

The Organizational Meeting of the Board of Trustees was held on Thursday, July 17, 2025 at the Lawrence Village Hall, 196 Central Avenue, Lawrence, New York 11559.

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

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

The Board convened in Work Session at 6:00 p.m. to discuss various agenda items.

WORK SESSION

Board Action: No Board action was taken.

Work Session ended at 8:17 p.m.

ORGANIZATIONAL MEETING

Board Action: Trustee Felder moved the approval to open the Organizational meeting. Trustee Gottesman seconded the motion. All in favor.

Mayor Nahmias called the Regular Meeting to order at 8:23 p.m.

PUBLIC HEARINGS

June 17, 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 September 18, 2025 BOT meeting.

Public Hearing #2 regarding proposed Local Law #8 of 2025 to amend Chapter 6 of the Village Code regarding Board of Zoning Appeals members

Board Action: Trustee Felder moved to open the Public Hearing regarding proposed Local Law #8 of 2025 to amend Chapter 6 of the Village Code regarding Board of Zoning Appeals members, attached hereto as Exhibit "A". Trustee Gottesman seconded the motion. All in favor.

Board Action: After hearing no further comments Deputy Mayor Roz moved to close the Public Hearing regarding proposed Local Law #8 of 2025 to amend Chapter 6 of the Village Code regarding Board of Zoning Appeals members, attached hereto as Exhibit "A". Trustee Gottesman seconded the motion. All in favor.

Board Action: Trustee Felder moved to adopt/approve Local Law #8 of 2025 to amend Chapter 6 of the Village Code regarding Board of Zoning Appeals members, attached hereto as Exhibit "A". Deputy Mayor Roz seconded the motion. All in favor.

Public Hearing #3 to amend the Village Code regarding zoning for properties fronting on multiple streets

Board Action: This item was tabled/adjourned until the next BOT meeting, on September 18, 2025.

PLEDGE OF ALLEGIANCE

Approval of minutes: BOT June 12, 2025 and Special BOT July 7, 2025

Board Action: Trustee Felder moved the approval of the June 12, 2025 BOT meeting minutes and the Special July 7, 2025 BOT meeting minutes. Trustee Gottesman seconded the motion. All in favor. The motion carried/passed.

GOOD & WELFARE

- 1) Judi Bernstein of 54 Meadow Lane stated that she read in the newspaper that the Town of Hempstead's repeal of the Transit-Oriented Development plan in Inwood and North Lawrence is null and void because it failed to comply with state law by not seeking approval from the Nassau County Planning Commission. With the zoning changes rescinded, the North Lawrence and Heatherwood Communities LLC projects can now move forward. Ms. Bernstein stated that in the past, the previous Board allowed use of the LY&CC to hold meetings (at no cost) to stop the over development and inquired if this Board would grant the same access and be in support of same. Mayor Nahmias responded that Mr. Castro would get back to her regarding her inquiry.

Ms. Bernstein added that there are four (4) pending projects in this area: Pearsall is 98 units; The Woodmere Club is 160 (55 & over); plus, the two pending projects (Heatherwood and North Lawrence). She added that she didn't know the estimate of how many children would be amongst all of these projects, possibly creating the need for more classrooms/schools. Ms. Bernstein stated that in 2022, the estimated cost of building a new school was \$50 million; plus, teachers, nurses, social workers, staff, etc. Ms. Bernstein said that she spoke to Tova Plaut, who suggested that she attend a School Board meeting, which she said she intended to do. She is fearful that this would impact the Town of Hempstead's or possibly Village residents' taxes, in addition to the traffic and infrastructure challenges. Discussion ensued in this regard.

- 2) Paris Popack of 371 Kenridge Road requested that the Mayor and Board object to the "TOD" in Inwood and North Lawrence, as they had done before. Ms. Popack stated that the Town of Hempstead needs to put it on their agenda and revote; they can rescind it again; start over and do the right thing, "and rescind". She added that she's hoping that they're on the same page and as a Board, would be vocal about it. Ms. Popack has put out a petition regarding the "TOD" as well as The Woodmere Club development. Discussion ensued in this regard. Village Attorney John Ryan explained that legally there is nothing that the Village can do at this point. The Board thanked Ms. Popack.
- 3) Rochelle Kevelson of 21 Causeway stated that the lights are on during the day on Rock Hall Road and Route 878 coming from Atlantic Beach. She added that some of the lights are out as well. Mayor Nahmias responded that the Village, very recently repaired 11 street lights on Route 878 coming from Atlantic Beach, which was a major undertaking and repair; which has been completed. Ms. Kevelson went on to give further recommendations. Ms. Kevelson acknowledged the Board saying; that "it's a hard job that you're all doing". The Mayor and Board thanked Ms. Kevelson.
- 4) J. Lawrence Kolodny of 10 Boxwood Lane requested (on behalf of himself and his neighbors) more Code Enforcement (prior to 7:00 a.m.) for the cars parked up to the corner on Boxwood Lane, as well as on Central Avenue; for the Shul across the street, where he attends. He inquired about adjusting the parking signage as well. Discussion ensued in this regard.
- 5) Mike Pinz of 70 Auerbach Lane, requested increased enforcement of the Code and a resolution of his issues with his neighbor, Michael Kaffash, who is doing construction on a house on Main Street and Park Row, that backs up to Mr. Pinz's house. The elevation albeit adjusted, is still not complying with the Village Code, and Mr. Pinz stated that he is a "repeat offender, with multiple construction

projects in the Village". Discussion ensued and Mayor Nahmias suggested a meeting with Mr. Pinz and Mr. Kaffash to resolve this issue once and for all; adding that the Village would follow-up and get back to Mr. Pinz. Mr. Pinz thanked the Mayor and Board.

- 6) Tzvi Kay of 1121 Doughty Blvd. addressed the Mayor and Board regarding the two-hour parking and Code Enforcement on Doughty Blvd. Mayor Nahmias, once again, offered Mr. Kay the opportunity to purchase a permit for parking during the day, on Doughty Blvd., for the nominal (annual) amount of \$100.00; which would resolve his concern. The Mayor went on to state that Mr. Kay must be respectful to Village employees, officials and Administration, while respecting the Village Code/law as well. Mr. Kay stated the following: "First of all, I was extremely polite to your Code Enforcement Officer. Second of all, I asked a very simple question. For example, my neighbor (and landlord), Mr. Chutter had a son coming to visit for Shabbos. He had a car parked in front of there. I understand, according to the last meeting I had here; the last conversation I had here, is that it's not intended as a punitive measure, it's intended as an enforcement issue because multiple people (said) it's an egregious violation; someone complains..." Mayor Nahmias responded that the Village has received multiple complaints regarding questionable housing on Doughty Blvd. The Mayor responded that Mr. Kay must respect the law and that the Village is willing to sell him a permit to do so. Mr. Kay was asked to respond respectfully and after a short exchange where he failed to do so, Mr. Kay was asked to leave.
- 7) Joseph Lifschutz of 6 Regent Drive came to discuss the Town of Hempstead's repeal of the ("73-acre development") Transit-Oriented Development plan in Inwood and North Lawrence, that the community residents have been involved with for many years. He ran through the history of how the zoning was surreptitiously pushed through; the prior administration being lax; the zoning was repealed; leaving a little loophole which led to the developers going to court and get the repeal rescinded; due to the fact that it was never brought before the Nassau County Planning Commission. In addition, they rushed through getting the required design committee, which they hadn't previously done; and are now able to move forward as before. Mr. Lifschutz went on to say that they now have a right to build, and entered for the record, an article (the second article) that appeared in VINnews, attached hereto as Exhibit "B". Discussion ensued in this regard and Village Attorney John Ryan explained that the Village is not able to sue and does not have standing to make a claim at this point in time. It needed to be done before the zoning was enacted. Any Village lawsuit would be thrown out - - it would be a waste of time and money. Mayor Nahmias stated that the Town (of Hempstead) is appealing (which triggers an automatic "stay"); and there is a lot of pressure on the developer to convert to condos and a smaller project.

He added that right now we have time on our side. Further discussion ensued. The Mayor advised that Village residents can advocate and voice their concern to the elected officials in Hempstead, as much of this is outside of the Village's jurisdiction. Mr. Lifschutz requested that the Village "publicize" this matter and any meetings that may arise to address it. The Mayor responded that he and the Board would take it under advisement.

- 8) Ira Ehrenberg of 124 Cumberland Place thanked the Mayor and Board for their support over the years with the JCC challenges on Cumberland Place, as well as the parking and gate situations. Mr. Ehrenberg went on to say that in switching over from the school to the summer camp, the JCC has been parking irresponsibly on Cumberland Place (i.e., in front of pumps and driveways, etc.) and "has not gotten the memo". He has sent pictures to the Mayor and Board and thanked them for sending Code Enforcement to address these issues.

- 9) Eli Kutner of 114 Cumberland Place thanked the Mayor and Board for the wonderful job that they do; he knows that it takes a lot of work. In addition, he thanked them for being open to his and his neighbors' concerns. Mr. Kutner stated that someone broke into his garage this week and stole a bicycle. He did file a police report. Mr. Kutner added that the lock on the gate to the LIRR (Lord Avenue) has been ripped off and is totally gone, leaving it open for people to come through. Mr. Kutner would like to see some sort of "substantial" lock on the gate, which some residents do want and some residents don't want. It had previously been decided, after the Village placed multiple locks as well as permanently locked the gate, that it would be left up to the residents to handle and install some kind of system. Mr. Kutner's main issue, however, is that he and his neighbors learned that there is a "new, wonderful organization", called Israel Chesed Center ("we love Israel; we love Chesed' we love centers"), taking space in the JCC Temple building at 140 Central Avenue. He acknowledged previously speaking to Board members about this but wanted to voice his concerns, for the record. Mr. Kutner read the Village Code aloud about what is permissible on Cumberland Avenue. He went on to say that the Israel Chesed Center is an accessory (incidental) use that is not one of the permissible uses under the Village of Lawrence Code; "it belongs in District K, which allows for commercial enterprises; for example, Central Avenue/Rockaway Turnpike area. Mr. Kutner added that District C is meant to be a residential neighborhood only. "It's not a place for a club; it's not a place for a Chesed Center, and the Code ostensibly says that outright". Mr. Kutner went on to say that it's not only a Code issue, it comes down to a safety issue. It's not even a quality of life issue. Beyond the abundance of vehicles speeding down the street and going the wrong way, emergency vehicles cannot get through. He stated that it's up to the Village to enforce and he appreciates all that the Board is doing.

- 10) Dr. Steven Rubell, of 125 Winchester Place agreed with everything that Eli Kutner said. He lives opposite from the JCC (on Winchester Place), and his "concern is that is this a prelude for more ominous things to come"? "Possibly could there be a sale?" Mayor Nahmias responded that he didn't know the answer to that, but there are meetings to be held (with the JCC and its principals) to find/reach a "global solution", once and for all, that works for everyone. The Mayor added that the Village is standing very strong and very firm on the issue and "we certainly believe that this situation should not be occurring, with the parking". Mayor Nahmias reiterated that "we're looking for a global solution; not just one solution now and one solution later; because it seems to be every time there's a new caterer or new tenant, new things happen there and we have to address it once and for all." Dr. Rubell and the Mayor thanked each other.
- 11) Paris Popack stated that someone called her and asked if the Village allows dogs in Zion Park. She responded "absolutely not". The sign on the side of the LIRR parking lot is very clear and the sign on Central Avenue is very dark and not legible. Ms. Popack requested that the Village replace this illegible sign, to which the Mayor responded that this would be taken care of. Ms. Popack revisited the "TOD" Development/situation, saying: "That got passed with an engineering report that wasn't really up to snuff. So, the Town, in their wisdom; I'll give them tons of credit for this; hired a very reputable company, Nelson & Pope, and they came back with a report which helped them make their decision. So, that wasn't really done, I would say, in a Kosher manner. They kind of backed into their variance situation. So, they really should, I think, in my opinion, go the right way. Not hand them another - - a settlement. This should really be rescinded; and then start from scratch; like everybody else would have to come in and do variance work. Sadly, that whole area really should have been planned by a team of people that do this kind of thing." Mayor Nahmias responded: "I think everybody believes that something - - that area needs improvement". Ms. Popack responded: "It does". Ms. Popack added: "It needs to be planned". Mayor Nahmias closed with: "We understand". He then thanked Ms. Popack.
- 12) Yosef Nussbaum of 124 Richmond Place inquired as to the future plans/intentions of the JCC, as a concerned neighbor. He has had concerns in the past which were brought to the Village, who was very helpful in working together and is certainly looking to do that (again). He had one comment on the development over the train tracks; he remembers reading that there may have been a bit of a Superfund site there. There may have been some spill/environmental issues with that particular site, which may require remediation.

NEW BUSINESS

Item #1 – Approve Abstracts #'s

General Fund	# 1323, 1324, 1325, 1326, 1327, 1328, 1329
Recreation Fund	# 990, 991, 992, 993, 994, 995, 996, 997, 998, 999
Payroll Fund	# 062025, 070425, 071825

Board Action: Trustee Felder moved to approve General Fund Abstracts #1323, #1324, #1325, #1326, #1327, #1328 and #1329; Recreation Fund Abstracts #990, #991, #992, #993, #994, #995, #996, #997, #998 and #999; and Payroll Fund Abstracts #062025, #070425 and #071825. Trustee Gottesman seconded the motion. All in favor.

Item #2 – Announce June 17, 2025 VOL Election Results

Village Administrator Gerry Castro announced the official June 17, 2025 Village election results, which were as follows:

Trustee:

Votes cast for Dr. Tamar Roz	<u>288</u>
Votes cast for Aaron M. Parnes	<u>324</u>
Votes cast for Paris C. Popack	<u>69</u>
Votes cast for Robert Sharaby	<u>2</u>
Votes cast for Eliezer Cohen	<u>1</u>
Votes cast for Nathaniel Wein	<u>1</u>
Votes cast for Big Bertha	<u>1</u>

Board Action: No Board Action was taken.

Item #3 - Appointments and Designations

Board Action: This item was tabled until the next BOT meeting.

Item #4 – LY&CC Status Report

LY&CC General Manager Kevin Dudleston presented the LY&CC GM Report for July 2025, attached hereto as Exhibit "C". He concluded the July 2025 Report stating that the net income is up 10%, as Mayor Nahmias noted as well.

Board Action: No Board Action was taken.

Mayor Nahmias requested Village Clerk/Treasurer Lina Fusco present her **Financial Report**, which was as follows:

"Budget controls, operational efficiency, smart allocation of funds, and grant acquisitions have resulted in an increase, from the prior year, of approximately \$1.4 million in available cash reserve. Last year, the balance was \$6,027,000.00; this year it's almost \$7,400,000.00.

The financial success of the Village of Lawrence can largely be attributed to the Mayor and Board's implementation of effective budgetary controls." There was a round of applause and someone uttered "good job"!

Item #5 - Approve 2025 – 2026 Schedule/Calendar of BOT Regular Meetings

Board Action: Trustee Felder moved to approve the amended 2025 – 2026 BOT Schedule/Calendar of regular meetings as follows and attached hereto as Exhibit "D":

BOARD OF TRUSTEES MEETING
CALENDAR FOR 2025 – 2026
VILLAGE OF LAWRENCE
WORK SESSION AT 7:00 PM – GENERAL MEETING AT 8:00 PM

ALL MEETINGS AT VILLAGE HALL, 196 CENTRAL AVE.,
LAWRENCE, NY 11559 (except as noted)

JULY 17, 2025

Monday, AUGUST 18, 2025

Thursday, SEPTEMBER 18, 2025

Thursday, OCTOBER 23, 2025

Thursday, NOVEMBER 13, 2025

Thursday, DECEMBER 11, 2025

Thursday, JANUARY 15, 2026

Thursday, FEBRUARY 12, 2026

Thursday, MARCH 12, 2026

Thursday, APRIL 16, 2026

Thursday, MAY 14, 2026

Thursday, JUNE 11, 2026

Thursday, JULY 16, 2026

Deputy Mayor Roz seconded the motion. All in favor.

Item #6 – Approve amended schedule to go out to bid for repaving of Mulry Lane, Mistletoe Way, Margaret Ave., Muriel Ave., Copperbeech Lane (entire area), Sutton Pl. S. (approx. 275 ft.), Waverly Place and the Lawrence Train Station

Mayor Nahmias added that this is the first time in many years that the Village of Lawrence is spending approximately \$1 million in road repaving work, and we're going to do as much as we can every year to bring our roads to the conditions that they should be. The Mayor gave a big thank you to the DPW.

Board Action: Trustee Parnes moved to approve the amended schedule to go out to bid for repaving of Mulry Lane, Mistletoe Way, Margaret Ave., Muriel Ave., Copperbeech Lane (entire area), Sutton Pl. S. (approx. 275 ft.), Waverly Place and the Lawrence Train Station. Deputy Mayor Roz seconded the motion. All in favor.

Item #7 – Approve Village Policies

Village Administrator Gerry Castro read the list of the Village policies to be approved (renewed) at tonight's meeting:

- a) Procurement Policy
- b) Workplace Violence Prevention Policy
- c) Vehicle Use Policy
- d) Discrimination & Sexual Harassment Policy
- e) Investment Policy
- f) Electronic Communication Systems Policy

Board Action: Trustee Felder moved the approval of the Workplace Violence Prevention Policy, Vehicle Use Policy, Discrimination & Sexual Harassment Policy, Procurement Policy, Investment Policy and Electronic Communication Systems Policy. Deputy Mayor Roz seconded the motion. All in favor.

Item #8 – Approve Public Hearing to amend the Village Code regarding Planning Board Terms for September 18, 2025 BOT meeting

Board Action: Trustee Felder moved to approve setting a Public Hearing to amend the Village Code regarding Planning Board Terms, for the September 18, 2025 BOT meeting. Trustee Parnes seconded the motion. All in favor.

Item #9 – Approve Public Hearing to amend Chapter 90 of the Village Code regarding Fireworks

Board Action: Trustee Felder moved to approve a Public Hearing to amend Chapter 90 of the Village Code regarding Fireworks, for the September 18, 2025 BOT meeting. Trustee Parnes seconded the motion. All in favor.

On motion by Trustee Felder, seconded by Trustee Parnes and unanimously approved, the Board adjourned at 9:31 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.

A handwritten signature in cursive script, appearing to read "Gerry Castro", is written over a horizontal line.

Gerry Castro, Village Administrator

EXHIBIT A

Proposed Bill No. 8 of 2025

**INCORPORATED VILLAGE OF LAWRENCE
BOARD OF TRUSTEES**

Proposed Local Law No. 8 of 2025

A LOCAL LAW AMENDING CHAPTER 6
OF THE LAWRENCE VILLAGE CODE
REGARDING BOARD OF APPEALS
MEMBERS

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

§ 6-1. Supersession. [Added 7-13-2010 by L.L. No. 5-2010¹]

- A. Pursuant to Municipal Home Rule Law § 10(1)(ii)(e)(3) and other provisions of State law vesting in the Village Board of Trustees, the following sections of the Village Law are hereby amended and superseded with respect to the Village of Lawrence, to read as follows:

§ 7-712, Subdivision 2. Appointment of members. The existing five-member Board of Appeals of the Village of Lawrence is continued, and all members of such board may continue to serve on such board for the remainder of the terms for which they were duly appointed. The Board of Trustees shall appoint the members of the Board of Appeals and the chairperson and vice-chairperson thereof. In the absence of the chairperson and vice-chairperson, the Board of Appeals may designate a member to serve as acting chairperson. The Board of Trustees may appoint and provide for compensation to be paid to experts, clerks and a secretary and provide for such other expenses as may be necessary and proper, not exceeding the appropriation made by the Board of Trustees for such purpose.

§ 7-712, Subdivision 4. Terms of members.

- (a) Each member of the Board of Appeals in office at the effective date of this law may continue to hold office for the balance of the term for which each such member was appointed. Upon the expiration of each such term, the successor to each such member shall be appointed for a term of ~~three~~ **two** official years.

- (b) The appointment of a member to the board for the term of office which commences on ~~July 5, 2010~~ **July 3, 2025** shall be for a term of ~~three~~ **two** official years, and upon the expiration of any such term, the successor to such member shall serve a term of ~~three~~ **two** official years.
- (c) The term of office of the chairperson and vice-chairperson shall be coterminous with such member's term of office as a member of the Board of Appeals.

1. **Editor's Note:** This local law also provided for the redesignation of former §§ 6-1 and 6-2 as §§ 6-2 and 6-2.1, respectively.

EXHIBIT B

7/11/25, 2:37 PM

Is it Time to Say Kaddish For the Five Towns? Anatomy of a Political Betrayal by Nassau County Republicans - VINnews

Is it Time to Say Kaddish For the Five Towns? Anatomy of a Political Betrayal by Nassau County Republicans

July 11, 2025 5:42 am
By Shira Miller



A \$154 Million Developer Gets His Way While Residents Get Sold Out

By Shira Miller

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Lookout Five Towns! The stench of political corruption is quite thick in the air around Nassau County, where a brazen manipulation of zoning laws has opened the door for Heatherwood Communities' massive \$154 million apartment complex in the heart of the Five Towns right next to the Lawrence post office—despite fierce community opposition and blatant violations of state law.



<https://vinnews.com/2025/07/11/is-it-time-to-say-kaddish-for-the-five-towns-anatomy-of-a-political-betrayal-by-nassau-county-republicans/>

1/8

7/11/25, 2:37 PM

Is it Time to Say Kaddish For the Five Towns? Anatomy of a Political Betrayal by Nassau County Republicans - VINews

This is not just another zoning dispute. This is a masterclass in how elected officials have betrayed their constituents to line the pockets of wealthy developers. And at the center of this scandal sits Nassau County Executive Bruce Blakeman, whose razor-thin 2,500-vote victory margin in the last election suddenly looks very vulnerable.

The legal maneuvering here reads like a playbook for corruption. Here is how Hempstead's politicians tried to pull a fast one on their own residents:

When Hempstead first contemplated repealing its transit-oriented development zoning code, they included a crucial "grandfather clause" that would have allowed Heatherwood to move forward with their project. The town submitted this proposed repeal to the Nassau County Planning Commission, which gave its approval.

But then, in November, the town board pulled a sleight of hand. For those who remember the Wizard of Oz, "Ignore the man behind the curtain." Our elected leaders approved the repeal but conveniently eliminated the grandfather clause that would have helped the developer. Problem solved, right? Wrong.

The Legal Chaos

This created two separate legal battles that expose the depths of this corruption:

The Phantom Board Case: Heatherwood demanded that a design review committee be appointed under the zoning code. **The town simply ignored this legal requirement.** When challenged in court, State Supreme Court Judge Conrad Singer ruled that the town had violated state law by modifying the repeal without seeking new county approval. The judge was crystal clear: "Removing the 'grandfathering' exception changed the resolution fundamentally and eliminated the basis of the [Nassau County Planning Commission] recommendation."

The Bogus Repeal Case: The judge ruled that the flawed repeal had "no effect" and that the original transit-oriented development law remained in force. This means Heatherwood's project should go full speed ahead and proceed under the original rules.

In a stunning victory for the developers, Nassau County Supreme Court Justice Singer has now issued two recent decisions that lay bare the town's complete capitulation to Heatherwood's demands.



Incorporated Village of Lawrence July 17, 2025

7/11/25, 2:37 PM

Is It Time to Say Kaddish For the Five Towns? Anatomy of a Political Betrayal by Nassau County Republicans - VINnews

The first decision, dated June 9, 2025, and entered in the County Clerk's office on June 11, 2025, in the case *Matter of 25 Wanser LLC and 40 Bayview LLC v. Town of Hempstead* (index number 616311/2024), delivered a crushing blow to residents' hopes. Justice Singer:

- **Declared that the Town failed to perform a duty enjoined by law** by refusing to appoint a Design Review Committee or process the developers' permit application
- **Directed the Town to form a Design Review Committee forthwith** and commanded this committee to review and act upon the development application under the Town TOD Ordinance

The court's language is damning—the town didn't just make a mistake; they "failed to perform a duty enjoined by law." In plain English: they broke the law by trying to block the developer.

What's particularly telling is that this decision "is not self-executing and therefore can be avoided"—meaning the town could still fight back. The suggested course of action? File an appeal to the Appellate Division, Second Department. But will they? Or will they simply roll over and let the developers have their way?

The Process That Should Have Happened (But Didn't)

Here's what honest politicians would have done: Take the modified law back to the Nassau County Planning Commission, wait the required 30 days for review, and then vote on it properly. That's it. Simple, legal, transparent.

Instead, what did they do?



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They rushed to appoint a design review committee—headed by the building department chief and two others—without waiting for the proper legal process. This wasn't incompetence. **This was purposeful manipulation.** The hope was that their constituents would not be savvy enough to figure out what they were doing.

Sadly, Nassau County Executive Bruce Blakeman's fingerprints are all over this scandal. This is the man that wishes to be governor! His tacit support for ramming through this developer-friendly project against the clear will of his constituents isn't just morally bankrupt—now that Five Towns residents know what is happening—it's both stupidity and sheer political suicide.

Blakeman won his last election by a mere 2,500 votes. That's not a mandate; that's a warning. Now he's **actively working against the interests of the very people who put him in office.** Every resident who opposed this project, every person who attended those packed town meetings, every voter who believed in proper legal processes—they are all watching, and seething.

This is not just about Blakeman. Town Supervisor Don Clavin and the Republican establishment have shown their true colors. They've chosen developer profits over resident rights, backroom deals over transparent governance, and political expedience over legal integrity.

The Republican Party that once claimed to stand for law and order, for local control, for listening to constituents, has revealed itself to be nothing more than



7/11/25, 2:37 PM

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a vehicle for fat cat developers to bulldoze through community opposition.

This scandal represents everything wrong with local politics. When developers can essentially purchase favorable zoning decisions through political influence, when elected officials can ignore state law with impunity, when the legal process can be manipulated to serve special interests—democracy dies.

The residents of Hempstead deserve better. They deserve officials who follow the law, respect the process, and actually represent their interests instead of selling them out to the highest bidder.

The community isn't taking this betrayal lying down. A grassroots petition on Change.org titled "**Demand the Town of Hempstead STOP Massive Overdevelopment of the Five Towns!**" has emerged as a rallying cry for residents who refuse to let their neighborhoods be sacrificed for developer profits.

The petition cuts through the political doublespeak with stark clarity: "Our Suburban Community Is in Danger!" It demands that the Town Board "listen to the will of the people and correct this technical defect immediately" and "reaffirm their 11/19/24 decision to Rescind the ENTIRE TOD zoning."

The petition reveals just how devastating this project will be. An environmental review by Nelson Pope Voorhis, commissioned by the Town itself, found that the TOD zoning is detrimental to "community character, infrastructure, public health, quality of life, security, emergency services and traffic." The Town's own study condemns the project, yet officials are still pushing it through!

The petition asks the crucial question that should haunt every official involved: "How will we get out of here if there is an emergency evacuation?" With thousands of additional cars, vans, and trucks clogging already strained roads daily, this endangers lives.

The Solution They're Refusing to Take

The petition makes the solution crystal clear: "The Town should REINTRODUCE the resolution with proper procedural COMPLIANCE with a FRESH VOTE to RESCIND the 2019 TOD Zoning changes AND RESCIND the Grandfathered projects."

It's that simple. Follow the law. Do the paperwork correctly. Listen to your constituents. But instead of taking this straightforward path, officials are



7/11/25, 2:37 PM

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choosing to ram through a project that their own environmental study says will devastate the community.

As John Maccarone, the town attorney, meekly stated, "We are reviewing the court's decision and will act accordingly." But the damage is done. The corruption is exposed. The betrayal is complete.

With Justice Singer's latest ruling ordering the town to immediately form a Design Review Committee and process the developer's application, the question becomes: **Will the town appeal this decision and fight for their constituents, or will they meekly comply and hand the developers their project on a silver platter?**

Bruce Blakeman, Don Clavin, and their Republican enablers have shown their true allegiance—and it's not to the people who elected them. Come election time, those 2,500 votes that put Blakeman in office are looking like a smaller and smaller margin every day.

The question is whether the voters of Nassau County will remember this betrayal when they step into the voting booth. Based on the fury in those town meetings, the growing petition signatures, and the clarity of this judicial rebuke, Blakeman and his cronies better start updating their résumés.

The people of the Five Towns and Hempstead have been sold out, but they have not been silenced. They are organizing, petitioning, and preparing to hold their elected officials accountable. And in a democracy, that makes all the difference.



EXHIBIT C

Lawrence Yacht & Country Club GM Report – July 17th, 2025



MEMBERSHIP NUMBERS

- Throughout June we recruited a further 32 Golf members, bringing our total to 487. Pace of Play continues to be monitored
- Tennis Membership is in line with last year's numbers. With more sign-ups throughout June.
- We currently have a 5% increase year over year for our Membership Dues Line.

GOLF	RES	NON-RES	TOTAL	2024
PLATINUM	11	88	99	103
GOLD	12	68	80	115
SILVER	2	54	56	73
BRONZE	37	113	150	131
FAMILY	2	23	25	25
EXEC FAMILY	0	7	7	2
JUNIOR	28	42	70	67
TOTAL FULL MEMBER	92	395	487	516
REC ADULT	38		38	60
REC SENIOR	11		11	17
REC JUNIOR	13		13	30
TOTAL	154		549	

TENNIS	RES	NON-RES	TOTAL	2024
PLATINUM	28	30	58	62
GOLD	11	3	14	19
SILVER	5	6	11	3
FAMILY	9	2	11	6
EXEC FAMILY	1	1	2	1
JUNIOR	3	0	3	5
REC PERMIT	8		8	12
TOTAL	65	42	107	108

CLUBHOUSE

Greenview	ChapaNosh (Kosher)	Schick (Kosher)	Elite (Kosher)	Prime (Kosher)
7 events	3 events	0 events	1 event	1 event

- Emily is now on Maternity leave until Mid-August. Responsibilities are being taken care of by myself (Bookkeeping and Payroll), Jennifer (Event handling), and Paula (Receptionist).
- A new hood exhaust motor was replaced for the main kitchen.

GOLF OPERATIONS

- Golf Rounds were significantly lower (3954 Rounds) this June than last year (4830 Rounds) due to so many rain days. This 18% reduction did have an impact on retail sales as well as cart sales.
- Strict attention is being kept regarding new Tee Sheet Privileges.
- We have been implementing the Golf Etiquette classes for our Juniors and New Members with over 50 members participating so far.
- The "Play-for-Pink" charity tournament had a successful turnout and was well received.

TENNIS & PICKLEBALL OPERATIONS

- The Tennis team continues to promote night tennis and have increased Tennis programming for the members. The Junior Clinics, especially, have been very successful.
- Members continue to praise the Court Conditions.
- Pickleball Programming remains available; however sign-up has been slow.
- Various maintenance issues were resolved in-house thanks to Mo and his team.

COURSE AND GROUNDS

- The water fountain on the 9th hole was repaired, and successfully re-installed. Daily checking of water line is carried out by the maintenance crew.
- With rainy days, and recently hot days, the primary focus is ensuring the Golf Course remains in good shape. The crew have been spraying where appropriate and hand watering.

EXHIBIT D

**BOARD OF TRUSTEES MEETING
CALENDAR FOR 2025 – 2026
VILLAGE OF LAWRENCE**

WORK SESSION AT 7:00 PM – GENERAL MEETING AT 8:00 PM

**ALL MEETINGS AT VILLAGE HALL, 196 CENTRAL AVE.,
LAWRENCE, NY 11559 (except as noted)**

JULY 17, 2025

Monday, AUGUST 18, 2025

Thursday, SEPTEMBER 18, 2025

Thursday, OCTOBER 23, 2025

Thursday, NOVEMBER 13, 2025

Thursday, DECEMBER 11, 2025

Thursday, JANUARY 15, 2026

Thursday, FEBRUARY 12, 2026

Thursday, MARCH 12, 2026

Thursday, APRIL 16, 2026

Thursday, MAY 14, 2026

Thursday, JUNE 11, 2026

Thursday, JULY 16, 2026