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INCORPORATED VILLAGE OF LAWRENCE
PLANNING BOARD MEETING

Held on Wednesday, August 31, 2022

At

VILLAGE OF LAWRENCE
196 Central Avenue
Lawrence, New York 11559

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A P P E A R A N C E S:

NOAH FLESCHNER, Chairman
BENJAMIN LOPATA, Member
JACQUELINE HANDEL, Member
MORDY SOHN, Member
ANDREW PRESTON, Village Counsel
GERRY CASTRO, Deputy Village Administrator
DANNY VACCHIO, Building Department
NICO MARRA, Village of Lawrence

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2 MR. FLESchNER: We will call this
3 meeting to order.

4 MR. VACCHIO: Chairman, I offer proof of
5 posting and publication.

6 MR. FLESchNER: So accepted. Is the
7 applicant present?

8 MR. BROWNE: The applicant is present,
9 yes. Good evening.

10 MR. FLESchNER: Good evening. You have
11 the floor.

12 MR. BROWNE: Christian Browne,
13 McLaughlin & Stern, 1122 Franklin Avenue,
14 Garden City, for the applicant and subdivision
15 applicant. My client is here, our engineer is
16 here.

17 MR. FLESchNER: Can they introduce
18 themselves, please?

19 MR. BROWNE: Let me have them come up,
20 put their name on the record.

21 MR. PROFESORSKE: I am David Profesorske
22 of SKE Development 13 LLC, the applicant of
23 record.

24 MR. AYLWARD: Matthew Aylward, R & M
25 Engineering, civil engineer.

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2 MR. BROWNE: So the object of tonight's
3 proceeding -- I discussed this with counsel to
4 the Board -- is to begin the subdivision
5 process. There is a lot of engineering that
6 will go into getting a final product here that
7 will involve this Board but will also involve
8 significant involvement from the Nassau County
9 Department of Public Works and Nassau County
10 Department of Health. So we are just at the
11 outset of the process. The goal here is to
12 take the municipal property for which my
13 client is in contract with the village and
14 subdivide that to construct 13 single-family
15 homes on 13 new zoning-compliant building
16 lots. And then there would be a 14th lot
17 where the village would retain its ownership
18 of the -- I believe it's a pumping station.

19 MR. CASTRO: Yes. It's actually
20 county-operated.

21 MR. BROWNE: Okay. So that lot would
22 remain in municipal use, and there would be 13
23 homes built on lots that comply with the
24 village's zoning requirements.

25 So in order to get from the starting

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point to the ending point, we thank you for opening the proceeding. We have submitted plans. We also submitted a -- an environmental assessment form that we hope will allow this Board --

MR. FLESCHNER: When you say you "submitted", to whom? The environmental --

MR. BROWNE: The environmental assessment form was provided to counsel earlier this week. I understand it may not have been formally submitted, but we can do that if necessary.

MR. PRESTON: Just to clarify, based on our conversations, you anticipate amending that; is that accurate?

MR. BROWNE: Yes. There is a couple of minor corrections that need to be made, so we will make those corrections and then formally submit the environmental assessment form with the hopes that this Board would then take steps to act as lead agency under the State Environmental Quality Review Act and begin its review of the environmental impacts pursuant to SEQRA with the hope of reaching a

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1 conclusion at the end of the process. So
2 that's how we would like to begin would be to
3 begin the SEQRA process, and while that SEQRA
4 process is underway, we would also be filing
5 applications with the Nassau County Department
6 of Health and Nassau County Department of
7 Public Works, both of which have concurrent
8 jurisdiction with this Board on the
9 subdivision, and both of those agencies will
10 have to sign the final map along with this
11 Board if the map is approved. So we are going
12 to work on three tracks: Health, Department
13 of Public Works, and Village of Lawrence
14 Planning.

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16 MR. PRESTON: And you anticipate
17 resubmitting or submitting, however we want to
18 deem it, the EAF. I would recommend the Board
19 consider requesting a consultant for
20 engineering services for the village so the
21 Board can make progress before coming back for
22 the next hearing if there is one.

23 MR. FLECHNER: We are just agreeing to
24 that.

25 MR. SOHN: Of course.

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2 MR. FLESCHNER: Makes sense.

3 MR. BROWNE: So we will make the
4 corrections that counsel and I discussed.
5 There is just some technical corrections that
6 have to be made. We will formally submit our
7 EAF, and then the Board would then undertake
8 its review pursuant to SEQRA with your
9 consultant.

10 MR. PRESTON: Agreed.

11 MR. BROWNE: That would be the process.
12 As I said, while that's going on, we would
13 also be working with the county agencies, and
14 then at some point with the Board's direction
15 we would return for further proceedings and
16 answer, you know, your questions and make
17 modifications as the Board, you know, deems
18 fit.

19 MR. PRESTON: At this stage I don't
20 think it's appropriate for the Board to make a
21 determination on lead agency status. Do you
22 agree?

23 MR. BROWNE: Whatever you feel is
24 appropriate. That's fine. We can submit the
25 EAF corrected, and then perhaps at the next

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2 proceeding we would request that the Board
3 designate itself as lead agency.

4 MR. PRESTON: I agree. And I think in
5 the meantime the consultant could also have an
6 opportunity to weigh in on lead agency
7 recommendations.

8 MR. BROWNE: That would be helpful.
9 That was all we wanted to present tonight. We
10 wanted to kick off the process and give you an
11 overview how we see it proceeding. We will be
12 working with Mr. Preston, Mr. Castro, Mr.
13 Vacchio, and we will proceed along.

14 As I said, there is a lot involved here.
15 There is a lot of engineering that goes into
16 these maps. A tremendous amount of time will
17 be spent with the county agencies in
18 particular so that there is a lot of work that
19 lies ahead of us before we would be ready to
20 present to you a -- you know, a fully
21 engineered map for approval.

22 MR. FLESCHNER: When do you think that
23 will be?

24 MR. BROWNE: Well, we are going to
25 submit our initial application to the

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1 Department of Health within the next week, so
2 within the next two weeks and we will also
3 begin discussions with Department of Public
4 Works. We are hoping to meet with them
5 hopefully next week to begin their process.
6 So I would -- I would say that we might be in
7 a position to start to review an engineering
8 map maybe by the end of the year.

9
10 MR. PRESTON: Do you need any waivers or
11 approvals from this Board to make those
12 applications?

13 MR. BROWNE: Not to my knowledge.

14 MR. PRESTON: Okay.

15 MR. FLESCHNER: Anybody have any
16 questions?

17 MR. SOHN: Do they need any other
18 permits, approvals, surveys?

19 MR. FLESCHNER: Besides what they just
20 mentioned?

21 MR. SOHN: Yes.

22 MR. FLESCHNER: Ask the attorney.

23 MR. SOHN: I don't want to come next
24 time and adjourn again.

25 MR. BROWNE: What we will need in order

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2 to complete the final process, there will be a
3 final subdivision map prepared after everyone
4 has completed the review. That map will have
5 to be approved by this Board, signed by the
6 chairman of the Board. It will also have to
7 be signed by the Department of Public Works of
8 Nassau County and the Department of Health.
9 All three must sign it in order to be
10 completed.

11 MR. FLESCHNER: Jackie, any questions?

12 MS. HANDEL: You just said the end of
13 the year, so you are saying that this entire
14 process will take until what, the end of
15 December?

16 MR. BROWNE: I don't -- I think the --
17 it's unlikely that the entire process. I
18 would say probably the preliminary process
19 could be -- could be completed in 90 days.
20 Where we would -- in other words, you would
21 have a chance to -- your consultant would have
22 a chance to give you his opinion of our
23 environmental assessment. We would have
24 substantially engineered our map. Hopefully
25 gotten, you know, fair amount of, made a fair

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2 amount of progress with the county agencies
3 where we would feel, you know, that the time
4 being would be appropriate to come back to
5 this Board.

6 MS. HANDEL: So at the moment you
7 anticipate we will see you again in December.

8 MR. BROWNE: That would be our hope that
9 you would see us again in December and maybe
10 -- yes and maybe we would be ready to request
11 a preliminary approval at that time.

12 MR. FLESCHNER: Any questions? No.

13 MR. SOHN: We might as well accept.
14 That's it.

15 MS. HANDEL: One other -- the form that
16 you were redoing for us so we can see it, when
17 do you anticipate that will be ready?

18 MR. BROWNE: Oh, we can have that back
19 to you -- by the end of the week you will have
20 that. It's already done. There were a couple
21 of corrections that Mr. Preston caught.

22 MS. HANDEL: So at some point in
23 September we will be able --

24 MR. BROWNE: You will be able to see it
25 next week.

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2 MS. HANDEL: Okay. Thank you.

3 MR. BROWNE: You are welcome. Thank
4 you.

5 MR. FLESCHNER: Do we have any questions
6 from the participants in the audience?
7 Residents? Was there a hand I missed? Sorry.
8 Please come forward and tell us who you are
9 and where you live.

10 MR. DELURY: Good evening, members of
11 the Planning Board. My name is Michael
12 Delury, and I am the candidate for the New
13 York State Assembly District 20 which includes
14 Lawrence. I am here tonight after I attended
15 the meeting at the Lawrence Yacht Club a few
16 weeks ago. There were tremendous concerns
17 about multiple development projects planned,
18 and Route 878 has not been completed yet. We
19 from Long Beach, we know how important a
20 coastal evacuation route is since storms can
21 strengthen very quickly, giving residents
22 little time to prepare to evacuate. We all
23 remember Superstorm Sandy was almost ten years
24 ago this October.

25 I would just like to know can all the

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documents be viewed and downloaded when available on the website? I know this is not a question for the Planning Board but it's something that maybe the village Board could consider. The hours of 8:00 to 4:00 to view is not conducive to today's standard of transparency. It was reported that there was a sale at 8.5 million. Maybe it's a contingent sale. I don't know. People have asked me that question. Is the fee contingent on a particular amount of homes, property size, development? And lastly, what was mentioned earlier about a traffic study is important. And who will be paying for the costs of the infrastructure if and when the project is moved forward? Thank you for your time.

MR. FLESCHNER: All very good questions. Thank you. I don't have all of those answers. But they are all points that we on the committee have looked at and don't have all the answers to yet.

MR. DELURY: Understood. Thank you for your time.

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MR. PRESTON: Can you note your address for the record?

MR. DELURY: My address is 6 June Walk, Long Beach, New York. Michael D-E-L-U-R-Y. Just for the record, I was a prior member of the Long Beach City Council. So the city of Long Beach is right behind what you are about to endure into connection to the Bay Park facility, the pumping station. So we are just on a bigger scale, but the scale is pretty much the same as far as the development and the infrastructure.

I am sure I could -- if the Planning Board deems it possible that they want to utilize the experts in the city of Long Beach, I could try to ask. I can't guarantee it but at least --

MR. FLESCHNER: Leave us your phone number, please.

MR. DELURY: Sure. We are all neighbors. Thank you.

MR. FLESCHNER: Thank you very much. Anyone else wish to comment or have any questions? Blanche, please.

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MS. LERER: Blanche Lerer. I have spoken at the various meetings pertaining to the evacuation, emergency evacuation, and we don't seem to get an answer on that and that's a major concern here. Not only it includes the Five Towns, it includes Atlantic Beach, Far Rockaway, and even some parts of Long Beach coming up this way. I think that's a question that should be answered before any construction continues to be planned, and when we had the last meeting and I spoke about this, this development here locally was never mentioned as part of all the other projects that are on plan.

MR. PRESTON: Can you note your address also, please?

MS. LERER: Two Wentworth Place, Lawrence, New York.

MR. FLECHNER: Thank you, Blanche. Anyone else? Hearing no other comments, is there a motion to adjourn?

MS. HANDEL: Make a motion to adjourn.

MR. FLECHNER: Seconded?

MR. LOPATA: Seconded.

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MR. FLESCHNER: Thank you, ladies and
gentlemen. The meeting is adjourned.

(Time noted: 7:46 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)

: ss.

COUNTY OF QUEENS)

I, YAFFA KAPLAN, a Notary Public
within and for the State of New York, do
hereby certify that the foregoing record of
proceedings is a full and correct
transcript of the stenographic notes taken
by me therein.

IN WITNESS WHEREOF, I have hereunto
set my hand this 13th day of September,
2022.



YAFFA KAPLAN