to the facility of a waterfront location, where applicable;
  - (vi) the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
  - (vii) the compatibility of the proposed use with existing and anticipated development;
  - (viii) the relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
  - (ix) the safety of access to the property in times of flood for ordinary and emergency vehicles;
  - (x) the costs to local governments and the dangers associated with conducting search and rescue operations during periods of flooding;
  - (xi) the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and

(xii) the costs of providing governmental services during and after flood conditions, including search and rescue operations, maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems and streets and bridges.

- (5) Upon consideration of the factors of Section 94-6.1(4) and the purposes of this Chapter, the Board of Appeals may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Chapter.
- (6) The Local Administrator shall maintain the records of all appeal actions including technical information and report any variances to the Federal Emergency Management Agency upon request.

#### **94-6.2 CONDITIONS FOR VARIANCES**

- (1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood elevation, providing items (i-xii) in Section 94-6.1(4) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- (2) Variances may be issued for the repair or rehabilitation of historic structures upon determination that:
  - (i) the proposed repair or rehabilitation will not preclude the structure's continued designation as a "Historic structure"; and
  - (ii) the variance is the minimum necessary to preserve the historic character and design of the structure.
- (3) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
  - (i) the criteria of subparagraphs 1, 4, 5, and 6 of this Section are met; and
  - (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threat to public safety.
- (4) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

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- (5) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (6) Variances shall only be issued upon receiving written justification of:
  - (i) a showing of good and sufficient cause;
  - (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and
  - (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- (7) Any applicant to whom a variance is granted for a building with the lowest floor below the base flood elevation shall be given written notice over the signature of a community official that the cost of flood insurance will be commensurate with the increased risk resulting from lowest floor elevation."

Section two. This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.

Public hearing closed at 8:15 PM

Mayor Felder then called the Regular Meeting to order at 8:20 P.M.

Those members present were: Mayor C. Simon Felder  
Deputy Mayor Martin Oliner  
Trustee Edward I. Klar  
Trustee Michael A. Fragin

Also present were: Daniel J. Herron, Acting Village Administrator, Toni Merendino, Acting Deputy Village Clerk.

Upon motion by Trustee Klar, seconded by Trustee Fragin and unanimously carried, the minutes of August 3, 2009 were approved.

Upon motion by Trustee Klar, seconded by Trustee Fragin and unanimously carried, the minutes of August 7, 2009 were approved.

## **REPORTS**

Police – In the absence of a representative from the Nassau County Police Department Fourth Precinct, Mayor Felder announced that the Police report for the month of August is on file in Village Hall for inspection.

Mayor Felder reported that he attended a meeting with Inspector Capece of the Nassau County Police Department who also invited him to a meeting at the Young Israel of Woodmere which is being held to discuss security arrangements for the upcoming Jewish Holidays.

Mayor Felder announced, as a result of various Torah Processions and parades throughout the Village, Inspector Capece asked that Mayor inform the residents that should they wish to hold a procession they are to contact the Village of Lawrence for appropriate permits and assistance from the NCPD.

Mayor Felder reported that the car break-ins that have been occurring in the Lawrence community have significantly decreased and thanks for the NCPD for their increase in patrols.

After reviewing the Police Report for the month, Trustee Klar noted numerous accidents at certain locations and notified the board that Ms. Merendino was in contact with the NCPD who will be monitoring these locations.

Trustee Fragin pointed out that there is significant traffic on Route 878 and is inquiring if New York State changed the timing of the signaling. Acting Village Administrator Herron will look into this matter.

*Village Attorney Levin arrived at the meeting at 8:25 PM.*

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Fire –Trustee Fragin read the Fire report of the Lawrence Cedarhurst Fire Department for the month of August, which is on file in Village Hall for inspection.

Finance – In the absence of Trustee Mael, Acting Village Administrator Herron gave the finance report for the month of August, which is on file in Village Hall for inspection.

Upon motion by Trustee Klar, seconded by Trustee Fragin and unanimously carried, General Fund Abstract #s 571-574, Trust Fund Abstract #s 219 and Payroll Abstract #s 2243-2245 were approved.

Public Works –Deputy Mayor Oliner read the Highway Report for the month of August, which is on file in Village Hall for inspection. Deputy Mayor Oliner reported that the Village received a request from Mr. Budman of 15 Sealy Court, that the village repair Sealy Court. Sealy Court is a private roadway, After carefully investigating this matter, the matter is closed.

Deputy Mayor Oliner reported that the village had erected signage in the the water ways, which has since been removed by the Town of Hempstead. Mr. Herron is looking into this matter so that village signage is no longer removed by other agencies.

Recreation – Trustee Klar gave a verbal report on the activities at the recreation facility for the month.

Trustee Klar announced there have been many compliments received on the last golf course renovations and thanked General Manager Frank Argento & the Parks Commission.

*(Old Business # A-Proposed 2010 Golf Rates):* Trustee Klar presented proposed

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2010 golf rates. Upon motion by Trustee Klar seconded by Deputy Mayor Oliner and unanimously carried, the 2010 Golf Rates are approved as follows:

	<b>GOLF</b>	<b>2010</b>
		<b>RATE</b>
<b>G1</b>	<b>Full Privilege Resident</b>	<b>3100.00</b>
<b>G1N</b>	<b>Full Privilege Non-Resident</b>	<b>6350.00</b>
<b>G2</b>	<b>Weekday Plus Weekend &amp; Holiday PM Resident</b>	<b>2550.00</b>
<b>G2N</b>	<b>Weekday Plus Weekend &amp; Holiday PM Non-Resident</b>	<b>4950.00</b>
<b>G3</b>	<b>Weekday Resident</b>	<b>2350.00</b>
<b>G3N</b>	<b>Weekday Non-Resident</b>	<b>4500.00</b>
<b>G12</b>	<b>Family resident (G1 &amp; G2)</b>	<b>5350.00</b>
<b>G12N</b>	<b>Family non-resident (G1N &amp; G2N)</b>	<b>8850.00</b>
	<b>One time application fee</b>	<b>.00</b>

Deputy Mayor Oliner stated that he is sympathetic to the economy and would like to inquire to Mr. Argento as to where the recreation facility is looking to reduce costs to balance the budget. He further requests that Mr. Argento submit in detail, for next months meeting, as to how and where cuts are being made.

*Board of Trustees Counsel – A. Thomas Levin in attendance at 8:25 PM.* Mayor Felder welcomed Mr. Levin as Counsel to the Board of Trustees.

*(Old Business #B- Bid Award – Golf Course Construction):* Upon motion by Trustee Klar, seconded by Deputy Mayor Oliner and unanimously carried, this matter is tabled.

Jacqueline Handel asked if the village would consider moving forward with the project if the scope of the project is reduced.

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Howard Teitlebaum, Parks Commission member asked the board to take into consideration the potential of losing members should this project not be completed.

Trustee Fragin reported that the Board does not want *not* to proceed with the project, but there is a question as to the village finances.

Frank Argento, General Manager reported that he will be meeting with the golf course architect and asked the board to consider a figure for which he can work with. Trustee Klar asked Mr. Argento to report back to the Board with another proposal, which will reduce the cost to Phase II Improvement to the golf course.

*(New Business #3 – Request for Recreation Facility Refund):* General Manager Frank Argento, at the recommendation of the Park Commission, requests a credit be given for next years membership. Trustee Klar made a motion to table the matter. Frank Argento advised the Board that the policy is; after April 30 no golf refunds to be given. Deputy Mayor Oliner asked what the history has been and Mr. Argento advised that no refunds have been given after the deadline date. Trustee Klar withdraws his motion. Board asked that the Parks Commission resubmit their recommendation with additional information for each of the three requests for refunds.

Sanitation – Trustee Klar reported that the village has good and bad weeks. Sanitation Commission is trying to be cooperative.

Dr. Fitzsimons of the Lawrence Public School District asked the Board to address his concern. Mayor Felder reported that he left a message with the Middle School Principal and did not hear back from him. Mayor Felder stated that there was an agenda in place and advised Dr. Fitzsimons that those not on the agenda will have a

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opportunity to speak after the agenda is complete.

Water Pollution Control Facility – No Report

Office of Emergency Management – Acting Village Administrator Herron advised the board that a generator has been installed at the Lawrence County Club for the Point of Distribution (POD). Deputy Mayor Oliner urged Acting Village Administrator Herron to secure a second training date for the POD.

**OLD BUSINESS**

Item C – Proposal from Sam Schwartz – Stop Intersections

Board Action: After a discussion on the matter and a review of the cost of the proposal, upon motion by Trustee Klar, seconded by Trustee Fragin and unanimously carried, Sam Schwartz Engineering’s proposal dated August 18, 2009 was not approved.

Item D – Resolution – Stop Intersections

Board Action: Trustee Fragin asked that each *request for a stop sign* be considered separately; which was seconded by Trustee Klar.

Upon motion by Trustee Klar, seconded by Trustee Fragin and unanimously carried, the installation of the following stop signs were approved:

<u>Stop Sign on</u>	<u>Direction of Travel</u>	<u>At Intersection of</u>
Sutton Place South	East	Lakeside Drive East
Beechwood Drive	East	Lakeside Drive East

\*\*\*

Upon motion by Deputy Mayor Oliner, seconded by Trustee Klar with the following vote cast, the installation of the following stop sign was approved:

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Mayor Felder – Aye

Trustee Fragin – Nay

Deputy Mayor Oliner – Aye

Trustee Klar – Aye

<u>Stop Sign on</u>	<u>Direction of Travel</u>	<u>At Intersection of</u>
---------------------	----------------------------	---------------------------

Chauncey Lane

West

Atlantic Avenue

Mayor Felder made a motion, which was seconded by Deputy Mayor Oliner to accept the Nassau County Police Department's recommendation dated July 7, 2009 to install stop signs at the following locations:

<u>Stop Sign on</u>	<u>Direction of Travel</u>	<u>At Intersection of</u>
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Broadway

East

Lord Avenue

Broadway

West

Lord Avenue

Broadway

East

Sutton Place

Broadway

West

Sutton Place

A vote cast on the above motion reflects the motion fails:

Mayor Felder – In favor

Trustee Klar - opposed

Deputy Mayor Oliner – In favor

Trustee Fragin – opposed

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Deputy Mayor Oliner urged the Mayor and Board to hear Dr. Fitzsimons from the Lawrence Public Schools.

Dr. Fitzsimons, Superintendent of the Lawrence Public Schools (LPS) appealed to the Mayor and Board of Trustees requesting a waiver for employees of the LPS to park during school hours on Broadway to accommodate approximately 35–40 spaces. The request is as a result of the reconfiguration of the Lawrence Public Schools, which the Lawrence Middle School now houses all fifth grade students.

Trustee Fragin made a motion to allow for up to 25 spaces for the faculty/staff of the Lawrence Middle School to purchase a permit to park at the Lawrence Train Station, which was seconded by Trustee Klar and unanimously carried.

Principal Akst of the Lawrence Middle School advised that this location is a lengthy walk to the Lawrence Middle School for teachers.

#### Item E – Use of Village Property

Board Action: Counsel to the Board of Trustees provided options for how the village can moved forward as it related to use of village property by other individuals.

Acting Village Administrator was instructed to forward a recommendation to the Board of Trustees. Trustee Fragin made a motion to restrict non fee usage of village facilities to any non governmental purpose and all others to be subject to a fee schedule.

Deputy Mayor Oliner amended Trustee Fragin's motion asking that Mr. Argento provide, by next month's meeting, an appropriate fee schedule for the use of the upstairs rooms

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of the Lawrence Village Country Club. Trustee Fragin added to the motion that the above should not affect any catering event.

Mr. Levin advised, at this time, any requests for use of village property must come to the board for approval. A policy, along with a fee schedule will be prepared and submitted to the Board before the October board meeting.

Jacqueline Handel, past President of the Lawrence Association confirmed, after the aforementioned discussion, that the Lawrence Association will be permitted to meet at the Lawrence Village Country Club until such time as a policy is prepared.

*Trustee Mael in attendance and apologized for his tardiness.*

Joan Lepelstat, Trustee of the Peninsula Public Library asked for communication from the Board. Mayor Felder advised Ms. Lepelstat that the PPL is not on the agenda and that she would be offered time to speak after the agenda is complete.

#### Item F – Bid Award – Security Cameras

Board Action: Upon motion by Trustee Mael, seconded by Trustee Klar and unanimously carried, the bid for security cameras to be installed in the Lawrence and Inwood Train Station Parking fields was approved and awarded to: Mittman Electrical Construction, 433 Doughty Blvd., Inwood, New York 11096 (239 2179) in the amount of \$19,750.

#### Item G – Abandoned Properties

Board Action: Mr. Levin forwarded the Board of Trustees various options relating to legislation on abandoned properties throughout the Village. After discussion on the

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matter, Mr. Levin and Mr. Herron were asked to forward the Board of Trustees their recommendations.

Item H – Circular Driveway Requirements

Board Action: Mr. Herron submitted a recommendation to the Board of Trustees relating to circular driveway requirements. Upon motion by Trustee Klar, seconded by Mayor Felder and unanimously carried, Mr. Herron was asked to forward his recommendation to the Board of Building Design for their comments.

Mr. Levin was also asked, after discussing this matter with Mr. Herron, that he forward his recommendations to the Board of Trustees.

Item I – Bid Award – Central Avenue Streetscape

Board Action: Upon motion by Trustee Mael, seconded by Trustee Fragin with the following vote cast, the bid for central avenue streetscape was awarded to: Ciarlo Construction Corp, 852 Fiske Street, Woodmere, NY 11598 (295 0823) in the amount of \$268,813.00 subject to delivery of a bid bond and signed contract within 10 days of today's date:

Mayor Felder – Aye  
Trustee Mael – Aye  
Trustee Klar – Aye  
Trustee Fragin – Aye

Deputy Mayor Oliner - Abstained

**NEW BUSINESS**

Item 1 – Bid Award – Purchase of Street Lighting

Board Action: Upon motion by Trustee Klar, seconded by Trustee Fragin and unanimously carried, the bid for the purchase of street lighting was approved and

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awarded to: Michael's Electric Supply, 456 Merrick Road, Lynbrook, NY 11563 (593-7200) in the amount of \$2,695 (each) total of \$48,510.00 (18 fixtures).

Item 2 – Request from Mr. & Mrs. Murray Kohn – Torah Procession

Board Action: Upon motion by Trustee Mael, seconded by Deputy Mayor Oliner and unanimously carried, Mr. & Mrs. Kohn's request to hold a Torah Procession on Sunday, September 13<sup>th</sup> was approved as follows: Torah Procession to begin at 8 Margaret Avenue at 11:00 AM and proceed on Broadway to Young Israel of Lawrence Cedarhurst at Spruce Street.

Item 3 – Request for Recreation Facility Refund  
(Gittleson (golf); Geanacopoulos (golf); Marshak (tennis))

*See Recreation Report*

Item 4 – Request to post minutes on the village website

Board Action: Upon motion by Trustee Fragin, seconded by Mayor Felder and unanimously carried, the agendas and approved minutes of the meetings of the Board of Trustees, Board of Zoning Appeals, Planning Board and Board of Building Design are to be posted on the village website and maintained on the website for one year.

Item 5 – Request from Acting Deputy Village Clerk to attend NYCOM Conference

Board Action: Upon motion by Trustee Klar, seconded by Deputy Mayor Oliner, with the following vote cast: Toni Merendino's request to attend the NYCOM conference

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September 21 to September 24, 2009 for a cost not to exceed \$1100 was approved.

Mayor Felder - Aye  
Deputy Mayor Oliner – Aye  
Trustee Klar – Aye  
Trustee Fragin – Aye

Trustee Mael - Abstained

Item 6 – CNA Refunds

Board Action: Acting Village Administrator advised the Board that this matter will be discussed in Executive Session.

Item 7 – Request from Golf Course Superintendent to Attend Conference and Golf Show

Board Action: Upon motion by Trustee Fragin, seconded by Trustee Klar and unanimously carried, the request was tabled.

Item 8 – Frank Argento, General Manager – Request to attend 83<sup>rd</sup> World Conference on Club Management and Golf Industry Show

Board Action: Upon motion by Deputy Mayor Oliner, seconded by Mayor Felder, with the following vote cast, Mr. Argento's request to attend the 83<sup>rd</sup> World Conference on Club Management and Golf Show to be held in San Diego, California from February 7 – February 13, 2010 for a cost not to exceed \$3750.

Mayor Felder – Aye  
Deputy Mayor Oliner – Aye  
Trustee Klar - Aye

Trustee Mael - Abstained  
Trustee Fragin - Abstained

Mayor Felder announced the agenda was complete and asked if anyone present wished to be heard.

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Mr. Brad Berfas of 250 Central Avenue inquired of the board for relief from the parking regulations in front of the apartment houses on Central Avenue. He advises that as a resident in an apartment house on Central Avenue he finds it difficult to insert money in the meters during the day and during his holidays. He requested the board remove the meters from Central Avenue or issue parking permits to apartment house residents for daytime parking. The Mayor and Board advised Mr. Berfas of the reasons for parking meters and offered him other viable solutions.

*Deputy Mayor Oliner not in attendance.*

Joan Lepelstat, Trustee of the Peninsula Public Library asked if Trustee Fragin's recent letter published in the Nassau Herald was a formal response from the Lawrence Village Board on the sale of the land in the Lawrence Train Station to the Peninsula Public Library. Trustee Fragin advised Ms. Lepelstat that this letter was written by him and not on the part of the Village Board of Trustees.

Mayor Felder commented on the motion he made at the September meeting with regard to the sale of land in the Lawrence Train Station and that after confirming with Mr. Levin, his motion was not out of order.

Alan Blast, Vice President of the Lawrence Association asked the board to consider the proposed change to the use of village facilities as it pertains to the Lawrence Association.

Upon motion by Trustee Klar, seconded by Trustee Mael and unanimously carried the Board moved into executive session at 11:15 PM to discuss possible litigation and the hiring of a particular individual.

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A discussion was held on retaining counsel to proceed with litigation to obtain a refund from CNA. Upon motion by Trustee Klar, seconded by Trustee Mael with the following vote cast; Acting Village Administrator Herron was instructed to contact Tip Henderson, 41 Forest Avenue, Glen Cove, NY 11542 (671-4888) to offer the following reimbursement: 25% of recovery, but not less than \$200/hour.

Board of Trustees reconvened into the regular meeting at 11:25 PM

There being no further business, the meeting was adjourned at 11:30 PM.

This is to certify that I, Daniel J. Herron, Acting Village Administrator Clerk Treasurer read the foregoing minutes and the same are in all respects a full and correct record of such proceedings.

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Daniel J. Herron  
Acting Village Administrator Clerk Treasurer