

The Regular Meeting of the Board of Trustees was held on Thursday, October 23, 2025 at the Lawrence Village Hall, 196 Central Avenue, Lawrence, New York 11559.

Those members present were: Mayor Samuel (Shlomo) Nahmias  
Deputy Mayor Aaron Felder  
Trustee Tammy M. Roz  
Trustee Aaron M. Parnes  
Trustee Steven Gottesman

Also present were: Gerry Castro, Village Administrator  
Lina Fusco, Village Treasurer  
Village Attorney, John E. Ryan  
Alison Cohen, Secretary to the BOT ,

The Board convened in Work Session at 6:35 p.m. to discuss various agenda items.

### **WORK SESSION**

**Board Action:** Mayor Nahmias moved to convene in Executive Session to discuss to Legal matters. Trustee Roz seconded the motion. All in favor.

**The Board convened in Executive Session at 7:15 p.m.**

### **EXECUTIVE SESSION**

**Board Action:** Trustee Roz moved to adjourn the Executive Session and return to Work Session. Trustee Parnes seconded the motion. All in favor.

**The Board returned to Work Session at 7:54 p.m.**

**Board Action:** No Board action was taken.

Work Session ended at 7:55 p.m.

### **REGULAR MEETING**

**Board Action:** Trustee Roz moved the approval to open the Regular meeting. Deputy Mayor Felder seconded the motion. All in favor.

Mayor Nahmias called the Regular Meeting to order at 8:00 p.m.

**PUBLIC HEARINGS**

October 23, 2025

**Public Hearing #1 regarding proposed Local Law of 2025 to amend the Village Code to regulate zoning and other restrictions for private/commercial pickleball courts**

**Board Action:** This item was tabled/adjourned to the November 13, 2025 BOT meeting.

**Public Hearing #2 regarding a proposed Local Law of 2025 to amend the Village Code regarding zoning for properties fronting on multiple streets**

**Board Action:** This item was tabled/adjourned to the November 13, 2025 BOT meeting.

**Public Hearing #3 regarding proposed Local Law #11 of 2025 to amend §212-27.C of the Village Code regarding off-street parking requirements**

**Board Action:** Deputy Mayor Felder moved to open the Public Hearing regarding proposed Local Law #11 of 2025 to amend §212-27.C of the Village Code regarding off-street parking requirements; attached hereto as Exhibit "A". Trustee Parnes seconded the motion. All in favor.

**Board Action:** Upon hearing no further comments, Trustee Parnes moved to close the Public Hearing regarding proposed Local Law #11 of 2025 to amend §212-27.C of the Village Code regarding off-street parking requirements; attached hereto as Exhibit "A". Trustee Roz seconded the motion. All in favor.

**Board Action:** Deputy Mayor Felder moved to adopt/approve Local Law #11 of 2025 to amend §212-27.C of the Village Code regarding off-street parking requirements; attached hereto as Exhibit "A". Trustee Parnes seconded the motion. All in favor.

**PLEDGE OF ALLEGIANCE**

**Approval of minutes:** BOT September 18, 2025

**Board Action:** Deputy Mayor Felder moved the approval of the September 18, 2025 BOT meeting minutes. Trustee Roz seconded the motion. All in favor. The motion carried/passed.

**GOOD & WELFARE**

- 1) Paris Popack of 371 Kenridge Road, complimented the Mayor and Board on the installation of surveillance cameras throughout Village Hall stating that she thought it was very smart. Ms. Popack inquired whether signage was required notifying the public of such. The Mayor responded that the Village Counsel, John Ryan was looking into it and evaluating this.
- 2) Blanche Lerer of 2 Wentworth Place, raised the issue of the house and garage at the intersection of Herrick Drive and Broadway being unsightly. Mayor Nahmias responded that the Village is investigating and evaluating this matter right now.
- 3) Joseph Lifschutz of 6 Regent Drive, in concurrence with Ms. Lerer, stated that the house and garage (at the intersection of Herrick Drive and Broadway), is indeed unsightly. He went on to discuss the zoning of said detached garage and questioned how this was approved by the Board of Zoning Appeals. Mayor Nahmias responded that the Village is reviewing the whole file and would consider possibly speaking with the homeowner.

**NEW BUSINESS**

**Item #1 – Approve Abstracts #'s**

<b>General Fund</b>	<b># 1340, 1341, 1342, 1343, 1344</b>
<b>Recreation Fund</b>	<b># 1015, 1016, 1017, 1018, 1019, 1020, 2021, 1022, 1023, 1024</b>
<b>Payroll Fund</b>	<b># 092625, 101025, 102425</b>

**Board Action:** Trustee Roz moved to approve General Fund Abstracts #1340, #1341, #1342, #1343 and #1344; Recreation Fund Abstracts #1015, #1016, #1017, #1018, #1019, #1020, #1021, #1022, #1023, with the exception of Comfort Specialists Inc., check #9403 in the amount of \$8,532.50, and #1024; and Payroll Fund Abstracts #092625, #101025 and #102425. Trustee Parnes seconded the motion. All in favor.

**Item #2 – Consider/Approval of (requested) Stop Signs at Edward Bentley Road and Albert Place and Edward Bentley Road and Victoria Place (in the Isle of Wight)**

**Board Action:** Trustee Roz moved the approval to install Stop Signs at Edward Bentley Road and Albert Place and Edward Bentley Road and Victoria Place (in the Isle of Wight); per the request attached hereto as Exhibit "B". Trustee Gottesman seconded the motion. All in favor.

**Item #3 – Approve moving/changing the February 12, 2026 BOT meeting to Thursday, February 19, 2026**

**Board Action:** Trustee Roz moved to approve changing the February 12, 2026 BOT meeting to Thursday, February 19, 2026. Deputy Mayor Felder seconded the motion. All in favor.

**Item #4 – Consider/Approval of (requested) Stop Sign on Alonzo Road eastbound at the intersection of Doughty Boulevard**

**Board Action:** Deputy Mayor Felder moved to approve the Stop Sign on Alonzo Road eastbound at the intersection of Doughty Boulevard, per the request attached hereto as Exhibit “C”. Trustee Roz seconded the motion. All in favor.

**Item #5 – LY&CC Status Report**

LY&CC General Manager Kevin Dudleston presented the LY&CC GM Report for October 2025, attached hereto as Exhibit “D”. Mayor Nahmias stated that year-to-date, the Village has made over \$400,000.00, for the golf, tennis and catering operations; which is an incredible achievement.

**Board Action:** No Board action was taken.

**Item #6 – Approve authorization for the Mayor to enter into contract (renewal) with Back 9 Golf to manage the golf simulators at the LY&CC (which would include the approval of signage that is not attached to the building)**

**Board Action:** Trustee Roz moved to approve the authorization for the Mayor to enter into contract (renewal) with Back 9 Golf to manage the golf simulators at the LY&CC. Trustee Parnes seconded the motion. All in favor.

On motion by Deputy Mayor Felder, seconded by Trustee Parnes and unanimously approved, the Board adjourned at 8:20 p.m.

This is to certify that I, Gerry Castro, read the preceding minutes, and they are in all respects a full and correct record of such proceedings.



Gerry Castro, Village Administrator

**EXHIBIT A**

**Proposed Bill No. 11 of 2025**

**INCORPORATED VILLAGE OF LAWRENCE  
BOARD OF TRUSTEES**

Proposed Local Law No. 11 of 2025

A LOCAL LAW TO AMEND §212.27.C OF  
THE LAWRENCE VILLAGE CODE  
REGARDING OFF-STREET PARKING  
REQUIREMENTS

**BE IT ENACTED**, by the Board of Trustees of the Incorporated Village of Lawrence, as follows:

**Amendment of Village Ordinance 212-27.C. entitled Required Off-Street Spaces**

In the case of a one-family or two-family dwelling, an enclosed garage (attached, semi-attached or detached) shall be provided containing at least one parking space for each family housed or intended to be housed in said dwelling.

**EXHIBIT B**

Isle of Wight Owners Association  
Chris Hardart, President  
5 Daniel Cox Road  
Lawrence, NY 11559  
Cell phone: 917-584-9068  
Email: hardartc@gmail.com

October 1, 2025

Board of Trustees  
Village of Lawrence  
196 Central Avenue  
Lawrence, NY 11559  
info@villageoflawrence.org

Subject: Request for Stop Signs Installation at (1) Edward Bentley Road and Albert Place and (2) Edward Bentley Road and Victoria Place

Dear Members of the Board of Trustees,

We are writing to formally request the installation of four-way stop signs at (1) the intersection of Edward Bentley Road and Albert Place and (2) the intersection of Edward Bentley Road and Victoria Place within the Village of Lawrence.

These intersections currently present significant safety concerns due to recent and frequent near-misses between cars, pedestrians and children on bicycles. These incidents occur particularly during the summer months when residents are spending more time outdoors. Many residents have noticed these hazards and believe four-way stop signs would greatly improve safety for both motorists and pedestrians.

To support this request, we have collected signatures and received testimonials from local residents (attached).

We respectfully ask the Village Board to initiate a traffic or engineering study at these two intersections as soon as possible, in accordance with New York State guidelines, and to consider this request at the next public meeting.

Thank you for your attention to this community safety issue. Please let us know if I can provide additional information or support in the study process.

Sincerely,



Chris Hardart  
President, Isle of Wight Owners Association  
On behalf of the Isle of Wight Owners Association

September 3, 2025

Board of Trustees  
Village of Lawrence  
196 Central Avenue  
Lawrence, NY 11559

Dear Members of the Board of Trustees,

I am writing to request the addition of stop signs within the Isle of Wight Homeowners Association section of Lawrence, NY. My wife and I own a home at 284 Edward Bentley Road and have three young children. At the intersections on either side of our home, Albert Place and Victoria Place, there are only 2 way stop intersections in place.

Too many times, we have witnessed commercial trucks and careless individual drivers accelerating through the intersection of Edward Bentley Road and Victoria Place (where there is no stop sign on Edward Bentley Road) and then performing a rolling "slowdown" through the Albert Place intersection. My nine-year old son collided with a car this summer in this manner as he continued riding down Albert Place, across Edward Bentley Road, where there is no stop sign at the Albert Place intersection. Fortunately, he only suffered some scrapes to his feet and was not seriously injured.

Finally, in the summer mornings, there often is a group of bicyclers from outside the neighborhood who seem to think they are part of a professional peloton. They speed through stop signs as they focus on their speed and workout. Implementing more rumble strips on the main straight aways on the Isle of Wight would also further slow traffic and deter reckless bicyclers.

There are many young families in the area whose kids (including mine) are on bikes and whose play occasionally enters the street. Slowing traffic is a top priority for our community along with ensuring the safety of all residents and visitors.

Sincerely,

Erick & Michaela Davis  
284 Edward Bentley Road

Incorporated Village of Lawrence October 23, 2025

September 29, 2025

Board of Trustees  
Village of Lawrence  
196 Central Avenue  
Lawrence, NY 11559

Dear Members of the Board of Trustees,

My name is Richard Payne and my wife and I have owned the house at 275 Victoria Place since 1985. I am writing to ask the Village of Lawrence to install four-way stop signs at the intersection of Edward Bentley Road and Victoria Place and the intersection of Edward Bentley Road and Albert Place.

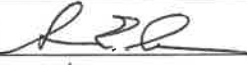

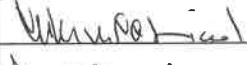
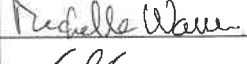
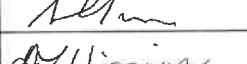
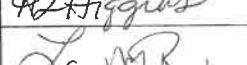
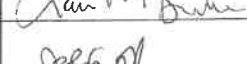
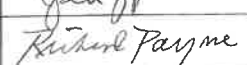

The past couple of summers we have seen several near tragic accidents caused by the combination of cars going too fast on Edward Bentley Road and sight lines from Victoria Place and Albert Place being blocked by high hedges. This combination is dangerous for the many children riding their bicycles on these streets as well as cars turning onto Edward Bentley Road from Victoria Place and Albert Place. Edward Bentley Road is the Main Street through our neighborhood and most residents as well as service vehicles travel this road during the week as well as on the weekends. Most, if not all, of the residents of this neighborhood in Lawrence support this request.

My wife and I and other residents would appreciate your assistance in facilitating the installation of these stop signs. Thank you very much for considering this request.

Sincerely,

Richard B. Payne Jr.

**Request for Stop Signs Installation at (1) Edward Bentley Road and Albert Place and (2) Edward Bentley Road and Victoria Place**

Printed Name	Signature	Address	Date Signed
Summer E. Anderson		1 Edward Bentley Road Lawrence, NY 11559	8/30/25
Christopher Herdack		5 Daniel Cox Rd Lawrence, NY 11559	8/30/25
Annaur Nicole		208 SAGE AVE LAWRENCE NY 11559	30 AUG 25
Michelle Warren		268 Victoria Pl Lawrence NY 11559	8/30/25
Charles Lerner		1 ex Fox Pl Lawrence NY 11559	9/3/25
Ann Lindsay Higgins		100 Edward Bentley Rd. Lawrence, NY 11559	8/30/25
Laura Burke		110 Edward Bentley Rd Lawrence NY 11559	8/30/25
John & Nancy Sipp		206 Sage Ave. Lawrence, NY 11559	8/30/25
Richard Payne		275 Victoria Place Lawrence, NY 11559	8/30/25


**Request for Stop Signs Installation at (1) Edward Bentley Road and Albert Place and (2) Edward Bentley Road and Victoria Place**

Printed Name	Signature	Address	Date Signed
Cynthia Ziegler	<i>Cynthia Ziegler</i>	110 Berkshire Pl. Lawrence NY 11559	08/30/25
REAO ZIEGLER	<i>[Signature]</i>	110 Berkshire Pl. Lawrence, NY 11559	8-30-25
Courtney HARRARI	<i>Courtney Harrari</i>	5 Daniel Cox Rd Lawrence NY 11559	8-30-25
Miriam Chen	<i>Miriam Chen</i>	2 Oxford Place Lawrence NY 11559	8-30-25
DEVICE DALY	<i>Devise Daly</i>	310 Victoria Pl.	8/30/25
Hilary Northrup	<i>Hilary Northrup</i>	121 Berkshire Pl	8/30/25
Jennifer Brooks	<i>Jennifer Brooks</i>	272 Sage Avenue	Aug 30, 2025
THOMAS KEATING	<i>Thomas Keating</i>	262 BERKSHIRE PLACE	Aug 30, 2025
KAREN KEATING	<i>Karen Keating</i>	262 Berkshire Place	Aug 30, 2025

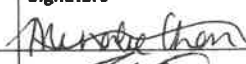

**Request for Stop Signs Installation at (1) Edward Bentley Road and Albert Place and (2) Edward Bentley Road and Victoria Place**

Printed Name	Signature	Address	Date Signed
MARY STAFFORD	<i>Mary Stafford</i>	275 Victoria Place	8/30/2025
Peter Brooks	<i>Peter Brooks</i>	272 Sage Ave	8/30/25
M. David Sheml	<i>M. David Sheml</i>	6575 EBR	8/30/25
Liz Gately + Greg Gately	<i>Liz Gately</i>	264 Causeway	8/30/25
ANDRIY FALENCHUK	<i>Andriy Falenchuk</i>	7 Stable Ln	8/30/25

**Request for Stop Signs Installation at (1) Edward Bentley Road and Albert Place and (2) Edward Benley Road and Victorica Place**

Printed Name	Signature	Address	Date Signed
Charles C. Higgin		100 Edward Bentley Rd	8/30/2023

**Request for Stop Signs Installation at (1) Edward Bentley Road and Albert Place and (2) Edward Bentley Road and Victoria Place**

Printed Name	Signature	Address	Date Signed
Maria Chen		2 Oxford Place, Lawrence, MA 01850	8-30-25
Erick + Michaela Davis		284 Edward Bentley Rd	8-30-25

**EXHIBIT C**

October 6, 2025

Re. the intersection of Alonzo Road and Doughty Boulevard, in Lawrence, NY

Dear Village of Lawrence,

In an effort to avoid the frequent occurrence of moving vehicle accidents on Doughty Boulevard at the intersection of Alonzo Road, we, the immediate residents and neighbors of Alonzo Rd. and Doughty Blvd, are consenting and requesting the Village to install a 'Stop' sign on Alonzo Road, where the road ends and intersects with Doughty Blvd..

In addition, we are respectfully requesting the Village to install speed bumps (or the like) on Doughty Blvd., between Central Ave. and Alonzo Rd., and in between Alonzo and Moss Street, to encourage drivers to decrease their speed on Doughty Blvd., which is a primary factor in the increase of MVA's at the Doughty and Alonzo intersection.

Sincerely,



David Alter – 2 Alonzo Rd., Lawrence



Chaim Kaufman – 1135 Doughty Blvd., Lawrence



Michael Salamon – 1125 Doughty Blvd., Lawrence

**EXHIBIT D**

**Lawrence Yacht & Country Club  
GM Report – October 23rd, 2025**



**SEPTEMBER FINANCIALS**

- September was an extremely successful month with great weather and a full golf course throughout the month. Green Fee Revenues increased by 31% from last year, Cart Fees by 10% and an overall Revenue increase of 16%.

**MEMBERSHIP COUNTS**

- 2026 Rates were announced to the Membership on October 1st, and we opened Membership to new members. At time of writing, we have 5 new Golf members (Non-Resident: 1 Platinum, 3 Bronze, 1 Junior).
- 3 Existing Members have already renewed their membership. We do anticipate slow renewal until our December 31<sup>st</sup> early bird incentive deadline draws closer.
- Our Membership Dues Revenue line remains strong with a monthly increase of \$11,000 in comparison to last year.
- Below shows our member count as of September 30<sup>th</sup>, 2025.

	RESIDENT		NON-RESIDENT		TOTAL		DIFF.
	2024	2025	2024	2025	2024	2025	
TENNIS	29	26	33	34	62	60	-2
PLATINUM	14	11	1	4	15	15	0
GOLD	2	5	1	5	3	10	7
SILVER	3	12	3	2	6	14	8
FAMILY	0	1	1	1	1	2	1
EXEC FAMILY	6	4	1	0	7	4	-3
JUNIOR	19	12			19	12	-7
REC PERMIT	73	71	40	46	113	117	4
TOTAL							

	RESIDENT		NON-RESIDENT		TOTAL		DIFF.
	2024	2025	2024	2025	2024	2025	
GOLF	12	11	91	88	103	99	-4
PLATINUM	17	14	103	68	120	82	-38
GOLD	5	2	66	55	71	57	-14
SILVER	9	37	122	113	131	150	19
BRONZE	1	2	24	21	25	23	-2
FAMILY	0	0	2	7	2	7	5
EXEC FAMILY	26	29	44	47	70	76	6
JUNIOR	70	95	452	399	522	494	-28
TOTAL FULL MEMBER	67	41			67	41	-26
REC ADULT	18	11			18	11	-7
REC SENIOR	33	11			33	11	-22
REC JUNIOR	188	158	452	399	640	557	-83
TOTAL							

**CLUBHOUSE**

Greenview	ChapaNosh (Kosher)	Schick (Kosher)	Elite (Kosher)	Prime (Kosher)
10 events	5 events	0 events	1 event	0 events

- Catering continues to impress with 15 events in September that once again doubled Catering Revenues from previous year.

**GOLF OPERATIONS**

- **GREEN/CART FEES** – September was a great month for Golf Operations. Green Fee revenue was up by over 30% from September 2024, and Cart Fee revenue was up by 10%. This has now narrowed the gap to less than 5% for the Fiscal Year over Year revenues.
- Aerification of the Golf Course was delayed to October which assisted in the improved Revenue. Members have been appreciative of this delay.
- 4 Golf Outings were successfully carried out in September, and our Labor Day Member Tournament was well attended with over 50 Members and their Guests participating.

**TENNIS & PICKLEBALL OPERATIONS**

- On Sunday, September 14<sup>th</sup>, we held a great Tennis and Pickleball Charity event supporting the local community. This was a great success with over 100 in attendance, that brought visibility to the club. We look forward to hosting more of these events in the future.
- October has been a quiet month, however the courts will remain open until the end of the Month. Winterizing the facility will begin at the latter half of October.



**COURSE AND GROUNDS**

- Primary focus has been regular maintenance of the Golf Course whilst competing with mother nature.
- In September, we continued to slit seed Bentgrass into tees and fairways. Bentgrass is a more heat and drought tolerant cool season turf species.
- Aerification of Fairways and Tees have now begun, with Green aeration planned for the last week of October.