

The Regular Meeting of the Board of Trustees was held on Wednesday, December 6, 2023 at the Lawrence Village Hall, 196 Central Avenue, Lawrence, New York 11559.

Those members present were: Mayor Alex H. Edelman
Deputy Mayor Paris C. Popack
Trustee Eliezer Kutner
Trustee Aaron M. Parnes
Trustee Tammy M. Roz

Also present were: Ronald Goldman, Village Administrator
Gerry Castro, Deputy Village Clerk
Lina Fusco, Deputy Village Treasurer
Village Attorney, Stephen Martir, Esq.
Alison Cohen, Secretary to the BOT

The Board convened in Work Session at 7:00 p.m. to discuss various agenda items.

WORK SESSION

Board Action: No Board action was taken.

Work Session ended at 8:05 p.m.

REGULAR MEETING

Mayor Edelman called the Regular Meeting to order at 8:09 p.m.

PUBLIC HEARINGS

December 6, 2023

Public Hearing regarding the proposed Local Law of 2023 to amend the Village Code for Zoning

Board Action: The Public Hearing regarding the proposed Local Law of 2023 to amend the Village Code for Zoning was adjourned until the next BOT meeting, on January 10, 2024.

PLEDGE OF ALLEGIANCE

Approval of minutes: BOT November 9, 2023 and Special BOT August 14, 2023

Board Action: Deputy Mayor Popack moved the approval of the November 9, 2023 BOT meeting minutes. Trustee Parnes seconded the motion. Trustee Kutner stated that he is not in agreement because he feels that there is an important issue missing from the final minutes. The vote was as follows:

Mayor Edelman	- Aye
Deputy Mayor Popack	- Aye
Trustee Kutner	- Nay
Trustee Roz	- Aye
Trustee Parnes	- Aye

The motion passes.

Board Action: Deputy Mayor Popack moved the approval of the Special BOT August 14, 2023 meeting minutes, subject to an amendment submitted by Deputy Mayor Popack. Trustee Parnes seconded the motion. The vote was as follows:

Mayor Edelman	– Nay
Deputy Mayor Popack	– Aye
Trustee Kutner	– Abstained
Trustee Roz	– Nay
Trustee Parnes	– Aye

The motion did not pass.

GOOD & WELFARE

- 1) Dr. Allan Simon of 284 Central Avenue complimented the newly hired LY&CC General Manager Kevin Dudleston on doing a wonderful job, and stated that the BOT made an excellent choice. He went on to say that he looks forward to working with him. Dr. Simon stated that he is starting his seventh (7th) term as LY&CC Men's' Tennis Club President. Dr. Allan went on to say that he is getting feedback on member referral discounts, which had been important previously, to boosting the Men's Tennis Club membership and revenue. He would very much like this to be reinstituted, and feels that it would be a boost for the membership once again. Deputy Mayor Popack clarified that it was a 25% discount "on both sides" and after discussing with LY&CC General Manager Kevin Dudleston, had him explain his recommendation regarding a referral credit, toward the following membership year. The Board liked Dr. Simon's suggestion and responded that it would be taken under advisement and discussed further. Dr. Simon replied that people were signing up now and making decisions where to join, and he felt that this would be a great incentive to bringing in more members and greater revenue, even with the discount. The Mayor and Board thanked Dr. Simon.
- 2) Dov Weinstock of 110 Cumberland Place, representing the "vast majority" of residents in his immediate area, who had attended previous meetings, stated that they would like to see some traffic flow and parking changes now; even though

some solutions are more complicated, and as such would take more time. When the Temple has catering events the roads get inundated, cars drive fast, ignoring signage and speed limits; and the parking is all over the place (some illegally) and in addition, this leaves no spots for the residents. Even with the upgraded supervision, Mr. Weinstock stated that he sent in a video of a car driving the wrong way down a one-way street to get into the Temple. Mr. Weinstock added that the request is "two-fold"; parking and upgrading the signage. Discussion ensued regarding possible options to mitigate the driving and parking issues. The BOT requested that Mr. Weinstock submit possible ideas/solutions in writing and submit them to the Board for review and further investigation including the names of the Cumberland, Richmond, Lord and Winchester residents in agreement.

- 3) Dr. Steve Rubel of 125 Winchester Place added to Mr. Weinstock's conversation reiterating that people park "right under the No Parking signs" (ignoring them) and there is "no enforcement", as well as driving the wrong way, speeding and unsafe driving. He reiterated that you can put up as many signs as you like, but without enforcement "it's just going to fall apart".
- 4) Mayor Edelman acknowledged the presence of Mr. Martin Schwartz from the Town of Hempstead Supervisor Don Clavin's office, He went on to say that Mr. Schwartz is very supportive and responsive to the Village and we really appreciate it. The Mayor thanked Mr. Schwartz for being here.
- 5) Mayor Edelman announced that the roadwork and pavement work was done and the Mayor has received many compliments on the job.
- 6) On behalf of the Board, Village staff and himself, Mayor Edelman extended condolences to Building Superintendent Danny Vacchio on the loss of his mother.
- 7) Mayor Edelman stated that he attended the LY&CC Men's Golf Club closing breakfast, this past Sunday and that it was very successful and that most of the people seem to be very happy with the greens, the new General Manager Kevin Dudleston and so it should be a great season.
- 8) Mayor Edelman recognized the receipt of a Village resident's letter regarding flooding on Washington Avenue. A meeting with Nassau County has already been set to follow up on it. The Village is looking into the matter and doing the best it can to mitigate the circumstance regarding the flooding and drainage.
- 9) Deputy Mayor Paris Popack noted that David, son of Judi Jacobs; Village advocate, who is also involved in community service, and has helped out with the Lawrence Civic Association and been very involved in advocating against over-

development in and around the Five Towns, recently became engaged. She wished her congratulations on behalf of the Board, Village and herself.

- 10) Village Administrator Ronald Goldman announced the presence of a “champion tennis player”, Mr. Roz. His picture was in this week’s Nassau Herald and he was congratulated by all.
- 11) Trustee Kutner stated that at the prior BOT meeting, the Board voted to close the gate at Cumberland and Lord Ave., and “wash their hands of it” and the responsibility to repair it if it were broken. He wanted to explain his vote and feelings for the record. Trustee Kutner stated the following: “I voted originally to remove the welding when it was welded shut, but I did not make that vote so that we should not have any gate or lock at all, whatsoever. I think that the choice that was laid before the Village Board was binary. Either we have it welded shut or we have no lock at all. And I feel that that is a serious mistake in judgement as we are ignoring a very open security and safety issues by leaving it open, and I think it is the Village’s responsibility to get involved in it. I think we should work on it; “a” we should be committed to fixing the lock in the gate if it gets broken; and also, to explore maybe, perhaps going out for bids to see what it would cost and what it entails in building a gate that is not able to be broken on a regular basis. Also, just one more point to clarify, that the fact that many residents showed up and were vocal; I think that’s a wonderful thing, but those were all people that were concerned about the train, who take the train. They got themselves together. That does not mean that they represent the entire neighborhood. the entire area around. Many people are pro having a lock, if that is the only choice that, versus leaving it wide open.” Trustee Roz responded by stating that the Board did go on record and did ask Trustee Kutner for a list of people who wanted it open; “and you did go on record and vote for keeping it open”. Discussion ensued in this regard. Trustee Kutner wanted to go on record that he “voted not to have it welded shut”, and that he “did not vote to have it left it open”. The Mayor and Board responded, “so noted”.

NEW BUSINESS

Item 1 – Approve Abstracts #'s

General Fund	# 1211, 1212, 1213, 1214, 1215, 1216
Recreation Fund	# 820, 821, 822, 823, 824, 825, 826, 827, 828
Payroll Fund	# 112423, 120823

Board Action: Mayor Edelman moved the approval of General Fund Abstracts #1211. #1212. #1213. #1214, #1215 and #1216; Recreation Fund Abstracts #820, #821, #822, #823, #824, #825, #826, #827 and #828; and Payroll Fund Abstracts #112423 and #120823. Trustee Roz seconded the motion. The Hoodz/Rothaar Restaurant

Maintenance check #7787 on Recreation Fund Abstract #824 was approved subject to completion of the work/job. All in favor.

Item 2 – Approve setting a Public Hearing for proposed Local Law #1 of 2024 – authorizing a property tax levy in excess of the limit established in General Municipal Law §3-c for the January 10, 2024 BOT meeting

Board Action: Mayor Edelman moved the approval to set a Public Hearing for proposed Local Law #1 of 2024 – authorizing a property tax levy in excess of the limit established in General Municipal Law §3-c for the January 10, 2024 BOT meeting. Deputy Mayor Popack seconded the motion. All in favor.

Item 3 – LY&CC Status Report – approve credit card fee

LY&CC General Manager Kevin Dudleston presented the LY&CC GM Report for December 2023, attached hereto as Exhibit “A”; as well as the “winterization” of the LY&CC. Discussion ensued regarding the LY&CC’s revenue. Mr. Dudleston added that since 2024 will be the Club’s centennial year, he is working closely with Deputy Mayor Popack on the schedule of events for the LY&CC’s centennial year festivities. Deputy Mayor Popack requested that Mr. Dudleston provide a (detailed) monthly maintenance schedule

Board Action: Trustee Parnes moved to approve charging a credit card convenience fee of 3% on all transactions at the LY&CC. Trustee Roz seconded the motion. All in favor.

Item 4 – Report on LY&CC Snack Bar & Golf Simulators

Deputy Village Administrator Gerry Castro stated that the Kosher Snack Bar has final inspections scheduled for Tuesday with just some interior finishes required. Mayor Edelman added that The Saffron Culinary anticipates being open for business the end of the month.

LY&CC Park Commission Chairman, Dr. Genack commented that the current golf simulators and rooms are sub-par. He and General Manager Kevin Dudleston explained the Village’s need to invest further funds to have a “top of the line” experience with the golf simulators. Park Commission Chairperson Dr. Sheldon Genack stated that he agreed with Mr. Dudleston’s research and conclusions regarding further investment by the Village, whether it be now or at a later date (as shown in the LY&CC GM Report for December 2023, attached hereto as Exhibit “A”). Discussion ensued in this regard.

Board Action: No Board Action was taken.

Item 5 – Revisit previous Resolution regarding part-time workers during snow removal

Board Action: Deputy Mayor Popack moved to approve the following (revisited) Resolution regarding part-time workers during snow removal:

RESOLUTION

RESOLVED, with regard to Part-Time Employees retained by Village of Lawrence Department of Public Works/Highway, following completion of twenty-hours, should such Part-Time Employees be called-in for Snow Removal only, on a week-day before 6:30 a.m. until 6:30 a.m. they shall receive overtime payment; from 6:30 a.m. to 3:00 p.m. they shall receive “straight-time”; after 3:00 p.m. they shall receive overtime payment; Saturday – time and one half; Sunday and Legal Holidays – double time.

Mayor Edelman seconded the motion. The vote was as follows:

Mayor Edelman	- Aye
Deputy Mayor Popack	- Aye
Trustee Kutner	- Aye
Trustee Roz	- Nay
Trustee Parnes	- Aye

The motion passes.

Item 6 – Approve going out to bid for diesel and gas fuel tank repairs/replacement

Board Action: Mayor Edelman moved the approval to go out to bid for diesel and gas fuel tank repairs/replacement. Deputy Mayor Popack seconded the motion. All in favor.

Item 7 – Approve specific supervisory staff salary increases

Board Action: Trustee Kutner moved to approve all supervisory staff receive a 2% salary increase:

Village Administrator Ronald Goldman
Deputy Village Administrator Gerry Castro
Deputy Village Treasurer Lina Fusco
Building Superintendent Danny Vacchio
DPW/Highway Superintendent Frank Franzese

Trustee Roz seconded the motion. All in favor.

Item 8 – Approve termination of Attilio Cassetta based on consecutive absence from work for more than one work year due to illness

Board Action: Mayor Edelman moved the approval to terminate Attilio Cassetta based on consecutive absence from work for more than one work year due to illness, as of November 20, 2023. Trustee Parnes seconded the motion. All in favor.

Item 9 – Approve setting a Public Hearing for a proposed Local Law to prohibit the keeping of chickens and other fowl on areas of less than (1/4) one-quarter acre

Board Action: Mayor Edelman moved the approval to set a Public Hearing for a proposed Local Law to prohibit the keeping of chickens and other fowl on areas of less than (1/4) one-quarter acre, for the January 10, 2024 BOT meeting. Trustee Roz seconded the motion. All in favor.

Item 10 – Approve setting a Public Hearing regarding Zoning Code §70-11 regarding permits and grade deviations

Board Action: Trustee Parnes moved the approval to set a Public Hearing for a proposed Local Law regarding Zoning Code §70-11 regarding permits and grade deviations for the January 10, 2024 BOT meeting. Trustee Roz seconded the motion. All in favor.

Item 11 – Approve License Agreement with The Saffron Culinary

Board Action: This item was tabled.

Item 12 – Approve Management Agreement and LY&CC Golf Course Maintenance Agreement with Kemper Sports Management

Board Action: This item was tabled.

Item 13 – Approve Resolution to transfer funds (\$125,000.00) from the General Fund to the Recreation Fund.

Board Action: Mayor Edelman moved to approve a Resolution to transfer funds of \$125,000.00 from the General Fund to the Recreation Fund. Trustee Kutner seconded the motion. The vote was as follows:

Mayor Edelman	- Aye
Deputy Mayor Popack	- Aye
Trustee Kutner	- Aye
Trustee Roz	- Nay
Trustee Parnes	- Nay

The motion passes.

Item 14 – Approval to retain the legal services of Elena Cacavas

Board Action: Trustee Kutner moved the approval to retain the legal services of Elena Cacavas, Esq. Deputy Mayor Popack seconded the motion. All in favor.

Item 15 - Approve going out to bid for electrical services and maintenance

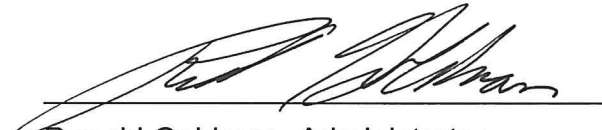
Board Action: Trustee Roz moved the approval to go out to bid for electrical services and maintenance. Trustee Parnes seconded the motion. The vote was as follows:

Mayor Edelman	- Nay
Deputy Mayor Popack	- Aye
Trustee Kutner	- Nay
Trustee Roz	- Aye
Trustee Parnes	- Aye

The motion passes.

On motion by Deputy Mayor Popack, seconded by Mayor Edelman and unanimously approved, the Board adjourned at 9:14 p.m.

This is to certify that I, Ronald Goldman, read the preceding minutes, and they are in all respects a full and correct record of such proceedings.



Ronald Goldman, Administrator,
Clerk/Treasurer

EXHIBIT A

Lawrence Yacht and Country Club GM Report- December 6th, 2023



ITEMS FOR BOT APPROVAL

- The Initiation of Credit Card Convenience Fees for **ALL** credit card transactions at the club including but not limited to Cart Fees, Guest Fees, Membership Dues, Merchandise, Locker and Bag Storage Fees, Event Room Charges, and Golf Outings.
- The purchase and Implementation of Phase I of Golf Simulator Room to allow for the safe use of the amenity using the existing technology purchased earlier this year. See Appendix I at the end of this report for full details and proposal.

MEMBERSHIP NUMBERS, NEW MEMBER AND RENEWAL COUNTS.

Membership Numbers as of November, 30th 2023

Please note that all members are de-activated at this time. The below numbers indicate new members and renewals.

GOLF	RESIDENT	NON-RESIDENT	TOTAL
PLATINUM	1	5	6
GOLD	0	6	6
SILVER	1	2	3
BRONZE	0	1	1
FAMILY	0	1	1
EXEC FAMILY	0	0	0
JUNIOR	0	0	0
TOTAL FULL MEMBER	2	15	17
REC ADULT	0		0
REC SENIOR	0		0
REC JUNIOR	0		0
TOTAL	2		17

TENNIS	RESIDENT	NON-RESIDENT	TOTAL
PLATINUM	0	0	0
GOLD	0	0	0
SILVER	0	0	0
FAMILY	0	0	0
EXEC FAMILY	0	0	0
JUNIOR	0	0	0
REC PERMIT	0		0
TOTAL	0	0	0

MARINA	RESIDENT	NON-RESIDENT	TOTAL
TOTAL	31	72	103
<i>Land Winter Storage</i>			6

ADMINISTRATION

STAFFING

Staffing has now been reduced to the Winter Skeleton Schedule. This was implemented in Mid-November ahead of original budget.

COMMUNICATION

- Golf and Tennis Handbook published on Website. Links are sent as part of the Weekly Update E-Mail.
- Application Renewal Forms sent out to Golf and Tennis Members.
- Land Winter Storage Applications also sent out to membership.
- Weekly Update E-Mail distributed to all Members on Sundays at 3:00pm.

CLUBHOUSE

Greenview (Non-kosher)

- 3 events
- Room rentals charged - \$1440

Chap a Nosh (Kosher)

- 3 events
- Room rentals charged - \$4800

Saffron (Kosher)

- 1 event
- Room Rental charged - \$3850

COURSE AND GROUNDS

- Began the month of November collecting leaves and working on drainage.
- The golf course, clubhouse, and tennis irrigation were winterized along with tennis clubhouse and the bathroom on Hole 12.
- **COMPLETED** - Drainage work with the cleaning of all catch basins and drain lines currently installed.
- **HOLE 12:** On #12 a trench was dug parallel to the path on 12 and another in the middle of the approach. A line will be run from the drainage boxes. A second trench was dug lateral that will run along the low area where we have lost turf. That line will run into the line that we have dug parallel with the path.

Pictures and Details were communicated to the Members.



- New drain line was installed on the front left of Hole 3 Fairway.



- Lime application to Fairways completed. (This is to ensure best pH levels for Turf Health).
- Gypsum applied to low areas that were subjected to flooding in November to flush the soil of excessive Sodium.

GOLF OPERATIONS

- Golf Operation Staff now down to two headcount. John Morrisson and Vinny Biondeo
- **NOVEMBER ROUNDS: 775**
- Merchandise Sales \$9839.00 for November 2023 compared to \$5811 for November 2022, a **41%** increase this year.
- COGS as a Percentage of Sales YTD 63.2% compared to the acceptable industry average of 70%. This is thanks to Kemper Sports' buying power and preferred vendors.
- Cart and Guest revenue as of 11/28/23: **\$32,414.**

TENNIS OPERATIONS

- Clubhouse and Tennis Campus completely winterized, and closed for Winter.

MARINA- As prepared by Dave Sarnelli

The marina is starting winter prep work.

- Broken ice eaters that were repaired and replaced were picked up at Aeration Power systems.
- Anodes are being installed on ice eaters that are not out for repair.
- Rope is being picked up for ice eater prep.
- Ice eaters are being tested and ropes are being put on them so they can be installed between docks.
- The water throughout the marina was turned off and blown out on Nov.17th.
- Bathrooms were cleaned prior to water being turned off.
- The ice machines were also blown out and covered up for the winter.
- The docks are being kept clear of debris and shells and the parking lots.
- Some boats that do not stay with us for the winter started to leave the marina.
- There are also some boats that are already taken out of water and are beginning to go into land storage lot.
- The Patio furniture is put away for the season.
- Docks are being repaired throughout the marina where needed.
- I am in the process of getting price quotes for 50 ft pile that member broke off between slip b31/b30.

APPENDIX I: GOLF SIMULATOR ROOM- Business Plan

INITIAL PLAN



STEP 1 — Make Simulator Bay 1 Safe and Practical to use. Uses current Software but includes re-configuration and optimization of existing software.

ETA: 4 Weeks to build custom padding and Screen, etc. plus 2 Weeks installation

SHOT SAVER QUOTE: \$13,500

Includes:

- Premium Impact Screen & Custom Framing **\$2,500.00**
- Custom Frame Padding **\$1,500.00**
- Ceiling Safety Baffles **\$1,500.00**
- Custom Upholstered Wall Padding **\$4,000.00**
- Project Coordination & Development **\$1,500.00**
- Labor For Completion of Simulator Install Process **\$2,500.00**

ESTIMATED OPENING TIME: FEBRUARY 1ST 2024*

*Based on BOT Approval, December 6th and Vendor Completed Installation by January 31st, 2024.

OPENING HOURS & FEES

Winter Schedule: February 1 – April 7 (Reservations Required)

Wednesday: 12pm – 8pm (GOLF LEAGUE ONLY)

Thursday: 10am – 4pm (4pm – 8pm GOLF LEAGUE ONLY)

Friday: 10am – 4pm

Saturday: 9am – 4pm

Sunday: 9am – 4pm

FlightScope Simulator Fees

- Golf Member Individual – \$30/hour (\$10/hour for each additional player)
- Guests of Member – \$30/hour

Rules & Requirements

- Maximum capacity per group/booth: four (4) players.
- Maximum time per group/booth: three (3) hours.
- Golf Shop check-in required at least 10 minutes prior to scheduled time.
- Only golf balls provided by the Golf Shop may be used (RCT Prov1 and/or RCT Prov1x).
- Golf spikes are strictly prohibited.

Reservation Policy

- Platinum, Silver, Gold, and Bronze members may reserve 48 hours in advance.
- Rec Permit holders may book 24 hours in advance.
- To aid in staffing all reservations must be made at least the day before.

POTENTIAL ROI

\$1,350 OF REVENUE NEEDS TO BE GENERATED PER WEEK OVER 10 WEEKS TO PAY FOR INSTALLATION INVESTMENT

FEBRUARY 1st – APRIL 8th 2024: STANDARD BOOKING DURING STANDARD OPENING HOURS

- Assuming **100%** Utilization on Opening Hours = (Foursome \$60/Hour) * 26 Hours/Week * 10 Weeks = **\$15,600**
- Assuming **50%** Utilization on Opening Hours = (Foursome \$60/Hour) * 13 Hours/Week * 10 Weeks = **\$7,800**
- Assuming **25%** Utilization on Opening Hours = (Foursome \$60/Hour) * 6.5 Hours/Week * 10 Weeks = **\$3,900**

FEBRUARY 1st – APRIL 8th 2024: WINTER GOLF LEAGUE

- **10 Week Golf League**
- **Wednesdays: 12pm – 8pm and Thursdays 4pm – 8pm**
- **\$400 PER TWO PERSON TEAM (9 HOLES) for 10 Weeks. Includes Prizes**
- Assuming **24 Teams Sign-Up** (1 Hour to Play 9 Holes) = **\$9,600 Additional Revenue**
- Assuming **12 Teams Sign-Up** (1 Hour to Play 9 Holes) = **\$4,800 Additional Revenue**