

Regular Meeting of the Board of Trustees was held on Thursday, June 9, 2022 at the Lawrence Village Hall, 196 Central Avenue, Lawrence, New York 11559.

Those members present were: Mayor Alex H. Edelman  
Deputy Mayor Jeff Landy  
Trustee Paris C. Popack  
Trustee Eliezer Kutner

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

Absent were: Trustee Michael A. Fragin

The Board convened in Work Session at 7:10 p.m. to discuss various agenda items.

#### **WORK SESSION**

No Board Action was taken during the Work Session.

Work Session ended at 7:57 p.m. Trustee Popack left at the end of the Work Session.

#### **REGULAR MEETING**

Mayor Edelman called the Regular Meeting to order at 8:05 p.m.

#### **PLEDGE OF ALLEGIANCE**

#### **PUBLIC HEARING**

June 9, 2022

#### **Public Hearing regarding the proposed Local Law #4 of 2022 to amend the Village Code Zoning regarding pool enclosures**

**Board Action:** Deputy Mayor Landy moved to open the Public Hearing regarding proposed Local Law #4 of 2022 to amend the Village Code regarding pool enclosures; declared as an unlisted designation/action under SEQRA with a negative impact (attached hereto as Exhibit "A"). Mayor Edelman seconded the motion. All in favor.

**Board Action:** Upon hearing no further comments, Deputy Mayor Landy moved to close the Public Hearing regarding proposed Local Law #4 of 2022 to amend the Village Code

regarding pool enclosures; declared as an unlisted designation/action under SEQRA with a negative impact (attached hereto as Exhibit "A"). Mayor Edelman seconded the motion. All in favor.

**Board Action:** Mayor Edelman moved to approve/adopt proposed Local Law #4 of 2022 to amend the Village Code regarding pool enclosures; declared as an unlisted designation/action under SEQRA with a negative impact (attached hereto as Exhibit "A"). Deputy Mayor Landy seconded the motion. All in favor. The motion passed and Local Law #4 of 2022 was adopted.

**Board Action:** Mayor Edelman made a motion to amend the previously approved/adopted Local Law #4 of 2022 to amend the Village Code regarding pool enclosures (attached hereto as Exhibit "A"); subject to the receipt of a local determination letter from the Nassau County Planning Commission. Deputy Mayor Landy seconded the motion. All in favor. The motion passed.

**Approval of minutes:** BOT April 7, 2022

**Board Action:** Deputy Mayor Landy moved the approval of the April 7, 2022 BOT meeting minutes. Mayor Edelman seconded the motion. All in favor.

### **GOOD & WELFARE**

- 1) Village Administrator Ronald Goldman had LY&CC Golf Pro John Morrison introduce the new LY&CC Assistant Golf Pro, Trent Terry. The Mayor and Board welcomed him and wished him well. It was noted that Park Commission Chairman Dr. Sheldon Genack and Co-Chairperson Jacqueline Handel were present as well.
- 2) Resident Shayna Herzka of 11 Wedgewood Lane, as well as her friend and neighbor, Miriam Templeman of 14 Wedgewood Lane, were there to express their own safety concerns as well as those of their neighbors Howard and Susan Freundlich of 18 Wedgewood Lane (who are out of town); regarding a Board of Building Design (BBD) decision regarding a curb cut and driveway approved for 204 Broadway. This small piece touches and affects their cul-de-sac and they believe, makes it unsafe for all of their children and grandchildren. Ms. Herzka went on to express her concern and outrage regarding this decision and provided supportive pictures and plans/diagrams to the Mayor and Board, as well as for the record. Discussion ensued and Village Administrator Ronald Goldman noted that this falls within the purview of the Board of Building Design (BBD). The Board of Building Design is a separate entity. The decision was rendered by the Board May 26<sup>th</sup>. Mr. Goldman went on to explain that Ms. Herzka and her neighbors have thirty (30) days to appeal this decision and suggest to the Board that they reconsider. He went on to further explain that: "According to the statute, they can prepare; and this is a process; an Article 78 to have them reverse their decision. But this is beyond the scope of the Board of Trustees,

and it's within the scope of the BBD to reconsider it. The good news is it's not a closed door for you. As I say, an Article 78 is a judicial proceeding; it's an expense; it's an onerous thing; but you might want to just notify the Board of Building Design that they may wish to reconsider their position. And then that's up to them and you. So, again, we'll make this available to them, and we'll certainly advise the BBD that we also received Mr. Freundlich's communication about this within the Village. We just received it today, and it was our intention to advise the BBD, who also got notice of it as well, and may want to reconsider." Mr. Goldman, Mayor Edelman and Village Counsel Peter Bee concurred that there could be no resolution tonight. Ms. Herzka responded that she "just wanted to make sure that all the concerns have been considered. It's not just an aesthetic thing; it's primarily a safety issue." Mr. Goldman replied that she would fare well to share that with the BBD so that they'll know and may want to reconsider their decision, and we'll share it with them as well. Ms. Herzka thanked everyone.

- 3) David Isaacs, a resident of the Village for over 30 years, came tonight to bring the Mayor and Boards' attention to the issue affecting residents of the Village who will now be called Tennis Play Pass members of the Country Club. For the last twenty-plus years, he's been playing tennis regularly at the Country Club, generally on Friday afternoon. Mr. Isaacs went on: "This year, two weeks ago, when I came down to play I was told that Tennis Pass members can no longer play on Friday afternoons. I was quite taken aback since I have been doing this for twenty to thirty years, as I said before. I set out to find out what happened. Before I get into the details about the appropriateness of this change I really want to note and emphasize that all residents of the Village, whether they use the Club or not, are subsidizing the Club by being residents and taxpayers here. And at as the present, who can only play a limited amount of time, either because of work or because they are only available Friday afternoons can only play a few hours a season. It's not economically efficient to become a full-paying member because there are not that many choices. You can either become a full-member, which is about \$1,000.00, or you could just pay by the hour basically which is more reasonable for someone who doesn't use the courts a lot. The people who use the courts a lot, they're paying far less than the people who are paying \$20.00 per hour to use the courts. I inquired how this change came about. I was told that this past year one or two members complained that when they tried to get a Friday afternoon court, between 1 and 4, they had difficulty and they were full-paying members. And therefore, they convened a meeting of the Park Commission and voted to make a change to no longer allow Tennis Pass; what we used to call Rec Passes in the old days, to play on Friday afternoons. I said that's fine. But there was no notice given that there was going to be a meeting to make such a drastic change. It hasn't been that way for thirty years. I said there was no notice, no publicity. I then asked were there minutes of the meeting I could view to see what occurred? They said no, there are no minutes. I said, okay, do you have a record of the vote of the Park Commission? They said no,

there's no recorded vote. But we know we had the meeting and we know we passed it. Then I asked another question, I believed the way the system works, in the bylaws of the Village of Lawrence, is that the Park Commission is an advisory committee. And as an advisory committee, they can come to you, the Board of Trustees, and request that their changes be adopted. I asked if those changes were voted upon by this Board, and I was told no, they weren't. So, we have a number of issues here. One is just a general fairness issue. Even if every procedure was followed, I would beg to say this is unfair to residents who have limited times that they can play. Number two, there's no governance. There's nothing; there was nothing that gives a transparent faction. There was nothing here that followed the by-laws of the Village; and it's really unenforceable. So, I mean, I know what the problems are, I play on the courts. The truth of the matter is that I've had times where I couldn't play, under the old system, on a Friday, here or there. It wasn't the end of the world. And furthermore, under the old system, the regular members had a day in advance to book a court. They had priority. So, I had to be at the back of the line. I also can't play mornings; I also can't play Saturday. So, I have a very limited time I can play and on a per hourly rate, I'm paying more than any member who is using the court. Yeah, there are people who are using the courts for hundreds and hundreds of hours, and they're paying \$1,000.00. So, number one, I think it's unfair; number two, it wasn't done in the appropriate manner and it's probably illegal, if I could use that term since it wasn't voted on or passed properly, so, I really would like, tonight, this Board, to advise the Country Club that that rule is null and void, and cannot be enforced."

Deputy Mayor Landy responded that he and the Board appreciated everything Mr. Isaacs said; they will look into it; take it under advisement and they will be speaking with both the Park Commission as well as the Tennis Pro; and they will get to a proper resolution that satisfies everybody. Discussion ensued in this regard and Golf Rec Passes as well as transparency were also discussed.

- 4) Village resident and Park Commission Vice Chairperson Jacqueline Handel thanked the Mayor and Board for arranging for a new fence to be installed on the 15<sup>th</sup> hole of the LY&CC golf course. She added: "It's very much appreciated and looks so much better". Mayor Edelman gave credit to Deputy Village Administrator Gerry Castro for getting it done and a job well-done.
- 5) Village resident Rochelle Kevelson stated that she called the Village two weeks ago, reporting that the street meters (behind Traditions) are dirty and hard to read. The Village will address this issue immediately.
- 6) Mayor Edelman reported that the owners of the Woodmere Club (Weiss) have agreed to install two (2) pumps (near the pond/lake) to alleviate the mosquito situation. The Mayor reached out to them personally to address this issue.



- 7) Mayor Edelman congratulated Trustee Paris Popack on her (well-deserved) appointment to the Friends of Rock Hall Museum's Board of Directors.
- 8) Mayor Edelman announced that the construction project on Rockaway Turnpike is completed and traffic is back to its normal flow. He added that he has been in contact with New York City, the NYS DOT and Nassau County to coordinate the traffic lights. Mayor Edelman stated that in this regard they would be having a Zoom call sometime next week.
- 9) Mayor Edelman announced the Village's June 21<sup>st</sup> Election, being held at the LY&CC, from 7:00 a.m. to 9:00 p.m.

## **NEW BUSINESS**

### **Item 1 – Approve Abstracts #'s**

<b>General Fund</b>	<b># 1121, 1122, 1123</b>
<b>Recreation Fund</b>	<b># 644, 645, 646, 647, 648, 649, 650, 651</b>
<b>Payroll</b>	<b># 052722, 061022</b>

**Board Action:** Deputy Mayor Landy moved the approval of General Fund Abstracts #1121, #1122 and #1123. Mayor Edelman seconded the motion. All in favor.

**Board Action:** Deputy Mayor Landy moved the approval of Recreation Fund Abstracts #644, #645, #646, #647, #648, #649, #650 and #651. Mayor Edelman seconded the motion. All in favor.

**Board Action:** Deputy Mayor Landy moved the approval of Payroll Fund Abstracts #052722 and #061022. Mayor Edelman seconded the motion. All in favor.

### **Item 2 – Report on Memorial Day Parade**

Trustee Popack had to leave the meeting at 7:57 p.m. On her behalf Village Administrator Ronald Goldman presented the following report, per Trustee Popack, on the Memorial Day Parade:

“It was an honor and privilege to organize and plan the Lawrence-Cedarhurst Fire Department Memorial Day Parade 2022, for my 4th year as Village of Lawrence Parade Director/Coordinator.

Hundreds of people lined the streets on Sunday, May 29, 10a.m., to watch and support the 103rd LCFD Memorial Day Parade as we honored and remembered our fallen soldiers. People were heard saying it was “a real parade” with the addition of many new entrants that held interest for all ages.

This was the 3rd year we went “all out” as the Village of Lawrence, with 77 group entrants. In addition to the LCFD, veterans, elected officials, organizations, schools, musicians, antique and exotic cars, we added the Merchant Marine Academy Color Guard, Rockaway Nassau Safety Patrol, a baton twirler, a “walking” flag, Sanitary District 1, more banners, village trucks with patriotic inflatable characters, JEPLI, a kids’ bike parade in the parade and, this year, the Air Force JROTC marched with 110 cadets.

Organizing the parade was a patriotic labor of love and a great community success. We had capable staff, and excellent ratings and feedback from attendees and participants. We also had exceptional press coverage in full color.

Plans for next year are to have more entrants, businesses, and school’s involvement. We would also love to see more patriotic store windows in both villages.

I would like to thank my husband Joe Popack for being the perfect patriotic partner in sponsoring the parade and supporting my work and time involved.

He also afforded me the ability to work with my dear friend and event assistant, Henya Storch. And of course, a huge thanks to my children, for their support and participation.

**THANK YOU for the cooperation of our great village:**

1. Mayor Alex Edelman, my fellow Trustees for riding in the parade, with the LY&CC, representing the VOL.
2. The emcee, Mr. Ron Goldman for his enthusiastic announcing of the entrants along the parade route.
3. Gerry Castro who gave his time and talent to create maps and organize the DPW.
4. Christine Polizzi for answering phones for the kids Bike Parade registration.
5. Department of Public Works, Frank Franzese, Mr. Martinez, Oscar, Joe Gallo, and Danny Vacchio (Bldg. Dept.), Robbie Daniels (semi-retired) for major preparations, chalking the sidewalks, preparing village trucks, adding our inflatable patriotic feature, and set up (all with a smile).
6. Additionally, Robbie Daniels and Joe Gallo drove the VOL trucks in the parade.

7. Cory Menking, Jack and Tommy, David Sarnelli, who drove decorated golf carts for a Lawrence Yacht and Country Club float representing the Club, Tennis, Golf and Marina. And for dressing the part!

8. Adam Thomas, our LY&CC superintendent, for driving the patriotic John Deer tractor.

We all look forward to next year's parade where we can continue to honor our LCFD and the fallen American soldiers in a beautiful meaningful way."

## THANK YOU TO THE PARADE SPONSORS

### TITLE SPONSOR

Joseph and Paris Popack

### DIAMOND PATRIOT

Village of Lawrence, Village of Cedarhurst, The Storch Agency International

### PLATINUM PATRIOT

Gourmet Glatt

### GOLD PATRIOT

Overpass, Cindy Grosz - Radio Host "The Jewess Patriot", Independent Coach

### SILVER PATRIOT

Amazing Savings, Staffpro

### BRONZE PATRIOT

Dunkin Donuts, Walls Bakery, Signature Bank, Syd Mandelbaum of Rock & Wrap It Up

### FRIEND OF PARADE

Andrew Lock, Manna Health Market, National Council of Jewish Women Peninsula, Section, Petite Pram, Poppy Med-Boutique, Sherel's Hats & Accessories, The Jewelry Showroom

Mayor Edelman thanked Trustee Popack for doing an outstanding and herculean job. The Board and all meeting attendees applauded in agreement and appreciation.

## Item 3 – LY&CC Status Report

LY&CC General Manager Cory Menking agreed with Mayor Edelman regarding the terrific job done by Trustee Popack on the Lawrence-Cedarhurst LCFD Memorial Day Parade and thanked the DPW for doing such a fast and great job installing the fence on the 15<sup>th</sup> hole. He then presented the LY&CC June 2022 GM Report (attached hereto as Exhibit "B"); and added that the Memorial Day Tournament was a huge hit this year. Mr. Menking noted that he was in constant communication with NYS regarding the Drainage Project as well as the membership, keeping them apprised of the ongoing progress.

Resident and President of the Women's' Golf Club Marsha Fennik complimented Mr. Menking on stepping up and doing a great job keeping the membership in the loop, since the last meeting. She added: "The new Golf Pro is fantastic, the new staff is fantastic, the Rangers; including Ranger Rob and Ranger Andrew are as well." Ms. Fennik thanked Trustee Popack getting the bag room done as expediently as they did and we'll just have to work with what's going on and God willing, next year, it will be an amazing course. No complaints from me." The Mayor and Board thanked Ms. Fennik for her positive comments and appreciation.

**Board Action:** No Board Action was taken.

#### **Item 4 – Zion Park Update/Report**

In the absence of Trustee Popack, Deputy Village Administrator Gerry Castro stated: "The equipment, slides and the surfacing areas are all complete. The grade surrounding it has been "fine-graded" at this point; and the only thing we are scheduled to install is the irrigation and grass, which will happen in the next couple of days". Village Administrator Ronald Goldman noted that "the DPW, under the leadership of Highway Superintendent Frank Franzese have really done an extraordinary job; and it goes without saying, Mr. Castro too". Mayor Edelman thanked Trustee Popack and Mr. Castro.

**Board Action:** No Board action was required.

#### **Item 5 – Report on LY&CC Snack Bars**

Deputy Village Administrator Gerry Castro reported that the external framing is completed on the LY&CC Kosher Snack Bar's construction/expansion. He went on to reiterate that the bag rooms were completed and operational; the sanitary waste has been installed; the final slab has been prepared and is being poured tomorrow. He is waiting for a stucco contractor to submit a proposal and he is coordinating for a plumber and electrician to run services from the existing utility room; while trying to minimize interference, because it actually comes from the total opposite side of the building.

**Board Action:** No Board action was required.

#### **Item 6 – Security Update**

Deputy Village Administrator Gerry Castro reported that the installation of the security cameras had been completed but that a fiber optic wire had been damaged, which is being repaired tomorrow; causing a delay in the completion of the project. Mr. Castro added that it should all be completed by next week.

**Board Action:** No Board action was required.

**Item 7 – Approve L.C.F.D. Contract/Agreement**

**Board Action:** Mayor Edelman moved the Resolution to approve authorizing himself, Mayor Edelman, to execute the new L.C.F.D. Contract/Agreement; in which the terms and conditions remain basically the same, with the following change to the dollar amounts:

Cedarhurst Mayor Benjamin Weinstock proposed the following for Cedarhurst:

“Our current payment is \$439,908 for the 2021/2022 Contract Year. The next 5 years would be:

Contract Year	Percentage Increase Over Prior Year	LCFD Request	VOC Proposal
2022/23	6%	502,704	466,302
2023/24	6%	502,704	494,281
2024/25	2.5%	511,356	506,638
2025/26	2.5%	521,580	519,304
2026/27	2.5%	532,008	532,286

I believe that this will be acceptable to my Board.

If we apply the same formula to Lawrence, the contract obligation would be as follows:

Lawrence current payment is \$666,024 for the 2021/2022 Contract Year. The next 5 years would be:

Contract Year	Percentage Increase Over Prior Year	LCFD Request	VOL Obligation
2022/23	6%	761,100	705,985
2023/24	6%	761,100	748,345
2023/25	2.5%	774,192	767,053
2025/26	2.5%	789,672	786,230



2026/27	2.5%	805,464	805,885"
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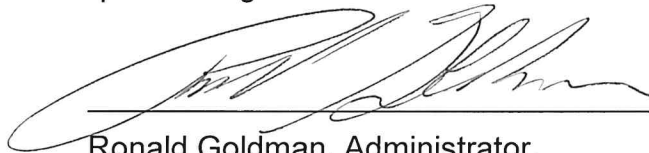
Deputy Mayor Landy seconded the motion. All in favor.

**Item 8 – Approve placement of stop sign at Marbridge Road eastbound at Margaret Avenue**

**Board Action:** Trustee Kutner moved to approve placement of a stop sign at Marbridge Road eastbound at Margaret Avenue. Deputy Mayor Landy seconded the motion. All in favor.

On motion by Deputy Mayor Landy, seconded by Mayor Edelman and unanimously approved, the Board adjourned at 8:52 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**

**PUBLIC HEARING 6/9/22 VOL BOT MTG.**

PROPOSED LOCAL LAW NO. 4 OF 2022

A LOCAL LAW AMENDING

THE VILLAGE CODE IN RELATION TO THE  
REGULATION OF MINIMUM DISTANCES TO STRUCTURES AND SURFACE COVERAGE  
REGARDING SWIMMING POOL ENCLOSURES

**WHEREAS**, the existing Village Code does not properly regulate minimum distances for pool enclosures relative to property lines; and

**WHEREAS**, the Board has determined that under all circumstances, the Village of Lawrence Code does not accurately clarify pool enclosures as “structures” for certain Code purposes; and

**WHEREAS**, the Board wishes to include swimming pools for surface coverage purposes; now, therefore

**BE IT ENACTED**, by the Board of Trustees of the Incorporated Village of Lawrence, in the County of Nassau, New York as follows:

Section 1. Article I entitled “General Provisions” is hereby amended in Section 212-2 as follows:

§ 212-2 Word usage and definitions.

A. Words used in the present tense include the future, the singular number includes the plural, and the plural number includes the singular.

B. Certain words in this chapter are defined for the purpose thereof as follows:

**ACCESSORY BUILDING**

Includes every building devoted solely to an accessory use. It does not include any portion of the main or principal building which is devoted to an accessory use. If such a building or use is not located on the same lot as that of the building or use to which it is accessory, it is not an "accessory building" or use and must comply with the regulations applicable to a principal building or use.

**ACCESSORY USE**

Includes every use customarily incident to the principal building or use, and includes all of the uses specified as accessory elsewhere in this chapter. If such a use is not located on the same lot as that of the building or use to which it is accessory, it is not an "accessory use" and must comply with the regulations applicable to a principal building or use.

**ADULT BOOKSTORE**

An establishment having as a substantial or significant portion of its stock-in-trade books, magazines, other periodicals, film, slides and videotapes and which establishment is customarily not open to the public generally but excludes any minor by reason of age.

#### ADULT DRIVE-IN THEATER

A drive-in theater that customarily presents motion pictures and that is not open to the public generally but excludes any minor by reason of age.

#### ADULT ENTERTAINMENT CABARET

A public or private establishment which presents topless dancers, strippers, male or female impersonators or exotic dancers or other similar entertainments and which establishment is customarily not open to the public generally but excludes any minor by reason of age.

#### ADULT MOTEL

A motel which is not open to the public generally but excludes minors by reason of age or which makes available to its patrons in their rooms films, slideshows or videotapes which, if presented in a public movie theater, would not be open to the public generally but would exclude any minor by reason of age.

#### ADULT THEATER

A theater that customarily presents motion pictures, films, videotapes or slideshows and that is not open to the public generally but excludes any minor by reason of age.

#### ALTERATION

As applied to any building or structure, means any change or rearrangement in the structural parts or exterior wall or framework of existing facilities. It includes any enlargement, whether by extending any side, front or rear building line or by increasing any height or by moving from one location or position to another. It also includes the enclosure of a space previously open, such as the enclosure of an open porch or patio or the construction of a roof over it.

#### ATTIC

Space between the top of uppermost floor construction and underside of roof.

#### BASE PLANE

The mean elevation of the crown of the street along the front yard of a property on which a building is situated.

#### BUILDING

Any structure, **including those prefabricated**, having a roof supported by columns or walls, **constructed of materials including but not limited to wood, metal or plastic**, and intended for the shelter, housing or enclosure of persons, ~~animals or chattels~~ **animals, chattels or any use including accessory uses**. For purposes of setback regulations, with the exception of §§ 212-35C and 212-35D, uncovered porches and decks will be defined as buildings.

#### BUILDING AREA

The maximum horizontal cross-sectional area of all buildings on a lot, excluding uncovered porches and decks; bay windows and other similar architectural features which are not more than six feet in height and do not project more than 18 inches; and gutters and chimneys projecting not more than 18 inches.

#### CLUB

A nonprofit organization or corporation or one owned and operated by a membership corporation or an unincorporated association for social, musical, dramatic, literary, artistic, gardening, yachting, boating, hunting, shooting, fishing, bathing, golf, tennis, squash, racquets or other lawful sporting purposes, excepting and not including an athletic organization, a political organization, a day camp, a youth house, a club for boys or girls, an organization for the improvement of the social, mental, moral or physical condition of children or of young men and women or an organization the chief activity of which is a service customarily carried on as a business.

#### CORNER LOT

A parcel of land at the junction of two or more intersecting streets.

#### CURB

Established elevation of the curb directly in front of or surrounding subject premises. Where no curb exists, the lowest established elevation of the edge of the street is used.

#### DWELLING

A place of abode of one or more families. It does not include a housecoach or a trailer used or designed to be used in connection with a motor vehicle.

#### EXTERIOR WALL HEIGHT

The vertical height of an exterior wall of a building or structure measured from the base plane to the underside of the eaves.

#### FAMILY

A group of persons, including servants or employees, forming a single housekeeping unit. It does not include a boarder or lodger, each of whom shall be regarded as a separate "family" and who are permitted only in districts that allow more than one family. Where there is more than one kitchen, there is presumptively more than one family.

#### FLEA MARKET

A sale or exchange of tangible personal property of every kind and description or of services or repairs to such personal property conducted at a location where there are multiple vendors who have paid a fee or charge or who have been allowed to occupy indoor or outdoor space without charge, for the privilege and purpose of displaying or selling items of tangible personal property or furnishing services or repairs thereto, all for a price or consideration, where such conduct is available to the general public.

#### FRONT YARD

A yard extending across the full width of the lot and lying between the front lot line and the nearest point of the building. In the case of a lot where the front lot line is nearer than 10 feet to the front curbline, the front yard shall be measured from a line located 10 feet in from the front curbline.

## HEIGHT OF BUILDING or BUILDING HEIGHT

The vertical distance from the base plane to the highest point of the roof. A pitched roof is a roof with a slope of three to 12 or greater.

## HEIGHT/SETBACK RATIO

A calculation designed to regulate the height of a building in relation to its setback from a lot line. It is in the form of an inclined plane beginning at the lot line from which the setback is being measured and rising toward the building at the ratio specified in this chapter. The mean grade along the foundation of that wall of the building nearest the lot line shall be the base elevation for measurement purposes. No part of any building, other than minor architectural features such as chimneys, skylights and dormer windows not covering more than 10% of the roof area shall be permitted to extend above said inclined plane. The graphic sketches located at the end of this chapter illustrate the application of the height/setback ratio to hypothetical lots in the 20,000 to 29,999 and 9,000 to 11,999 square foot lot size ranges.

## LOT

A parcel of land occupied or designed to be occupied by one main building or use and the accessory building or uses customarily incident to it, including such open spaces as are arranged or designed to be used in connection with such building or use. It includes the word "plot." A "lot" may or may not be the land shown as a separate parcel on a duly filed map, Tax Map or developer's diagram. All adjoining parcels of property now or hereafter held in common ownership, regardless of the nature of the constituent parcels or the date, source or manner of acquisition, shall be deemed merged into a single lot and shall be subject to the provisions of this chapter to the same effect as if they had constituted a single lot at the date this chapter was adopted.

## MASSAGE ESTABLISHMENT

Any establishment having a fixed place of business where massages are administered for pay, including but not limited to massage parlors, sauna baths and steam baths. This definition shall not be construed to include a hospital, nursing home or medical clinic or the office of a physician, surgeon, chiropractor, osteopath or duly licensed physical therapist or barbershops or beauty salons in which massages are administered only to the scalp, face, neck or shoulders. The definition also shall exclude health clubs which have facilities for physical exercise, such as tennis courts, racquetball courts or exercise rooms and which do not receive their primary source of revenue through the administration of massages.

## MEAN GRADE LEVEL

The mean final grade or mean existing grade as of the date of the adoption of this definition, whichever is lower, measured around the entire foundation of the building.

## MULTIPLE DWELLING

A dwelling which is occupied as the abode, residence or home of three or more families living independently of each other.

## PEEP SHOWS

A theater which presents material in the form of live shows, films or videotapes viewed from an individual enclosure, for which a fee is charged and which is not open to the public generally but excludes any minor by reason of age.



#### PRIVATE GARAGE

A building used for the storage of one or more automobiles owned and used by the owner or tenant of the lot on which it is erected, for a purpose accessory to the use of the lot.

#### PUBLIC GARAGE

A building, other than a private garage, one or more stories in height, used for the storage, servicing or repair of automobiles.

#### REAR YARD

A yard extending across the full width of the lot and lying between the rear lot line and the nearest point of the principal building.

#### RECREATIONAL STRUCTURES

Tennis courts, paddle tennis courts, handball courts, basketball courts and facilities of similar character, including all adjacent man-made surfaces and the required fencing accessory to the use of such facility.

#### REQUIRED YARD

The portion of the yard lying within the minimum limits provided by this chapter for the district in which the lot is situated.

#### SCHOOL

An institution of learning chartered by the State Board of Regents. It does not include a day camp, a summer camp or a recreational or athletic institution, organization, conservatory, group or center. It does not include an institution, organization, group or center, whether operated or managed by one or more persons, of which the principal object or one of the principal objects is physical education, teaching of dancing, singing, dramatics, music, playing of musical instruments, calisthenics, typewriting, stenography, dressmaking, designing or millinery or the giving of instruction in beauty parlor operation, business courses or instruction of a similar nature.

#### SIDE YARD

A yard between a side lot line and the nearest point of the principal building on that lot and extending from the front yard to the rear yard. In the case of a corner lot where the side lot line is nearer than eight feet to the side curblin, the side yard shall be measured from a line located eight feet in from the side curblin.

#### SIGN

Any message attached to any structure or part thereof or painted or represented thereon, which shall display or include any letter, word, model, banner, flag, pennant, insignia, device or representation used as or which is in the nature of an announcement, direction or advertisement or intended to attract the attention of the public when the same is placed or located within its view. The word "sign" includes the words "billboard," "freestanding sign," and "interior sign," as well as any message, neon or illuminated tube or string, group or arrangement of lights, or other device, material hung, outlining, painted upon or attached to part of a building or lot, including lettering and other information on canopies and awnings, and graphic displays and murals on walls and window surfaces.

## STORY

That part of a building between any floor and the floor or roof above. In computing the number of stories, any story, the ceiling of which is more than seven feet above the mean ground level along the foundation of the building, shall be deemed the first story.

## STREET

An existing state, county or Village road or a road shown upon a subdivision plat duly filed and recorded in the office of the Nassau County Clerk.

## STREET FRONTAGE

The extent of a lot along a street or, in the case of a lot fronting on the outside of a curvilinear section of street or on a turnaround, the length of a line parallel to the street line drawn at the minimum front yard setback depth and extended in each direction to the side lot lines. For each additional principal building or use on the same lot, an additional street frontage of the same length shall be required. In the case of a lot, other than a corner lot, adjoining more than one street, the lot owner may elect which street shall be used for computing "street frontage."

## STREET LINE

The dividing line between the lot and the side line of a street. Where the lot adjoins a public street, it is ordinarily the property line. It is not the curblin, unless the curb runs along the property line.

## STRUCTURE

Any combination of materials forming any construction, including, without limitation, buildings, swimming pools and other recreational structures as defined herein, walls, fences, signs, antennas, gazebos, gate posts, platforms and towers. The word "structure" shall be construed as though followed by the words "or part thereof."

## SURFACE COVERAGE

The horizontal area of a lot covered by all buildings, structures and other man-made surfaces, including but not limited to driveways, parking areas, **swimming pools**, patios, terraces and other similar features not less than four feet in width. If a detached garage is located in the rear yard of a dwelling, an area equal to 10 feet times the perpendicular distance from the frontmost wall of such garage to the front building line shall be excluded from surface coverage.

## TWO-FAMILY DWELLING

A building designed or occupied exclusively as the home or residence of two families living independently of each other.

## USE

Includes both the purposes for which a building or lot is or may be devoted and the building or lot itself.

## WINDOW SIGN

A sign which is either temporarily or permanently attached or affixed to the interior or exterior surface of a display window and is used for advertisement, announcement, or notice, directional matter, company name or trade name which is relative to the business products or services provided.

#### YARD

An open, unoccupied space on the same lot as the principal building or use, which is and must be open and unobstructed from the ground to the sky, except by trees, shrubbery, telephone or electric light wires and poles, hedges, retaining walls and fences six feet or less in height.

Section 2. Article VII entitled "Swimming Pools" in Section 212-47 is hereby amended as follows:

§ 212-47 Computation of measurements.

For the purpose of computing the required yards and the distance from the lines of the lot, **a pool enclosure**, the pool apron or platform along the side or end of a swimming pool, the base for the springboard or diving platform and foundation for the purifying apparatus, if any, shall be included.

Section 3. Severability.

If any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 4. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State of the State of New York.

## EXHIBIT B

### Lawrence Yacht and Country Club June 2022 GM Report



**To: Village of Lawrence Mayor Alex Edelman and Board of Trustees**  
**From: Cory Menking, General Manager**  
**Re: Lawrence Yacht and Country Club**  
**Date: June 9, 2022**

#### General Announcements

- Bag room operations have returned to normal with PODS removed last week; all racks were reinstalled and each bag individually re-tagged
- GPS units successfully installed on new golf carts; coordinating fleet delivery now
- NY Rising: Triumph Construction will soon begin work at the outfall, forcing us to play to a temporary green on the 18<sup>th</sup> hole and temporary tees on the 1<sup>st</sup> and 10<sup>th</sup> tees

#### 2022 Membership

- Full membership totals, excluding recreation permits, today (701) outpace those from last year (687)
  - Up 14 members, or 2%
- Totals membership as of June 1, 2022:

Golf							
Category	Platinum	Gold	Silver	Bronze	Family	Junior	Total
YTD	97	102	79	118	30	40	466
YTD PY	98	97	94	110	37	32	468
Variance	-1	5	-15	8	-7	8	-2

Tennis							
Category	Platinum	Gold	Silver	Bronze	Family	Junior	Total
YTD	69	34	11	0	13	11	138
YTD PY	61	31	5	5	14	11	127
Variance	8	3	6	-5	-1	0	11

Marina	
YTD	97
YTD PY	92
Variance	5

- Breakdown of Recreation Permits (118)

Recreation Breakdown		
Category	Golf	Tennis
Adult	56	14
Senior	33	
Junior	15	

## Lawrence Yacht and Country Club June 2022 GM Report



Breakdown of Resident (160) and Non-Resident (541) Full Active Members:

Category	Resident						Total
	Platinum	Gold	Silver	Bronze	Family	Junior	
Golf	10	13	3	5	1	26	58
Tennis	22	30	4	0	10	11	77
Marina							25

Category	Non-Resident						Total
	Platinum	Gold	Silver	Bronze	Family	Junior	
Golf	87	89	76	113	29	14	408
Tennis	47	4	7	0	3	0	61
Marina							72

### Golf

- Memorial Day Tournament was a huge success; we saw an increase of 40+ participants from last year
  - Donations over the weekend exceeded \$450 for Folds of Honor
- Trent Terry promoted to Assistant Professional
- Shop:
  - Most of our spring merchandise has been received and displayed
  - Merchandise sales and rounds are on par with last year
  - Srixon Demo Day is scheduled for June 24
- Player Development:
  - Women and Junior clinics start this week
  - Men and Women Club tournament season is now underway

### Tennis

- Memorial Day Tournament was a 2-day event with 40 participants
- Pickleball nets have been installed and both courts are now playable
- Windscreens have been installed on both sides of courts 7-9
- Men's Club plaques and large bulletin board reinstalled by Frank Curcio
- Mohamed will provide hitters for the membership due to high demand from Men's Club
- Staff:
  - New maintenance crew has been busy keeping the grounds beautiful and properly maintaining the tennis courts; continuous weed removal will occur all season
  - Garage has been cleaned and organized
- Events:
  - Memorial June 15, 6-8pm: Drill and Play Mix Doubles for levels 3.0 – 4.0
  - June 26, 9:30am: Spring Chicken Member/Guest with breakfast and prizes
  - Clinics, zones, and cardio tennis is being scheduled to start in June



## Lawrence Yacht and Country Club June 2022 GM Report



### Marina

- All member slips are accounted for, with some new vessels too, and a good portion of boats have arrived; the rest are slowly coming in due to rainy weather
- Memorial Day went off without a hitch
- Docks and water leaks are being repaired as needed and walkways cleared of debris, as well as parking lots
- Anchors, bollards, and other nautical décor have been painted for fresh appearance
- Patio furniture and BBQ are being cleaned
- Entrance gate lubricated for smooth operation from normal wear and tear

### Maintenance

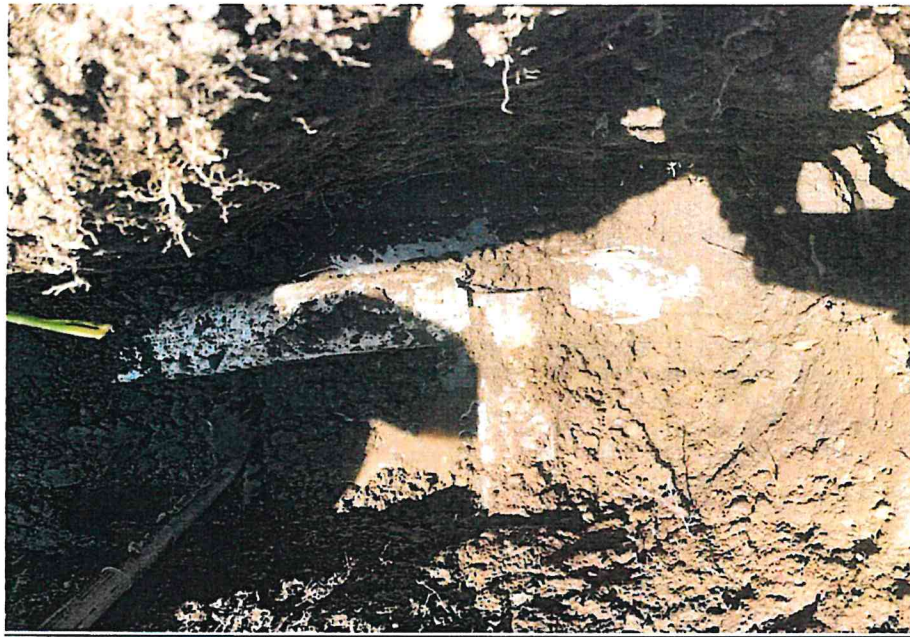
- Golf:
  - New fence built surrounding the Village dump and hole 15; thank you to DPW
  - All 3 PODS were removed and bag room fully restored; overhauled organization system and individually re-tagged each bag
- Tennis:
  - Garage door track rebuilt
  - Pump installed at endpoint of 7-9 drain
  - Fielding fence repair/replacement quotes now
- Clubhouse:
  - Ordering carpet for men's locker room exit hallway
  - Post-banquet cleanup; power wash dumpster area, front entrance, steam clean carpet
  - Flowers planted near starter shed and front of golf shop
  - Steam room repair quoted at \$20k+
  - Roof repairs (Marroquin) at marina and clubhouse will be completed soon
  - Boilers serviced
- Golf Carts:
  - All batteries serviced on current fleet; will keep 5 for staff when new fleet arrives
  - GPS units installed on new fleet and currently pending truck delivery

### Course & Grounds – Report from Adam Thomas, Superintendent

Tees, fairways, greens, and rough are healthy. Our focus over the next few months will be to keep the turf in good condition and greens rolling at a good pace.

Now that we have a new irrigation system and we do not need to dig up leaks every week we have begun focusing more of our time on repairing broken and clogged drain lines. On the following page is a picture of a clogged "T" we found to the right of 1 fairway. This T, as you can see, was not installed properly and is completely clogged with dirt. This was preventing water on 1 fairway from draining properly which reduced turf quality.

## Lawrence Yacht and Country Club June 2022 GM Report



We will continue to check for broken/clogged drain lines and add to the existing drainage system as best we can. This will continue to improve turf conditions and will also allow for the course to be playable much more quickly after a heavy rain like what we received last week.

A couple weeks ago, we were fortunate enough to demo the new GPS sprayer from Toro. We have 2 sprayers on site and both are 10 years old and do not function as well as they used to. The GPS sprayer has the capability to map exactly where the tees, fairways, and greens are located. Once the turf you will spray has been GPSd the computer on the sprayer operates the vehicle whenever we spray and turns nozzles on and off. All the person in the sprayer does is sit in the driver's seat. This sprayer also has individual nozzle control, so when the sprayer finishes a pass, each individual nozzle shuts off when it completes the pass. So in other words, not one drop of chemical or fertilizer is wasted. This will not just save money but will also eliminate waste and allow us to be better stewards of the environment. On the next page is a picture of Trustee Popack spraying 10 fairway with the Toro rep in the passenger seat.

## Lawrence Yacht and Country Club June 2022 GM Report



In addition to our sprayers, we have an aging fleet of equipment that consists of mowers, rollers, topdressors, carts, and a sand pro that continue to cost an exceedingly high amount to keep functioning. Equipment that breaks down with increasing frequency also reduces efficiency. Employees are spending more and more time in the shop while our excellent mechanic John Hutter repairs downed equipment than maintaining the course for our members. Running an efficient operation is critical for us because of our limited budget. Replacing aging equipment, along with our new irrigation system, would enable us to continue to increase efficiency and provide our members and guests with a product that improves every year.