



INCORPORATED
VILLAGE OF SANDS POINT

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CHIEF OF POLICE
MARK MANDEL

VILLAGE COURT
JUSTICE JEROME S. BOROS
ASSOCIATE JUSTICE ALYSON K. ADLER

SUPERINTENDENT OF WATER
AND PUBLIC WORKS
BRIAN GUNDERSON

VILLAGE ATTORNEY
FARRELL FRITZ, P.C.

MAYOR
LEONARD WURZEL

TRUSTEES
EDWARD A. K. ADLER
DEPUTY MAYOR

DANIEL SCHEYER
KATHARINE M. ULLMAN
MARC SILBERT

SPECIAL ASST. TO THE MAYOR
EUGENE H. LUNTEY

VILLAGE CLERK
RANDY BOND

TREASURER
LYNN NAJMAN

DEPUTY TREASURER
KATHLEEN NOTARO

I, Randy Bond, Village Clerk of the Village of Sands Point in Nassau County, New York, having by virtue of said office legal custody of the official records of said Village:

DO HEREBY CERTIFY AND ATTEST that annexed hereto is a true and accurate copy of the following:

Resolution Adopting a Findings Statement adopted by the Planning Board on July 7, 2009, upon the application of **4B's Realty Land's End, LLC and 4B's Realty Seacoast Lane, LLC – Land's End Subdivison** for premises located at 7 Seacoast Lane and 15 Hoffstot Lane, Sands Point, New York and known and designated on the Nassau Land & Tax Map as Section 4, Block 122, Lots 25 & 26 and Section 4 Block 100, Lot 1.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the Village of Sands Point this 17th day of July 2009.

Randy Bond
Village Clerk

**VILLAGE OF SANDS POINT
PLANNING BOARD
APPLICATION OF 4B'S REALTY LAND'S END, LLC and
4B'S REALTY SEACOAST LANE, LLC
LANDS END SUBDIVISION**

A public meeting was held before and by the Planning Board of the Incorporated Village of Sands Point, Nassau County, New York, at the Sands Point Village Hall at 26 Tibbits Lane in said Village on Tuesday, July 7, 2009.

RECEIVED

JUL 16 2009

INC. VILLAGE OF SANDS POINT

Present: Norman Schefer, Chairman
Elena Skarlatos
Harold Spielman
Benjamin De Young, Deputy Chairman
George Bundschuh

Absent: Daniel O'Connell, Alternate

Also Present: Christopher Coschignano, Esq., Applicant's Attorney
Charles Voorhis, Applicant's Engineer
Peter P. MacKinnon, Esq.
of Humes & Wagner, LLP
Special Counsel for the Sands Point Planning Board
Gail Pesner of
Freudenthal & Elkowitz Consulting Group, Inc.,
Village Planners
Dennis Davison, Assistant Building Inspector
Joanne Peterson, Planning Board Clerk

The Chairman called the meeting to order at 8:00 p.m.

The Chairman announced that the meeting was to consider a findings statement pursuant to the provisions of the State Environmental Quality Review Act (SEQRA) on the application of 4B's Realty Land's End, LLC and 4B's Realty Seacoast Lane, LLC for property located at 7 Seacoast Lane, designated as Section 4, Block 122, Lots 25 & 26 on the Nassau County Land and Tax Map, and a 13.34 acre parcel located at 15 Hoffstot Lane, designated as Section 4, Block 100, Lot 1 on the Nassau County Land and Tax Map in the Incorporated Village of Sands Point, Town of North Hempstead, Nassau County. The Applicants seek preliminary approval to subdivide the property into six (6) lots as shown on the plat entitled "*Preliminary Map - Alignment for Lands End situated at Incorporated Village of Sands Point*" prepared by Nelson & Pope, dated August 8, 2005 and last revised August 12, 2008.

The stenographer recorded the presentation of the application, the comments of persons present, and the submission of any exhibits. The stenographic transcript is hereby incorporated in, and made a part of, these minutes and has been placed in the official file of the Planning Board for

this application. After discussion, the Planning Board in open meeting and upon motion duly made and seconded, unanimously adopted the following resolution

NOW, THEREFORE BE IT,

RESOLVED, that in accordance with Article 8 of the State Environmental Quality Review Act, this Board hereby adopts a findings statement, as set forth in the copy annexed to and made a part of this resolution, which finalizes the SEQRA review process for this application.

On a poll of the Board the following vote was taken on the foregoing resolution on July 7, 2009.

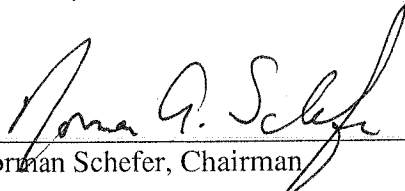
Voting for resolution:	Norman Schefer, Chairman Elena Skarlatos Harold Spielman Benjamin Deyoung George Bundschuh
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Voting against resolution:	None
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Not voting:	Daniel O'Connell
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Next, the Chairman opened the public hearing on the application of 4B's Realty Land's End, LLC and 4B's Realty Seacoast Lane, LLC for preliminary approval to subdivide the property into six (6) lots as shown on the plat entitled "*Preliminary Map - Alignment for Lands End situated at Incorporated Village of Sands Point*" prepared by Nelson & Pope, dated August 8, 2005 and last revised August 12, 2008.

The stenographer recorded the presentation of the application, the comments of persons present, and the submission of any exhibits. The stenographic transcript is hereby incorporated in, and made a part of, these minutes and has been placed in the official file of the Planning Board for this application. After all present had been given an opportunity to be heard on the application, the Chairman adjourned the hearing. The Chairman then requested that in connection with the application of 4B's Realty Land's End, LLC and 4B's Realty Seacoast Lane, LLC, Special Counsel to the Planning Board prepare a draft of a written preliminary decision for the future review and consideration by the Planning Board.



 Norman Schefer, Chairman

Filed with me this 17 day
 of July, 2009.


 Village Clerk