

Regular meeting of the Board of Trustees of the Village of Cedarhurst was held December 6, 2021 at Village Hall, 200 Cedarhurst Avenue, Cedarhurst, NY 11516 at 8 PM.

Present after roll call: Mayor	Benjamin Weinstock
Trustees	Ari Brown
	Myrna Zisman.
	Daniel Plaut
Village Administrator:	Salvatore Evola
Supt Building Dept.	Wayne Yarnell

On motion of Trustee Daniel Plaut, seconded by Trustee Ari Brown, the following reports for the Month of November 2021 were unanimously accepted.

Nassau County Police Department
Village Justice Andrew Goldsmith
Acting Village Justice Segal Blakeman
Lawrence-Cedarhurst Fire Department

On motion of Trustee Ari Brown, seconded by Trustee Myrna Zisman, payment of all properly approved vouchers, except as noted as per the Board Audit dated December 6, 2021, covering vouchers from November 2, 2021 through December 6, 2021, were unanimously approved.

Village Clerk-Treasurer Evola read the notice of public hearing for the purpose of amending the village code to consider Cannabis – Opting Out of Retail Sales and On-Site Consumption Establishments. A lengthy explanation was given by Mayor Weinstock and based on the review of the documents, site conditions on and near the subject property, discussion held at the public hearings, no significant adverse environmental impacts have been identified, and a Negative Declaration is appropriate. Therefore, no further review is required under SEQRA. A motion was made by Trustee Myrna Zisman, seconded by Trustee Daniel Plaut to close and adopt the negative SEQRA determination. A motion was made by Trustee Ari Brown, seconded by Trustee Daniel Plaut to adopt the local law – all in favor.

Village Clerk-Treasurer Evola read the notice of public hearing of for the purpose of amending various Section 265 within Article V : Openings and Excavations. A discussion was held and explained that proposing this new legislation will add \$5000 to \$6000 to the cost of homes. No one from the public added to the discussion and it was determined that no significant adverse environmental impacts have been identified, and a Negative Declaration is appropriate. Therefore, no

further review is required under SEQRA. A motion was made by Trustee Ari Brown, seconded by Trustee Myrna Zisman , all in favor to adopt the negative SEQRA determination Trustee Mayor Ari Brown thanked the board for the roads that have been recently paved. A motion was made by Trustee Daniel Plaut , seconded by Trustee Ari Brown to adopt the local law – all in favor.

Mayor Weinstock explained that Charles Heine is retiring after 18 years as our Village Prosecutor and he is appointing Christina Sardo as Village Prosecutor . A motion was made by Trustee Brown, seconded by Trustee Zisman to approve the Mayor's resolution to appoint Christina Sardo at a fee of \$ 275. Per court session attended.

Village Clerk-Treasurer Evola read the notice of public hearing of the Village Planning Board to Subdivide the property at 606 Broadway, Cedarhurst, NY. Section 39, Block 259 , Lots 14 and 229. The subdivision request is seeking to divide existing property with 18,687.60 sq ft into two parcels with Parcel One having 10,598.85 sq. ft and Parcel Two having 8,088.75 sq. ft

Attorney Christian Browne, 1122 Franklin Avenue, Garden City presented the subdivision case and explained that the old home has already been demolished. Both properties have 34 feet setbacks and Nassau County will have to clear this as well as the Village of Lawrence.

Lynn Almillier of 11 Lotus Street says she would be directly impacted and is concerned about traffic. She is against building one more house.

Sara Siciliano of 328 Westminster Road asked for a contingency plan to have more traffic direction during today's major accident.

Dina Berger requested police enforcement for cars passing stop signs on Arlington Road because cars speed from West Broadway to Peninsula. Mayor Weinstock will reach out to Inspector Leslie Moulds. There were no further issues for the 2 police officers in attendance.

A resident from Lotus and Broadway since 1968 talked about having a traffic light on Locust and Broadway. She is not objecting to the house to be built at 606 Broadway. Trustee Ari Brown will look into requesting a traffic light from Nassau County.

Max Kirsh of 26 Maple Ave said he did not receive notification of this hearing. Mr. Christian Browne indicated that notices were sent out. Mr. Kirsh is also concerned about the traffic.

Jeffrey Fried of 611 Broadway said it takes 15 minutes to pull out of his driveway.

Trustee Dan Plaut said he will call Legislator Howard Kopel to request a traffic study and traffic light. Mayor Weinstock said we will try but it is very difficult.

Rina Saffra, of Iris Street is not within the 200 feet radius. She asked if both houses be fronted on Maple Avenue instead of adding more egress on to Broadway. Mrs. Saffra asked how long the construction would take and is concerned about parking. She is also concerned about other development projects around the Five Towns.

Jeffrey Fried will prepare a petition about the traffic light.

Attorney Christian Browne rebutted that the proposed lots can have 2 houses built as of right and that the Planning Board jurisdiction is very limited.. he said “ Properties are permitted to be developed that way” . Mr. Browne also said that the planning board can not condition the subdivision contingent to the traffic light.

Mayor Weinstock summarized the discussions had on the subdivision. Mayor Weinstock recommended closing the hearing and to make a negative declaration regarding SEQRA and to grant the subdivision. Trustee Plaut concurs with Mayor Weinstock and Trustee Ari Brown and makes a commitment to push for the traffic light. A motion was made to close the hearing and make the negative SEQRA determination by Trustee Ari Brown , seconded by Trustee Zisman – all in favor . A motion was also made to grant the subdivision by Trustee Ari Brown and seconded by Trustee Myrna Zisman, all in favor.

Fred Siciliano of 328 Westminster Road presented a petition with signatures from Rockaway Turnpike to Oxford Road on Westminster Road requesting making Westminster Road a One-Way with a right turn on to Oxford Road.

Mr. Siciliano thanked the board for the lunchtime efforts with parking enforcement. He also asked for a contingency plan for traffic, especially today there was a major accident in the area which flowed a lot of traffic on to Westminster Road. Mayor Weinstock said that 60% of the block signed the petition , so we can hire a traffic consultant to do the study. Mr. Siciliano said he appreciated that.

Yakor Kitte of 373 Westminster Road has lived here for 11 years, and brought up the flooding issue on Oxford Road and asked for a sign saying “Do Not Block the Box” , cars on Westminster and Rockaway Turnpike can not make the left turn.

Sharon Koppel of 336 Westminster Road said it is difficult either way for the one way option.

Dina Berger of 447 Westminster Road is concerned about emergency vehicles and a one way and that the traffic light at Arlington Road and Peninsula Blvd is very very long. She also reported that there are dead branches at her house on the curb trees. Trustee Myrna Zisman said she will call PSEG about that.

Mayor Weinstock reminded people about upcoming events in the village.

There being no further business before the Board, on motion of Trustee Ari Brown, seconded by Trustee Myrna Zisman, the meeting was duly adjourned.

Respectfully submitted,

Salvatore Evola