

**TOWN OF HEMPSTEAD**

**ONE WASHINGTON STREET**

**TOWN HALL PAVILION**

**HEMPSTEAD, NEW YORK 11550**

**JUNE 23, 2020**

**7:00 P.M.**

**JOINT HEARING WITH THE VILLAGE OF LAWRENCE &  
THE VILLAGE OF WOODSBURGH**

**BEFORE: DONALD CLAVIN, JR., SUPERVISOR**

**LEE A. ISRAEL, MAYOR OF WOODSBURGH**

**ALEX H. EDELMAN, MAYOR OF LAWRENCE**

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**APPEARANCES :**

DEPUTY SUPERVISOR/COUNCILMAN BLAKEMAN  
SENIOR COUNCILWOMAN GOOSBY  
COUNCILMAN CARINI  
COUNCILMAN D' ESPOSITO  
COUNCILMAN DUNNE, SR.  
COUNCILMAN MUSCARELLA  
TOWN CLERK MURRAY

**VILLAGE BOARD OF WOODSBURGH**

MAYOR ISRAEL  
TRUSTEE HARMAN  
TRUSTEE PLATNICK  
TRUSTEE HIRMAS  
TRUSTEE CAYNE  
CLERK BLANDINO

**VILLAGE BOARD OF LAWRENCE**

MAYOR EDELMAN  
DEPUTY FRAGIN  
TRUSTEE GOLSTEIN  
TRUSTEE KAUFMAN  
TRUSTEE DIAMOND  
VILLAGE ADMINISTRATOR GOLDMAN

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1 SUPERVISOR CLAVIN: Good evening everyone.  
2 I am Don Clavin and tonight is the Public Hearing  
3 on the proposed Coastal Conservation District -  
4 Woodmere Club which would be a joint Public  
5 Hearing between the Hempstead Town Board, the  
6 Village of Lawrence Board of Trustees and the  
7 Village of Woodsburgh Board of Trustees.

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8 In adherence to social distancing  
9 requirements, the two Village Boards are located  
10 in separate, respective rooms within Town Hall,  
11 but utilizing technology, we can all see and hear  
12 each other in real time and we can all be seen by  
13 the ladies and gentlemen that are watching from  
14 their homes.

15 Madam Clerk, please, call the roll.

16 CLERK MURRAY: Supervisor Clavin?

17 SUPERVISOR CLAVIN: Here.

18 CLERK MURRAY: Councilman Blakeman?

19 COUNCILMAN BLAKEMAN: Here.

20 CLERK MURRAY: Councilman Carini?

21 COUNCILMAN CARINI: Here.

22 CLERK MURRAY: Councilman D'Esposito?

23 COUNCILMAN D'ESPOSITO: I am here.

24 CLERK MURRAY: Councilman Dunne?

25 COUNCILMAN DUNNE: Here.

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1 CLERK MURRAY: Senior Councilwoman Goosby?

2 SENIOR COUNCILWOMAN GOOSBY: Here.

3 CLERK MURRAY: Councilman Muscarella?

4 COUNCILMAN MUSCARELLA: Here.

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5 SUPERVISOR CLAVIN: I will, now, turn it  
6 over to Mayor Edelman and the Trustees of the  
7 Village of Lawrence.

8 MAYOR EDELMAN: Good evening, everyone. My  
9 name is Alex Edelman. I am the Mayor of the  
10 Village of Lawrence.

11 With me, tonight, we have Trustees Kaufman,  
12 Trustee Diamond, Trustee Goldstein and Deputy  
13 Mayor Fragin, who chooses to recuse himself from  
14 this Meeting.

15 SUPERVISOR CLAVIN: I will, now, ask  
16 Councilman Blakeman to lead the Town and Villages  
17 - - I am sorry, I apologize - -

18 COUNCILMAN BLAKEMAN: Village of  
19 Woodsburgh, Mayor?

20 MAYOR ISRAEL: Good evening, we would like  
21 to call the June 23, 2020 meeting of the Village  
22 of Woodsburgh which is, now, in session.

23 Michelle, if you could call our roll.

24 WOODSBURGH CLERK BLANDINO: Mayor Israel?

25 MAYOR ISRAEL: Present.

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1 WOODSBURGH CLERK BLANDINO: Deputy Mayor

2 Jake Harman?

3 DEPUTY MAYOR HARMAN: Present.

4 WOODSBURGH CLERK BLANDINO: Trustee Carl Page | 5

5 Cayne?

6 TRUSTEE CAYNE: Present.

7 WOODSBURGH CLERK BLANDINO: Trustee Barry

8 Platnick?

9 TRUSTEE PLATNICK: Present.

10 WOODSBURGH CLERK BLANDINO: Trustee Alan

11 Hirmes?

12 TRUSTEE HIRMES: Present.

13 WOODSBURGH CLERK BLANDINO: We have Village

14 Clerk Michelle Blandino present and Village

15 Attorney Brian Stolar present and Kathryn Eisman

16 of Nelson, Pope & Voorish, present.

17 SUPERVISOR CLAVIN: I ask Councilman

18 Blakeman and all of us to join in the Pledge of

19 Allegiance.

20 COUNCILMAN BLAKEMAN: Please, stand if you

21 can and join with me. "I pledge Allegiance" - -

22 (Whereupon, Councilman Blakeman led the

23 Assembly in the Pledge of Allegiance. After, the

24 following ensued.)

25 SUPERVISOR CLAVIN: Madam Clerk, will you,

1 please, call the item on our calendar.

2 CLERK MURRAY: Proposed amendment of the  
3 Building Zone Ordinance to add a new Chapter VIIB  
4 for the creation of a new zoning district to be Page | 6  
5 entitled the "Coastal Conservation District -  
6 Woodmere Club."

7 SUPERVISOR CLAVIN: Thank you, Madam Clerk.

8 Let me explain the format of this Public  
9 Hearing; because of the Governor's Executive  
10 Order, this Public Hearing will be conducted via  
11 tele-conference using the Go-To-Webinar App. and  
12 can also be watched through the Town's livestream.

13 The instructions of participating in the  
14 tele-conference using Go-to-Webinar, as well as,  
15 the pertinent documents regarding the zoning  
16 amendment are on the Town's Coastal Conservation  
17 District - Woodmere Club web page.

18 After the Town and Villages have finished  
19 our brief introductory remarks and the Town's  
20 consultant, Cameron Engineering will make their  
21 approximately, fifteen minute presentation on the  
22 proposed Coastal Conservation District, the Town  
23 and the Villages will, then, ask any questions  
24 that they have of Cameron Engineering.

25 When Cameron Engineering completes its

1 presentation, the owner of the subject property's  
2 attorney will make his comments.

3 When the owner's attorney finishes his  
4 comments, the public, who were waiting in the Go-<sup>Page | 7</sup>  
5 to-Webinar will have an opportunity to share their  
6 comments.

7 Please, note that each Member of the Public  
8 will have three minutes to speak.

9 All participants will be muted until it is  
10 your time to speak.

11 Your name will be called by our Moderator  
12 when it is your turn to speak, so, please, pay  
13 attention for your name.

14 If you are participating in in Go-to-  
15 Webinar and watching on livestream, then, you must  
16 mute the livestream when it is your turn to speak  
17 or we will not be able to understand you.

18 Every participant will be given one chance  
19 to speak.

20 When you are done speaking or your time is  
21 up, the Moderator will drop you from the meeting  
22 on Go-to-Webinar and you can continue watching the  
23 Board, as well as, the Town's livestream.

24 Please, also note that anyone using  
25 profanity or straying completely off topic will

1 be immediately dropped from the meeting by our  
2 Moderator.

3 ATTORNEY REGINA: Supervisor, before you  
4 continue, I would like the Mayors or Secretaries <sup>Page | 8</sup>  
5 of the two Villages to call their calendars on the  
6 item.

7 SUPERVISOR CLAVIN: Mayor of Lawrence, will  
8 you call the calendar or any item on your  
9 calendar.

10 MAYOR EDELMAN: The Village of Lawrence is  
11 calling the only matter on the calendar to add a  
12 new Section 212-13.1 for the creation of a new  
13 zoning district to be entitled "The Coastal  
14 Conservation District - Woodmere Club."

15 SUPERVISOR CLAVIN: Thank you very much.  
16 The Mayor of the Village of Woodsburgh and  
17 Trustees will you call anything on your calendar.

18 MAYOR ISRAEL: Yes, tonight in conjunction  
19 and in collaboration with the Town of Hempstead  
20 and the Village of Lawrence, the Village of  
21 Woodsburgh is holding a Public Hearing regarding  
22 Local Law WDS-2003, the proposed Local Law WDS-  
23 2003 would amend the Village Zoning Code to add  
24 for the creation of a new zoning district called  
25 "The Coastal Conservation District - Woodmere



1 Club" and amend the Village Zoning Map to be  
2 reclassified Woodmere property from Residences 1-A  
3 to 2-A to the proposed Coastal Conservation  
4 District. Thank you.

5 SUPERVISOR CLAVIN: Thank you very much.

6 And, again, I am asking the residents to  
7 appreciate the efforts that all these  
8 municipalities have put together to conduct this  
9 Hearing, today.

10 And, I want to thank the Mayors and  
11 Trustees of each respective jurisdiction for  
12 helping and working with us to move this forward.

13 This is an important, you know, Hearing  
14 that had to be held and it is a credit to all the  
15 municipalities working together, which I would  
16 expect every resident would hope they would be  
17 doing from Day 1 and they have clearly  
18 demonstrated here, tonight, we are working  
19 together, as well as, social distancing policies  
20 we have all had to enforce and with our  
21 consultants, Camron Engineering, who will be  
22 making the representation.

23 I will, now, ask Councilman Bruce Blakeman  
24 and Anthony D'Esposito and any other  
25 representatives, here, that will make any

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1 remarks that they have, Councilman Blakeman?

2 COUNCILMAN BLAKEMAN: Yes, Supervisor

3 Clavin and my colleagues on the Town Board, thank

4 you so much for hosting this joint meeting, this <sup>Page | 10</sup>

5 historic joint meeting between the Town of

6 Hempstead, the Village of Lawrence and the Village

7 of Woodsburgh.

8 Um, this has been a collaborative effort.

9 We have a very large tract of land that is very

10 important to the community.

11 There are sensitive conservation and

12 environmental issues and traffic issues, flood

13 zone issues, a number of issues that will be

14 addressed tonight and at the conclusion of the

15 Hearing, I am hopeful that we will all come to the

16 mutual conclusion that will benefit all the

17 residents in the area.

18 SUPERVISOR CLAVIN: Thank you, Councilman

19 Blakeman.

20 Councilman D'Esposito, would you like to

21 make any comments?

22 COUNCILMAN D'ESPOSITO: Thank you,

23 Supervisor Clavin and my colleagues on the Town

24 Board for making tonight possible.

25 I also want to thank our coworkers, here

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1 at the Town of Hempstead, particularly the I.T.  
2 Department for making this collaborative effort  
3 possible having us all under one roof.

4 This has really been a joint effort between Page | 11  
5 the Town of Hempstead, the Village of Lawrence and  
6 the Village of Woodsburgh and this is a perfect  
7 example of good government at work.

8 We are here to preserve our community's  
9 character, preserve our environmental resources  
10 and really look for the best interest of the Five  
11 Towns.

12 So, thank you all very much.

13 SUPERVISOR CLAVIN: Thank you, Councilman.

14 Mayor of Lawrence, if you would like to  
15 have any introductory remarks or any of your Board  
16 Members, I please ask you to do so. Thank you,  
17 Mayor and all of your Trustees for being, here and  
18 helping us put this together.

19 MAYOR EDELMAN: Alex Edelman, Mayor of  
20 Lawrence.

21 I wish to emphasize the same thing, as well  
22 as Councilman D'Esposito put it so eloquently and  
23 I want to second that motion. Thank you.

24 SUPERVISOR CLAVIN: Thank you, Mayor.

25 I appreciate it.

1           And, now, I would like to extend the same  
2           courtesy to the Mayor of Woodsburgh and thank him  
3           and his entire Board and the staff there for  
4           working with us.

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5           Mayor is there any comments that you would  
6           like to add or statement.

7           MAYOR ISRAEL: Good evening and thank you.

8           A copy of the law being considered tonight  
9           has been made available for review and downloaded  
10          on the Village website since mid-May.

11          Prior to the Board scheduling of tonight's  
12          Public Hearing, the Village of Woodsburgh Hearing  
13          is being held in accordance with the Governor's  
14          Executive Order and being conducted in the manner  
15          provided in the Hearing Notice that was published.

16          Additional Notice for the Meeting also  
17          provided to the residents by email and the  
18          Village's website has provided the manner in which  
19          any interested person may participate in the  
20          Hearing, the specific participation instructions.

21          Um, to date, the Village has received  
22          comments from over four hundred people and tonight  
23          any interested person can state their comments.

24          Um, the number of comments, while  
25          impressive, is secondary to the substance of what

1 is being written and I would note that many of  
2 those comments are consistent with the findings,  
3 goals and objectives from the Village's  
4 comprehensive plan and the purpose for which this <sup>Page | 13</sup>  
5 Board is considering the proposed Coastal  
6 Conservation District.

7 I wish to stress that the proposed Local  
8 Law is not a standalone action.

9 Firstly, the Board recognized the need to  
10 serve as an environmental steward to protect the  
11 Village and its residents and to ensure a future  
12 in spite of environmental and climate pressures.

13 However, this is not something that we can  
14 do alone.

15 Along the coast, we may share geographical  
16 borders with other municipalities, but, our  
17 problems and concerns, as well as, our obligation  
18 to protect our environment, our community and to  
19 preserve our continued sustainability are  
20 regional.

21 If we define ourselves by the lines on a  
22 map, we will restrict our ability to govern.

23 Our future will be tied by those map lines.

24 The environment does not care about our  
25 municipal boundaries.

1           Climate change and sea level rise are not  
2 bound by borders.

3           Our shared resources know no municipal  
4 boundaries.

5           So why should our decisions to protect and  
6 preserve our recourses be limited based on  
7 borders.

8           So, for this very reason, we are not acting  
9 alone.

10           We are acting on a collaborative action  
11 with the Town of Hempstead and the Village of  
12 Lawrence.

13           And, I am proud to call Hempstead and  
14 Lawrence our partners in this endeavor.

15           I believe it is evident to all of us as  
16 partners that comprehensive and regional action is  
17 required and individual concepts, our efforts and  
18 vision protecting our region for our residents and  
19 our community and our future and our way of life  
20 so it not would be wasted.

21           We have a shared burden and shared  
22 responsibility with Town leaders and the Village  
23 of Lawrence for foresight and passion allowing all  
24 of us to rightfully serve our respective positions  
25 as environmental stewards.

1 I previously stated that the Local Law does  
2 not stand alone for two primary reasons, the  
3 second one is that the Village Board and I  
4 recognized that for some time, now, that the  
5 original zoning laws which previously were  
6 stagnant and unresponsive to change did not  
7 contemplate 2020 and beyond.

8 They do not consider impacts from sea level  
9 rise or climate change that have had no meaning  
10 when these laws were created by the Administration  
11 several years ago when they began to take steps  
12 that must be taken to address potential  
13 environmental impacts, resource impacts, flooding,  
14 storm and climate change impacts.

15 We engaged a Planning and Environmental  
16 consultant to review potential impacts related to  
17 portions of the Woodmere Club property.

18 We engaged another consultant to review  
19 potential build out of the Village and the  
20 consultant of that build out, we authorized the  
21 preparation of a comprehensive plan.

22 Nearly a year of study and analysis and  
23 significant public input.

24 We accepted and adopted a comprehensive  
25 plan in December.

1           We agreed to work with the Town of  
2 Hempstead and the Village of Lawrence on  
3 addressing zoning issues across our boundaries  
4 which, ultimately, resulted in the proposed  
5 respective Coastal Conservation District.

6           We moved forward on various goals,  
7 objectives and visions named in the vision plan,  
8 among those is the proposed Local Law.

9           Our consultant is presently working on our  
10 laws to address other sensitive properties using a  
11 cluster form of development to provide proper  
12 protections from environmental impacts.

13           So, this proposed Local Law is far from a  
14 standalone action, but, rather one of many that  
15 the Village has put into action in continuing to  
16 work.

17           We can not stop until we are all  
18 comfortable that we have done everything possible  
19 to preserve Woodsburgh which we hold so dear.

20           As we sit, here in our respective clusters,  
21 tonight for the Health and safety reasons,  
22 together, our partners, we achieve appropriate  
23 balance, a balance between development and the  
24 health and safety of the Village residents and  
25 similarly compacted region.



1           Our goal is to implement a plan that is for  
2           our community and protects us from the ravages of  
3           others.

4           Certainly recognizing this is a delicate Page | 17  
5           balance, it is our obligation to serve the people  
6           in our Village, act in a manner consistent with  
7           the visions, goals and objective of our community  
8           and outlined in our comprehensive plan and also  
9           recognize the rights of property owners.

10           It is those considerations that we are  
11           proposing the Coastal Conservation District and we  
12           appreciate the comments already submitted.

13           And, we look forward to additional input  
14           from interested parties.

15           Thank you very much.

16           SUPERVISOR CLAVIN: Thank you, Mayor,  
17           Mayors of both communities.

18           And, I appreciate, again, everyone of us  
19           working together.

20           I will say if I can give a reminder to all  
21           the officials, when we are speaking, if we could  
22           just speak in a louder voice so we can make sure  
23           everyone can hear us properly.

24           It is going to be transcribed and everyone  
25           can be able to ascertain what is being said.

1 I appreciate it.

2 With that, I am, now, going to turn to this  
3 over to hear from Camron Engineering, that would  
4 be the gentleman who seems like he is in an  
5 isolation chamber.

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6 He is an active participant. So, I would  
7 like to, now, turn it over to Cameron Engineering.

8 KEVIN McANDREW: Thank you and good  
9 evening, Supervisor Clavin, Town Board Members,  
10 Mayor Edelman and Trustees for the Village of  
11 Lawrence, Mayor Israel and Trustees for the  
12 Village of Woodsburgh, my name is Kevin McAndrew,  
13 Partner with Camron Engineering. 177 Crossway  
14 Park Drive, Woodbury, New York, engineering and  
15 planning consultants for the Town, associated with  
16 the reposed Coastal Conservation District -  
17 Woodmere Club zoning initiative.

18 Also, here with me this evening is David  
19 Temper, lead Environmental Planner from Camron  
20 Engineering.

21 I want to preface our presentation to  
22 emphasize that this Hearing and presentation is  
23 not a Hearing on the owners' development plan, the  
24 Willow View Gate subdivision application.

25 Our presentation for this Public Hearing

1 is associated with the proposed zoning initiative  
2 that will supersede the owners' development plan.

3 I am going to share my screen at this point  
4 and proceed with our PowerPoint presentation. Page | 19

5 On behalf of the Town, Cameron Engineering  
6 in corroboration with the Village of Lawrence and  
7 the Village of Woodsburgh, the Village Planning  
8 Consultant, Nelson, Pope & Voorish has prepared a  
9 comprehensive environmental and planning report  
10 for the Woodmere Club property.

11 I will refer to the expanded environmental  
12 assessment report as the "expanded E.A." in this  
13 presentation.

14 The expanded E.A. dated May, 2020 is posted  
15 to the Town's website.

16 I will narrate a series of slides which  
17 will cover a brief background and introduction of  
18 the proposed Coastal Conservation District zoning  
19 initiative, a snapshot of existing conditions and  
20 the significant vulnerability of the Woodmere Club  
21 under the Town's existing zoning and an overview  
22 of the proposed zoning including the key  
23 mitigating environmental measures and benefits  
24 associated with the Coastal Conservation District  
25 - Woodmere Club property.

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1                   In the months of November and December of  
2                   2019 and 2020 of this past January, an  
3                   intermunicipal, cooperative agreement was adopted  
4                   by the Town of Hempstead, the Village of Lawrence<sup>Page | 20</sup>  
5                   and the Village of Woodsburgh.

6                   This agreement facilitated a highly,  
7                   coordinated planning study which guided the  
8                   formulation of the proposed Coastal Conservation  
9                   District - Woodmere Zoning Code.

10                  The intermunicipal, cooperative agreement  
11                  recognizes the regional significance of the  
12                  Woodmere Club property including its unique  
13                  environmental attributes, its national mitigating  
14                  function and its contribution to local community  
15                  character.

16                  The Woodmere Club is, approximately, one  
17                  hundred and eighteen acres with, approximately,  
18                  fifty-five acres in the unincorporated area of the  
19                  Town of Hempstead, approximately, twenty-three  
20                  acres in the Village of Lawrence and  
21                  approximately, forty acres in the Village of  
22                  Woodsburgh.

23                  The boundary of the property and the  
24                  municipal jurisdictions are shown on the arterial  
25                  photo of the right side of the slide with the

1 Woodmere Club spanning three municipal  
2 jurisdictions, the coordinated and collaborative  
3 approach to the zoning regulations of the property  
4 provide the opportunity for the most meaningful Page | 21  
5 proposal with the underlying purpose and intent to  
6 regulate development in this environmentally  
7 sensitive coastal area allowing for the enhanced  
8 preservation and the protection of the Town's and  
9 neighboring Villages' environmental coastal open  
10 space and cultural resources.

11 There are numerous existing environmental  
12 and physical concerns with the Woodmere Club  
13 property that will affect the future development  
14 of the property and the protection of its key  
15 attributions in their natural mitigating function.

16 Within the expanded E.A., Cameron  
17 Engineering performed a build out analysis under  
18 the existing Residence B zoning, six thousand  
19 square foot density.

20 Our development yield analysis effectively  
21 matched the proposed Willow View Estate  
22 subdivision map currently before the Nassau County  
23 Planning Commission with two hundred and eighty-  
24 five development lots, approximately two hundred  
25 and forty-four of six thousand foot lots within

1 the fifty-five acres of the Town and another  
2 forty-one lots within the Village of Lawrence and  
3 Woodsburgh for a total of two hundred and eighty-  
4 five lots.

5 The proposed two hundred and eighty-five  
6 lot Willow View Estate subdivision map is the  
7 image depicted on this slide.

8 In sensitive and vulnerable low-lying  
9 communities, the impact of climate change is a  
10 critical and environmental issue as changing  
11 climate has already taken shape and continues to  
12 evolve in the form of sea level rise more frequent  
13 and intense storms and extreme flooding.

14 Development regulations and much land use  
15 has made future environmental conditions including  
16 the greater risk of coastal flooding, the loss of  
17 open space and mitigating functions, traffic  
18 impact on the local road network, visual impact,  
19 increased cost of municipal services all of which  
20 directly correlate the community character and the  
21 overall quality of life for the surrounding  
22 residents and community at large.

23 The environmental analysis detailed in the  
24 expanding E.A. scores the vulnerabilities  
25 associated with the build out under the existing

1 zoning and the clear inequities of existing zoning  
2 to appropriately regulate development.

3 This is most pronounced in the Town's  
4 Residence B six thousand square foot zoning.

5 The expanded E.A. provides detailed  
6 environmental analysis with compelling data found  
7 the need and purpose for the proposed zoning  
8 approach, a coordinating zoning approach that is  
9 responsive to reducing and mitigating the  
10 significant potential, adverse impact with the  
11 future development of the Woodmere Club property.

12 The numerous potential, adverse impact,  
13 environmental impact are listed on this slide.

14 To future expand on just a few, climate  
15 change and sea level rise, the expanded E.A. model  
16 projected New York State DEC sea level rise  
17 impacts for the property and surrounding  
18 communities results showed tangible impacts will  
19 continue to be experienced at increasing  
20 frequencies for the local community.

21 Flood plain management; in low-lying flat  
22 areas, the flood plain provides a valuable  
23 function by storing flood waters.

24 This is the natural function of the  
25 Woodmere Club property today and has been for over

1 the past one hundred years.

2 When properties are filled, the flood  
3 storage is lost and the flood waters are disturbed  
4 into surrounding areas.

5 The proposed Willow View Estates  
6 subdivision proposes filling the property by up to  
7 eleven feet, a total quantity of approximately two  
8 hundred and fifty thousand cubic yards of fill.

9 The potential impact was modeled in the  
10 expanded E.A. with a finding that approximately  
11 forty-five million gallons of flood waters would  
12 be displaced off the property.

13 A detailed traffic impact study was  
14 performed and is included as part of the expanded  
15 E.A.

16 A few key findings under the current  
17 zoning, the two hundred and eighty-five single  
18 family homes would generate over two thousand  
19 seven hundred daily trips.

20 The volume of added traffic would represent  
21 almost a twenty percent increase to the daily  
22 volume on Broadway.

23 Peak weekday hourly volumes which would  
24 occur between 4:00 and 6:00 p.m. would generate  
25 over two thousand seven hundred daily trips.



1           The volume of added traffic would represent  
2 almost a twenty percent increase to the daily  
3 volume on Broadway.

4           Peak weekday hourly volumes which would     Page | 25  
5 occur between 4:00 and 6:00 p.m. would generate,  
6 approximately two hundred and eighty-two trips or  
7 two hundred and sixty-five trips on a Sunday peak  
8 hour.

9           I previously referenced potential flooding  
10 impacts associated with a large-scale filling of  
11 the property.

12           There are additional traffic-related  
13 impacts associated with importing fill.

14           The filling of the property with  
15 approximately two hundred and fifty thousand cubic  
16 yards of fill would translate to many thousands of  
17 heavy construction truck vehicles continuous every  
18 day over many months.

19           An analysis for the development of the  
20 property under the existing zoning compared to the  
21 proposed zoning is a key focus within the expanded  
22 E.A.

23           For example, the bar graph on this slide  
24 compares one specific environmental condition  
25 associated with daily traffic under the proposed

1 zoning, daily traffic will be reduced between  
2 seventy to seventy-eight percent with the proposed  
3 zoning.

4 The proposed Coastal Conservation District <sup>Page | 26</sup>  
5 - Woodmere Club provide the land use and zoning  
6 mechanism to regulate the entire property as a  
7 whole, enabling the opportunity to reduce and  
8 mitigate the potential local flood impacts,  
9 addressing climate change and sea level rise,  
10 traffic impacts and environmental vulnerability.

11 The coordinated approach for the Coastal  
12 Conservation District - Woodmere Club was  
13 formulated with the key goal of the Town and  
14 Villages serving as stewards of the environment  
15 and preserving the community's safety, health and  
16 welfare against severe potential adverse impacts  
17 on this unique environmentally, sensitive area.

18 The specific land use and zoning approach  
19 was guided by conservation, subdivision principals  
20 and low impact development principles, responsive  
21 to the changes of climate change, sea level rise,  
22 flood plain management, open space preservation  
23 and community character.

24 The overall arching planning and land use  
25 approach for the Coastal Conservation District

1 is the creation of three districts, subdistricts  
2 regulating the property.

3 The three subdistricts are delineated on  
4 the zoning exhibit to the right side of the slide. Page | 27

5 The most significant being the open space,  
6 recreation subdistrict colored in the light green,  
7 representing seventy percent or 83.3 acres of the  
8 overall property.

9 The open space, recreation district  
10 provides expansive and continuous open space  
11 around the entire perimeter of the property on,  
12 approximately, two hundred eighty feet in  
13 dimension and the complete preservation around the  
14 Woodmere Channel area other than the existing  
15 Clubhouse improvements to remain.

16 The open space is responsive to the  
17 potential impacts previously referenced, limited  
18 flood plain management, climate change, ecological  
19 habitat preservation and community character.

20 Within this open space area of 83.3 acres  
21 permitted uses will be limited to half the park  
22 land, such as, walking trails and nature  
23 observation areas or golf course use.

24 The open space was studied in the expanded  
25 E.A. to demonstrate the viability of regulation

1 size 9-hole golf course with practice area.

2 The maintenance and protection of this open  
3 space is regulated through tree protection.

4 The limited ability to add fill or change <sup>Page | 28</sup>  
5 nature's grade and the Town's underlying property  
6 maintenance code is well buffered within the  
7 interior of the property are two areas shaded and  
8 it is on the zoning map exhibit designated as  
9 single family residential subdistrict,  
10 approximately, twenty-five percent or 29.4 acres  
11 of the overall property.

12 The area within the Town is, approximately,  
13 19.3 acres and 10.1 acre area split between the  
14 Village of Lawrence and Woodsburgh.

15 The conservation cluster approach will  
16 allow for, approximately, fifty-nine single family  
17 homes, forty-one within the Town and eighteen  
18 within the Villages.

19 The forty-one lots within the Town area are  
20 based on a development yield and density analysis  
21 of one-acre size lot.

22 This density of one acre is both consistent  
23 and compatible with the existing zoning of the  
24 adjoining Villages of Lawrence and Woodsburgh.

25 I will speak further to the single-family

1 Subdistrict on the next line.

2 The third subdistrict is the Club  
3 hospitality subdistrict; approximately, 5.7 acres  
4 and entirely within the Village of Woodsburgh  
5 portion of the property encompassing the existing  
6 Clubhouse; tennis, swimming pool area and parking  
7 areas.

8 This subdistrict was designed to preserve  
9 the existing historic Clubhouse and associated  
10 hospitality services.

11 It will be regulated by the Village of  
12 Woodsburgh for hospitality uses consistent with  
13 current use and with the allowance of up to  
14 fifteen overnight guest suites.

15 The two photos on this slide provide  
16 representative imagery of luxury single-family  
17 homes in a conservation cluster development  
18 consistent with the planning approach proposed  
19 within the Coastal Conservation District -  
20 Woodmere Club.

21 Minimum lot size within the Town's single-  
22 family residential cluster area will be twelve  
23 thousand five hundred square feet.

24 Within the Villages, the minimum lot size  
25 will be fifteen thousand square feet.

1           An important provision within the proposed  
2           Code is allowing for home sizes that are  
3           consistent with one acre zoning within the Town  
4           allowable home sizes will be seven thousand five <sup>Page | 30</sup>  
5           hundred gross square feet on a twelve thousand  
6           five hundred square foot lot within the Villages  
7           eleven thousand two hundred square feet on a  
8           fifteen thousand square foot lot.

9           It is important to clarify that these homes  
10          will be adjacent to the expansive open space area  
11          and well buffered from adjoining homes and  
12          streets.

13          The proposed Code incorporates a set of  
14          sustainable design regulations for individual lot  
15          development guided by low-impact development  
16          principles.

17          These include the requirement of permeable  
18          pavement surfaces for driveways and terraces to  
19          reduce stormwater runoff and to provide local  
20          stormwater management.

21          Each building lot will provide for  
22          additional on-site collection storage and recharge  
23          of stormwater beyond the requirement of the Nassau  
24          County subdivision regulations.

25          Use of green infrastructure, such as, rain

1 gardens and bioswales is incentivized with  
2 additional design credits provided for in the  
3 Code.

4 The requirement of automatic irrigation  
5 systems with smart controller technology including  
6 rain and soil moisture sensitive to reduce potable  
7 water usage and minimize saturated soil to have  
8 optimal stormwater reaching capacity.

9 The proposed Coastal Conservation District-  
10 Woodmere Club will better align the Town's zoning  
11 regulations with existing State and Federal  
12 environmental principles.

13 The proposed Coastal Conservation District  
14 - Woodmere Club recognizes the unique  
15 environmental condition that affects the Woodmere  
16 Club property.

17 The proposed Coastal Conservation District  
18 - Woodmere Club provides measures to reduce and  
19 mitigate significant potential adverse impacts.

20 The proposed Coastal Conservation District  
21 - Woodmere Club has been designed in a coordinated  
22 manner with the Villages of Lawrence and  
23 Woodsburgh to preserve community character.

24 The colored plan rendering on this slide is  
25 a representative build out under the proposed

1 Coastal Conservation District - Woodmere Club.

2 In this rendering, the open space  
3 subdistrict is depicted with the 9-hole golf  
4 course layout with fifty-nine single-family homes, <sup>Page | 32</sup>  
5 forty-one in the Town and eighteen in the Villages  
6 of Lawrence and Woodsburgh.

7 The Clubhouse and amenities are shown as  
8 they exist today.

9 The proposed Coastal Conservation District-  
10 Woodmere Club is a more sustainable zoning  
11 district that will provide for contextual single-  
12 family development that is far more responsible to  
13 environmental, ecological, cultural and physical  
14 conditions.

15 Mr. Supervisor, this concludes our  
16 presentation.

17 SUPERVISOR CLAVIN: Thank you very much for  
18 your presentation.

19 Does anyone from the Town Board have any  
20 questions for Camron Engineering?

21 COUNCILMAN D'ESPOSITO: I don't have a  
22 question.

23 I just want to reiterate to everyone, both  
24 in this Chamber, the two Villages and everyone at  
25 home, I just want to reiterate the fact that what



1 Cameron just put forth is in regard to a zoning  
2 change.

3 This is not in regard to approving any sort  
4 of building or any sort of development.

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5 This is simply about zoning.

6 COUNCILMAN BLAKEMAN: Supervisor, I would  
7 like to thank Cameron Engineering and the Village  
8 Engineer, Nelson and Pope for an outstanding  
9 presentation which highlights some of the very,  
10 very important issues involving this property.

11 SUPERVISOR CLAVIN: Thank you. I will turn  
12 it over to the Village of Lawrence for any  
13 questions that they may have.

14 MAYOR EDELMAN: No, we don't. We thank you  
15 for your eloquent presentation.

16 SUPERVISOR CLAVIN: Thank you, Mayor.  
17 Thank you, Trustees.

18 I will, now, turn it over to the Village of  
19 Woodsburgh for any questions or comments.

20 Does the Board have any questions or  
21 comments that they want to bring up?

22 MAYOR ISRAEL: We have no comments at this  
23 time. We like to thank Cameron Engineering and  
24 Nelson, Pope & Voorhis for the outstanding effort  
25 and very thorough and detailed analysis.

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1 Thank you.

2 SUPERVISOR CLAVIN: Thank you, Mayor and  
3 Trustees and Board.

4 We will, now, hear from Chris Browne, the <sup>Page | 34</sup>  
5 Attorney for the property owner.

6 Hold on one, second, please.

7 ATTORNEY BROWNE: Good evening. Can you  
8 hear me?

9 SUPERVISOR CLAVIN: Mr. Browne, we can  
10 hear, please go ahead.

11 ATTORNEY BROWNE: You can hear me, correct?

12 SUPERVISOR CLAVIN: We can hear you, sir.

13 ATTORNEY BROWNE: Good evening, Supervisor,  
14 Mayors, Members of the Boards:

15 My name is Christian Browne from the law  
16 firm of Sahn, Ward, Coschignano, PLLC.

17 333 Earle Ovington Boulevard, Suite 601,  
18 Uniondale.

19 I am the Attorney for the owners of the  
20 Woodmere Club.

21 Briefly, I would like to thank Mr. Kovit  
22 and Mr. Regina for arranging our ability to easily  
23 make our comments tonight.

24 And, I would like to read a statement, a  
25 copy of which I provided to Mr. Regina and Mr.

1 Kovit earlier, today on behalf of my clients.

2 To the Members of the Board: As I noted  
3 this law firm represents the owners of the  
4 Woodmere Club which is the only property that will <sup>Page | 35</sup>  
5 be affected by the adoption of the proposed  
6 ordinances that are before these combined Boards  
7 at this Public Hearing.

8 When each municipality introduced its  
9 respective versions of the ordinance, I sent  
10 correspondence to the Town and the two Villages on  
11 the owners' behalf informing the Town Board and  
12 the Board of Trustees that the owners opposed the  
13 proposed rezoning which would make any development  
14 of the property virtually impossible and  
15 explaining the basis for the opposition.

16 I respectfully request that the Boards  
17 assembled here this evening mark my correspondence  
18 to each of them, to Hempstead dated May 20, 2020,  
19 Woodsburgh dated June 3, 2020 and Lawrence dated  
20 May 21, 2020 into the record.

21 And, I can provide copies to Mr. Regina and  
22 Mr. Kovit, again, if necessary.

23 The proposed ordinances are an attack on  
24 the owners fundamental property rights and replete  
25 with other legal flaws both substantive and

1 procedural, if the Board votes to adopt the  
2 ordinances, the owners will have no choice but to  
3 challenge vigorously in Court the enforcement of  
4 the ordinances.

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5 And, they will seek damages against the  
6 Villages and Town as warranted by law.

7 To be clear, the entire process related to  
8 the ordinances including the environmental  
9 analysis on which the Boards rely constitutes an  
10 improper and illegal action against my client's  
11 property rights.

12 I also note that the adoption of these  
13 proposed ordinances comes in the mist of a two-  
14 year long environmental and subdivision review led  
15 by the Nassau County Planning Commission.

16 As part of that process, the owners have  
17 prepared and filed an exhaustive environmental  
18 report on the proposed subdivision plan.

19 The Town and the Villages are, by law, part  
20 of the environmental review process.

21 Yet, the Boards are proceeding with the  
22 adoption of the proposed ordinances instead of  
23 participating in the process that the law provides  
24 for subdivision review.

25 It is unfortunate that the municipalities

1 have chosen their present course but it is not too  
2 late to abandon these draconian ordinances and  
3 instead take a more reasonable approach to the  
4 development of the Woodmere Club that respects the <sup>Page | 37</sup>  
5 rights of all stakeholders.

6 In fact, the public should know that  
7 contrary to what they may have heard from various  
8 elected officials from the time that the owners  
9 acquired the Club they have sought dialogue with  
10 Village and Town officials hoping to craft  
11 collaboratively a plan for the future of the Club.

12 But, these efforts were uniformly rebuffed.

13 The owners have repeatedly, publicly in the  
14 Press and on the record at Public Meetings and in  
15 other forums expressed their willingness and  
16 desire to meet and work with reasonably with  
17 public officials, but not a single member of the  
18 Town Board has met with the owners or taken the  
19 time to review a series of alternative plans, all  
20 produced at the owners' expense for the  
21 development of the Club despite public and private  
22 invitations to do so.

23 The Meeting that took place at the Town  
24 occurred last year when we met with the former  
25 Supervisor and her staff along with

1       Representatives of the Five Towns Civic  
2       Association.

3               We presented the former Supervisor and the  
4       leadership of the Civic Association with a               Page | 38  
5       potential development plan for review.

6               That plan was also the subject of the local  
7       newspaper stories.

8               However, following the Meeting we received  
9       no comments and with the change of Administration  
10      at the Town, all efforts at dialogue on the part  
11      of the Town ceased.

12              To be clear, neither Councilman D'Esposito  
13      nor Councilman Blakeman has met with the owners of  
14      the Club or their representatives.

15              The owners made similar overtures to the  
16      Villages.

17              Mayor Edelman of Lawrence responded on the  
18      record, he would meet with the owners before  
19      Lawrence took any action related to the Club.

20              No such meeting ever occurred.

21              Mayor Edelman and Mayor Israel of  
22      Woodsburgh have simply refused to meet with the  
23      owners despite repeated efforts on the part of the  
24      owners to schedule such a meeting while the owners  
25      have repeatedly invited Village Trustees to

1 participate in discussions and to comment upon  
2 possible development plans.

3 No Trustee has ever accepted that  
4 invitation.

5 Worse, various elected officials have  
6 claimed that because the Town and the Villages  
7 expect to be sued for their actions related to the  
8 Club, that those officials are unable to enter  
9 into any suggestions with my clients to explore  
10 reasonable development options but that is simply  
11 not the case.

12 Cases frequently settle during litigation  
13 as a result of discussions between the parties.

14 Settlement discussions may never be used to  
15 prejudice the position of any party in litigation.

16 I wish to state, for the record, that my  
17 clients have always been ready, willing and able  
18 to enter into such discussion and to treat any  
19 such discussions as privileged so that they cannot  
20 be used in any Court proceedings against the Town  
21 or the Villages.

22 We will meet at any time that is convenient  
23 for Town and Village officials and, of course,  
24 with the understanding that all such discussions  
25 are to be treated as confidential settlement

1        Communications.

2                In Summary, the adoption of these  
3        ordinances will not benefit the owners of the Club  
4        or the public.

5                It will leave my clients with no choice but  
6        to seek assistance from the Courts.

7                Litigation over this matter will  
8        undoubtedly cost the Town and the Villages  
9        millions of dollars in legal fees and expenses.

10                If the Boards adopts the ordinances and the  
11        Court strikes them down as we believe they will,  
12        we expect the taxpayers in the Town and Villages  
13        will see dramatic increases in property taxes as  
14        owners will seek damages against the Town in  
15        amounts exceeding one hundred and forty million  
16        dollars, against Woodsburgh in the amount  
17        exceeding forty million dollars and against  
18        Lawrence in the amount exceeding twenty-five  
19        million dollars along with recovery of the owners  
20        significant legal fees and costs.

21                The adoption of these Ordinances,  
22        therefore, would be equivalent to a two hundred-  
23        million-dollar gamble with taxpayers' money.

24                The ordinances are unlawful and we believe  
25        they will be annulled in Court on substantive



1 and procedural grounds.

2 But, there is a better way forward, we urge  
3 the Town and the Villages to reject these proposed  
4 ordinances and to pursue instead in constructive  
5 and good faith effort that can result in a  
6 development plan for the Club that will better all  
7 the stakeholders, the Town, the Villages, the  
8 residents and the owners of the Club.

9 I thank the Board for listening and I hope  
10 you will take our comments into consideration.

11 SUPERVISOR CLAVIN: Thank you, Mr. Browne.

12 Before we proceed with public  
13 participation, I am going to ask Charles Kovit to  
14 say a few words.

15 ATTORNEY KOVIT: Thank you, Supervisor, I  
16 am Charles Kovit, Chief Deputy Town Attorney and I  
17 would like to respond to some of the contentions  
18 that were raised by Mr. Browne, the Attorney for  
19 the owner.

20 Firstly, I would like to assure the Town  
21 Board and the Village Boards, as well, that these  
22 Hearings or combined Hearing is being conducted  
23 strictly in accordance with applicable provisions  
24 of the New York State Town Law and analogous  
25 provisions of the Village Law.

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1           Secondly, it is true and it is indicated  
2           very well by Mr. Browne's remarks that there is a  
3           threat ongoing during the progress of this Hearing  
4           to bring legal action, um, based on those remarks,<sup>Page | 42</sup>  
5           it is my advice to the Town Board and I believe  
6           that the Village Attorneys will feel the same,  
7           that we will be vigilant and very circumspect in  
8           making sure that the Hearing of this matter does  
9           not in any way devolve into a debate as to the  
10          merits of such inaction.

11           That would be completely improper and an  
12          improper forum and there will come a day if they  
13          carry through with their threat for us to  
14          establish our legal position, which, I believe, is  
15          absolutely correct and defensible and, of course,  
16          at the end of the day, if it is adopted in the  
17          best interests of the people who are most  
18          involved.

19           Thank you.

20           SUPERVISOR CLAVIN: Thank you, Mr. Kovit.

21           Now, ladies and gentlemen, we will proceed  
22          with the public participation - - before we  
23          proceed with that, I apologize, Mayor of Lawrence  
24          and the Board, do you have any questions or  
25          comments?

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1           MAYOR EDELMAN:  None, thank you.

2           SUPERIVSOR CLAVIN:  Mayor or Trustees of  
3 Woodsburgh, do you have any questions or comments?

4           MAYOR EDELMAN:  No, thank you.

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5           SUPERVISOR CLAVIN:  Thank you both.

6           Now, we will proceed with the public  
7 participation.

8           I am going to ask you to, please, listen  
9 carefully to your name and ask the Moderator to  
10 take over and begin the process.

11           ATTORNEY REGINA:  Thank you, Supervisor,  
12 thank you, Village Boards.

13           And, just a reminder to all the  
14 participants at the end of your comments, at the  
15 end of three minutes, whichever comes first, you  
16 will be dropped from the webinar meeting and you  
17 will be able to continue watching the meeting of  
18 the three Boards on the Town of Hempstead  
19 livestream on the Town of Hempstead website.

20           So, again, please, listen for your name and  
21 you will be unmuted as your name is called.

22           The first participant, Supervisor, Mayors,  
23 Members of the Boards is Abraham Muchnick.  I hope  
24 I pronounces that right.  Abraham Muchnick, you  
25 are on, please, go ahead.

1 ABRAHAM MUCHNICK: Can you hear me okay?

2 First of all, thank you very much. I  
3 appreciate the opportunity to speak, as a direct  
4 neighbor to the Woodmere Club, the only other  
5 property bordering the coastline, I draw from my  
6 prospective at today's Hearing.

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7 I have serious concerns that allowing  
8 construction of that - - excuse me, I am sorry - -  
9 I have serious concerns that allowing construction  
10 at the scaled proposed developers' plans will  
11 result in irreversible damage to the fragile  
12 ecosystem.

13 Over the last four years, my children and I  
14 have been making regular trips to clean the  
15 Channel coastline and surrounding wetlands and  
16 pollution.

17 We made a dent in removing the number of  
18 debris and see more native wildlife, now, when we  
19 first began our efforts.

20 Lengthy development and skilled  
21 construction, noise and pollution will make the  
22 area untenable for shore birds, many native  
23 animals that make this area home including blue  
24 herons, egrets, ospreys, yellow crescents, knight  
25 errants and more.

1           The last four years we have seen a marked  
2           return of horseshoe craps that used to use this  
3           area as an annual meeting ground decades ago that  
4           disappeared largely due to pollution.

5           Woodsburgh Channel is one of the handful of  
6           National jewels in the Five Towns area and protect  
7           also wildlife protection to maintain authenticity  
8           and longevity.

9           I urge the Committee to proceed with the  
10          plan to protect the coastal area by minimizing  
11          structural impact in this regard. Thank you.

12          ATTORNEY REGINA: Okay, Mr. Muchnick, we  
13          are going to drop you, now, from the webinar  
14          meeting and we encourage you to continuing  
15          watching on the Town of Hempstead livestream.

16          Supervisor, Members of the Boards, Abraham  
17          Muchnick is the second name in the cue. I don't  
18          know if that is a different person in your home or  
19          not.

20          Abraham Mushnick?

21          (Whereupon, "you can drop me," was heard.  
22          After, the following ensued.)

23          ATTORNEY REGINA: So, we are going to drop  
24          you, sir.

25          Members of the Board, the next speaker

1 is Adam Greenberg. Mr. Greenberg, please, go  
2 ahead.

3 Mr. Greenberg turn down your phone volume  
4 or speaker. Page | 46

5 Mr. Greenberg turn down your speaker volume  
6 where you are.

7 Mr. Greenberg, if you want to try to rejoin  
8 the meeting, sir.

9 The next person in the cue is Abe Avie,  
10 please, go ahead. Abe Avie?

11 The next person in the cue is Betty Harmon,  
12 Ms. Harmon, please, go ahead.

13 Ms. Harmon? Ms. Harmon, we are going to  
14 drop you from the webinar meeting.

15 The next person is Brandon Margoles.  
16 Brandon Margoles, please, go ahead.

17 BRANDON MARGOLES: Hi, are you able to hear  
18 me?

19 ATTORNEY REGINA: We are able to hear you,  
20 sir.

21 BRANDON MARGOLES: Okay, good, um, I think  
22 probably some of the people didn't realize they  
23 were going to speak.

24 I think, um, I appreciate the eloquent  
25 representation of those selected by our

1 Municipalities to again represent our position  
2 which is very important, here.

3 I think that, um, without getting into the  
4 scientific evidence which we will leave at their <sup>Page | 47</sup>  
5 behest, as well as the legal representation, um,  
6 you know, anyone can see just walking through this  
7 area that the environmental impact would be  
8 astronomical, um, whether it be talking about some  
9 of the animals that were mentioned, um, the flood  
10 waters that we can see build up on our simple  
11 rainy day, um or the traffic which impacts truly  
12 the lives of those that live here, from a safety  
13 prospective, from an emergency evacuation  
14 prospective, these national resources must be  
15 preserved and cannot be ignored.

16 So, I fully support our municipalities'  
17 decisions to stand strong, here. Thank you very  
18 much.

19 ATTORNEY REGINA: Thank you, Mr. Margoles.

20 The next person in the cue is Dich - -

21 (Whereupon, "I didn't ask to speak," was  
22 heard. After, the following ensued.)

23 ATTORNEY REGINA: D - I - -

24 (Whereupon, "I didn't ask to speak," was  
25 heard. After, the following ensued.)

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1           ATTORNEY REGINA: Okay, the next person in  
2 the cue is David Elcubie. (Phonetic Spelling)

3           DAVID ELCUBIE: Hello, hello, I want to  
4 lower the volume.

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5           Um, I would like to thank the Board for  
6 the, um, efforts on this Conservation District.

7           I very much support it, but, I do have a  
8 question for the Board.

9           I don't know if it is something that can be  
10 answered at all.

11           The Attorney for the, um, the Attorney for  
12 the developer alleges that he reached out to the  
13 Mayors requesting for a meeting um and the Mayors  
14 turned him down and I think everybody who is  
15 listening would probably want to know why they  
16 haven't met with the developer.

17           ATTORNEY KOVIT: While you asked a very  
18 pointe question, I believe that is not in the best  
19 interest of the Town or the Villages to  
20 characterize any of the allegations made by Mr.  
21 Browne, um, if he carries through with his threat  
22 he will have every opportunity to assert it and he  
23 will put to his proof.

24           There is nothing to be gained by ad hoc  
25 comments or characterizations of the substance



1 of what might have or what might not have been  
2 said or done at any Hearings.

3 DAVID ELCUBIE: Okay, thank you.

4 ATTORNEY REGINA: Thank you. Okay, the Page | 49  
5 next person in the cue is David Sabra. (Phonetic  
6 spelling.)

7 David Sabra? Please, go ahead.

8 DAVID SABRA: Good evening and thank you  
9 very much.

10 I just wanted to say that I appreciate our  
11 legislators' diligence and forethought in creating  
12 the intermunicipal cooperation agreement for the  
13 betterment of all the Five Towns area.

14 Also, I would like to say that I fully  
15 support the proposed legislation to create the  
16 Coastal Conservation District overlaying the  
17 entire one hundred and eighteen acres of the  
18 Woodmere Club.

19 The plan is both rational and forward  
20 thinking, so, eloquently put forward by Mayor  
21 Israel and Mayor Edelman, as well as put in  
22 bulletin point sections in the Cameron Study.

23 It is clear that this proposed plan aligns  
24 with the zoning with the existing State and  
25 Federal principles.

1           It recognizes the unique environmental  
2 concerns that face all of us, here.

3           It proposes mitigation measures, also, for  
4 proposed adverse impacts. Page | 50

5           Last but not least, it is responsive to the  
6 environmental ecological cultural and physical  
7 conditions of the area and for that we thank you  
8 for listening to the people who live here and  
9 undertaking the study in order to ensure that what  
10 needs to be done can be done.

11           Thank you.

12           ATTORNEY REGINA: Thank you, Mr. Sabra.

13           Members of the Boards, I believe Nassau  
14 County Legislator Howard Kopel is the next person  
15 in the cue.

16           I don't know if he is just watching or he  
17 wants to speak. Legislator Kopel, you have the  
18 floor if you would like to speak. Legislator?

19           Legislator, can you hear us?

20           LEGISLATOR KOPEL: I can hear you. I don't  
21 know if you hear me.

22           ATTORNEY REGINA: We can hear you,  
23 Legislator, go ahead.

24           LEGISLATOR KOPEL: The efforts of the Town  
25 of Hempstead, as well as the Boards of the two

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1 Villages of Lawrence and Woodsburgh, I think that  
2 worked very hard - -

3 ATTORNEY REGINA: Legislator, Legislator,  
4 you cut out on us.

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5 LEGISLATOR KOPEL: You don't hear me  
6 anymore? Hello?

7 ATTORNEY REGINA: Legislator, go ahead.

8 LEGISLATOR KOPEL: You hear me still? Okay.

9 I do want to say that I think that the plan  
10 developed by the developers here have no respect  
11 for the wishes of the community at all.

12 It is - - they simply look for profit.

13 It is very notable that the statement by  
14 the developers does not dispute the key finds by  
15 the engineers, which is terribly important,  
16 critically important.

17 The traffic would be a disaster over, here.

18 Um, the coverage of the land would a  
19 disaster over, here.

20 I would also note that I, personally,  
21 offered to speak with the developers several  
22 times.

23 They were once, actually, in my office. I  
24 tried to follow-up.

25 They never bothered to return my phone

1 calls, um, which gives a lie to their assertion  
2 that they are trying to engage in community  
3 outreach.

4 In short, I applaud what you are all doing over <sup>Page | 52</sup>  
5 here.

6 I think it is the right move.

7 I think it is a move that respects the  
8 needs and desires of the community and I certainly  
9 hope it follows through, you take the vote, it  
10 passes and I think this is the right way to go.

11 Thank you for the opportunity to speak.

12 ATTORNEY REGINA: Thank you, Legislator  
13 Kopel.

14 The next person in the cue is David Simon.  
15 David Simon is not here. Hold on, Mr. Simon, can  
16 you hear us?

17 David Simon? David Simon?

18 All right, the next person in the cue is  
19 Erica Muchnick, if you like to speak, go ahead.

20 Okay, the next person in the cue is Hillary  
21 Northrop. Hillary Northrop if you would like to  
22 speak, please, go ahead.

23 HILLARY NORTHROP: Can you hear me? Can  
24 you hear me?

25 ATTORNEY REGINA: We can hear you, go

1 ahead, yes.

2 HILLARY NORTHROP: Okay, first of all, I  
3 want to thank everyone for their very diligent  
4 presentations, um, and I am just going to say I Page | 53  
5 think to redevelop the Woodmere Country Club  
6 property in the guise that the developers are  
7 proposing is short of criminal.

8 Um, I think humanity needs to coexist with  
9 nature, um, and there isn't a lot of it around.

10 And, I walk every day and my walk takes me  
11 down the road through alongside Woodmere Country  
12 Club.

13 I live in Lawrence, by the water, through  
14 Woodsburgh and I come back and meet a lot of  
15 people along the way and it is - - to have that  
16 acreage with nature that is there, we should be  
17 preserving it and coexisting.

18 So, um, I just want to thank everyone for  
19 all their efforts, um, and I think the Coastal  
20 Conservation group idea is the one to run with.

21 Thank you.

22 ATTORNEY REGINA: Thank you, Hillary and  
23 just a reminder to everyone who is in the cue, we  
24 have turned on the functions where if you do want  
25 to speak um, you can click the button to raise

1 your hand and we will see that on the screen.

2 But we will continue to call everyone in  
3 the cue just to make sure we cover everyone.

4 The next person is Jacob Gill?

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5 Jacob, if you like to speak, please, go  
6 ahead.

7 Jacob Gill?

8 (Whereupon, no response was heard. After,  
9 the following ensued.)

10 ATTORNEY REGINA: Then next person in the  
11 cue is Jeffrey Schreiber, if you like to speak, go  
12 ahead.

13 (Whereupon, no response was heard. After,  
14 the following ensued.)

15 ATTORNEY REGINA: Okay, the next person in  
16 the cue is Jonathan Mizrachi, if you like to  
17 speak, go ahead.

18 JONATHAN MIZRACHI: Thank you very much.

19 ATTORNEY REGINA: First, your name and  
20 address, please.

21 JONATHAN MIZRACHI: Jonathan Mizrachi. 5  
22 Manor Lane in Woodsburgh. I live, approximately,  
23 one block from the Woodmere Golf Course.

24 And, first, I like to thank everyone,  
25 today, thank the - - first, the Village of

1 Woodsburgh, the Village of Lawrence and the Town  
2 of Hempstead for getting together and doing this  
3 plan together.

4 Um, I like to first formally support the Page | 55  
5 proposed plan.

6 I think it is well thought out and well  
7 done.

8 And, it is something that the Town would be  
9 behind and it is a lot more reasonable than the  
10 owner of the land has proposed.

11 Um, from someone who lives nearby, I think  
12 it is important to give some real life on what  
13 happens, when it rains, um, and someone who has a  
14 house one block away, a basement that has four  
15 sump pumps and a backyard that floods regularly  
16 whenever it rains, I think additional building  
17 would be detrimental to the neighborhood.

18 I lost a car to flooding in a storm.

19 It is, um, the insurance premiums that  
20 would go up around, here is something that is  
21 significant and it is a real hazard.

22 The second item that has been brought up by  
23 Camron Engineering's report is the traffic.

24 I think my children who are on a bus  
25 traveling to school they could be on that bus in

1 the Winter or in the Summer for twenty minutes,  
2 thirty minutes for two miles.

3 I can't imagine what the additional traffic  
4 would do and on Fridays or Sundays when the  
5 traffic is a little higher, it would be even  
6 worse.

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7 Um, I think what has been proposed is very  
8 reasonable and something that I think not only I  
9 support but everyone would be helped.

10 So, again, thank you all for the proposal  
11 and as a community member, we support this  
12 completely.

13 ATTORNEY REGINA: Thank you very much, sir.

14 And, again, just for the benefit of the  
15 Villages so they have it for the record, the  
16 moderator is Richard Regina, Counsel to the Town  
17 Board, myself.

18 And, I want to remind everyone in the cue  
19 who is going to speak, please, start with your  
20 name and your address.

21 All right, the next person in our cue is  
22 Jeffrey Schreiber. Jeffrey, please, go ahead if  
23 you like to speak.

24 Jeffrey, I apologize calling you, again.

25 The next person in our cue is Juda Hibig.



**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1                   Juda Hibig (phonetic spelling) go ahead if  
2                   you like to speak.

3                   Juda?

4                   (Whereupon, no response was heard. After, <sup>Page | 57</sup>  
5                   the following ensued.)

6                   ATTORNEY REGINA: The next person in the  
7                   cue is Karen Apple.

8                   Karen, if you like to speak, please, go  
9                   ahead.

10                  The next person that has their "hand up"  
11                  using the webinar, so, that is appreciated, it is  
12                  Lee Bienstock, if you would start with your name  
13                  and address.

14                  LEE BEINSTOCK: Thank you, I appreciate it.

15                  My name is Lee Beinstock at 15 Meadow Drive  
16                  in Woodmere.

17                  Um, first off, I like to thank the Village  
18                  of Woodsburgh, the Village of Lawrence, the Town  
19                  of Hempstead that was mentioned by many, for  
20                  getting together and doing the Study, the very  
21                  thoughtful Studies and putting together this  
22                  very thoughtful proposal, um, that has been in  
23                  discussion, now, obviously, there has been talk  
24                  about this for some time, as we appreciate the  
25                  time taken and the thoughtfulness put into the

1 Proposal.

2 Anyone that lives near the Woodmere Club or  
3 in the surrounding area can plainly see that  
4 this property should not be developed the way Page | 58  
5 that the developers are proposing.

6 The golf course floods just with modest  
7 rain.

8 There are no parking spaces by the train  
9 stations.

10 It takes, as was mentioned by the previous  
11 callers, it takes the kids over thirty minutes  
12 to get to school less than two miles away  
13 through the congestion on Broadway and  
14 Pennsylvania and the many, many other arteries  
15 that run through this area.

16 So, we are so much in support. There are  
17 many, many groups being rallied around this.

18 I can mention there are thousands of  
19 supporters, many of the petitions that we put  
20 together, there are many, many, many folks, all  
21 other social media pages that are very  
22 supportive.

23 And, we just appreciate the Town and the  
24 Villages getting together to give this a thought  
25 and give this the support that many, many, if

1 not the vast, vast majority of families and those  
2 in the community really would support this  
3 proposal.

4 So, we thank you for all of your efforts. Page | 59

5 ATTORNEY REGINA: Okay, thank you, Lee.

6 The next person in our cue is Louise  
7 Lewstead, if you would like to speak, go ahead.  
8 Would you like to speak?

9 (Whereupon, no response was heard. After,  
10 the following ensued.)

11 ATTORNEY REGINA: Okay, the next person in  
12 our cue is Laurie Londenberg, Laurie, would you  
13 like to speak? Laurie, if you would like to  
14 speak, please, go ahead.

15 (Whereupon, no response was heard. After,  
16 the following ensued.)

17 ATTORNEY REGINA: Okay, the next person in  
18 our cue is Marion Davids, if you would like to  
19 speak, please, go ahead.

20 Marion, would you like to speak?

21 (Whereupon, no response was heard. After,  
22 the following ensued.)

23 ATTORNEY REGINA: The next person in our  
24 cue is Mario Joseph, Mario, if you would like to  
25 speak, please, go ahead.

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1 MARIO JOSEPH: Yes, I just want to make  
2 sure that you can hear me.

3 ATTORNEY REGINA: We can. Mario, start  
4 with your name and address for us.

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5 MARIO JOSEPH: Sure. Mario Joseph. I live  
6 at 80 Meadow Drive in Woodsburgh.

7 I am participating in the Hearing as former  
8 President of the Five Towns Civic Association  
9 and also a twenty-one-year resident of the  
10 Village of Woodsburgh.

11 My house, literally, overlooks the Woodmere  
12 Club and the golf course.

13 And, I wanted to share three observations  
14 with you, one goes back to Superstorm Sandy, um,  
15 I watched from my front door and later from the  
16 balcony, the waters rushing in over the golf  
17 course and literally waves hitting the side of  
18 my house.

19 I lost three cars.

20 There was property damage. There was  
21 flooding in the basement of my home and I was  
22 lucky because my neighbors had water coming in  
23 through their windows, through their front  
24 doors.

25 Some neighbors had boats from the nearby

1 Marina washing up on their front yards.

2 Now, what was interesting was that within  
3 ab out 48 hours and even less than that, really,  
4 the water receded.

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5 Where did the water go?

6 You literally saw the water go into the  
7 ground across the street. It was terribly  
8 muddy. It was wet for a very, very long time,  
9 but that is where the water went.

10 We are very fortunate to have one-plus  
11 acres worth of green sponge across the street.

12 In looking at the proposed Coastal  
13 Conservation District and having heard the  
14 Camron Engineering presentation, it is clear  
15 that 83.8 acres or seventy percent of the  
16 property is going to be preserved as a big green  
17 sponge

18 I hate saying it quite that way. It wounds  
19 almost comical but, it is true.

20 We live very close to the water.

21 It is not just Superstorm Sandy, as Mr.  
22 Bienstock just down the block from me mentioned  
23 a moment ago.

24 Any time it rains, there is flooding.

25 And, not just a little bit of flooding,

1 flooding to the point where you need a four-wheel  
2 vehicle uplifted to drive through certain  
3 streets because that is how deep the water is.

4 So, that is one observation.

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5 Another observation really goes back over  
6 the past three months, during this COVID period.

7 I would sit on my balcony and I would watch  
8 people walk around the Woodmere course, the  
9 Woodmere Club.

10 Now, I want to explain; in my mind, it is  
11 not just coexisting with nature. It is  
12 literally being at peace because we are  
13 surrounded by nature.

14 People need a break and when they finally  
15 did get out of their homes and they wanted some  
16 kind of normalcy in their life, they couldn't go  
17 to the office.

18 They couldn't go and socialize. They went  
19 for walks around a beautiful open area.

20 That beautiful open area is a rarity, not  
21 just in New York, generally where I would be  
22 referring to within driving distance or train  
23 distance to Manhattan but in the Five Towns.

24 Um, there is nothing like it in Woodmere  
25 and there is certainly nothing like that in

1 Woodsburgh.

2 Um, it should be preserved.

3 Um, and the third observation is related to  
4 the quality of life, um, it falls more into the <sup>Page | 63</sup>  
5 category of safety and that is eventuality that  
6 life is going to be challenged.

7 First responders, as it is, have a  
8 difficult time getting through the arteries  
9 around the Five Towns.

10 If you had to call an ambulance and wait  
11 during rush hour, um, for an ambulance response,  
12 you would, unfortunately, have to wait much  
13 longer than you would have to in many other  
14 neighborhoods.

15 I can't explain why.

16 I don't have to explain why. I can just  
17 tell you it is the case.

18 And, it requires willful blindness by the  
19 developers to say that the addition of one  
20 hundred plus, in this case, two hundred plus  
21 homes wouldn't be a profound danger to people in  
22 the community.

23 Um, young and old alike, I applaud and I am  
24 so grateful to the municipalities and to  
25 everyone involved for working together.

1 I read in the Study the term the  
2 intermunicipal coordinated design and this is  
3 exactly what this is in my opinion.

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4 It seems that this isn't just  
5 intermunicipal but good government working  
6 together, but it is also inter-neighborhood.

7 We have Five Towns all working together  
8 represented by very hands-on and very, I think,  
9 in tuned elected representatives and I am full  
10 of gratitude and I want to relay that and say  
11 thank you so much.

12 I believe that history will look very  
13 favorably on you for preserving the character  
14 and beauty, safety and functionality of the Five  
15 Towns.

16 Thank you so much.

17 ATTORNEY REGINA: Thank you, sir.

18 The next person in our cue is Marc  
19 Larborbaum (phonetic spelling) go ahead if you  
20 want to speak.

21 Marc Larborbaum?

22 And, just a reminder to everyone in our  
23 cue, if you do want to speak, we do encourage  
24 you to exercise the option to "raise your hand"  
25 on the Go-to-Webinar Ap.



1 The next person in our cue is Marty  
2 Feinstein (phonetic spelling.)

3 The next person in our cue is Michael Kerr.  
4 Michael, if you like to speak, please, go ahead. Page | 65

5 Michael Kerr. (phonetic spelling)

6 MICHAEL KERR: Michael Kerr. 76 Wood Lane.  
7 I moved into this community in 1982 and I did so  
8 because it is a very quiet community, but, there  
9 is a lot of transient traffic that moves through  
10 this community and if you are walking the  
11 streets, it can be very dangerous out there.

12 And, people do walk the streets, not just  
13 on the Sabbath but in general having a green  
14 area, a place where we can walk safely is a big  
15 plus to a small community that has winding roads  
16 and poor views as you travel through the area.

17 Second, I am redoing my driveway, not  
18 making any changes to what I did in 1982, but I  
19 am repaving it and I am required to put in  
20 drains to catch as much of the run off water  
21 from the hard surfaces on the driveway in order  
22 to protect the streets, that is a problem, not  
23 for me, but that is a problem in our community.

24 Water accumulates quickly and it has no  
25 place to go.

1           So, treating hard surfaces, a majority of  
2           hard surfaces on that green belt would be a  
3           serious problem to the community, so, I support  
4           the decision by the Town, as well as, the           Page | 66  
5           Villages to try and preserve that area as a  
6           green belt and reduce the number of homes that  
7           could be developed in that area.

8           Thank you very much.

9           ATTORNEY REGINA: Michael Kerr, thank you.

10          The next person is Myles Arbor, Myles  
11          Arbor, Myles, go ahead if you like to speak.

12          MYLES ARBOR: I am recently moved back to  
13          this area from living out of State for about  
14          twenty years.

15          And, there is something special about it  
16          and it is obvious to me, now, that I am, here,  
17          again, there are five suburban areas that I  
18          think are especially nice surrounding the City  
19          of New York and the South Shore of Nassau County  
20          is one of those and the Five Towns are favored  
21          within that.

22          One of the things that makes this area so  
23          nice to live in is the beauty of the surrounding  
24          area to walk, to bike, to drive, it is peaceful.

25          It is pretty. It is calming and it is

1 serene.

2 It would be a shame to see that spoiled and  
3 taken away for good.

4 There is something irreplaceable about the <sup>Page | 67</sup>

5 Five Towns and its landscaping and the lay of  
6 the land and the way the homes are set into it.

7 And, I would hate to see that be taken away  
8 for good simple because this golf club closed.

9 I understand that the Club couldn't sustain  
10 itself because of the changing demographics of  
11 the Village and but I also think that, um, we  
12 should do what we can to preserve the Town the  
13 way it is.

14 It is unique. It is unique the way it is  
15 and the way it has been as a favored spot.

16 There are very, very few places in the  
17 surroundings of the City of New York that are  
18 like the Five Towns and as lovely as this is.

19 So, I am simply asking you to do what you  
20 can to preserve it and to preserve that as part  
21 of the style of life, here and to maintain the  
22 loveliness of the area for all those who love  
23 that and are drawn to it.

24 Therefore, please, do your best to keep it  
25 as is and to prevent wholesale development of

1 the golf course. Thank you.

2 ATTORNEY REGINA: Thank you, Myles.

3 The next person in our cue is Nina Davids.

4 Nina, if you like to speak, please, go ahead. Page | 68

5 MARK DAVIDS: Hi, Nina stepped away but  
6 this is her husband Mark.

7 Is it okay if I speak?

8 ATTORNEY REGINA: Sure, just give your name  
9 and address, sir.

10 MARK DAVIDS: Mark Davids. 322 West Ivy  
11 Hill Road.

12 I like to thank both Villages and Camron  
13 Engineering and the Town for being here and  
14 trying to have our backs.

15 I hope to be as eloquent as the previous  
16 speaker.

17 I am just going to try my best.

18 Having raised two children and living here  
19 for the last twenty years, my wife and I worked  
20 - - both worked.

21 We invested in our house.

22 We worked hard. We raised our kids, here  
23 and we both feel blindsided from this whole  
24 thing.

25 Out of the blue, the Club gets sold.

1 People come in and decide to develop three  
2 hundred houses.

3 We don't know how that can happen. It  
4 changed the whole landscape of the neighborhood <sup>Page | 69</sup>  
5 that we invested our lives in.

6 I just want to reiterate I appreciate  
7 everything that you have done and if you could,  
8 please, please fight this with everything that  
9 you have.

10 I don't care if our taxes go up to fight  
11 it, but, I don't think we can let this go  
12 through.

13 I don't like being threatened.

14 I resent the whole premise of the whole  
15 situation.

16 I appreciate your time and I thank you.

17 ATTORNEY REGINA: Thank you, Mr. Davids.

18 The next person in the cue is Ron  
19 Londonberg, if you like to speak, please, go  
20 ahead, Ron Londonberg.

21 (Whereupon, no response was heard. After,  
22 the following ensued.)

23 ATTORNEY REGINA: The next person in our cue  
24 is Sarah Singer, Sarah Singer?

25 (Whereupon, no response was heard.)

1 After, the following ensued.)

2 ATTORNEY REGINA: The next person is  
3 Sherrie Bass, if you like to speak, please, go  
4 ahead. Page | 70

5 SHERRIE BASS: Yes, thank you very much.

6 I live - - Sherrie Bass. I live at 306  
7 Jordan Avenue in Woodmere.

8 I do not live in Woodsburgh but I have been  
9 a resident of this area for many, many decades  
10 and it has always been a wonderful opportunity  
11 for me to drive to the Woodmere Dock and to be  
12 able to walk around in the beautiful area of  
13 Woodsburgh.

14 Um, many, many years ago, I remember my  
15 parents telling me how the Long Island Railroad  
16 wanted to make an elevated platform when the new  
17 electric trains came out and the area fought it  
18 and as a result of the beauty of the area was  
19 maintained.

20 People must fight for what they believe in.

21 And, there would be so many horrible  
22 ramifications if these people got their way and  
23 built all those homes.

24 At the end of the day, Mr. Gertzberg and  
25 Mr. Weiss, I am not sure, I think they live

1 in New Jersey but they would be going home to a  
2 nice community.

3 They wouldn't have to live with the horrors  
4 of what is going to happen if they end up Page | 71  
5 building two hundred and fifty some-odd houses.

6 As many of the other people mentioned  
7 during this COVID era, many people were walking  
8 through Woodsburgh and they found so much  
9 serenity and peace with the nature and the birds  
10 and just being in an area where they could have  
11 such a nice environment that is some important  
12 thing.

13 The most important thing for me, I mean I  
14 don't live in the Woodsburgh area but the  
15 traffic on Broadway as was mentioned before,  
16 when the Power Point presentation by Camron  
17 Engineering was presented, there would be two  
18 thousand seven hundred daily trips if all of  
19 these homes were built.

20 I mean this is a tremendous increase in the  
21 traffic.

22 There is also already mentioned, there is  
23 no parking in Woodmere at the train station.

24 I am fortunate I can walk to the train  
25 station but the parking spots are always filled.

1           What is going to happen when there is two  
2           hundred and fifty some-odd more homes, not to  
3           mention the fact that you can not find parking  
4           in Woodmere during the height of the day.           Page | 72

5           The parking lots are packed after 10:00  
6           a.m. and you cannot find a parking space until  
7           maybe 3:00 4:00 p.m.

8           This is all going to get one hundred  
9           percent worse if we allow those homes to be  
10          built.

11          So, I commend the Village of Woodsburgh,  
12          the Village of Lawrence, the Town of Hempstead  
13          and Camron Engineering.

14          I was so heartened to read in the Nassau  
15          Herald, this Coastal Conservation Plan.

16          I also urge you to fight it with everything  
17          that you can as the other gentleman said, if our  
18          taxes have to go up to fight the litigation or  
19          whatever comes our way, I think we all need to  
20          stand together and support this plan.

21          And, I thank you so much for coming up with  
22          it.

23          I think it is a very well thought out plan.

24          Thank you.

25          ATTORNEY REGINA: Thank you.



**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1           The next person in the cue is Sylvia Trock.  
2           (phonetic spelling.)

3           (Whereupon, no response was heard. After,  
4           the following ensued.) Page | 73

5           ATTORNEY REGINA: The next person in the  
6           cue is Susan Sokel. (Phonetic spelling)

7           Susan Sokel, if you like to speak, please,  
8           go ahead. Susan Sokel?

9           (Whereupon, no response was heard. After,  
10          the following ensued.)

11          ATTORNEY REGINA: The next person in the  
12          cue is Suzanne Rosenberg. Go ahead, Suzanne,  
13          You have your hand up, do you want to speak?

14          Suzanne? I am going to try her one more  
15          time because her hand is still up.

16          Suzanne, do you want to speak?

17          (Whereupon, no response was heard. After,  
18          the following ensued.)

19          ATTORNEY REGINA: Hope Greenberg, if you  
20          like to speak, please, go ahead. Hope  
21          Greenberg?

22          (Whereupon, no response was heard. After,  
23          the following ensued.)

24          ATTORNEY REGINA: The next person in the  
25          cue is Karen Friefield if you like to speak.

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1 KAREN FRIEFIELD: Yes, can you hear me?

2 ATTORNEY REGINA: Yes, state your name and  
3 address for the record.

4 KAREN FRIEFIELD: Yes, can you hear me? Page | 74

5 Karen Friefield. 336 Argyle Road, Cedarhurst  
6 and um, I am sorry I was late.

7 I was working and missed the early part of  
8 the Hearing.

9 But I just wanted to say, you know, I live  
10 in this community, um, I was born in this  
11 community.

12 I have been here my whole life.

13 My Mother taught in this community.

14 It has changed a lot in recent years. It  
15 has gotten a lot more crowded.

16 Every house has, you know, more children  
17 and adding these homes just seems like it is  
18 complete over-development that will make it much  
19 harder to, you know, do anything in the  
20 neighborhood.

21 So, I actually congratulate you guys coming  
22 up with this plan for the conservation and I  
23 hope that it is something that will stick.

24 ATTORNEY REGINA: Okay, thank you. I will  
25 try one more time because her hand is still in

1 the air.

2 Suzanne Serota Rosenberg?

3 SUZANNE ROSENBERG: Yes, hello. This is  
4 Suzanne Serota Rosenberg. I live at 881 Ivy Page | 75  
5 Hill Road.

6 I speak on behalf of my husband, Barry  
7 Rosenberg and myself and we have two practices  
8 in the neighborhood in Woodmere at 11 Irving  
9 Place and 1000 Broadway.

10 I speak in support of your proposal.

11 As a practicing physician in the  
12 neighborhood, I have two significant concerns.

13 I leave for Saint John's Hospital, which is  
14 the closest hospital.

15 I work there from 8:00 o'clock two  
16 mornings, Monday through Friday, the traffic is  
17 a four-mile drive and can take me sometimes  
18 thirty, thirty-five minutes, since Saint John's  
19 is the closest hospital, this is of significant  
20 concern to me, as it is with a lot of other  
21 local hospitals and even for patients to get to  
22 South Nassau, the other close hospital to come  
23 through this significant increase in traffic is  
24 tremendous.

25 I don't know if from what I listened to,

1 I don't think the school bus sometimes in the  
2 morning starting at 6:30, 6:45 until 9:00  
3 o'clock went into the Study, the traffic study  
4 but it is significant. Page | 76

5 As a business owner in the neighborhood,  
6 which I have property that has 14 parking spots  
7 to it, there is minimal parking, um, available  
8 and we are about a half a mile, if not a quarter  
9 of a mile off of the Woodmere Club for our  
10 practices.

11 I think this is a significant detriment to  
12 the neighborhood, um, for response time,  
13 evacuation time if we allow significant increase  
14 in home numbers.

15 We are very much in support of the proposal  
16 that is the Villages and um, the environmental  
17 impact studies have shown.

18 I thank you and I hope you really look into  
19 the emergency access that we have locally as a  
20 significant barrier to going further with, um,  
21 these larger amounts of homes.

22 Thank You.

23 ATTORNEY REGINA: Supervisor, Council  
24 Members, Mayors and Trustees, at this time,  
25 everyone in the Go-to-Webinar name has been

1 called that are in the cue and at this time, no  
2 one has clicked to raise their hand to speak.

3 So, at this time, I just want the record to  
4 reflect everyone's name has been called. Page | 77

5 Everyone's name has been called a couple of  
6 times.

7 They were all given a chance to speak.

8 SUPERVISOR CLAVIN: Thank you very much.

9 And, I would like the record to reflect no  
10 one else wants to speak.

11 I want to note for the record, the Town of  
12 Hempstead has received hundreds of comments from  
13 the community.

14 We are not going to read them but they will  
15 be part of the public record and we also  
16 forwarded them to the Villages, as well, for  
17 their record.

18 Before I make the final motion, I want to  
19 thank all participants.

20 I would like to thank all the residents  
21 and, as well as, the Town Board Members and our  
22 partners in the Villages and Camron Engineering  
23 for this entire process.

24 With that, may I have a Motion.

25 COUNCILMAN D'ESPOSITO: Supervisor, I move

1 the Public Hearing be closed and the record be  
2 kept open until 4:00 p.m. on Wednesday, June 24,  
3 2020 to receive any other comments for the  
4 record and that the decision be reserved.

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5 COUNCILMAN BLAKEMAN: Supervisor, before I  
6 second the motion, I just want to, again, thank  
7 the Village of Lawrence, the Village of  
8 Woodsburgh. I want to thank our able Counsel,  
9 Charles Kovit and Rich Regina.

10 I want to thank our I.T. Department, Arti  
11 Prim for pulling this off.

12 This was truly historic and I really want  
13 to thank the people who took the time to  
14 participate in this Hearing.

15 I second the Motion of Councilman  
16 D'Esposito.

17 SUPERVISOR CLAVIN: Madam Clerk, please,  
18 call the roll.

19 CLERK MURRAY: Supervisor Clavin?

20 SUPERVISOR CLAVIN: Aye.

21 CLERK MURRAY: Councilman Blakeman?

22 COUNCILMAN BLAKEMAN: Aye.

23 CLERK MURRAY: Councilman Carini?

24 COUNCILMAN CARINI: Aye.

25 CLERK MURRAY: Councilman D'Esposito?

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1 COUNCILMAN D'ESPOSITO: Aye.

2 CLERK MURRAY: Councilman Dunne?

3 COUNCILMAN DUNNE: Aye.

4 CLERK MURRAY: Senior Councilwoman Goosby? Page | 79

5 SENIOR COUNCILWOMAN GOOSBY: Aye.

6 CLERK MURRAY: Councilman Muscarella?

7 COUNCILMAN MUSCARELLA: Aye.

8 SUPERVISOR CLAVIN: I will, now, turn it  
9 over to the Village of Woodsburgh for any Motion  
10 the Mayor or Trustees may wish to make.

11 MAYOR ISRAEL: Thank you, Supervisor, we  
12 are, now, going to entertain a Motion to close the  
13 Public Hearing subject to submission of any  
14 comments until Thursday, June 25<sup>th</sup> at 5:00 p.m. Do  
15 I have a Motion to second it.

16 (Whereupon, a first and second motion was  
17 heard and a vote of aye was heard.)

18 SUPERVISOR CLAVIN: We will turn it over to  
19 the Village of Lawrence for any motion from the  
20 Mayors or Trustees of Lawrence may wish to make.

21 MAYOR EDELMAN: Yes, I would like to make  
22 the Motion for the Public Hearing to be closed but  
23 the record be kept open until 4:00 p.m. on June  
24 25<sup>th</sup> to receive any other comments for the record  
25 and the decision be reserved.

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1 (Whereupon, the motion was made and  
2 seconded and a vote of aye was heard from  
3 All Board Members. After the following ensued.)

4 SUPERVISOR CLAVIN: Mayor there a second <sup>Page | 80</sup>  
5 that?

6 MAYOR EDELMAN: Second to the Motion was  
7 Trustee Diamond and all are in favor.

8 SUPERVISOR CLAVIN: Thank you very much.

9 Again, before I make the final Motion, I do  
10 want to say thank you to my colleagues. Thank you  
11 to all the Mayors and Trustees and all your  
12 Administration, the entire I.T. Department at the  
13 Town and the workforce for really doing what is  
14 probably the first with everything going on, it is  
15 a real testament to government working together.

16 With that, may I have a Motion to adjourn  
17 the Hempstead Town Board.

18 COUNCILMAN BLAKEMAN: I move that the  
19 Hempstead Town Board be adjourned.

20 COUNCILMAN D'ESPOSITO: Second.

21 CLERK MURRAY: Supervisor Clavin?

22 SUPERVISOR CLAVIN: Aye.

23 CLERK MURRAY: Councilman Blakeman?

24 COUNCILMAN BLAKEMAN: Aye.

25 CLERK MURRAY: Councilman Carini?



**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

1 COUNCILMAN CARINI: Aye.

2 CLERK MURRAY: Councilman D'Esposito?

3 COUNCILMAN D'ESPOSITO: Aye.

4 CLERK MURRAY: Councilman Dunne?

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5 COUNCILMAN DUNNE: Aye.

6 CLERK MURRAY: Senior Councilwoman Goosby?

7 SENIOR COUNCILWOMAN GOOSBY: Aye.

8 CLERK MURRAY: Councilman Muscarella?

9 COUNCILMAN MUSCARELLA: Aye.

10 SUPERVISOR CLAIVN: We will, now, turn it  
11 over to the Village of Lawrence.

12 MAYOR EDELMAN: Motion to adjourn second by  
13 Trustee Goldstein.

14 (Whereupon, a vote of "aye" was heard.)

15 MAYOR EDELMAN: Motion carries.

16 SUPERVISOR CLAVIN: Now, I will turn it  
17 over to the Village of Woodsburgh for a Motion to  
18 adjourn.

19 MAYOR ISRAEL: I will entertain a Motion to  
20 adjourn.

21 (Whereupon, a Motion was made and seconded.  
22 A vote of "aye" was heard. After, the following  
23 ensued.)

**HEMPSTEAD TOWN BOARD WITH VILLAGE OF LAWRENCE & WOODSBURGH**

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SUPERVISOR CLAVIN: I thank everybody and all our participants. And, everyone, remain Safe. Thank you.

CERTIFICATE BY COURT REPORTER

I, do hereby certify that the foregoing testimony in the matter of the Hempstead Town Board, Village of Woodsburgh Board of Trustees and the Village of Lawrence Board of Trustees held on June 23, 2020, consisting of pages 1 through 82 inclusive is an accurate transcription of my cryptic notes.

IN WITNESS WHEREOF, I SET MY HAND THIS DAY.



*CFM*

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