

The Special Meeting of the Board of Trustees was held on Monday, July 24, 2023 at the Lawrence Yacht & Country Club, 101 Causeway, 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
Alison Cohen, Secretary to the BOT

Absent were: Lina Fusco, Deputy Village Treasurer

SPECIAL MEETING

Mayor Edelman called the special meeting to order at 7:06 p.m.

PLEDGE OF ALLEGIANCE

NEW BUSINESS

Item 1 – Approve Resolution regarding LY&CC Tennis rates to set a “League Tennis Special” at \$600.00 for residents; \$800.00 for non-residents at specific hours

Board Action: Deputy Mayor Popack moved to approve a Resolution regarding the LY&CC Tennis rates to set a “League Tennis Special”, which starts August 1st, 2023 and goes through the 2024 season; at a rate of \$600.00 for residents and \$800.00 for non-residents; the hours would be 8:00 a.m. – 5:00 p.m. Monday to Thursday; 8:00 a.m. – 1:00 p.m. on Friday; it’s weekday only and there’s “no guest” however, they can use the ball machine for a small fee. Trustee Roz seconded the motion. All in favor.

Item 2 – Consideration of Cumberland Place and Winchester Place

Extensive public discussion focused on future disposition of Temple Israel and its resident caterer, including proposals for traffic regulation and caterer’s procedures to ensure quality of life and safety of adjoining neighbors. Written suggestions were provided and made part of the record herein, (attached hereto as Exhibits “A & B”). The matter was adjourned for further consideration including formation of a committee to include two (2) impacted neighbors.

Board Action: No Board action was taken.

Incorporated Village of Lawrence, July 24, 2023

On motion by Mayor Edelman, seconded by Trustee Roz and unanimously approved, the Board adjourned at 8:26 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

Alexander Novak
132 Fulton St.

AGENDA FOR VILLAGE MEETING

Introduction

1. We have heard rumors of the JCC being turned into a full-time wedding hall. Can you enlighten us? Are the trustees of the opinion the caterer or the JCC needs any variances? Will there be an open hearing?
2. The JCC lot is zoned C-1. A full time wedding hall that is open to the public is not one the permitted uses under Zoning Law 212-15 and 212-17, The only remotely relevant code is 212-15(3) for private schools and (4) houses of worship or religious schools. Will the caterer or the JCC be required to obtain a variance? If not why not?
3. Does the Village take the position that a caterer's right to non-compliance with Village Zoning Code is somehow grandfathered? It appears as if the Temple was built in 1966 during the present Zoning Code.
4. Other small shuls on Central Avenue have had zoning restrictions placed on their non-shabbos catering activities, e.g. Heichal David on Central. Why does there appear to be a difference?
5. Will the Village and the Town of Hempstead be able to collect real property taxes for a pro-rata commercial use of the JCC?

Safety

6. This topic has been raised last week. What plans do you have to keep the streets around the JCC safe from careless valet and truck drivers?

Traffic Congestion

7. Every morning and afternoon drop off and picking up of children for the pre-school makes it very difficult to get out Fulton, Laurel and Richmond and other nearby streets. What can be done to eliminate the bottle neck in the JCC parking lot? What about drop off points on Central in front of the building?
8. Can you address the limited off street parking? Section 212-27 requires one parking space 9 feet by 20 feet for each 5 persons for which the building has capacity. Since the building is very large and has multiple rooms, I expect the capacity to exceed 900 people. That is 180 parking

spaces. How do you envisage the JCC would get a variance that does not entail using the surrounding side streets?

9. Will the Captain of the 4th Precinct be contacted to enforce any new No Parking zones? Police enforcement has been lacking. Will the residents be given a "resident parking permit" to allow them to park on their block during the day?
10. Can you address the Code Section of 212-26 of the prohibition of parking commercial vehicles in a C-1 Zone.

Noise

11. The JCC and the caterer are noisy neighbors. Trash is picked-up every morning but Shabbos at 6 am. The caterer permits refrigerated trucks to idle during the day in the parking lot. The caterer installed a new ventilation system which runs day and night. The noise from that system exceeds the maximum under Code 144-8 et. seq.

Apparent commissary in operation

12. Based on observation from the neighbors it appears that a lot of trucks are leaving the caterer parking lot full of food on days no affairs are occurring at the JCC. This leads to the assumption that the caterer is using the JCC as a commissary for affairs outside Lawrence. This non-conforming use does not benefit the Village.

What is the Trustees' position as to whether the caterer or the JCC as a matter of right can move forward on their plan for a commercial wedding hall? Can the Village officials address these issues next month when people who are away in the mountains can be here? We believe more people are interested in voicing their anxiety over the increased traffic and would attend.

EXHIBIT B

Don Wernstock

Thank you for the opportunity to speak here tonight. My wife, my 6 kids, and I live on Cumberland Place, the street onto which cars exit from the JCC Parking lot. I speak on behalf of all of them.

There is little dispute that the greater five towns and far rockaway community is in need of a large event space to handle weddings, be they large weddings or so called "Takana" weddings. Previous attempts to find such space have failed for a host of reasons, notably including the vocal objection of residential neighbors who were primarily concerned for the safety of their families.

Now it seems to be our turn. Some people, most of whom don't actually live in the vicinity and won't be affected, are pushing for Temple Israel to house the much needed community wedding hall. The truth is, it already is used for weddings, albeit fairly infrequently. So the argument goes (as expressed by the Caterer himself), "we don't need the village or the residents for anything – we can do this as of right".

Whether the facility in question is properly zoned for weddings remains at issue, as does whether weddings being held there today and wedding to be held there in the future, comply with all applicable fire, safety, capacity, and other regulations. However, one thing is clear. History has proven that neither the valet parkers, nor many wedding patrons, have any regard for the local regulations in place. Any time a wedding has been held at the temple, we can count on cars speeding down local blocks, driving the wrong way down one-way streets, and parking illegally, dangerously, even blocking driveways. Requests to valet parking get ignored, as do conversations the Village has had with the Caterer about this very problem. There is no reason to believe drivers will suddenly start caring. The thought of this happening on a more frequent, probably nightly, basis is scary.

I think this is an ill-conceived idea that will negatively impact the entire Central Avenue corridor, from Rockaway Turnpike to the 878 and beyond. Remember what things were like during the Covid food package pick-up. Not to mention that Lawrence prides itself on being a suburban area – we have boards at the village telling homeowners what they can and can't build on their property because everyone wants to maintain the character of the neighborhood. This completely commercial use of the property simply does not fit in. Whether they are here speaking or not, the vast majority of people I speak to on both sides of Central

Avenue are opposed to the idea of frequent weddings, and hope and pray that community leaders stop pushing this idea and that it simply goes away.

But beyond all that, residents of Winchester, Cumberland, Richmond, and Lord on the Temple side of Central, have it the worst of all. We are currently the egress streets for the JCC traffic. We are the primary streets the valet parkers speed down and park dangerously and illegally on. We are concerned for the lives of our children.

Like the rest of the vicinity, I think this is a bad idea that should not happen at all. However, if this project is going to happen above our objections, at the very least the Village must do what is necessary to mitigate the impact that the influx of events at the Temple will have. The following ideas have been floating around, and if they are implemented, it would go a long way towards mitigating the negative impact.

- 1) The Village has discussed finally closing off Cumberland Place to through traffic from the JCC and creating a permit parking only zone on the adjacent streets. Both of these ideas are critical to the safety on our streets and should be implemented as quickly as possible.
- 2) We understand that there have been conversations among the Village, the JCC, and the Caterer, about adding a two-way driveway on the Central side of the Property. This was an idea generated by residents as well as a few of the community members supporting the Wedding hall. We support these measures, and are hopeful that the JCC and the Caterer will be supportive as well.
- 3) The Village must demand to understand the parking logistics for proposed weddings. Without a proper plan, there will be no choice but to park illegally and dangerously. There has been talk about allowing the Caterer to utilize the municipal lots on Central and Doughty, which would alleviate the parking situation. Together with the implantation of the other measures, this would be a great idea.

- 4) The Village needs to commit to strict enforcement of parking regulations, as modified. Flagrant violations will make living on our blocks untenable, and create a major safety hazard.

To summarize, we agree that there is a community need for a wedding hall. We do not believe this is a viable location for it. The immediately adjacent streets will bear the brunt of the impact and the danger, and therefore, if this project goes ahead, there needs to be change to the traffic patterns, parking regulations, and enforcement, to ensure the safety and well being of our children.

We simply don't have the room for the traffic or the parking, without a proper plan in place. As you know, this administration has been vocally opposed to any development in the area on account of the already strained roads. Look at how long the Woodmere Club debacle has gone on. This issue should be taken no less seriously.

Thank you for listening.