

**DRAFT MINUTES
OF THE BOARD OF TRUSTEES
OF THE INCORPORATED VILLAGE OF EAST HILLS
JANUARY 20, 2022**

At a meeting of the Board of Trustees of the Incorporated Village of East Hills held on January 20, 2022, Mayor Koblenz called the meeting to order at 6:30 pm. Mayor Koblenz noted a quorum. The following Board of Trustees members were present:

Mayor	Michael Koblenz
Trustee	Clara Pomerantz
Trustee	Brian Meyerson
Trustee	Stacey Siegel

PUBLIC HEARING – BILL T1-22 – SENIOR RESIDENCE DISTRICT

Upon motion by Mayor Koblenz, seconded by Trustee Pomerantz, the public hearing was opened.

Mayor Koblenz explained that the proposed legislation relates to zoning for retaining the senior population of the Village and encouraging community stability and to promote aging in place and having a senior residence district and a floating zone overlay district. The permitted uses will be gone over. Special Counsel Lee Snead stated for the record that proper notice was given of the hearing. The Village also received a letter from the NC Planning Commission under 239-M giving local jurisdiction which takes them out of the process and allows the Village to move forward without dealing with comments that they might have and without need for a supermajority.

Carrie O'Farrell, of Nelson Pope, the Village's environmental consultant, explained the SEQRA review process and the Full Environmental Assessment Form. Their recommendation to the Board is that the proposed adoption of the local law would not result in any significant adverse environmental impact and recommend that the Board adopt a negative declaration.

Special Counsel Snead described that the law is designed as to what is known as a floating zone which simply says if a property meets the requirements of the floating zone, and in this case it would have to be only in Residence R District, then the application of the Village Board will allow the applicant to drop that floating zone on the residence district that they own and will exempt them from the residence district rules where they are in conflict with the floating zone. He further stated that an applicant would be able to build an apartment house or some other high-density building free of the requirements of the local residential zoning laws such as height and density and things like that. The standards within the local law would have to be met. An applicant would come before the Village board with an application and the matter would be relayed to the Planning Board for advisement. Once the advisement is received by the Village Board, the Board could approve the floating zone on the property and then an application would be made to go to site plan approval at the Planning Board.

A letter dated January 14, 2022 from the president of Temple Beth Sholom was received supporting the proposed legislation and is entered into the record.

Mayor Koblenz opened the floor for questions.

**SEQRA DETERMINATION – LEAD AGENCY
RES. #-22**

Upon motion by Trustee Meyerson, seconded by Trustee Pomerantz, it was

RESOLVED, to declare the Village as lead agency under the State Environmental Quality Review Act.

Motion passed. The vote was as follows:

Mayor Koblenz	aye
Trustee Pomerantz	aye
Trustee Meyerson	aye
Trustee Siegel	aye

**SEQRA DETERMINATION – UNLISTED ACTION
RES. #-22**

Upon motion by Trustee Pomerantz, seconded by Trustee Siegel, it was

RESOLVED, to classify the action as an unlisted action pursuant to the State Environmental Quality Review Act.

Motion passed. The vote was as follows:

Mayor Koblenz	aye
Trustee Pomerantz	aye
Trustee Meyerson	aye
Trustee Siegel	aye

**SEQRA DETERMINATION – NEGATIVE DECLARATION
RES. #-22**

Upon motion by Trustee Pomerantz, seconded by Trustee Siegel, it was

RESOLVED, to adopt a negative declaration under the State Environmental Quality Review Act.

Motion passed. The vote was as follows:

Mayor Koblenz	aye
Trustee Pomerantz	aye
Trustee Meyerson	aye
Trustee Siegel	aye

RESERVE DECISION

RES. #-22

Upon motion by Trustee Meyerson, seconded by Trustee Pomerantz, it was

RESOLVED, to reserve decision.

Motion passed. The vote was as follows:

Mayor Koblenz	aye
Trustee Pomerantz	aye
Trustee Meyerson	aye
Trustee Siegel	aye

Upon motion by Mayor Koblenz, seconded by Trustee Siegel and unanimously approved, the meeting was adjourned.

Respectfully submitted,

Donna Gooch
Village Clerk Treasurer