

August 20, 2025

During last week's BOT meeting the Board unanimously voted to immediately enter into a moratorium halting all prospective property subdivision activity across the Village. [See the below overview.] Over the years, there has been an occasional single-family property which was divided into two parcels with new homes built on each. The Board believed it was necessary to pause all such activity until we had an opportunity to review all Village Code provisions on the subject.

Subdivision activity is governed by our Village Code and subject to both legal and Village regulations, which have been updated on a regular basis. These codes include very specific rules and requirements imposed by our Zoning Board of Appeals (ZBA) and Architectural Design and Review Board (ADRB). These Boards are made up of resident volunteers who apply the various Village codes. Each of these Boards meet on a monthly basis to review all resident and commercial applications. All meetings are open to the public and meeting information is posted on the Village website for resident review.

As many of you are aware, there has been a great deal of "conversation" online, in BOT meetings and in this paper over the past several weeks regarding the purchase of a one-family lot in the Western section of the Village. It is important that residents understand the facts related to how decisions are made in these situations. The particular neighborhood in question is zoned by our Code as "R-6." The R-6 zone requires that the plot size be a minimum 6,000 square feet (i.e. 60'x100') [VGC Code Sec. 200-4]. However, the subject property is much larger in size, at 100'x125' making it a candidate for subdivision into two 6,000 square foot lots. This size lot is similar to (and in many cases larger than) lots in the adjacent homes and neighborhood.

In early April, the new owner/developer contacted the Buildings Department and apprised them of his intent to subdivide the property into the existing R-6 requirements. At that point, the Building Department was tasked with undergoing an evaluation of the processes and procedures outlined in the Code to make such a determination. After an evaluation, it was determined that the subdivision was considered a "minor subdivision" not subject to a zoning review by the Village Planning Commission [VGC Code Sec. 38-3; 38-4 (E)]. In the parlance of the industry the subdivision was allowed "as of right." This request did not require any adjustment to the current zoning requirements that exist in the neighborhood, since both of the proposed new homes are within the minimum 6,000 square foot requirement. It is also important to note that the adjacent and neighboring homes all fall within the R-6 zoning jurisdiction. These two new homes will not be on a lot that is the largest or the smallest than what currently exists in this neighborhood.

Accusations by some that our Building Department and BOT have not acted in the best interests of the neighbors in the vicinity of the subject property could not be further from the truth. BOT members have had multiple, multiple conversations and meetings with contiguous residents of the subject property; staff members have met with and produced appropriately and legally requested documents pursuant to FOIL requests and allowed pictures to be taken of other relevant documents.

Additionally, we have provided a voice to the residents at three successive Board meetings-always welcoming comment from interested parties and will continue to do so. This newly passed moratorium will allow us to review our codes and design potential changes, if needed. In short, as a group, this Board of Trustees fully understands the frustrations of our neighbors and will, with staff, always work through the issues (painful as they might be) with the Village's best interests in mind and in heart.

#### **MORATORIUM ON RESIDENTIAL SUBDIVISIONS**

The Board adopted a Local Law to establish a six-month moratorium on the filing of an application, approval and/or issuance of building permits for residential subdivisions in the Village. The Board has significant

concerns regarding the potential impacts of residential subdivisions across the Village. The Village Board believes that a temporary moratorium on residential subdivisions is necessary in order to allow the Village Board time to study and review the potential impacts of such residential subdivisions on the character of the Village and, if appropriate, to revise the Village's zoning code with regard to prospective residential subdivisions. The moratorium is effective until February 18, 2026 and may be extended by Village Board resolutions(s) for two additional three-month time periods or for such additional periods that are reasonable in scope and duration.

#### **EDGEMERE FIREHOUSE**

Nearly two dozen contractors attended a walk-through of the Edgemere Firehouse on August 14, a requirement in order to bid on the project. Bids are scheduled to be opened on September 4. Building Superintendent Giuseppe Giovanniello is "expecting good numbers to move this project along," further noting that a few of the contractors are currently doing or have done work for the Village.

#### **NEW DEPUTY TREASURER**

The Board appointed Richard Cassar, of West Hempstead, as the new Deputy Treasurer, effective August 18, 2025. Mr. Cassar graduated from Long Island University Post in 2008 with a degree in accounting and has worked in various private and public accounting positions over the last 15 years. Most recently he worked as a Deputy Treasurer for the Village of East Hills. The Finance Department is excited to welcome Mr. Cassar to its team.

#### **ST. PAUL'S TURF FIELD**

The proposed turf field at St. Paul's is entering the final planning stages as Recreation Superintendent Andy Hill has been meeting with companies to look at fencing options. We have confirmed the turf's size and location and the field will be lined for both lacrosse and soccer. We are hoping to begin construction in early October.