

A special Meeting of the Planning Board of the Village of Cedarhurst was held
July 15, 2026, at Village Hall, 200 Cedarhurst Avenue, Cedarhurst, NY 11516 at 8:00 P.M.

Present after roll call: Mayor:	Benjamin Weinstock
Deputy Mayor:	Eric G. Brown
Trustees:	Myrna Zisman
	Israel Wasser
	Daniel Plaut – (Remote)
Village Attorney:	Evan Newman
Village Clerk-Treasurer:	Jacob Plaut
Sup't of Buildings:	Wayne Yarnell

Village Trustee Brown led the Pledge of Allegiance.

Village Clerk-Treasurer Plaut took roll call, all were present in person except for Village Trustee Plaut who was remote.

Mayor Weinstock announced the purpose for this special meeting of the Planning Board is to consider the application of Pearsall Rock LLC for a subdivision to enable condominium ownership of units. Mayor Weinstock stated that the County of Nassau Planning Commission, acting as lead agency, issued a Negative Declaration under the State Environmental Quality Review Act in connection with the subdivision application which was granted preliminary approval and that the Negative Declaration was binding on the village. Mayor Weinstock also announced that the Nassau County Planning Commission received notice of the application and issued a unanimous decision of local determination, which was filed with the village.

The Applicant, Pearsall Rock LLC was represented by William Bonesso, Esq. along with the following: Principals of the Project, Mr. Tommy Lieberman and family, Representatives from IMEG, Walter Seber - 2nd Engineer, Rebecca Goldberg – Traffic Expert and the Project Architect. They presented an application to the Planning Board to consider the sub-division to enable condominium ownership of the units being built rather than keeping them as rentals. This would prevent the project from qualifying for IDA tax benefits that could impact local school funding.

Mr. Danny Mancini, 238 Fair Oaks Place, Cedarhurst, addressed the Board regarding privacy from the units that will be built. He is concerned that people will be looking into his property and that he has been promised that it will not be an issue. Deputy Mayor Brown assured Mr. Mancini that this will not be an issue.

Mr. Nachman Segal, 351 Atlantic Avenue, Cedarhurst, addressed the Planning Board of his concerns about construction dust and rodent issues. Deputy Mayor Brown assured Mr. Segal that they are taking every precaution to prevent these issues.

On motion of Trustee Wasser, seconded by Trustee Zisman, the Public Hearing was closed, and the sub-division of up to 98 units was granted.

Mr. Jonathan Frisch, 351 Atlantic Ave, Cedarhurst addressed the Board regarding the streets that have been heavily impacted by work being done by the water and gas companies. Mayor Weinstock stated that the work being done is not related to the Pearsall Project. He also stated that the Village has been seeking these improvements for a long time, that the work will benefit the residents, and that it is expected to be completed by the end of August.

Ms. Susan Samson, 386 Summit Ave, Cedarhurst, asked the Board if new lighting is being worked on for the Village. Deputy Mayor Brown advised Ms. Samson that this is being worked on and will be implemented soon.

Ms. Sharon Segal, 308 Atlantic Ave, Cedarhurst, addressed the Board regarding her concern with the corner of Rockaway Turnpike and Mott Ave. She believes there should be a traffic light place there. Mayor Weinstock explained that we do not have control of traffic lights. This would be a county issue. Deputy Mayor Brown stated that he has already contacted county leadership regarding this matter.

Mr. Binyamin Sanders, 232 Cedarhurst Ave, Cedarhurst addressed the Board regarding very low water pressure between the hours of 1:00am-6:00am at his residence. Deputy Mayor Brown advised Mr. Sanders that he will be in touch with the water company to address this issue.

There being no further business before the Board, on motion of Deputy Mayor Brown, seconded by Trustee Wasser, the meeting was duly adjourned.

Respectfully submitted,

Jacob Plaut
Village Clerk-Treasurer