

Village of Woodsburgh

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LEE A. ISRAEL, MAYOR

June 9, 2017

Supervisor Santino and
Town Council Members
Town of Hempstead
One Washington Street
Hempstead, New York 11550

Re: Temporary Moratorium on Development of Certain Golf Course Properties

Dear Supervisor Santino and Council Members:

The Board of Trustees of the Village of Woodsburgh wishes to convey its full support for the measures being taken by the Town in connection with the Town's adoption of a moratorium prohibiting the issuance of any development approvals for residential development of any part of privately-owned golf courses within 500 feet of properties located in an incorporated village.

The Board of Trustees remains resolute in taking actions appropriate for the protection of properties in the Village and the health, safety and welfare of our residents. It is thus incumbent upon us to assure that we both take, and support, actions that foster and maintain the charm that makes Woodsburgh a special place.

As you know, The Woodmere Club has been sold to an entity that has been analyzing its development options, and may seek to develop some of the property in the future. The Club property is located not only in the Villages of Woodsburgh and Lawrence and the Town, but a significant portion of the Club property in the Town is located within the 500 foot linear distance identified in the moratorium. It is thus

imperative that the Town assure that it puts in place development restrictions that address the potential impact of the conversion of the portion of the Club property located in the Town to residential and/or commercial property.

The Village has in place existing minimum required lot sizes of 2 acre and 1 acre zoning, and other zoning restrictions that further limit and proscribe development. The Village Board also has declined to consider a request to develop townhomes on the Club property located in the Village. Similar to Woodsburgh, the Village of Lawrence also has 1 acre minimum lot size requirements.

The Town's current zoning of the Club property, has no connection to the area character, particularly given the minimum acreage requirements, and the open space nature, of the adjoining villages. We are pleased that the Town has recognized the incompatibility of its zoning requirements in comparison to Woodsburgh.

In addition to our support of the moratorium prohibiting development approvals, we hereby offer the Town our assistance and our knowledge of the surrounding area, as we wish to assure that the Town addresses the full realities of the existing character neighborhood and the potential impact any future development of the Woodmere Club property might have on the Village and our residents.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lee A. Israel". The signature is written in a cursive style with several loops and a long horizontal stroke at the end.

Lee A. Israel
Mayor