

REGULAR MEETING
of the
NASSAU COUNTY PLANNING COMMISSION

Thursday, January 9, 2025
10:10 a.m. - 10:48 a.m.

LEGISLATIVE CHAMBER
Theodore Roosevelt Executive & Legislative Bldg.
1550 Franklin Avenue
Mineola, New York

1

2 A P P E A R A N C E S:

3

LEONARD H. SHAPIRO, Chair

4

NEAL LEWIS, Third Vice-Chair

5

DANA DURSO,

6

MURRAY FORMAN,

7

DENISE GOLD,

8

KHANDAN KALATY,

9

Commissioners

10

WILLIAM NIMMO, Deputy Commissioner

11

PATRICK GALLAGHER, Esq., Counsel

12

13 Staff:

14

GREGORY J. HOESL

15

MARTIN KATZ

16

JOHN PERRAKIS

17

TIMOTHY WREN

18

Also Present:

19

STEPHANIE J. VALDER, Stenographer

20

21

22

23

24

25

1

2

P R O C E E D I N G S:

3

CHAIRMAN SHAPIRO: Staff, we ready?

4

Good morning everybody and welcome to

5

the January 9th Nassau County Planning Commission

6

meeting.

7

Patty Borne, would you please lead us

8

in the Pledge of Allegiance?

9

(Pledge of Allegiance recited in a

10

body.)

11

THIRD VICE-CHAIR LEWIS: Play ball.

12

(Laughter.)

13

CHAIRMAN SHAPIRO: Thank you.

14

Just a few housekeeping things before

15

we get going. Number one, the agendas and

16

speaker registration forms are to everybody's

17

right. Applicants will have ten minutes on their

18

case. And if there's anybody that wishes to

19

respond to that from the public, you'll have

20

three minutes to speak.

21

Okay. John, it's all yours.

22

(Stepping up.)

23

MR. PERRAKIS: I'll do a roll call.

24

Commissioner Sakowich?

25

CHAIRMAN SHAPIRO: Excused.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

MR. PERRAKIS: Commissioner Kalaty?

COMMISSIONER KALATY: Present.

MR. PERRAKIS: Commissioner Gold?

COMMISSIONER GOLD: Present.

MR. PERRAKIS: Commissioner Forman?

COMMISSIONER FORMAN: Present.

MR. PERRAKIS: Commissioner Ellerbe?

CHAIRMAN SHAPIRO: Excused.

MR. PERRAKIS: Commissioner Durso?

COMMISSIONER DURSO: Present.

MR. PERRAKIS: Third Vice-Chair Lewis.

THIRD VICE-CHAIR LEWIS: Present.

MR. PERRAKIS: Vice-Chair Greenman

[sic] --

(Laughter.)

MR. PERRAKIS: -- uh, Greenfield.

CHAIRMAN SHAPIRO: Don't change his
name.

(Laughter.)

CHAIRMAN SHAPIRO: It's been that way
for 70-some-odd years.

Excused.

(Laughter.)

MR. PERRAKIS: And Chair Shapiro?

1 Proceedings

2 CHAIRMAN SHAPIRO: Here.

3 MR. PERRAKIS: We do have a quorum.

4 I believe we did start on the
5 minor subdivisions. Did we have a scratch? Did
6 we want hear --

7 CHAIRMAN SHAPIRO: Yeah.

8 MR. PERRAKIS: Yeah.

9 CHAIRMAN SHAPIRO: Let's do the scratch
10 first.

11 And also we need an acknowledgement for
12 the receipt of the transcript.

13 Do I have a motion?

14 COMMISSIONER FORMAN: So moved.

15 CHAIRMAN SHAPIRO: Is there a second?

16 COMMISSIONER DURSO: Second.

17 CHAIRMAN SHAPIRO: All in favor?

18 (Chorus of "ayes.")

19 CHAIRMAN SHAPIRO: The motion carries.

20 * * *

21

22

23

24

25

1 NCPC Minor Sub. File No. 1-2025

2 CHAIRMAN SHAPIRO: We have an
3 early scratch. We are going to adjourn
4 NCPC File 1-2025 to January 30th, 2025.

5 Do I have a motion?

6 COMMISSIONER DURSO: I'll make a motion
7 to adjourn M [sic] -- I'm sorry, NCPC File
8 No. 1-0 [sic] -- 202 -- oh my goodness, I'm
9 losing it.

10 CHAIRMAN SHAPIRO: No. 1.

11 COMMISSIONER DURSO: No. 1. I'm sorry.

12 THIRD VICE-CHAIR LEWIS: It's our first
13 item of the new year.

14 COMMISSIONER DURSO: To January 30th,
15 2025.

16 COMMISSIONER KALATY: Second.

17 CHAIRMAN SHAPIRO: All those in favor?
18 (Chorus of "ayes.")

19 CHAIRMAN SHAPIRO: The motion carries.
20 Okay. What happened to John?

21 THIRD VICE-CHAIR LEWIS: And
22 Mr. Chairman, just for the record, we did get a
23 change in the environmental form that was
24 submitted on that application that just arrived
25 to the staff today. And so that's part of the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

NCPC Minor Sub. File No. 1-2025

reason for the adjournment, to allow time for our
staff to review that updated information.

CHAIRMAN SHAPIRO: Thank you.

* * *

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings

CHAIRMAN SHAPIRO: John?
MR. GALLAGHER: He was getting Tim.
MR. WREN: He was getting me.
MR. GALLAGHER: He was getting Tim.
CHAIRMAN SHAPIRO: He's getting Tim.

* * *

1 NCPC Minor Sub. File No. 46-2023

2 CHAIRMAN SHAPIRO: All right. Tim, go
3 ahead.

4 (Stepping up.)

5 MR. WREN: Okay.

6 Good morning, Commissioners.

7 Uh, first up we have Case 46-2023.

8 This is a two-parcel minor subdivision.

9 We originally heard this case back in
10 July of 2023 where the Commission approved it,
11 but the deeds were not filed in time. This
12 application is seeking a new resolutions, so that
13 she may file the deeds.

14 The 8,491.5 square foot subject
15 property area is situated in the -- is situated
16 on the directional west side of Prospect Avenue,
17 in the Hamlet of Roosevelt, Town of Hempstead.
18 Application proposes to subdivide the property,
19 which currently has 41 feet of frontage on
20 Prospect Avenue into two separate parcels.

21 "Proposed Lot A" will have 40.05 feet
22 of frontage by 106.10 and be a total of
23 4,103.46 square foot.

24 "Proposed Lot B" will have 40.61 feet
25 of frontage by 113.30 and be a total of

1 NCPC Minor Sub. File No. 46-2023

2 4,381.04 square feet.

3 Town of Hempstead's Board of Appeals

4 has approved the request for variances:

5 "Lot A, variances for:

6 The subdivision of lot;

7 Lot area;

8 Front width from and on street line to
9 front setback line;

10 Lot area occupied;

11 Rear yard;

12 Construct a dwelling.

13 "Variance B" [sic] is -- I'm sorry,

14 "Lot A" [sic] -- "Lot B" is variances:

15 Subdivision of lot;

16 Lot area;

17 Front width from and on street line to
18 front setback line;

19 Lot area occupied;

20 Side yard -- side yard aggregated

21 [sic];

22 Maintain dwelling on a lesser lot.

23 I would like the attorney to come up

24 now.

25 CHAIRMAN SHAPIRO: Good morning.

1 NCPC Minor Sub. File No. 46-2023
2 Name -- name and address for the record
3 please.

4 (Stepping up.)

5 MR. CURCIO: Good morning.

6 Anthony Curcio, Curcio Law, 40 Marcus Drive,
7 Suite 100, Melville, New York 11747.

8 I really couldn't have said it better
9 myself. I have nothing to add at this time.

10 (Laughter.)

11 THIRD VICE-CHAIR LEWIS: So we're
12 seeing the area back, but basically what you're
13 proposing is very consistent for what we see for
14 all the neighboring properties; correct?

15 MR. CURCIO: Correct.

16 CHAIRMAN SHAPIRO: Any other questions?

17 (No response.)

18 CHAIRMAN SHAPIRO: Is there anybody in
19 the public that wishes to be heard?

20 (No response.)

21 CHAIRMAN SHAPIRO: Not seeing anyone, I
22 will take a motion.

23 COMMISSIONER GOLD: Make -- make a
24 motion to approve NCPC 46-2023 with a
25 "Negative Declaration."

1 NCPC Minor Sub. File No. 46-2023
2 COMMISSIONER FORMAN: Second.
3 COMMISSIONER KALATY: Second.
4 CHAIRMAN SHAPIRO: All those in favor?
5 (Chorus of "ayes.")
6 CHAIRMAN SHAPIRO: Any opposed?
7 (No response.)
8 CHAIRMAN SHAPIRO: The motion carries.
9 MR. CURCIO: Thank you very much.
10 CHAIRMAN SHAPIRO: You're welcome.

11 * * *

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 NCPC Minor Sub. File No. 2-2025

2 (Stepping up.)

3 MR. WREN: Okay. Next up we have
4 Case 2-2025. This is another two-parcel minor
5 subdivision.

6 The 36,213 square foot area subject
7 property is situated on the east side of
8 Clocks Boulevard, in the Hamlet of Massapequa,
9 Town of Oyster Bay's "R1-10" Zoning District.
10 Application proposes to subdivide the property,
11 which currently has 125 feet of frontage on
12 Clocks Boulevard into two separate parcels.

13 "Proposed Lot A" will have 52.5 feet of
14 frontage by 559.41 feet on Clocks Boulevard and
15 be a total of 17,160 square foot.

16 "Proposed Lot B" will have 62 feet
17 [sic] -- 62.5 feet of frontage by 320 on
18 Clocks Boulevard and be a total of
19 19,053 square feet.

20 The Town of Oyster Bay's Board of
21 Appeals has approved the requests for variances.

22 For "Lot A," variances to:

23 Construct new dwelling on subdivided
24 lot having less width of lot at street;

25 And width from front property line to

1 NCPC Minor Sub. File No. 2-2025

2 required rear yard than permitted by ordinance;

3 Variance to construct a driveway having
4 less is setback yard [sic] than permitted by
5 ordinance.

6 "Lot B," variances to:

7 Construct a new dwelling on subdivided
8 lot having less width of lot at front street
9 [sic] -- I'm sorry, at street, and front and
10 width from front property line to required rear
11 yard than permitted by ordinance;

12 Variance to construct a driveway having
13 less setback yard [sic] than permitted by
14 ordinance.

15 At this time, I'd like the
16 representative to step up.

17 CHAIRMAN SHAPIRO: Good morning.

18 Name and address for the record please.

19 MR. KENEALY: Brad Kenealy,
20 553 Broadway, Massapequa.

21 That was well said. The only thing I'd
22 like to add is this Board just approved a
23 subdivision on the same block and on a much
24 smaller lot creating two 60 by 125 lots. And
25 Town of Oyster Bay has approved it. And the

1 NCPC Minor Sub. File No. 2-2025

2 subdivision will conform to the character and
3 nature of the community.

4 And any questions?

5 THIRD VICE-CHAIR LEWIS: Did you -- are
6 you planning any future subdivision or this is
7 it?

8 MR. KENEALY: No, this is -- this is
9 it. It's got an old obsolescent structure on the
10 property that's going to be torn down. It'll be
11 two new houses.

12 THIRD VICE-CHAIR LEWIS: Okay. I just
13 took note of that the -- it does seem like a
14 really big piece of property, but --

15 MR. KENEALY: Yes.

16 THIRD VICE-CHAIR LEWIS: -- that's
17 because it's so deep and you're not looking to do
18 anything?

19 MR. KENEALY: That whole area had old
20 estates, and cottages and bungalows. So it's a
21 mish mosh of -- of subdivisions down there.

22 But this -- this will conform to the
23 character and nature, especially the houses
24 across the street, to the side, everything.

25 THIRD VICE-CHAIR LEWIS: Oh yeah, if

1 NCPC Minor Sub. File No. 2-2025

2 you're just going to put two single-family homes,
3 I think that it's absolutely consistent with
4 the -- with the area. It just struck me as that
5 you might be trying to do more than that, but
6 it's very clear --

7 MR. KENEALY: No.

8 THIRD VICE-CHAIR LEWIS: -- clear which
9 is good.

10 Okay, thank you.

11 CHAIRMAN SHAPIRO: Any other questions?

12 (No response.)

13 CHAIRMAN SHAPIRO: Is there anybody in
14 the public that wishes to be heard?

15 (No response.)

16 CHAIRMAN SHAPIRO: Not seeing any, I
17 will take a motion.

18 COMMISSIONER KALATY: Motion to approve
19 NCPC File 2-2025 with a "Negative Declaration."

20 COMMISSIONER DURSO: Second.

21 CHAIRMAN SHAPIRO: All those in favor?

22 (Chorus of "ayes.")

23 CHAIRMAN SHAPIRO: Any opposed?

24 (No response.)

25 CHAIRMAN SHAPIRO: The motion carries.

1 NCPC Minor Sub. File No. 2-2025

2 Thank you.

3 MR. KENEALY: Thank you, Chairman,
4 members of the Board. Thank you.

5 * * *

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 NCPC Minor Sub. File No. 32-2023

2 (Stepping up.)

3 MR. WREN: Okay. Next up we have
4 32-2023, which is just applying for a
5 second extension of time.

6 The application was originally heard
7 back in May -- May 18th, 2023 --

8 MR. HOESL: Tim, you skipped the
9 Split Rock Road.

10 MR. WREN: Oh, I'm sorry.

11 I got ahead of myself.

12 (Laughter.)

13 * * *

14

15

16

17

18

19

20

21

22

23

24

25

1 NCPC Minor Sub. File No. 3-2025

2 MR. WREN: Next up is Case 3-2025.

3 This is a two-parcel minor subdivision.

4 The 2.26-acre subject property is
5 situated on the west side of Split Rock Road in
6 the Hamlet of Syosset, Town of Oyster Bay's
7 "R1-2A" Zoning District. Application proposes to
8 subdivide the property, which currently has
9 91.87 feet of frontage on Split Rock Road into
10 two separate parcels.

11 "Proposed Lot A" will have 70.24 feet
12 of frontage by 350.32 feet on Split Rock Road and
13 be a total of 50,623.49 square feet.

14 "Proposed Lot B" will have
15 21.60 [sic] -- 63 feet of frontage by 350.32,
16 on a private driveway off Split Rock Road and be
17 a total of 47,736.6.

18 The Town of Oyster Bay's Board of
19 Appeals has approved the requests for variances.

20 "Lot A variances to:"

21 Construct new dwelling on subdivided
22 flag lot having less lot area, width of pole
23 portion, building envelope area and frontage on a
24 public roadway than permitted by ordinance;

25 Variance to construct a cellar entrance

1 NCPC Minor Sub. File No. 3-2025

2 having less front-yard setback than permitted by
3 ordinance;

4 Variance to allow parking area in
5 required front yard.

6 And for "Lot B, a variance to:"

7 Allow existing dwelling on a lesser lot
8 in the subdivide [sic] -- subdivision containing
9 a flag lot having less area and dimensional
10 standards for "R1-2A" Zoning District;

11 Width of lot area from property line;

12 Width of lot from front property line
13 for required rear yard;

14 And lot area than permitted by
15 ordinance;

16 Amend specific plan as presented in
17 "Appeal 63-18" and granted by decision by the
18 Zoning Board of Appeals.

19 The local fire department has also
20 issued a letter stating that this flag pole lot
21 is compliant. And the Town of Muttonville [sic]
22 has issued a "non-jurisdiction letter."

23 I'd like to ask the representative to
24 come up now.

25 CHAIRMAN SHAPIRO: It's Town of

1 NCPC Minor Sub. File No. 3-2025

2 Muttontown, not Muttonville.

3 (Laughter.)

4 MR. WREN: Muttontown. Sorry.

5 (Laughter.)

6 MR. WREN: I'm having a rough day up
7 here.

8 (Stepping up.)

9 MR. ANTONACCI: Good morning, Chairman
10 and members of the Planning Commission. My name
11 is Alessandro Antonacci. I'm an attorney. My
12 office is at 499 Jericho Turnpike, Suite 200 in
13 Mineola.

14 I'm here today representing the
15 applicants, Salvatore and Salvina Antonacci
16 regarding this property, 567 Split Rock Road in
17 Syosset.

18 The applicants have owned and resided
19 at the property for over five years. The -- the
20 property is located at the end of a cul-de-sac on
21 a private road off of Split Rock Road.

22 This application seeks approval for a
23 minor subdivision to subdivide a property into
24 two separate lots. The intent is to maintain the
25 existing home on one lot and to construct a

1 NCPC Minor Sub. File No. 3-2025

2 new home on the other.

3 The property is located within the
4 "R1-2A" Residential Zone in the
5 Town of Oyster Bay, which requires lot sizes of
6 2 acres. However, variances have obtained from
7 the Town of Oyster Bay Board of Appeals to allow
8 for this proposed subdivision into two separate
9 lots. Each of the lots will have approximately
10 1 acre in size.

11 Properties with approximately
12 1 acre in lot sizes are well established in this
13 particular area of Syosset. There are actually
14 four properties in the immediate area, which are
15 also in the "R1-2A" Zone, which are 1 acre in
16 size and are actually slightly smaller than our
17 two proposed lots. There's 569 Split Rock Road.
18 This property is immediately adjoining the
19 property to the north. Just north of that is
20 571 Split Rock Road. And then there's 4 Split
21 Rock Road and 6 Split Rock Road, which again are
22 all approximately 1 acre properties.

23 We also have obtained written support
24 for a subdivision and the required Town variances
25 from all four of the neighboring properties in

1 NCPC Minor Sub. File No. 3-2025

2 the cul-de-sac where our property is located,
3 which I can submit.

4 Is that something that the Board will
5 like to -- to view?

6 THIRD VICE-CHAIR LEWIS: I don't think
7 that it's necessary, but it could be added to the
8 record.

9 MR. ANTONACCI: (Handing.)

10 MR. WREN: (Receiving.)

11 THIRD VICE-CHAIR LEWIS: Thank you.

12 MR. ANTONACCI: I also wanted to point
13 out this property is quite unique. Because of
14 the cul-de-sac, it forms its own neighborhood.
15 And the four neighboring properties within the
16 cul-de-sac would have the greatest impact from
17 any change that would occur that was the result
18 of the approval of the subdivision. And again,
19 all throughout, the four property owners within
20 the cul-de-sac support this application. We are
21 not aware of any objections from any of the other
22 neighboring properties.

23 THIRD VICE-CHAIR LEWIS: Well, that's
24 what we like to hear. So --

25 MR. ANTONACCI: Yeah.

1 NCPC Minor Sub. File No. 3-2025

2 THIRD VICE-CHAIR LEWIS: -- all the
3 neighbors that are impacted, you're saying
4 would --

5 MR. ANTONACCI: We have supporting
6 letters, sure.

7 THIRD VICE-CHAIR LEWIS: That -- that's
8 great. That goes a long way.

9 MR. ANTONACCI: Again, as -- as
10 Mr. Wren had mentioned, the Village of
11 Muttontown also issued a letter of non -- of no
12 objection to the application.

13 The applicants have made this property
14 their home for the last five years and they
15 currently reside there with their three children.
16 They have a vested interest to maintain the
17 neighborhood in its current standards, and their
18 goals are inline with the continued improvement
19 of the immediate area.

20 I believe if approved, this subdivision
21 would result in properties that would be in
22 conformity with the area and would not have a
23 negative impact on the character of the
24 neighborhood.

25 I respectfully ask that the

1 NCPC Minor Sub. File No. 3-2025

2 Planning Commission approve this application.

3 And I can take any questions at this time.

4 CHAIRMAN SHAPIRO: The other properties
5 that are in the cul-de-sac, how large are they?
6 Are they all 2 acre lots?

7 MR. ANTONACCI: Two of them are 1 acre
8 lots and the other two are larger.

9 CHAIRMAN SHAPIRO: Okay. Thank you.
10 Any other questions?

11 (No response.)

12 CHAIRMAN SHAPIRO: Is there anybody in
13 the public that wishes to be heard?

14 (No response.)

15 CHAIRMAN SHAPIRO: Not seeing any, I
16 will take a motion?

17 COMMISSIONER DURSO: I'd like to make a
18 motion to approve NCPC File 3-2025 with a
19 "Negative Declaration."

20 CHAIRMAN SHAPIRO: Is there a second?

21 COMMISSIONER KALATY: Second.

22 CHAIRMAN SHAPIRO: All those in favor?

23 (Chorus of "ayes.")

24 CHAIRMAN SHAPIRO: Any opposed?

25 (No response.)

1 NCPC Minor Sub. File No. 3-2025

2 CHAIRMAN SHAPIRO: The motion carries.

3 MR. ANTONACCI: Thank you.

4 CHAIRMAN SHAPIRO: You're welcome.

5 MR. ANTONACCI: Have a good day.

6 (Discussion held off the record.)

7 * * *

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 NCPC Minor Sub. File No. 32-2023

2 MR. GALLAGHER: I need to recuse
3 myself from the next case, because I'm
4 representing the -- the County Office of
5 Real Estate Services in the underlying real
6 estate transaction.

7 CHAIRMAN SHAPIRO: Okay.

8 COMMISSIONER DURSO: Okay.

9 CHAIRMAN SHAPIRO: One second.

10 (Mr. Gallagher exits the meeting.)

11 (Discussion held among Commissioners
12 off the record.)

13 CHAIRMAN SHAPIRO: Okay.

14 (Stepping up.)

15 MR. WREN: Ready.

16 CHAIRMAN SHAPIRO: We're set.

17 MR. WREN: Okay.

18 So next up we have a second extension
19 of time for Case 32-2023. Unless the Commission
20 wants to hear the whole case over again, I'll
21 just skip to the extension of the applications.

22 CHAIRMAN SHAPIRO: Okay.

23 MR. WREN: The application was
24 originally heard back in May 18th, 2023. The
25 Planning Commission was therefore approved on

1 NCPC Minor Sub. File No. 32-2023
2 also May 13th, 2023 [sic]. Before it's first
3 extension of time was -- the resolution was
4 initially signed on June 23rd, 2023 and was set
5 to expire 12 months on June 23, 2024.
6 If approved, the date for the new filed
7 extensions of 6 months will be -- was until
8 December 23rd, 2024.

9 The application is seeking a second
10 extension of time to file the deeds. If
11 approved, the new filing date for the extended
12 additional 6 months would be June 23rd, 2025.

13 I have the attorney here.

14 CHAIRMAN SHAPIRO: Good morning. Name
15 and address for the record please.

16 (Stepping up.)

17 MR. BROOKSTEIN: Good morning,
18 Mr. Chairman, members of the Commission.
19 Sahn Ward Braff Koblenz by Joshua Brookstein,
20 333 Earle Ovington Boulevard, Suite 601,
21 Uniondale, New York.

22 Thank you to Mr. Wren for a
23 comprehensive summary of the case.

24 Mr. Chairman, we are continuing to work
25 to get all the required signatures from all of

1 NCPC Minor Sub. File No. 32-2023
2 the related municipalities. Due to the
3 complexity of that, we're asking for an
4 additional six months to -- to accomplish that
5 goal.

6 CHAIRMAN SHAPIRO: Thank you.

7 Commissioners, any questions?

8 (No response.)

9 CHAIRMAN SHAPIRO: Is there anybody in
10 the public that wishes to be heard?

11 (No response.)

12 CHAIRMAN SHAPIRO: We have such a big
13 audience today.

14 (Laughter.)

15 CHAIRMAN SHAPIRO: I'll take a motion.

16 COMMISSIONER DURSO: I'd like to make a
17 motion to give a -- an addition [sic], I'm sorry,
18 an additional six-month extension of time on
19 NCPC File No. 32-2023 to June 23rd, 2025.

20 CHAIRMAN SHAPIRO: Is there a second?

21 THIRD VICE-CHAIR LEWIS: Second.

22 CHAIRMAN SHAPIRO: All those in favor?

23 (Chorus of "ayes.")

24 CHAIRMAN SHAPIRO: Any opposed?

25 (No response.)

1 NCPC Minor Sub. File No. 32-2023
2 CHAIRMAN SHAPIRO: The motion carries.
3 MR. BROOKSTEIN: Thank you very much.
4 COMMISSIONER DURSO: Thank you.
5 MR. BROOKSTEIN: Thank you.

6 * * *

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: Okay.

3 (Mr. Gallagher enters the meeting.)

4 CHAIRMAN SHAPIRO: Marty, we're going
5 to do it a little bit differently -- at least not
6 different for you maybe.

7 (Laughter.)

8 (Mr. Katz stepping up.)

9 CHAIRMAN SHAPIRO: We're going to take
10 NCPC Agenda Item No.:

11 1;

12 2;

13 6;

14 And 7, and we'll have an "LD."

15 And we'll get a motion for an "LD" on
16 those, so let's do that first.

17 Commissioners, anybody want to make
18 that motion?

19 COMMISSIONER FORMAN: So moved.

20 CHAIRMAN SHAPIRO: Is there a second?

21 COMMISSIONER GOLD: Second.

22 COMMISSIONER KALATY: Second.

23 CHAIRMAN SHAPIRO: All those in favor?

24 (Chorus of "ayes.")

25 CHAIRMAN SHAPIRO: Any opposed?

1 Zoning Referral Review

2 (No response.)

3 CHAIRMAN SHAPIRO: The motion carries.

4 * * *

5 CHAIRMAN SHAPIRO: Let's do No. 4, and
6 then you'll do 3 -- 3 and 5; okay?

7 MR. KATZ: Okay.

8 * * *

9 MR. KATZ: No. 4, that's
10 NCPC Case No. 121824 [sic], the City of
11 Long Beach, and this is an amendment to the
12 Charter of the City of Long Beach.

13 This -- the City of Long Beach has
14 proposed the establishment of a Planning Board.
15 The Planning Board will consist of seven members.
16 All members of the Planning Board will be
17 required to complete annual training.

18 The Planning Board will be -- will be
19 charged with -- charged with the review and
20 approval of site plans, act as a Board of
21 Architectural Review and have the authority to
22 approve subdivisions.

23 And -- and it should also be noted that
24 Long Beach adopted a six-month moratorium
25 subdivision in August or September of 2024. And

1 Zoning Referral Review

2 the City would like to have the Planning Board in
3 place prior to the expiration of the moratorium.

4 We did have Ms. Borne, Commissioner of
5 the City Community Development -- I'm not sure if
6 that's her title or not -- talk about this at the
7 pre-meeting in depth, so --

8 THIRD VICE-CHAIR LEWIS: Yes, thank
9 you.

10 So Mr. Chairman, I'd like to make a
11 motion for "LD with a letter" on this. And the
12 letter would be for the Nassau County Planning
13 Commission to express our support for the actions
14 by the City of Long Beach to create a new
15 Planning Board to advance proactive planning, so
16 that their community can better address things
17 like:

18 Waterfront revitalization planning;
19 Bay front planning, which is related to
20 the one I just mentioned, but the community has
21 two distinct needs there;

22 Also, parking is a big issue in the
23 City, and to have a Planning Board to look at
24 parking studies;

25 And of course, to look at issues like

1 Zoning Referral Review

2 updating the zoning code and -- and things of
3 that nature.

4 So having a Planning Board promotes
5 proactive planning. We think that's a thing that
6 should be commended and therefore my motion is
7 "LD with a letter" for No. 4 on our agenda.

8 CHAIRMAN SHAPIRO: Is there a second?

9 COMMISSIONER KALATY: Second.

10 CHAIRMAN SHAPIRO: All those in favor?

11 (Chorus of "ayes.")

12 CHAIRMAN SHAPIRO: Any opposed?

13 (No response.)

14 CHAIRMAN SHAPIRO: The motion carries.

15 MR. KATZ: Okay.

16 * * *

17 CHAIRMAN SHAPIRO: Okay. Now, let's go
18 to Item No. 3.

19 MR. KATZ: Item No. 3, okay.

20 CHAIRMAN SHAPIRO: That's Village of
21 Great Neck.

22 MR. KATZ: All right. Item No. 3 is
23 NCPC -- NCPC Case No. 125124. This is the
24 Village of Great Neck. This is for:

25 Area;

1 Zoning Referral Review
2 Dimensional variances;
3 Height and density variances;
4 Parking variances.

5 This is a proposed five-story
6 multifamily residential building, four stories of
7 units above enclosed -- above enclosed surface
8 parking, containing 22 units on a .47-acre
9 property.

10 The site is currently occupied by a
11 single-family residence and a vacant lot
12 along Middle Neck Road. It's at the corner of
13 Middle Neck Road and -- and Brown -- Brown Road,
14 which is a side residential street. The unit --
15 unit mix consists of the following:

16 Seven one-bedroom;
17 Thirteen two-bedroom;
18 Two three-bedroom;
19 Thirty-seven parking spaces are
20 provided.

21 Under the underlying Res. "E" Zoning
22 District, the following variances would be
23 required:

24 Height, maximum height permitted for a
25 multifamily dwelling is 31 feet -- 31 feet. 51

1 Zoning Referral Review

2 [sic] 54 feet to the roof deck and 62 feet to the
3 elevated bulkhead is -- are -- is proposed;

4 Density, maximum 43 units -- 42 units
5 [sic] -- 43 units per acre, resulting in 20 units
6 permitted with 22 units proposed;

7 Front-yard setback;

8 Parking, minimum 46 spaces required,
9 34 provided;

10 Driveway width.

11 The Village may relax the
12 above-referenced bulk requirements under the "R"
13 -- Res. "E" Zoning District in exchange for
14 amenities or cash in lieu of at the discretion of
15 the Board of Trustees, as the property I think is
16 located within the Village's -- the Middle Neck
17 Road Multifamily Incentive Overlay District.

18 The subject property is surrounded by
19 the following uses:

20 To the west are single-family homes;

21 To the north along Middle Neck Road are
22 single-family homes;

23 To the south along Middle Neck Road is
24 a two-story garden apartment complex;

25 To the east across Middle Neck Road is

1 Zoning Referral Review

2 a church.

3 The subject property is essentially the
4 dividing line from the single-family character of
5 Middle Neck Road to the north and a commercial
6 and somewhat higher density residential character
7 to the south.

8 Middle Neck Road is four lanes with
9 90-minute parking along -- along portions of --
10 of the road. There is no parking on the east
11 side of the road in front of the church and to
12 the north where it becomes residential.

13 CHAIRMAN SHAPIRO: Marty, is this north
14 of Hicks Lane?

15 MR. KATZ: I'm sorry.

16 COMMISSIONER KALATY: Yes, it is.

17 CHAIRMAN SHAPIRO: It is?

18 MR. KATZ: North of what?

19 CHAIRMAN SHAPIRO: Hicks Lane.

20 MR. KATZ: Hicks?

21 CHAIRMAN SHAPIRO: Hicks.

22 COMMISSIONER DURSO: Yes.

23 CHAIRMAN SHAPIRO: That's okay. They
24 can clean up the area.

25 THIRD VICE-CHAIR LEWIS: Yeah, you

1 Zoning Referral Review

2 know --

3 MR. KATZ: I'm -- I'm --

4 THIRD VICE-CHAIR LEWIS: -- when I read
5 your description, Marty --

6 MR. KATZ: Yeah.

7 THIRD VICE-CHAIR LEWIS: -- it -- it --
8 it felt different than when I see the pictures
9 here. I -- I -- I thought of Middle Neck Road as
10 a little more developed. This -- this seems to
11 be the part of Middle Neck that's closer to the
12 one-family --

13 MR. KATZ: Right -- right. This
14 essentially is a transitional zone.

15 And a traffic parking analysis was
16 prepared that concluded the following:

17 The proposed building would generate up
18 to nine trips during the busiest hours of the
19 week, which would not cause an impact to
20 Middle Neck Road;

21 Two, site access will be on the north
22 end of the site, on residential Brown Road with
23 an apron width of 24 feet. There will be no --
24 no vehicle [sic] -- vehicular access on
25 Middle Neck Road;

1 Zoning Referral Review

2 project.

3 The smaller scale project would also
4 allow for additional landscaping, and open space
5 and may be more of an appropriate transitional
6 use for that particular site.

7 THIRD VICE-CHAIR LEWIS: But -- but do
8 you -- but do you kill the project that way?

9 CHAIRMAN SHAPIRO: No -- no -- no. You
10 got to have -- you got to have a little local
11 knowledge too.

12 MR. KATZ: Okay.

13 CHAIRMAN SHAPIRO: We both know the
14 area.

15 So number one, there is a retail --
16 there's retail shops. Before that, there's a
17 police booth a little further up, okay. The area
18 needs some type of development.

19 MR. KATZ: Uh-huh.

20 CHAIRMAN SHAPIRO: And I think reducing
21 it is going -- you have to develop it, so that
22 whoever is going to develop it can afford to
23 develop the property.

24 MR. KATZ: That's true -- that's true.

25 CHAIRMAN SHAPIRO: Okay. And I think

1 Zoning Referral Review

2 that it'll bring more action into that area and
3 maybe revitalize some of it that's been dead for
4 years.

5 COMMISSIONER KALATY: Yeah. So next to
6 the church there is another building, which was
7 built a few years ago. I think like three or
8 four years or maybe even five years. So I think
9 it's within -- it's just the right place to
10 develop something that --

11 CHAIRMAN SHAPIRO: Right, because
12 there's --

13 COMMISSIONER KALATY: So --

14 CHAIRMAN SHAPIRO: Exactly.

15 So I -- I think we should --

16 MR. KATZ: Leave it alone?

17 CHAIRMAN SHAPIRO: -- let it go with an
18 "LD."

19 MR. KATZ: Okay.

20 CHAIRMAN SHAPIRO: I -- I would do an
21 "LD" on this, because it's going to help the
22 area.

23 MR. KATZ: Well, I mean a smaller scale
24 project would also help the area.

25 CHAIRMAN SHAPIRO: Yeah, but the

1 Zoning Referral Review

2 problem is that you have, you know, if you get
3 too small, it's not going to be viable, nobody'll
4 build it. With the costs today that are going up
5 consistently --

6 MR. KATZ: So five stories --

7 CHAIRMAN SHAPIRO: -- of materials
8 and -- and --

9 MR. KATZ: -- so five stories isn't --
10 doesn't --

11 CHAIRMAN SHAPIRO: I'm not --

12 MR. KATZ: It's okay by me.

13 CHAIRMAN SHAPIRO: -- I'm not concerned
14 with it.

15 MR. KATZ: Okay.

16 CHAIRMAN SHAPIRO: I think it'll be
17 vibrant, you know, bring a lot of worth into that
18 area.

19 MR. KATZ: Gotcha.

20 All right.

21 CHAIRMAN SHAPIRO: Yeah. Marty, who's
22 the name of the developer?

23 MR. KATZ: Okay -- just put this in
24 order here.

25 This is -- well, it's -- it's

1 Zoning Referral Review

2 Roka Capital, LLC. I have the -- the principal
3 in my file.

4 CHAIRMAN SHAPIRO: Can you just grab
5 it, so we can see who it is?

6 MR. KATZ: Yeah.

7 (Discussion held among Commissioners
8 off the record.)

9 CHAIRMAN SHAPIRO: Okay. All right.
10 That's fine.

11 MR. KATZ: Okay.

12 (Discussion held among Commissioners
13 off the record.)

14 CHAIRMAN SHAPIRO: Okay. So
15 Commissioners, I will take a motion to
16 "LD" NCPC Item No. 3, Case 125124.

17 COMMISSIONER FORMAN: So moved.

18 CHAIRMAN SHAPIRO: Is there a second?

19 COMMISSIONER GOLD: Second.

20 CHAIRMAN SHAPIRO: All those in favor?

21 (Chorus of "ayes.")

22 CHAIRMAN SHAPIRO: Any opposed?

23 (No response.)

24 CHAIRMAN SHAPIRO: The motion carries.

25 * * *

1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: All right, on to
3 No. 5 Marty.

4 MR. KATZ: Okay.

5 CHAIRMAN SHAPIRO: You might set a
6 record today without Jeff being here.

7 COMMISSIONER GOLD: I was just thinking
8 that.

9 (Laughter.)

10 MR. KATZ: Item --

11 MR. WREN: No, we're over. Last
12 transcript said 10:35 we were done.

13 COMMISSIONER GOLD: Oh.

14 (Laughter.)

15 MR. KATZ: Item No. 5.

16 CHAIRMAN SHAPIRO: We were -- we were
17 late getting out.

18 COMMISSIONER GOLD: That's true.

19 CHAIRMAN SHAPIRO: It's going to be
20 same time.

21 MR. HOESL: All right, Marty.

22 CHAIRMAN SHAPIRO: Okay, move fast.

23 MR. KATZ: Item No. 5 is NCPC Case
24 No. 1218224. This is the Village of Bayville and
25 this is for area and dimensional -- dimensional

1 Zoning Referral Review

2 variances.

3 This is a proposed restaurant,
4 5,900 square feet with 150 seats on a vacant lot
5 consisting of:

6 29,474 square feet with no basement;

7 A parking lot on site for 20 [sic] --
8 with 22 spaces;

9 Storm water drainage system;

10 And sanitary system.

11 The -- the site is currently vacant and
12 is the site of former "Steve's Pier 1
13 Restaurant," which has since been demolished.
14 Also included is a rear brick patio for outside
15 dining.

16 The project includes a redevelopment
17 of off-site -- of an off-site parking lot for
18 38 vehicles directly across us from the site at
19 the southwest corner of Bayville Avenue and
20 Bayville -- Bayville Park Boulevard. Vehicular
21 access to this accessory lot will be on Bayville
22 Avenue quite close to the Bayville Park Boulevard
23 intersection.

24 The zoning non-conformities include the
25 following:

1 Zoning Referral Review

2 Insufficient lot area, which
3 indicates no building shall be erected on a
4 Business District Plot, which does not conform
5 to the minimum requirements as to the size of a
6 plot as the abutting residential district. The
7 subject property is 29 -- about 29,000 square
8 feet and the abutting Residence -- Residence "F"
9 Zoning District requires a minimum of 40,000
10 square feet. Therefore, it doesn't comply, which
11 I feel is -- is an insignificant variance;

12 Also, insufficient setback of retaining
13 wall from a public road and, or abutting lot --
14 and fair -- fairly and insignificant variance
15 also. And it won't create any sight distance
16 problems on Bayville Avenue, which is -- which is
17 important.

18 To the north is the Long Island Sound.
19 To the east fronting on Bayville Avenue and
20 extended to the Long Island Sound is a vacant
21 lot, which may be up for a future residential
22 subdivision, beyond which are homes. To the
23 south across Bayville Avenue is a vacant lot
24 that -- that will be used for accessory parking.
25 To the west is a public beach.

1 Zoning Referral Review

2 Bayville Avenue is a two-lane
3 County Road with no on-street -- County-owned
4 road, maintained road with no on-street parking.
5 There is a traffic light at Bayville Avenue and
6 Bayville Park Boulevard.

7 This was previously before the
8 Planning Commission for site plan -- plan review
9 on May 2nd, 2024. The Commission, at that time,
10 issued an "LD with a letter" addressing
11 enhanced pedestrian safety of patrons crossing
12 Bayville Avenue and the installation of an
13 upgraded septic system, nitrogen-reducing system
14 if one is not currently proposed.

15 Discussions with Nassau County "DPW"
16 has resulted in a planned crosswalk across
17 Bayville Avenue and pedestrian activated,
18 pedestrian phase for the traffic signal. In
19 addition, there has been discussions and an
20 agreement that's valet parking will be provided
21 during high peak period [sic] -- high demand
22 periods at the restaurant.

23 Staff is recommending "Local
24 Determination with a Letter" that emphasizes the
25 maintenance of valet parking to eliminate, if

1 Zoning Referral Review

2 possible, patrons to the restaurant crossing
3 Bayville Avenue and at all times, and also given,
4 you know, the potential for, you know, hazard for
5 restaurant patrons parking in the lot and
6 crossing Bayville Avenue.

7 And also, I think efforts are -- are
8 under way by our "DPW" and the engineers to
9 create the safest possible design regarding the
10 proposed curb cut for the accessory parking lot,
11 because the way it is proposed now is very close
12 to the intersection. So there's work to be done
13 in that and it's -- and it's under way. And --
14 and yeah, pedestrian activated -- activated phase
15 for the signal, everything possible to -- every
16 effort is being made to enhance pedestrian
17 safety, and -- and contribute to less vehicular
18 pedestrian conflicts, and that should be
19 emphasized in the letter.

20 CHAIRMAN SHAPIRO: Well, I think it's
21 also important that in our discussions with the
22 applicant, we talked about possibility of
23 purchasing the County's property that's next to
24 it. Is that correct, Bill?

25 DEPUTY COMMISSIONER NIMMO: Yes,

1 Zoning Referral Review

2 there's property adjacent to the "right-of-way"
3 across the street to that parking lot, that the
4 County should consider it, surplus, in order for
5 them to move the entrance to their parking lot
6 further from the intersection, which makes
7 traffic and pedestrian safety --

8 CHAIRMAN SHAPIRO: And --

9 DEPUTY COMMISSIONER NIMMO: -- safer.

10 CHAIRMAN SHAPIRO: -- it lines up
11 with the stop -- the traffic light?

12 DEPUTY COMMISSIONER NIMMO: No, it
13 actually moves the entrance further away from the
14 traffic light.

15 MR. KATZ: Because it's very close to
16 it --

17 CHAIRMAN SHAPIRO: Right, because --

18 MR. KATZ: -- because there's --

19 CHAIRMAN SHAPIRO: -- because then
20 you'll be able to get --

21 DEPUTY COMMISSIONER NIMMO: Yeah, you
22 have people stopped trying to make a --

23 CHAIRMAN SHAPIRO: Right.

24 DEPUTY COMMISSIONER NIMMO: -- left and
25 now there blocking the whole intersection --

1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: Exactly.

3 DEPUTY COMMISSIONER NIMMO: Including
4 the pedestrians. So you want to move that
5 further away.

6 CHAIRMAN SHAPIRO: Further away. So I
7 think you ought to --

8 MR. KATZ: Yeah, we'll -- we'll --
9 we'll put that. I'll talk -- further talk to
10 Bill, so I get -- we get the language.

11 CHAIRMAN SHAPIRO: Okay.

12 DEPUTY COMMISSIONER NIMMO: Perfect.

13 CHAIRMAN SHAPIRO: All right. So I'll
14 take a motion for an "LD with a letter" of what
15 was discussed here.

16 COMMISSIONER FORMAN: So moved.

17 CHAIRMAN SHAPIRO: Is there a second?

18 COMMISSIONER KALATY: Second.

19 CHAIRMAN SHAPIRO: All those in favor?

20 (Chorus of "ayes.")

21 CHAIRMAN SHAPIRO: Any opposed?

22 (No response.)

23 CHAIRMAN SHAPIRO: The motion carries.

24 * * *

25

1 Proceedings

2 CHAIRMAN SHAPIRO: Staff, please send
3 out a notice to all the Commissioners that on the
4 30th, we're going to have our meeting and then do
5 our continuing ed. over at the Bar Association.
6 And please get a head count, so we know. And
7 it's really mandatory. We have to do this for
8 our continuing ed. credits, otherwise you could
9 not sit on this Commission.

10 Okay. Motion to adjourn?

11 THIRD VICE-CHAIR LEWIS: Motion.

12 COMMISSIONER DURSO: Second.

13 CHAIRMAN SHAPIRO: Have a good three
14 weeks, everybody.

15 (Laughter.)

16 DEPUTY COMMISSIONER NIMMO: I will not
17 be here next time.

18 THIRD VICE-CHAIR LEWIS: Oh yeah.

19 DEPUTY COMMISSIONER NIMMO: Got to take
20 a vacation.

21 (Discussion held among Commissioners
22 off the record.)

23 (The meeting was concluded at
24 10:48 a.m.)

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

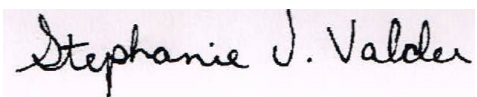
I N D E X

NCPC NO.	PAGE
NCPC Minor Sub. No. 46-2023.....	09-12
NCPC Minor Sub. No. 1-2025.....	06-07
NCPC Minor Sub. No. 2-2025.....	13-17
NCPC Minor Sub. No. 3-2025.....	19-26
NCPC Minor Sub. No. 32-2023.....	18, 27-30
NCPC Case No. 126124.....	31-32
NCPC Case No. 1210124.....	31-32
NCPC Case No. 125124.....	32, 34-43
NCPC Case No. 1218124.....	32-34
NCPC Case No. 1218224.....	32, 43-50
NCPC Case No. 1230124.....	31-32
NCPC Case No. 12125.....	31-32

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T I O N

I, STEPHANIE J. VALDER, do
hereby certify that the within transcript is
a true, accurate and complete transcript of
the proceedings which took place in the above
matter.

A handwritten signature in cursive script that reads "Stephanie J. Valder". The signature is written in black ink on a light pink rectangular background.

STEPHANIE J. VALDER,
Stenographer

A		
a.m 1:8,8 51:24	27:23 28:9	booth 40:17
able 49:20	applications 27:21	Borne 3:7 33:4
above-referenced 36:12	applying 18:4	BOT 39:13
absolutely 16:3	appropriate 40:5	Boulevard 13:8,12,14,18 28:20 45:20,22 47:6
abutting 46:6,8,13	approval 21:22 23:18 32:20 39:8 39:12	Brad 14:19
access 38:21,24 45:21	approve 11:24 16:18 25:2,18 32:22	Braff 28:19
accessory 45:21 46:24 48:10	approved 9:10 10:4 13:21 14:22,25 19:19 24:20 27:25 28:6,11	brick 45:14
accomplish 29:4	approximately 22:9,11,22	bring 41:2 42:17
accurate 53:6	apron 38:23	Broadway 14:20
acknowledgement 5:11	Architectural 32:21	Brookstein 28:17,19 30:3,5
acre 22:10,12,15,22 25:6,7 36:5	area 9:15 10:7,10,16,19 11:12 13:6 15:19 16:4 19:22,23 20:4,9,11,14 22:13,14 24:19,22 34:25 37:24 39:9,16 40:14,17 41:2,22,24 42:18 44:25 46:2	Brown 35:13,13 38:22
acres 22:6	arrived 6:24	build 42:4
act 32:20	as-of-right 39:14	building 19:23 35:6 38:17 39:14,22 39:23 41:6 46:3
action 41:2	asking 29:3	built 41:7
actions 33:13	Association 51:5	bulk 36:12
activated 47:17 48:14,14	attorney 10:23 21:11 28:13	bulkhead 36:3
add 11:9 14:22	audience 29:13	bungalows 15:20
added 23:7	August 32:25	busiest 38:18
addition 29:17 47:19	authority 32:21	Business 46:4
additional 28:12 29:4,18 40:4	Avenue 1:14 9:16,20 45:19,22 46:16,19,23 47:2,5,12,17 48:3,6	<hr/> C <hr/>
address 11:2 14:18 28:15 33:16	aware 23:21	C 2:2 3:2 53:2,2
addressing 47:10	ayes 5:18 6:18 12:5 16:22 25:23 29:23 31:24 34:11 43:21 50:20	call 3:23
adjacent 49:2		Capital 43:2
adjoining 22:18	<hr/> B <hr/>	carries 5:19 6:19 12:8 16:25 26:2 30:2 32:3 34:14 43:24 50:23
adjourn 6:3,7 51:10	B 9:24 10:13,14 13:16 14:6 19:14 20:6	case 3:18 9:7,9 13:4 19:2 27:3,19 27:20 28:23 32:10 34:23 43:16 44:23 52:9,10,11,12,13,14,15
adjournment 7:2	back 9:9 11:12 18:7 27:24	cash 36:14
adopted 32:24	ball 3:11	cause 38:19
advance 33:15	Bar 51:5	cellar 19:25
afford 40:22	based 39:4	certify 53:5
agenda 31:10 34:7	basement 45:6	Chair 2:3 4:25
agendas 3:15	basically 11:12	Chairman 3:3,13,25 4:9,18,21 5:2 5:7,9,15,17,19 6:2,10,17,19,22 7:4 8:2,6 9:2 10:25 11:16,18,21 12:4,6,8,10 14:17 16:11,13,16,21 16:23,25 17:3 20:25 21:9 25:4,9 25:12,15,20,22,24 26:2,4 27:7,9 27:13,16,22 28:14,18,24 29:6,9 29:12,15,20,22,24 30:2 31:2,4,9 31:20,23,25 32:3,5 33:10 34:8,10 34:12,14,17,20 37:13,17,19,21,23 40:9,13,20,25 41:11,14,17,20,25 42:7,11,13,16,21 43:4,9,14,18,20 43:22,24 44:2,5,16,19,22 48:20 49:8,10,17,19,23 50:2,6,11,13,17 50:19,21,23 51:2,13
aggregated 10:20	Bay 14:25 22:5,7 33:19	CHAMBER 1:12
ago 41:7	Bay's 13:9,20 19:6,18	change 4:18 6:23 23:17
agreement 47:20	Bayville 44:24 45:19,20,20,21,22 46:16,19,23 47:2,5,6,12,17 48:3,6	character 15:2,23 24:23 37:4,6 39:16
ahead 9:3 18:11	beach 32:11,12,13,24 33:14 46:25	charged 32:19,19
Alessandro 21:11	believe 5:4 24:20	Charter 32:12
Allegiance 3:8,9	better 11:8 33:16	children 24:15
allow 7:2 20:4,7 22:7 40:4	beyond 46:22	
Amend 20:16	big 15:14 29:12 33:22	
amendment 32:11	Bill 48:24 50:10	
amenities 36:14	bit 31:5	
analysis 38:15 39:7	Bldg 1:13	
annual 32:17	block 14:23	
Anthony 11:6	blocking 49:25	
Antonacci 21:9,11,15 23:9,12,25 24:5,9 25:7 26:3,5	Board 10:3 13:20 14:22 17:4 19:18 20:18 22:7 23:4 32:14,15,16,18 32:20 33:2,15,23 34:4 36:15	
anybody 3:18 11:18 16:13 25:12 29:9 31:17	body 3:10	
apartment 36:24		
Appeal 20:17		
Appeals 10:3 13:21 19:19 20:18 22:7		
applicant 48:22		
applicants 3:17 21:15,18 24:13		
application 6:24 9:12,18 13:10 18:6 19:7 21:22 23:20 24:12 25:2		

Chorus 5:18 6:18 12:5 16:22 25:23
 29:23 31:24 34:11 43:21 50:20
church 37:2,11 41:6
City 32:10,12,13 33:2,5,14,23
clean 37:24
clear 16:6,8
Clocks 13:8,12,14,18
close 45:22 48:11 49:15
closer 38:11
code 34:2
come 10:23 20:24
commended 34:6
commercial 37:5
commercialized 39:18
Commission 1:4 3:5 9:10 21:10
 25:2 27:19,25 28:18 33:13 47:8,9
 51:9
Commissioner 2:10 3:24 4:2,3,4,5
 4:6,7,8,10,11 5:14,16 6:6,11,14
 6:16 11:23 12:2,3 16:18,20 25:17
 25:21 27:8 29:16 30:4 31:19,21
 31:22 33:4 34:9 37:16,22 41:5,13
 43:17,19 44:7,13,18 48:25 49:9
 49:12,21,24 50:3,12,16,18 51:12
 51:16,19
Commissioners 2:9 9:6 27:11 29:7
 31:17 43:7,12,15 51:3,21
community 15:3 33:5,16,20
complete 32:17 53:6
complex 36:24
complexity 29:3
compliant 20:21
comply 46:10
comprehensive 28:23
concerned 42:13
concerns 39:9
concluded 38:16 51:23
conflicts 48:18
conform 15:2,22 46:4
conformity 24:22
consider 49:4
Consideration 39:21
consist 32:15
consistent 11:13 16:3
consistently 42:5
consisting 45:5
consists 35:15
construct 10:12 13:23 14:3,7,12
 19:21,25 21:25
containing 20:8 35:8
continued 24:18
continuing 28:24 51:5,8
contribute 48:17
corner 35:12 45:19
correct 11:14,15 48:24
costs 42:4
cottages 15:20
Counsel 2:11

count 51:6
Country 39:6
County 1:4 3:5 27:4 33:12 47:3,15
 49:4
County's 48:23
County-owned 47:3
course 33:25
create 33:14 39:8 46:15 48:9
creating 14:24
credits 51:8
crossing 47:11 48:2,6
crosswalk 47:16
cul-de-sac 21:20 23:2,14,16,20
 25:5
curb 48:10
Curcio 11:5,6,6,15 12:9
current 24:17
currently 9:19 13:11 19:8 24:15
 35:10 45:11 47:14
cut 48:10

D

D 3:2 52:2
DANA 2:5
data 39:5
date 28:6,11
day 21:6 26:5
dead 41:3
December 28:8
decision 20:17
deck 36:2
Declaration 11:25 16:19 25:19
deeds 9:11,13 28:10
deep 15:17
demand 47:21
demolished 45:13
DENISE 2:7
density 35:3 36:4 37:6 39:25
department 20:19
depth 33:7
Deputy 2:10 48:25 49:9,12,21,24
 50:3,12 51:16,19
description 38:5
design 48:9
Determination 47:24
develop 40:21,22,23 41:10
developed 38:10
developer 42:22
development 33:5 39:3 40:18
different 31:6 38:8
differently 31:5
dimensional 20:9 35:2 44:25,25
dining 45:15
directional 9:16
directly 45:18
discretion 36:14
discussed 50:15
Discussion 26:6 27:11 43:7,12

51:21
discussions 47:15,19 48:21
distance 46:15
distinct 33:21
district 13:9 19:7 20:10 35:22
 36:13,17 39:11 46:4,6,9
dividing 37:4
DPW 47:15 48:8
drainage 45:9
Drive 11:6
driveway 14:3,12 19:16 36:10
Due 29:2
Durso 2:5 4:10,11 5:16 6:6,11,14
 16:20 25:17 27:8 29:16 30:4
 37:22 51:12
dwelling 10:12,22 13:23 14:7 19:21
 20:7 35:25 39:12

E

E 2:2,2 3:2,2 35:21 36:13 39:11
 52:2 53:2
Earle 28:20
early 6:3
east 13:7 36:25 37:10 46:19
ed 51:5,8
effort 48:16
efforts 48:7
elevated 36:3
eliminate 47:25
Ellerbe 4:8
emphasized 48:19
emphasizes 47:24
enclosed 35:7,7
Engineering 39:5
engineers 48:8
enhance 48:16
enhanced 47:11
enters 31:3
entrance 19:25 49:5,13
envelope 19:23
environmental 6:23
erected 46:3
especially 15:23
Esq 2:11
essentially 37:3 38:14
established 22:12
establishment 32:14
estate 27:5,6
estates 15:20
everybody 3:4 51:14
everybody's 3:16
Exactly 41:14 50:2
exchange 36:13
Excused 3:25 4:9,23
Executive 1:13
existing 20:7 21:25
exits 27:10
expiration 33:3

<p>expire 28:5 express 33:13 extended 28:11 46:20 extension 18:5 27:18,21 28:3,10 29:18 extensions 28:7</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>F 46:8 53:2 fair 46:14 fairly 46:14 fast 44:22 favor 5:17 6:17 12:4 16:21 25:22 29:22 31:23 34:10 43:20 50:19 feel 46:11 feet 9:19,21,24 10:2 13:11,13,14,16 13:17,19 19:9,11,12,13,15 35:25 35:25 36:2,2 38:23 45:4,6 46:8,10 felt 38:8 file 6:1,4,7 7:1 9:1,13 10:1 11:1 12:1 13:1 14:1 15:1 16:1,19 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1,18 26:1 27:1 28:1,10 29:1,19 30:1 43:3 filed 9:11 28:6 filing 28:11 fin 37:11 fine 43:10 fire 20:19 first 5:10 6:12 9:7 28:2 31:16 five 21:19 24:14 39:24 41:8 42:6,9 five-story 35:5 flag 19:22 20:9,20 following 35:15,22 36:19 38:16 45:25 foot 9:14,23 13:6,15 footprint 39:22 form 6:23 Forman 2:6 4:6,7 5:14 12:2 31:19 43:17 50:16 former 45:12 forms 3:16 23:14 four 22:14,25 23:15,19 35:6 37:8 41:8 Franklin 1:14 front 10:8,9,17,18 13:25 14:8,9,10 20:5,12 33:19 37:11 front-yard 20:2 36:7 frontage 9:19,22,25 13:11,14,17 19:9,12,15,23 fronting 46:19 further 40:17 49:6,13 50:5,6,9 future 15:6 46:21</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>G 3:2 Gallagher 2:11 8:3,5 27:2,10 31:3 garden 36:24</p>	<p>generate 38:17 getting 8:3,4,5,6 44:17 give 29:17 given 39:21 48:3 go 9:2 34:17 41:17 goal 29:5 goals 24:18 goes 24:8 going 3:15 6:3 15:10 16:2 31:4,9 40:21,22 41:21 42:3,4 44:19 51:4 Gold 2:7 4:4,5 11:23 31:21 43:19 44:7,13,18 good 3:4 9:6 10:25 11:5 14:17 16:9 21:9 26:5 28:14,17 51:13 goodness 6:8 Gotcha 42:19 grab 43:4 granted 20:17 granting 39:7 great 24:8 34:21,24 greatest 23:16 Greenfield 4:17 Greenman 4:14 GREGORY 2:14</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>H 2:3 Hamlet 9:17 13:8 19:6 Handing 23:9 happened 6:20 hazard 48:4 head 51:6 hear 5:6 23:24 27:20 heard 9:9 11:19 16:14 18:6 25:13 27:24 29:10 height 35:3,24,24 39:23 held 26:6 27:11 43:7,12 51:21 help 41:21,24 Hempstead 9:17 Hempstead's 10:3 Hicks 37:14,19,20,21 high 47:21,21 higher 37:6 HOESL 2:14 18:8 44:21 home 21:25 22:2 24:14 homes 16:2 36:20,22 39:13 46:22 hours 38:18 housekeeping 3:14 houses 15:11,23</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>immediate 22:14 24:19 immediately 22:18 impact 23:16 24:23 38:19 39:9 impacted 24:3 important 46:17 48:21 improvement 24:18 Incentive 36:17</p>	<p>include 45:24 included 45:14 includes 45:16 Including 50:3 indicates 46:3 information 7:3 initially 28:4 inline 24:18 insignificant 46:11,14 installation 47:12 Institute 39:4 insufficient 46:2,12 intent 21:24 interest 24:16 intersection 45:23 48:12 49:6,25 Island 46:18,20 issue 33:22 issued 20:20,22 24:11 47:10 issues 33:25 it'll 15:10 41:2 42:16 ITE 39:4 item 6:13 31:10 34:18,19,22 43:16 44:10,15,23</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>J 2:14,19 53:4,12 January 1:7 3:5 6:4,14 Jeff 44:6 Jericho 21:12 John 2:16 3:21 6:20 8:2 Joshua 28:19 July 9:10 June 28:4,5,12 29:19</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>Kalaty 2:8 4:2,3 6:16 12:3 16:18 25:21 31:22 34:9 37:16 41:5,13 50:18 Katz 2:15 31:8 32:7,9 34:15,19,22 37:15,18,20 38:3,6,13 40:12,19 40:24 41:16,19,23 42:6,9,12,15 42:19,23 43:6,11 44:4,10,15,23 49:15,18 50:8 Kenealy 14:19,19 15:8,15,19 16:7 17:3 KHANDAN 2:8 kill 40:8 know 38:2 40:13 42:2,17 48:4,4 51:6 knowledge 40:11 Koblentz 28:19</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>landscaping 40:4 Lane 37:14,19 lanes 37:8 language 50:10 large 25:5</p>
---	---	---

larger 25:8
late 44:17
Laughter 3:12 4:16,20,24 11:10
 18:12 21:3,5 29:14 31:7 44:9,14
 51:15
Law 11:6
LD 31:14,15 33:11 34:7 41:18,21
 43:16 47:10 50:14
lead 3:7
Leave 41:16
left 49:24
Legislative 1:12,13
LEONARD 2:3
lesser 10:22 20:7
let's 5:9 31:16 32:5 34:17
letter 20:20,22 24:11 33:11,12 34:7
 47:10,24 48:19 50:14
letters 24:6
Lewis 2:4 3:11 4:12,13 6:12,21
 11:11 15:5,12,16,25 16:8 23:6,11
 23:23 24:2,7 29:21 33:8 37:25
 38:4,7 40:7 51:11,18
lieu 36:14
light 47:5 49:11,14
line 10:8,9,17,18 13:25 14:10 20:11
 20:12 37:4
lines 49:10
little 31:5 38:10 40:10,17
LLC 43:2
local 20:19 40:10 47:23
located 21:20 22:3 23:2 36:16
long 24:8 32:11,12,13,24 33:14
 46:18,20
look 33:23,25
looking 15:17
losing 6:9
lot 9:21,24 10:5,6,7,10,14,14,15,16
 10:19,22 13:13,16,22,24,24 14:6
 14:8,8,24 19:11,14,20,22,22 20:6
 20:7,9,11,12,14,20 21:25 22:5,12
 35:11 42:17 45:4,7,17,21 46:2,13
 46:21,23 48:5,10 49:3,5
lots 14:24 21:24 22:9,9,17 25:6,8

M

M 6:7
maintain 10:22 21:24 24:16
maintained 47:4
maintenance 47:25
mandatory 51:7
Marcus 11:6
MARTIN 2:15
Marty 31:4 37:13 38:5 42:21 44:3
 44:21
Massapequa 13:8 14:20
materials 42:7
matter 53:8
maximum 35:24 36:4

mean 41:23
meeting 1:2 3:6 27:10 31:3 51:4,23
Melville 11:7
members 17:4 21:10 28:18 32:15
 32:16
mentioned 24:10 33:20
Middle 35:12,13 36:16,21,23,25
 37:5,8 38:9,11,20,25 39:19,20
Mineola 1:15 21:13
minimum 36:8 46:5,9
minor 5:5 6:1 7:1 9:1,8 10:1 11:1
 12:1 13:1,4 14:1 15:1 16:1 17:1
 18:1 19:1,3 20:1 21:1,23 22:1
 23:1 24:1 25:1 26:1 27:1 28:1
 29:1 30:1 52:4,5,6,7,8
minutes 3:17,20
mish 15:21
mix 35:15
modification 39:10
months 28:5,7,12 29:4
moratorium 32:24 33:3
morning 3:4 9:6 10:25 11:5 14:17
 21:9 28:14,17
mosh 15:21
motion 5:13,19 6:5,6,19 11:22,24
 12:8 16:17,18,25 25:16,18 26:2
 29:15,17 30:2 31:15,18 32:3
 33:11 34:6,14 43:15,24 50:14,23
 51:10,11
move 44:22 49:5 50:4
moved 5:14 31:19 43:17 50:16
moves 49:13
multifamily 35:6,25 36:17 39:3,12
multiple 39:5
municipalities 29:2
MURRAY 2:6
Muttontown 21:2,4 24:11
Muttonville 20:21 21:2

N

N 2:2 3:2 52:2 53:2
name 4:19 11:2,2 14:18 21:10
 28:14 42:22
Nassau 1:4 3:5 33:12 47:15
nature 15:3,23 34:3 39:20
NCPC 6:1,4,7 7:1 9:1 10:1 11:1,24
 12:1 13:1 14:1 15:1 16:1,19 17:1
 18:1 19:1 20:1 21:1 22:1 23:1
 24:1 25:1,18 26:1 27:1 28:1 29:1
 29:19 30:1 31:10 32:10 34:23,23
 43:16 44:23 52:3,4,5,6,7,8,9,10
 52:11,12,13,14,15
NEAL 2:4
necessary 23:7
Neck 34:21,24 35:12,13 36:16,21
 36:23,25 37:5,8 38:9,11,20,25
 39:19,20
need 5:11 27:2

needs 33:21 40:18
negative 11:25 16:19 24:23 25:19
neighborhood 23:14 24:17,24
neighboring 11:14 22:25 23:15,22
neighbors 24:3
new 1:15 6:13 9:12 11:7 13:23 14:7
 15:11 19:21 22:2 28:6,11,21
 33:14
NIMMO 2:10 48:25 49:9,12,21,24
 50:3,12 51:16,19
nine 38:18
nitrogen-reducing 47:13
nobody'll 42:3
non 24:11
non-conformities 45:24
non-jurisdiction 20:22
north 22:19,19 36:21 37:5,12,13,18
 38:21 39:21 46:18
note 15:13
noted 32:23
notice 51:3
number 3:15 40:15

O

O 3:2 53:2
objection 24:12
objections 23:21
obsolescent 15:9
obtained 22:6,23
occupied 10:10,19 35:10
occur 23:17
off-site 39:8 45:17,17
office 21:12 27:4
oh 6:8 15:25 18:10 44:13 51:18
okay 3:21 6:20 9:5 13:3 15:12
 16:10 18:3 25:9 27:7,8,13,17,22
 31:2 32:6,7 34:15,17,19 37:23
 40:12,17,25 41:19 42:12,15,23
 43:9,11,14 44:4,22 50:11 51:10
old 15:9,19
on-site 39:2
on-street 47:3,4
one-bedroom 35:16
one-family 38:12
open 40:4
opposed 12:6 16:23 25:24 29:24
 31:25 34:12 43:22 50:21
order 42:24 49:4
ordinance 14:2,5,11,14 19:24 20:3
 20:15
originally 9:9 18:6 27:24
ought 50:7
outside 45:14
over-intensive 39:15
Overlay 36:17
Ovington 28:20
owned 21:18
owners 23:19

Oyster 13:9,20 14:25 19:6,18 22:5 22:7	previously 47:7 principal 43:2 prior 33:3 private 19:16 21:21 proactive 33:15 34:5 problem 42:2 problems 46:16 proceedings 4:1 5:1 8:1 51:1 53:7 project 40:2,3,8 41:24 45:16 promotes 34:4 properties 11:14 22:11,14,22,25 23:15,22 24:21 25:4 property 9:15,18 13:7,10,25 14:10 15:10,14 19:4,8 20:11,12 21:16 21:19,20,23 22:3,18,19 23:2,13 23:19 24:13 35:9 36:15,18 37:3 39:17 40:23 46:7 48:23 49:2 proposed 9:21,24 13:13,16 19:11 19:14 22:8,17 32:14 35:5 36:3,6 38:17 39:14 45:3 47:14 48:10,11 proposes 9:18 13:10 19:7 proposing 11:13 Prospect 9:16,20 provided 35:20 36:9 47:20 public 3:19 11:19 16:14 19:24 25:13 29:10 46:13,25 purchasing 48:23 put 16:2 42:23 50:9	regarding 21:16 48:9 registration 3:16 REGULAR 1:2 related 29:2 33:19 relax 36:11 representative 14:16 20:23 representing 21:14 27:4 request 10:4 requests 13:21 19:19 required 14:2,10 20:5,13 22:24 28:25 32:17 35:23 36:8 requirements 36:12 46:5 requires 22:5 46:9 Res 35:21 36:13 39:11 research 39:5 reside 24:15 resided 21:18 residence 35:11 46:8,8 residential 22:4 35:6,14 37:6,12 38:22 46:6,21 resolution 28:3 resolutions 9:12 respectfully 24:25 respond 3:19 response 11:17,20 12:7 16:12,15,24 25:11,14,25 29:8,11,25 32:2 34:13 43:23 50:22 restaurant 45:3,13 47:22 48:2,5 result 23:17 24:21 resulted 47:16 resulting 36:5 retail 40:15,16 retaining 46:12 review 7:3 31:1 32:1,19,21 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1,8 48:1 49:1 50:1 revitalization 33:18 revitalize 41:3 right 3:17 9:2 34:22 38:13,13 41:9 41:11 42:20 43:9 44:2,21 49:17 49:23 50:13 right-of-way 49:2 road 18:9 19:5,9,12,16 21:16,21,21 22:17,20,21,21 35:12,13,13 36:17 36:21,23,25 37:5,8,10,11 38:9,20 38:22,25 39:19,20 46:13 47:3,4,4 roadway 19:24 Rock 18:9 19:5,9,12,16 21:16,21 22:17,20,21,21 Roka 43:2 roll 3:23 roof 36:2 Roosevelt 1:13 9:17 rough 21:6
<hr/> P <hr/> P 2:2,2 3:2 PAGE 52:3 parcels 9:20 13:12 19:10 Park 45:20,22 47:6 parking 20:4 33:22,24 35:4,8,19 36:8 37:9,10 38:15 39:2,8 45:7,17 46:24 47:4,20,25 48:5,10 49:3,5 part 6:25 38:11 particular 22:13 40:6 patio 45:14 PATRICK 2:11 patrons 47:11 48:2,5 Patty 3:7 peak 47:21 pedestrian 47:11,17,18 48:14,16,18 49:7 pedestrians 50:4 people 49:22 Perfect 50:12 period 47:21 periods 47:22 permits 39:12 permitted 14:2,4,11,13 19:24 20:2 20:14 35:24 36:6 PERRAKIS 2:16 3:23 4:2,4,6,8,10 4:12,14,17,25 5:3,8 perspective 39:15 phase 47:18 48:14 pictures 38:8 piece 15:14 Pier 45:12 place 33:3 41:9 53:7 plan 20:16 47:8,8 planned 47:16 planning 1:4 3:5 15:6 21:10 25:2 27:25 32:14,15,16,18 33:2,12,15 33:15,18,19,23 34:4,5 47:8 plans 32:20 Play 3:11 please 3:7 11:3 14:18 28:15 51:2,6 Pledge 3:8,9 plot 46:4,6 point 23:12 pole 19:22 20:20 police 40:17 portion 19:23 portions 37:9 possibility 48:22 possible 48:2,9,15 potential 48:4 pre-meeting 33:7 prepared 38:16 Present 2:18 4:3,5,7,11,13 presented 20:16	<hr/> Q <hr/> questions 11:16 15:4 16:11 25:3,10 29:7 quite 23:13 45:22 quorum 5:3	
<hr/> R <hr/> R 2:2 3:2 36:12 53:2 R1-10 13:9 R1-2A 19:7 20:10 22:4,15 read 38:4 ready 3:3 27:15 real 27:5,5 really 11:8 15:14 51:7 rear 10:11 14:2,10 20:13 45:14 reason 7:2 receipt 5:12 Receiving 23:10 recited 3:9 recommending 39:10 47:23 record 6:22 11:2 14:18 23:8 26:6 27:12 28:15 43:8,13 44:6 51:22 recuse 27:2 redevelopment 45:16 reducing 39:22,23,25 40:20 Referral 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1	<hr/> S <hr/> S 2:2 3:2	

<p> safer 49:9 safest 48:9 safety 47:11 48:17 49:7 Sahn 28:19 Sakowich 3:24 Salvatore 21:15 Salvina 21:15 sanitary 45:10 saying 24:3 scale 40:3 41:23 scratch 5:5,9 6:3 seats 45:4 second 5:15,16 6:16 12:2,3 16:20 18:5 25:20,21 27:9,18 28:9 29:20 29:21 31:20,21,22 34:8,9 43:18 43:19 50:17,18 51:12 see 11:13 38:8 43:5 seeing 11:12,21 16:16 25:15 seeking 9:12 28:9 seeks 21:22 send 51:2 separate 9:20 13:12 19:10 21:24 22:8 September 32:25 septic 47:13 Services 27:5 set 27:16 28:4 44:5 setback 10:9,18 14:4,13 20:2 36:7 46:12 seven 32:15 35:16 Shapiro 2:3 3:3,13,25 4:9,18,21,25 5:2,7,9,15,17,19 6:2,10,17,19 7:4 8:2,6 9:2 10:25 11:16,18,21 12:4 12:6,8,10 14:17 16:11,13,16,21 16:23,25 20:25 25:4,9,12,15,20 25:22,24 26:2,4 27:7,9,13,16,22 28:14 29:6,9,12,15,20,22,24 30:2 31:2,4,9,20,23,25 32:3,5 34:8,10 34:12,14,17,20 37:13,17,19,21,23 40:9,13,20,25 41:11,14,17,20,25 42:7,11,13,16,21 43:4,9,14,18,20 43:22,24 44:2,5,16,19,22 48:20 49:8,10,17,19,23 50:2,6,11,13,17 50:19,21,23 51:2,13 shops 40:16 sic 4:15 6:7,8 10:13,14,21 13:17 14:4,9,13 19:15 20:8,21 28:2 29:17 32:10 36:2,5 38:24 45:7 47:21 side 9:16 10:20,20 13:7 15:24 19:5 35:14 37:11 sight 46:15 signal 47:18 48:15 signatures 28:25 signed 28:4 single 39:19 single-family 16:2 35:11 36:20,22 37:4 39:13,20 </p>	<p> sit 51:9 site 32:20 35:10 38:21,22 40:6 45:7 45:11,12,18 47:8 situated 9:15,15 13:7 19:5 six 29:4 six-month 29:18 32:24 size 22:10,16 39:4 46:5 sizes 22:5,12 skip 27:21 skipped 18:8 slightly 22:16 small 42:3 smaller 14:24 22:16 40:3 41:23 somewhat 37:6 sorry 6:7,11 10:13 14:9 18:10 21:4 29:17 37:15 Sound 46:18,20 south 36:23 37:7 39:19 46:23 southwest 45:19 space 40:4 spaces 35:19 36:8 39:2 45:8 speak 3:20 speaker 3:16 specific 20:16 Split 18:9 19:5,9,12,16 21:16,21 22:17,20,20,21 square 9:14,23 10:2 13:6,15,19 19:13 45:4,6 46:7,10 staff 2:13 3:3 6:25 7:3 39:10 47:23 51:2 standards 20:10 24:17 start 5:4 stating 20:20 Stenographer 2:19 53:12 step 14:16 STEPHANIE 2:19 53:4,12 stepping 3:22 9:4 11:4 13:2 18:2 21:8 27:14 28:16 31:8 Steve's 45:12 stop 49:11 stopped 49:22 stories 35:6 39:24,24 42:6,9 Storm 45:9 street 10:8,17 13:24 14:8,9 15:24 35:14 49:3 struck 16:4 structure 15:9 studies 33:24 39:6 Sub 6:1 7:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 52:4,5,6 52:7,8 subdivide 9:18 13:10 19:8 20:8 21:23 subdivided 13:23 14:7 19:21 subdivision 9:8 10:6,15 13:5 14:23 15:2,6 19:3 20:8 21:23 22:8,24 </p>	<p> 23:18 24:20 32:25 46:22 subdivisions 5:5 15:21 32:22 subject 9:14 13:6 19:4 36:18 37:3 39:12 46:7 submit 23:3 submitted 6:24 sufficient 39:3 Suite 11:7 21:12 28:20 summary 28:23 support 22:23 23:20 33:13 supporting 24:5 sure 24:6 33:5 surface 35:7 surplus 49:4 surrounded 36:18 surrounding 39:16 Syosset 19:6 21:17 22:13 system 45:9,10 47:13,13 </p> <hr/> <p style="text-align: center;">T</p> <hr/> <p> T 53:2,2 take 11:22 16:17 25:3,16 29:15 31:9 43:15 50:14 51:19 talk 33:6 50:9,9 talked 48:22 ten 3:17 thank 3:13 7:4 12:9 16:10 17:2,3,4 23:11 25:9 26:3 28:22 29:6 30:3,4 30:5 33:8 Theodore 1:13 thing 14:21 34:5 things 3:14 33:16 34:2 think 16:3 23:6 34:5 36:15 40:20 40:25 41:7,8,15 42:16 48:7,20 50:7 thinking 44:7 Third 2:4 3:11 4:12,13 6:12,21 11:11 15:5,12,16,25 16:8 23:6,11 23:23 24:2,7 29:21 33:8 37:25 38:4,7 40:7 51:11,18 Thirteen 35:17 Thirty-seven 35:19 thought 38:9 three 3:20 24:15 39:2,24 41:7 51:13 three-bedroom 35:18 Thursday 1:7 Tim 8:3,5,6 9:2 18:8 time 7:2 9:11 11:9 14:15 18:5 25:3 27:19 28:3,10 29:18 44:20 47:9 51:17 times 48:3 TIMOTHY 2:17 title 33:6 today 6:25 21:14 29:13 42:4 44:6 torn 15:10 total 9:22,25 13:15,18 19:13,17 Town 9:17 10:3 13:9,20 14:25 19:6 </p>
---	--	---

19:18 20:21,25 22:5,7,24 traffic 38:15 39:4,9 47:5,18 49:7,11 49:14 training 32:17 transaction 27:6 transcript 5:12 44:12 53:5,6 transitional 38:14 39:18 40:5 trips 38:18 true 40:24,24 44:18 53:6 Trustees 36:15 trying 16:5 49:22 Turnpike 21:12 two 9:20 13:12 14:24 15:11 16:2 19:10 21:24 22:8,17 25:7,8 33:21 35:18 38:21 two-bedroom 35:17 two-lane 47:2 two-parcel 9:8 13:4 19:3 two-story 36:24 type 40:18	<hr/> W <hr/> wall 46:13 want 5:6 31:17 50:4 wanted 23:12 wants 27:20 Ward 28:19 water 45:9 Waterfront 33:18 way 4:21 24:8 40:8 48:8,11,13 we'll 31:14,15 50:8,8,9 we're 11:11 27:16 29:3 31:4,9 44:11 51:4 week 38:19 weeks 51:14 welcome 3:4 12:10 26:4 west 9:16 19:5 36:20 46:25 width 10:8,17 13:24,25 14:8,10 19:22 20:11,12 36:10 38:23 WILLIAM 2:10 wishes 3:18 11:19 16:14 25:13 29:10 work 28:24 48:12 worth 42:17 Wren 2:17 8:4 9:5 13:3 18:3,10 19:2 21:4,6 23:10 24:10 27:15,17 27:23 28:22 44:11 written 22:23	1-2025 6:1,4 7:1 52:5 10:10 1:8 10:35 44:12 10:48 1:8 51:24 100 11:7 106.10 9:22 113.30 9:25 11747 11:7 12 28:5 1210124 52:10 12125 52:15 1218124 52:12 1218224 44:24 52:13 121824 32:10 1230124 52:14 125 13:11 14:24 125124 34:23 43:16 52:11 126124 52:9 13-17 52:6 13th 28:2 150 45:4 1550 1:14 17,160 13:15 18 52:8 18th 18:7 27:24 19-26 52:7 19,053 13:19
<hr/> U <hr/> uh 4:17 9:7 Uh-huh 40:19 underlying 27:5 35:21 39:11 Uniondale 28:21 unique 23:13 unit 35:14,15 units 35:7,8 36:4,4,5,5,6 updated 7:3 updating 34:2 upgraded 47:13 use 40:6 uses 36:19	<hr/> X <hr/> X 52:2	<hr/> 2 <hr/> 2 22:6 25:6 31:12 2-2025 13:1,4 14:1 15:1 16:1,19 17:1 52:6 2.26-acre 19:4 20 36:5 45:7 200 21:12 202 6:8 2023 9:10 18:7 27:24 28:2,4 2024 28:5,8 32:25 47:9 2025 1:7 6:4,15 28:12 29:19 21.60 19:15 22 35:8 36:6 45:8 23 28:5 23rd 28:4,8,12 29:19 24 38:23 27-30 52:8 29 46:7 29,000 46:7 29,474 45:6 2nd 47:9
<hr/> V <hr/> vacant 35:11 45:4,11 46:20,23 vacation 51:20 VALDER 2:19 53:4,12 valet 47:20,25 variance 10:13 14:3,12 19:25 20:4 20:6 46:11,14 variances 10:4,5,14 13:21,22 14:6 19:19,20 22:6,24 35:2,3,4,22 45:2 vehicle 38:24 vehicles 45:18 vehicular 38:24 45:20 48:17 vested 24:16 viable 42:3 vibrant 42:17 Vice-Chair 2:4 3:11 4:12,13,14 6:12,21 11:11 15:5,12,16,25 16:8 23:6,11,23 24:2,7 29:21 33:8 37:25 38:4,7 40:7 51:11,18 view 23:5 viewed 39:17 Village 24:10 34:20,24 36:11 44:24 Village's 36:16	<hr/> Y <hr/> yard 10:11,20,20 14:2,4,11,13 20:5 20:13 yeah 5:7,8 15:25 23:25 37:25 38:6 41:5,25 42:21 43:6 48:14 49:21 50:8 51:18 year 6:13 years 4:22 21:19 24:14 41:4,7,8,8 York 1:15 11:7 28:21	<hr/> 3 <hr/> 3 32:6,6 34:18,19,22 43:16 3-2025 19:1,2 20:1 21:1 22:1 23:1 24:1 25:1,18 26:1 52:7 30th 6:4,14 51:4 31 35:25,25 31-32 52:9,10,14,15 32 52:11,13
<hr/> Z <hr/> zone 22:4,15 38:14 39:18 zoning 13:9 19:7 20:10,18 31:1 32:1 33:1 34:1,2 35:1,21 36:1,13 37:1 38:1 39:1,11 40:1 41:1 42:1 43:1 44:1 45:1,24 46:1,9 47:1 48:1 49:1 50:1	<hr/> 0 <hr/> 06-07 52:5 09-12 52:4	
<hr/> 1 <hr/> 1 6:10,11 22:10,12,15,22 25:7 31:11 45:12 1-0 6:8		

32-2023 18:1,4 27:1,19 28:1 29:1 29:19 30:1 52:8 32-34 52:12 320 13:17 333 28:20 34 36:9 39:2 34-43 52:11 350.32 19:12,15 36,213 13:6 38 45:18 <hr/> <p style="text-align: center;">4</p> <hr/> 4 22:20 32:5,9 34:7 4,103.46 9:23 4,381.04 10:2 40 11:6 40,000 46:9 40.05 9:21 40.61 9:24 41 9:19 42 36:4 43 36:4,5 43-50 52:13 46 36:8 46-2023 9:1,7 10:1 11:1,24 12:1 52:4 47-acre 35:8 47,736.6 19:17 499 21:12 <hr/> <p style="text-align: center;">5</p> <hr/> 5 32:6 44:3,15,23 5,900 45:4 50,623.49 19:13 51 35:25 52.5 13:13 54 36:2 553 14:20 559.41 13:14 567 21:16 569 22:17 571 22:20 <hr/> <p style="text-align: center;">6</p> <hr/> 6 22:21 28:7,12 31:13 60 14:24 601 28:20 62 13:16 36:2 62.5 13:17 63 19:15 63-18 20:17 <hr/> <p style="text-align: center;">7</p> <hr/> 7 31:14 70-some-odd 4:22 70.24 19:11 <hr/> <p style="text-align: center;">8</p> <hr/>	8,491.5 9:14 <hr/> <p style="text-align: center;">9</p> <hr/> 9 1:7 90-minute 37:9 91.87 19:9 9th 3:5
---	---