

A Special Meeting of the Board of Trustees of the Village of Port Washington North was held on Wednesday, **April 7, 2021** at 7:30 p.m. at the Village Hall, 3 Pleasant Avenue, Port Washington, New York, that was conducted by teleconference pursuant to Executive Law 103 by the Governor of the State of New York.

Present:	Mayor	-	Robert Weitzner
	Trustees	-	Steven Cohen
		-	Matthew Kepke
		-	Michael Malatino
		-	Sherman Scheff
	Village Clerk	-	Palma Torrisi
	Attorney	-	Stuart Besen
	Court Reporter	-	Jennifer Devlin

1. Public Hearing – Site Plan Review: Movie Studio, 101 Winners Circle

Mayor Weitzner opened the Public Hearing, duly advertised in the March 26, 2021 *Port Washington Times* and posted on the official Village website, to consider the application of Alexander Badalamenti, of BLD Architecture, as applicant, and 101 Channel Drive LLC, as owner of 101 Winners Circle (a/k/a 101 Channel Drive), Port Washington New York 11050 and more particularly designated as Section 4, Block 123, Lots 18, 20, 23, 24 & 43 on the Land & Tax Map of Nassau County. The applicant and owner are seeking the demolition of an existing one-story building and construction of a proposed two-story building for a movie/sound studio. There will be a total of six studios and ancillary site work including, but not limited to, landscaping and placement of utilities.

A stenographic transcript of the hearing is on file with the Village Clerk. All those wishing to speak having been heard, on motion of Trustee Kepke, seconded by Trustee Malatino, it was unanimously RESOLVED that Mayor Weitzner close the public hearing. On motion of Trustee Scheff, seconded by Trustee Kepke, the following resolution was adopted:

A public hearing was held on April 7, 2021, at 7:30 p.m. before the Board of Trustees of the Incorporated Village of Port Washington North. Pursuant to the Governor's Executive Order 103 the meeting was held via video conferencing and telephone conferencing only and not at the Port Washington North Village Hall. The public had full access to the public hearing through both Zoom and telephone and at said public hearing anybody who wished to comment did so.

WHEREAS, Alexander Badalamenti as applicant and 101 Channel Drive, LLC., as owner of 101 Winners Circle (a/k/a 101 Channel Drive). Port Washington, New York 11050 and more particularly designated as Section 4 Block 123 Lot(s) 18, 20, 23, 24 & 43 on the Land and Tax Map of Nassau County submitted a site plan application on March 11, 2021. The property is located in the Economic Development B Zone.

WHEREAS, the Applicant and Owner intend to demolish the existing one story building and construct a two story building consisting of approximately 105,338 square feet for a movie/sound studio. The building will contain six studios and ancillary site work

including but not limited to maintaining the pond, landscaping as per the plans and placement of utilities. The site plan drawings are on file at the Office of the Village Clerk located at 3 Pleasant Avenue, Port Washington, New York.

WHEREAS, on September 23, 2020 the Village Board of Trustees for the Village of Port Washington North previously passed legislation permitting a movie/sound studio in the Economic B Development Zone and permitting a maximum height of fifty feet for a movie/sound studio under certain limited conditions.

WHEREAS, on October 1, 2020, the Nassau County Planning Commission at its regular meeting determined that the said legislation pursuant to Section 239-m of the General Municipal Law declared that the legislation is for local determination.

WHEREAS, Village Board of Trustees of the Village of Port Washington North declared itself lead agency and retained Nelson & Pope & Voorhis, LLC to prepare a Long Environmental Assessment Form Parts 1, 2 and 3 and a Supplemental Report to assess the potential significant environmental impacts associated with the proposed action. A public hearing was held on said reports.

WHEREAS, the Village Board of Trustees as lead agency for the action contemplated herein, after review of the proposed action 6 NYCRR Section 617, the EAF, other relevant documents and testimony received, has determined that the above described legislation and movie/sound studio is an unlisted action pursuant to the State Environmental Quality Review Act (SEQRA) and adopts the SEQRA negative declaration and the determination that the proposed action will not result in any significant adverse impacts to the environment. The SEQRA resolution was adopted on July 22, 2020 by the Port Washington North Village Board of Trustees.

WHEREAS, the Village Board of Trustees for the Village of Port Washington North conducted a public hearing on the site plan pursuant to Port Washington North Village Code Chapter 137 and has reviewed all material submitted, by testimony received from, persons in support of and in opposition to the site plan application.

NOW THEREFORE, it is hereby Resolved as follows.

RESOLVED, that the Port Washington North Board of Trustees hereby approves the site plan application and site plan with supporting documents submitted by the applicant Alex Badalamenti and 101 Channel Drive LLC., as owner on submitted site plan drawings, last revised February 5, 2021 for the premises known as 101 Winners Circle, Port Washington, New York, Section 4, Block 123 Lot(s) 18, 20, 23, 24 & 43 and hereby grants final site plan approval to the applicant and owner based upon the plans submitted and leaves any de minimis changes to said site plan to the discretion of the Superintendent of Buildings with consultation with the Village of Port Washington North Engineer.

Vote was recorded as follows: Trustee Cohen-aye, Trustee Kepke-aye, Trustee Malatino-aye, Trustee Scheff-aye, Mayor Weitzner-aye. Motion carried.

There being no further business before the Board, on motion duly made and seconded, it was unanimously RESOLVED that the meeting be adjourned at 9:33 pm.

Palma Torrisi, Village Clerk