

Inc. Village of Woodsburgh

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JAKE HARMAN, MAYOR

May 29, 2024

Dear Residents:

I want to provide the following information and update on matters related to the Woodmere Club development.

Background

As you know, it's been several years since developers purchased the Woodmere Club property and subsequently sought to build a significant number of homes on an iconic and beautiful part of our community. Needless to say, what ultimately gets developed on the property significantly impacts Woodsburgh and surrounding areas.

As part of our efforts to preserve and protect the beauty and serenity of the area, the Village together with the other municipalities where the club property resides (Woodsburgh, Lawrence and Hempstead), have been working together under an "Inter-Municipal Agreement" to address zoning and planning regulations for development projects in the area.

Since that time the municipalities have been involved in ongoing litigation with the developers. As you can appreciate, we cannot provide details of any legal discussions, however, suffice it to say over the past several years the Village has been dealing with the litigation and doing what it can to limit any negative impact on our community.

Recent Proposal

In an effort to settle the litigation and move their process forward, the developers have recently put forth a proposal for the development of an "age restricted" (over 55) high-end property on the site that would include a number of luxury condos with significant amenities. The project also provides for significant open space including walking paths, playground area and park-like settings. Additionally, as part of the proposal, the developer would transfer the "clubhouse" portion of the property (approximately 5 acres) to Woodsburgh and further proposes to build only 5 homes in the Village.

Over the past several years a number of people in our community have indicated that an age restricted property, if developed correctly, could be beneficial to the community and should be considered.

Although significant details would need to be negotiated for such a project, we agreed that we would not move forward with formal settlement discussions until we first had public engagement in **Woodsburgh** and **Lawrence** to allow our residents to weigh in on the concept of an age restricted development and the related proposal. Furthermore, because the bulk of the building structures would be located on the **Town of Hempstead** portion of the property, further settlement discussions would also be dependent on the Town providing its support for the project.

To address certain concerns, the developers made modifications to their initial proposal before Woodsburgh and Lawrence would agree to put it forth for a public discussion; including limiting the number of units as well as addressing the structures and where they would be situated on the property. We specified that any proposed building structures must be substantially distanced from Village residents as well as landscaped appropriately in keeping with the character and setting of the broader community.

We want to hear from our residents. Accordingly, as part of our next monthly meeting on **Monday June 17, 2024** we will include an agenda item to discuss the following summary of broad aspects of the proposed "age restricted" concept put forth by the developers. (Lawrence has separately scheduled their meeting for June 3rd)

- High-end age restricted luxury condo project not to exceed 160 units.
- Dedication of 50+ acres to a conservation alliance to allow for permanent open space; including walking paths, park-like settings, tree lines, etc.
- Building setback in excess of 300 feet from Broadway with landscaping to cover the site view.
- Significant Landscaped buffer along Meadow Lane as well as sidewalk path.
- Transfer of the Woodmere Clubhouse property to Woodsburgh.
- 5 residential homes in Woodsburgh.
- 5 acres dedicated for playground park.

These are high level points for discussion purposes. Significant details would need to be worked out should a determination be made to proceed with negotiations. Although a site map was sent out by Lawrence, we have not included any site map with this communication since it has not yet been reviewed by us, nor do we believe such is ready to be discussed. As previously mentioned, approval and support of the concept by the Town of Hempstead will also be necessary before proceeding to any next stage. Should we proceed, it would be our intention to keep residents updated and allow for the opportunity to provide input at the various stages of the process.

We look forward to further discussing the proposed concept and receiving your input on the 17th.

Sincerely



Jake Harman
Mayor