

1 INCORPORATED VILLAGE OF LAWRENCE

2 PLANNING BOARD

3 Village Hall
4 196 Central Avenue
5 Lawrence, New York

6 September 19, 2016
7 7:32 p.m.

8 APPLICATION:

9 Krausman
10 7 Rolling Hill Lane
11 Lawrence, New York

12 P R E S E N T:

13 MR. MORDY SOHN
14 Chairman

15 MR. NOAH FLESCHNER
16 Member

17 MR. ALLEN DORKIN
18 Member

19 MS. JACQUELINE B. HANDEL
20 Member

21 MR. BENJAMIN LOPATA
22 Member

23 MR. ANDREW K. PRESTON, ESQ.
24 Village Attorney

25 MR. GERALDO CASTRO
Building Department

Mary Benci, RPR
Court Reporter

1 CHAIRMAN SOHN: September 19th, 2016, two
2 items on the agenda, and we're ready to go.

3 The first item on the agenda will be the
4 Rolling Hill Lane and the Herrick Drive.

5 MR. BROWNE: Good evening. Christian Browne,
6 from the law firm Sahn, Ward, Coschignano,
7 333 Earle Ovington Boulevard, Suite 601,
8 Uniondale, appearing for all of the applicants on
9 this matter.

10 As you know, this involves two separate lots,
11 one fronting on Rolling Hill Lane and one on
12 Herrick Drive. The nature of the application is
13 basically a land swap, where one lot is going to
14 give the other land and vice versa. The Rolling
15 Hill Lane lot would acquire a triangular piece
16 located in the southwest corner of the Herrick
17 Drive lot that comprises 636 square feet. That
18 would, of course, become part of the tax lot that
19 now fronts on Rolling Hill, tax lot 867.

20 In exchange for acquiring that 636 feet from
21 the southwest corner of the Herrick Drive lot, the
22 Rolling Hill lot will transfer, with this Board's
23 permission, a parcel of 835 square feet located on
24 its northeast corner. So basically, the idea here
25 is to give -- to give the Herrick Drive lot

1 additional frontage and privacy on the cul-de-sac
2 of Herrick Drive, and in exchange the Krausman lot
3 on Rolling Hill Lane would pick up that triangular
4 corner of 636 square feet that I mentioned a
5 moment ago.

6 New legal descriptions have been drafted
7 already in contemplation of what we hope will be
8 your approval. We were before the Zoning Board I
9 believe in July; they approved the necessary
10 variances in connection with this application,
11 which really don't pertain to the size of the lots
12 or the street frontage or anything of that nature.
13 These lots are already oversized; they comply with
14 zoning. No variances are being occasioned by this
15 switch of the property. So one lot isn't becoming
16 nonconforming or anything of that nature. In
17 fact, the switch is assisting the Krausman lot to
18 come into greater conformity with the zoning code.

19 And as you may know, this has been the
20 product of extensive discussions between these two
21 applicants who have had some land use disputes,
22 let us say, and this is the way that they have
23 proposed to solve their neighborly differences,
24 and I think everyone is pleased with the outcome
25 here.

1 So we hope with your approval we'll be able
2 to modify the deeds and adjust the lot lines, as I
3 just described, and in accordance with the legal
4 descriptions that we've submitted.

5 CHAIRMAN SOHN: Thank you, Counselor.

6 MR. BROWNE: Thank you.

7 CHAIRMAN SOHN: I think this Board has
8 reviewed it, and the Board can take a vote right
9 now as to the approval.

10 MEMBER FLESCHNER: Move to approve the
11 application as stated.

12 CHAIRMAN SOHN: Pardon me?

13 MEMBER FLESCHNER: Move to approve the
14 application.

15 CHAIRMAN SOHN: Second the motion. Okay, can
16 we vote.

17 MEMBER HANDEL: We can vote. I approve.

18 CHAIRMAN SOHN: Allen.

19 MEMBER DORKIN: Approved.

20 MEMBER LOPATA: Approved.

21 CHAIRMAN SOHN: Okay, unanimously approved.

22 MR. BROWNE: Thank you very much.

23 MR. PRESTON: The record should reflect that
24 there's no one wishing to speak for or against the
25 proposal for public comment, and I'd like the

1 record to include a copy of the legal notice
2 that's been provided at the hearing.

3 MR. CASTRO: You are aware you have to file
4 with the county, correct?

5 MR. BROWNE: We'll obtain the letter of no
6 jurisdiction and file the deeds within whatever
7 time. They don't have jurisdiction here because
8 they're outside the 300 feet, but we'll file
9 new deeds within whatever time the resolution
10 allows.

11 MEMBER HANDEL: Is there going to be a change
12 in the taxes on either property?

13 MR. BROWNE: New tax lots will be created by
14 Nassau County that go -- once we file new deeds
15 with your resolution, the County will create new
16 tax lots, and that will affect the tax one way or
17 the other, I don't know. These property owners
18 will each own two tax lots instead of just one.

19 MEMBER HANDEL: Thank you.

20 MR. BROWNE: And they'll get separate bills
21 obviously for that.

22 CHAIRMAN SOHN: Thank you.

23 MR. BROWNE: You're welcome.

24 (Whereupon, the hearing concluded at
25 7:38 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Certified that the foregoing is a true
and accurate transcript of the original
stenographic minutes in this case.

Mary Benci

MARY BENCI, RPR
Court Reporter