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INCORPORATED VILLAGE OF LAWRENCE
PLANNING BOARD

Lawrence Yacht & Country Club
101 Causeway
Lawrence, New York

July 18, 2012
7:35 p.m.

APPLICATION: Temple Israel
140 Central Avenue
Lawrence, New York

P R E S E N T:

MS. GERI GINDEA
Chairperson

MR. NOAH FLESCHNER
Member

MR. EDWARD YODOWITZ
Member

MS. JACKIE HANDEL
Member

MR. THOMAS V. PANTELIS, ESQ.
Village Attorney

MR. GERALDO CASTRO
Building Department

MR. MICHAEL RYDER
Building Department

Mary Benci, RPR
Court Reporter

Temple Israel - 7/18/12

1 CHAIRPERSON GINDEA: Mr. Ryder, do we have
2 proof of posting?

3 MR. RYDER: I do. I have proof of posting
4 throughout the Village. I would like to offer
5 that for the record.

6 CHAIRPERSON GINDEA: Excellent.

7 MR. PANTELIS: Just by way of information,
8 again, this is the application of the Temple
9 Israel for a subdivision of property. At the last
10 meeting, we had -- we were not able to take any
11 action formally on the application because the
12 Nassau County Planning Commission pursuant to
13 Section 239 of the General Municipal Law had not
14 yet made its recommendation on the application.

15 On June 8, 2012, the Village received a
16 letter addressed to Michael Ryder, Building
17 Department, indicating that the Planning
18 Commission deferred to the Village or to the Board
19 to take action as deemed appropriate, and they
20 have no objection or modification proposal. This
21 is what's known as a recommendation of local
22 determination.

23 So the Board at this point legally is free to
24 proceed with the application. What I would
25 suggest, since we did have a stenographic record

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1 last month and there are minutes of the hearing,
2 that we incorporate those minutes. However, since
3 the hearing is still open, and I see a packed
4 house here -- not really -- maybe the applicant
5 would like to reintroduce themselves, and very
6 briefly, unless you feel otherwise, if you're able
7 to present any information you want to the Board
8 to supplement and add to last month's
9 presentation.

10 MR. GRAY: Garrett Gray, Weber Law Group, 290
11 Broadhollow Road, for the applicant Temple Israel.

12 You may recall when we were here a couple of
13 months ago we had a not really lengthy, but a
14 somewhat detailed presentation regarding how we
15 had applied for the subdivision, how we had
16 obtained all the necessary variances from the BZA
17 unanimously, and how that led us to here. We
18 agreed to the condition that the BZA wanted, which
19 was that it be sold for single-family homes, and
20 as a matter of fact it's going to be sold for one
21 single-family home. That being said, everything
22 else I said still applies.

23 We with me today is Jim Rotenberg, president
24 of Temple Israel, and you all know Mr. Goldman.
25 Thank you.

1 CHAIRPERSON GINDEA: Thank you. Does the
2 Board have any questions?

3 MEMBER FLESCHNER: I just want to reiterate
4 the gentleman used the plural homes and then he
5 said home. We would like to go on record that
6 it's for one single-family home.

7 MR. GRAY: That's correct.

8 MR. GOLDMAN: If I might, Ronald Goldman,
9 17 Auerbach Lane, Lawrence, New York.

10 I would just note that my purpose in being
11 here is to confirm that in fact what's to be built
12 is a one-family home, and I represent that
13 purchaser.

14 MR. PANTELIS: One of the conditions if the
15 Board were to deem to approve this, as you're
16 aware, is that you must go to the Nassau County
17 Planning Commission, I believe, for their
18 approval. You're within 300 feet. Your
19 improvement is -- of the subdivision. I'm almost
20 certain, and certainly counsel can check the law
21 on that, but that you will need to await what they
22 call a waiver of subdivision from the Planning
23 Commission.

24 MR. GRAY: Yes, yes, yes.

25 MR. PANTELIS: When I say subdivision, it

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1 amounts to almost the same thing because you must
2 submit a formal application, surveys, a plot plan,
3 go through a hearing process and notify neighbors
4 and the like. So but that's your responsibility.
5 You will not be able to record a deed without it.

6 And again, if the Board were to deem it
7 appropriate to grant the application, we would
8 require that upon completion of all of the
9 procedures that you formally submit surveys and
10 copies of the deeds to the Village once everything
11 has been done.

12 MR. GRAY: That's fine.

13 MR. PANTELIS: Madam Chairperson, I think one
14 of the things the Board should do prior to an
15 actual vote on the application, if that's your
16 pleasure, is to make a determination under SEQRA,
17 the State Environmental Quality Review Act, as to
18 whether or not there are any significant adverse
19 impacts from the -- from the application.

20 CHAIRPERSON GINDEA: We'll do that by motion.
21 So the application before us is for one
22 single-family dwelling for residential purposes,
23 and under SEQRA, the State Environmental Quality
24 Review Act, the Board finds that the application
25 will not have a significant adverse impact on the

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1 environment. I'd like to make that motion.

2 MEMBER HANDEL: I second.

3 MEMBER YODOWITZ: Second.

4 CHAIRPERSON GINDEA: Voting.

5 MEMBER YODOWITZ: Aye.

6 MEMBER FLESHNER: Aye.

7 MEMBER HANDEL: Aye.

8 MR. PANTELIS: All right, so I think the
9 record shows we have four ayes, all members voting
10 in favor, which means that a negative declaration
11 of significance under SEQRA has been adopted by
12 the Board. And I think at this point the Board
13 can have whatever discussion you may choose to
14 have on the application.

15 CHAIRPERSON GINDEA: Anything?

16 MEMBER FLESHNER: No discussion.

17 MEMBER YODOWITZ: Well, it occurred to me
18 since someone at the last hearing mentioned
19 something about it adversely -- in their view it
20 might adversely affect the character of the
21 neighborhood. I thought we might take the view of
22 the Board on that since we're all together to say
23 that we've addressed it and considered it, and my
24 view is that it does not have any adverse effect
25 on the character of the community.

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application before the Chairperson entertained a motion to adjourn.

(Whereupon, the hearing concluded at 7:42 p.m.)

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Certified that the foregoing is a true and accurate transcript of the original stenographic minutes in this case.

Mary Benci

MARY BENCI, RPR
Official Court Reporter