

# Village of Woodsburgh

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BRIAN S. STOLAR, VILLAGE ATTORNEY  
MICHELLE BLANDINO, VILLAGE CLERK  
WILLIAM DOUGHERTY, BUILDING INSPECTOR  
ALAN HIRMES, TREASURER

30 PIERMONT AVENUE • HEWLETT, NEW YORK 11557  
TELEPHONE (516) 295-1400 • FACSIMILE (516) 295-1406

LEE A. ISRAEL, MAYOR

May 16, 2018

Dear Neighbor:

This month's regular Board of Trustee's meeting will be held on **Monday, May 21, 2018 at 8:00 p.m.** at Village Hall.

Please be sure to vote at the upcoming Village Election, Tuesday, June 19, 2018 at the Keystone Yacht Club between the hours of 12 Noon and 9:00 p.m. We hope you take the time to exercise your right to vote and become involved in your community.

I would like to update our residents regarding a recent development related to the Woodmere Club. The Town of Hempstead has received a report from its engineers that includes proposed revisions to the Town Zoning Code, including the adoption of a new zoning district called the "Golf Course Coastal Residence District". As presented by the Town on May 7 at the Lawrence Woodmere Academy, the proposed changes include increasing the minimum density of lots in the new District to require a minimum of 20,000 square feet (builder's half acre) for all lots, except those immediately abutting a Village (Woodsburgh and Lawrence) which are required to be at least 40,000 square feet (builder's one acre). Presently, the portion of the Woodmere Club in the Town is in the Town's residence B zoning district, which permits lots with a minimum of 6,000 square feet. As presented, the existing potential buildable lots on the Town portion of the Club property is 244 units. If the Town adopts the proposed new district, the prospective yield on the Town portion of the Club property is reduced to 77 lots. Additional regulations are proposed to mitigate flooding and environmental impacts.

The Town Board public hearing regarding the adoption of the proposed new zoning district had originally been scheduled to begin on May 8, but the Board has adjourned the hearing to June 19, at 7pm. We encourage residents to participate in this hearing process, and to become acquainted with the provisions of the proposed new zoning district. We will post the proposed new Town zoning district on our website upon our receipt of a copy of the draft law.

In addition to rescheduling the public hearing on the zoning district, the Town Board has extended the moratorium for an additional 90 days. I would like to point out that this zoning change in the Town of Hempstead does not grant any approval for subdivision or construction and strictly reduces the number of possible buildable lots within this district. Any request for subdivision or building permit application (of which there currently are none) would be further subject to strict environmental review by the Nassau County Planning Commission, Army Corps of Engineers, Department of Environmental Conservation and surrounding Villages, including Woodsburgh, to determine overall impact and feasibility.

Very truly yours,

Hon. Lee. A. Israel, Mayor