

Inc. Village of Woodsburgh



ALAN HIRMES, DEPUTY MAYOR
SHIRA HOSCHANDER, TRUSTEE
BARRY ROZENBERG, TRUSTEE
SHIMON FISHMAN, TRUSTEE

MICHELLE BLANDINO, CLERK TREASURER
BRIAN S. STOLAR, VILLAGE ATTORNEY
DENNIS FROMIGIA, BUILDING INSPECTOR

30 PIERMONT AVENUE • HEWLETT, NEW YORK 11557
TELEPHONE (516) 295-1400 • FACSIMILE (516) 295-1406

JAKE HARMAN, MAYOR

July 10, 2024

Dear Residents:

We are providing the following update on matters related to the Woodmere Club development.

As you know, our Board recently held a meeting with community residents to discuss a proposal put forth by the owners of the Woodmere Club property to settle the ongoing litigation by providing for the development of an "age restricted" (over 55) luxury condominium with significant amenities. That proposal also provided for certain additional elements including a limited number of homes as well as provisions for conveying the Clubhouse property and surrounding acreage to the Village of Woodsburgh.

Although there appears to be widespread support for an age restricted concept, several issues were raised at that meeting as it relates to certain aspects of the proposal, particularly the challenges inherent in the development of homes on a portion of the property located in Woodsburgh .

As indicated at the meeting, our Board voted to continue discussions with the developer taking into consideration the issues raised. Over the last few weeks, we have had further discussions and negotiations with the developers and they have put forth a **modified proposal**.

The new proposal continues to provide for an age restricted condominium comprised of 160 luxury units, however it no longer includes the 4 homes on the Woodsburgh/Ivy Hill portion of the property. Additionally, the Clubhouse property will no longer be conveyed to the Village of Woodsburgh, rather the developer would enter into a sale agreement with a *synagogue* to utilize the facility with limited catering and other deed restrictions, similar to the way the facility has been operating over the past several years. The proposal further anticipates that the tennis and pickle ball courts as well as a small part of the clubhouse property would be deeded to the Village of Woodsburgh.

Among other provisions, the developer has also committed to provide significant setbacks and landscaping on Meadow Lane to accommodate Woodsburgh residents in that area.

This is an initial phase discussion and many details of the project will still need to be worked out, as well as receiving the necessary environmental and other reports. However, our Board unanimously felt that this proposal provides a framework that we should seriously consider while also providing for settlement of the current litigation. We are therefore scheduling a **public**

meeting to be held Monday evening, July 22 at 7:00 PM, at the Stella K. Abraham High School, located at 291 Meadowview Avenue, Hewlett Bay Park, to allow community residents to weigh in on this modified proposal... In anticipation of such meeting, the developer indicated they will work towards preparing a more detailed draft "site plan" to allow residents to see the footprint of the proposed building and address questions that may arise.

As previously indicated, because the building project would primarily be located in the Town of Hempstead portion of the property, further settlement discussions and negotiations will necessitate the Town providing its support for the project should we determine to proceed.

We look forward to discussing this modified proposal at the scheduled meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Jake E. Harman", with a long horizontal flourish extending to the right.

Jake Harman
Mayor