

NASSAU COUNTY LEGISLATURE

COMMITTEES MEETING

HOWARD KOPEL

PRESIDING OFFICER

PLANNING, DEVELOPMENT AND ENVIRONMENT

COMMITTEE

SAMANTHA GOETZ

CHAIRWOMAN

Monday, April 13, 2026

2:34 p.m.

County Executive and Legislative Building

1550 Franklin Avenue

Mineola, New York

TAKEN BY: KAREN LORENZO, OFFICIAL COURT REPORTER

A P P E A R A N C E S

CHAIRWOMAN SAMANTHA GOETZ

VICE CHAIRMAN KAYLA KNIGHT

LEGISLATOR JOHN GIUFFRE

LEGISLATOR THOMAS MCKEVITT

LEGISLATOR SCOTT DAVIS - RANKING MEMBER

LEGISLATOR OLENA NICKS

LEGISLATOR CYNTHIA NUNEZ

MICHAEL PULITZER Clerk of the Legislature (ABS)

DONALD DURHAM, ESQ. Counsel to Clerk of Leg.

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CHAIRWOMAN GOETZ: At this time I'll
be calling the Planning Development
Environment Committee to order. I will
ask the Clerk to call the roll.

MR. DURHAM: Chairwoman Samantha
Goetz?

CHAIRWOMAN GOETZ: Here.

MR. DURHAM: Legislator Kayla
Knight?

LEGISLATOR KNIGHT: Present.

MR. DURHAM: Legislator Thomas
McKevitt?

LEGISLATOR MCKEVITT: Here.

MR. DURHAM: Legislator John
Giuffre?

LEGISLATOR GIUFFRE: Here.

MR. DURHAM: Legislator Davis?

LEGISLATOR DAVIS: Present.

MR. DURHAM: Legislator Nunez?

LEGISLATOR NUNEZ: Here.

MR. DURHAM: Legislator Nicks?

LEGISLATOR NICKS: Here.

MR. DURHAM: We have a quorum.

1
2 CHAIRWOMAN GOETZ: There is one item
3 on the agenda today, which is Clerk Item
4 65-26.

5 Clerk Item 65-26 is a resolution to
6 authorize the release of a surety bond
7 covering improvements on the map of
8 Kensington Estates situated in Woodbury,
9 Town of Oyster Bay, County of Nassau, New
10 York.

11 May I have a motion? Moved by
12 Legislator Giuffre, seconded by
13 Legislator McKeivitt.

14 The item is before us. Who is from
15 the Administration here to speak on this
16 item?

17 MS. SANDS: Good afternoon,
18 Legislators. Cameron Sands, staff for the
19 Nassau County Planning Commission.

20 The purpose of this action before
21 you is the release of the surety bond and
22 cash escrow covering public improvements
23 for the subdivision known as the Map of
24 Kensington Estates, located on the
25 southeast corner of Jericho Turnpike and

1
2 Plainview Road within the hamlet of
3 Woodbury in the Town of Oyster Bay.

4 The amount of the surety bond to be
5 released is roughly \$665,000, and the
6 amount of cash escrow to be to be
7 released is roughly \$22,500.

8 The entire subdivision consists of
9 18.65 acres, with 5.10 acres located in
10 the hamlet of Woodbury, Town of Oyster
11 Bay and the remaining 13.55 acres located
12 in the Town of Huntington, Suffolk
13 County.

14 The entire subdivision contains 80
15 age restricted multifamily townhouse
16 units located in 17 buildings. A total of
17 15 units are located in Nassau County's
18 portion, as well as three single family
19 lots located along Plainview Road and a
20 common area to be maintained by the HOA
21 that are all part of this requested bond
22 and escrow release.

23 Public improvements within the
24 Suffolk County portion are not included
25 in this release.

1
2 A final inspection of all the public
3 improvements was made by DPW inspection
4 staff in December of 2025. The staff
5 indicated that all required public
6 improvements made in the subdivision were
7 constructed and completed in accordance
8 with all the appropriate county codes,
9 standards and specifications, and
10 recommended the release of the bond.

11 The Nassau County Planning
12 Commission Commission held a public
13 hearing on February 5th, 2026, and
14 recommended that the Legislature release
15 the requested surety bond and cash escrow
16 in the amounts I stated earlier.

17 I can take any questions from the
18 Legislature.

19 CHAIRWOMAN GOETZ: Great. Thank you
20 so much.

21 Any debate or discussion?

22 Legislator Nunez.

23 LEGISLATOR NUNEZ: Thank you. Thank
24 you very much. Just have a few questions.

25 I just want to confirm that the

1
2 escrow was used for improvements.

3 Correct?

4 MS. SANDS: Correct. Yes.

5 LEGISLATOR NUNEZ: And what were
6 those public improvements?

7 MS. SANDS: The public improvements
8 included grading and drainage, paving,
9 sidewalks, curbing, driveway aprons,
10 catch basins, fencing, street lighting,
11 water supply, and also sanitary sewer
12 lines.

13 LEGISLATOR NUNEZ: Okay. And thank
14 you.

15 And all of those improvements have
16 now been complete?

17 MS. SANDS: Correct. They have been
18 completed and an inspector had been on
19 site to review everything. And
20 everything's in compliance with the
21 county codes.

22 LEGISLATOR NUNEZ: Perfect. So
23 there's no further work, everything is
24 complete.

25 MS. SANDS: Correct. Yes, it is.

1
2 MS. NUNEZ: And has met the
3 satisfaction of DPW and the County?

4 MS. SANDS: Correct. It was also
5 passed by the Planning Commission and
6 recommended that the Legislature release
7 the bond as well.

8 LEGISLATOR NUNEZ: Thank you.

9 MS. SANDS: No problem.

10 CHAIRWOMAN GOETZ: Anyone else?

11 (Whereupon, no response.)

12 CHAIRWOMAN GOETZ: Thank you so
13 much.

14 All those in favor of passing the
15 item, please signify by saying aye.

16 (Whereupon, all members
17 respond in favor.)

18 CHAIRWOMAN GOETZ: Any opposed?

19 (Whereupon, no response.)

20 CHAIRWOMAN GOETZ: Passes
21 unanimously.

22 There is no other business in front
23 of this committee. May I have a motion to
24 adjourn?

25 Moved by Legislator Knight and

seconded by Legislator Nunez.

All those in favor.

(Whereupon, all members
respond in favor.)

CHAIRWOMAN GOETZ: The committee is
now adjourned.

Next is Finance.

(Whereupon, committee
adjourns, 2:40 p.m.)

C E R T I F I C A T E

STATE OF NEW YORK)

: SS.:

COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public
for and within the State of New York, do
hereby certify:

That the above is a correct
transcription of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto
set my hand this 13th day of April, 2026.

Karen Lorenzo

Karen Lorenzo

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