

REGULAR MEETING
of the
NASSAU COUNTY PLANNING COMMISSION

Thursday, May 29, 2025
10:02 a.m. - 10:39 a.m.

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

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

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LEONARD H. SHAPIRO, Chair

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JEFFREY H. GREENFIELD, Vice-Chair

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NEAL LEWIS, Third Vice-Chair

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DANA DURSO,

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REID SAKOWICH,

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Commissioners

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12 WILLIAM NIMMO, Deputy Commissioner

13 ROBERT O'BRIEN, Esq., Counsel

14 PATRICK GALLAGHER, Esq., Counsel

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16 Staff:

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18 GREGORY J. HOESL

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JOHN PERRAKIS

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TIMOTHY WREN

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22 Also Present:

23 STEPHANIE J. VALDER, Stenographer

24

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1 Proceedings

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

3 CHAIRMAN SHAPIRO: All right.

4 Mr. Greenfield, would you lead us, since you've
5 had a rough morning?

6 VICE-CHAIR GREENFIELD: Hand over
7 heart.

8 (Pledge of Allegiance recited in a
9 body.)

10 VICE-CHAIR GREENFIELD: Play ball.

11 MR. O'BRIEN: Play ball.

12 CHAIRMAN SHAPIRO: Okay.

13 (Stepping up.)

14 MR. HOESL: Good morning, Commission.

15 CHAIRMAN SHAPIRO: Good morning.

16 Just a little housekeeping. Agendas
17 are over on everybody's right (indicating) and
18 speaker registration forms are over on the right
19 (indicating).

20 Applicants will have 10 minutes to
21 speak. And anybody wants to speak from the
22 public, they will have 3 minutes. And there's no
23 discussion during the Zoning Agenda.

24 MR. O'BRIEN: Or the "OSPAC"
25 Disposition Calendar --

1 Proceedings

2 CHAIRMAN SHAPIRO: Or the "OSPAC" --

3 MR. O'BRIEN: -- disposition. There is
4 a public hearing.

5 CHAIRMAN SHAPIRO: Right.

6 Okay, go ahead.

7 MR. HOESL: Thank you.

8 I'll start with the roll call.

9 Commissioner Sakowich?

10 COMMISSIONER SAKOWICH: Here.

11 MR. HOESL: Commissioner Kalaty?

12 MR. O'BRIEN: Excused.

13 CHAIRMAN SHAPIRO: Excused.

14 MR. HOESL: Commissioner Gold?

15 CHAIRMAN SHAPIRO: Excused.

16 MR. O'BRIEN: Excused.

17 MR. HOESL: Commissioner Forman?

18 CHAIRMAN SHAPIRO: Excused.

19 MR. O'BRIEN: Excused.

20 MR. HOESL: Commissioner Ellerbe?

21 CHAIRMAN SHAPIRO: Excused.

22 MR. O'BRIEN: Excused.

23 MR. HOESL: Commissioner Durso?

24 COMMISSIONER DURSO: Present.

25 MR. HOESL: Third Vice-Chair Lewis?

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Proceedings

THIRD VICE-CHAIR LEWIS: Present.

MR. HOESL: Vice-Chair Greenfield?

VICE-CHAIR GREENFIELD: Present.

MR. HOESL: And Chairman Shapiro?

CHAIRMAN SHAPIRO: Present.

MR. HOESL: Thank you.

Can I have a motion to acknowledge
the receipt of transcript from the May 1st
Planning Commission Hearing?

VICE-CHAIR GREENFIELD: So moved.

CHAIRMAN SHAPIRO: Is there a second?

COMMISSIONER DURSO: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: The motion carries.
Okay.

MR. HOESL: Thank you.

* * *

1 NCPC OSPAC File No. 2-2025

2 MR. HOESL: First up we have
3 OSPAC 2-2025. This is for a vote today. This
4 is an application to sell the property at
5 968 Park Avenue in the Hamlet of Westbury, in the
6 Town of North Hempstead.

7 The parcel is approximately 2500 square
8 feet. The County's requesting permission to sell
9 this excess County-owned property to the adjacent
10 property owner. "DPW" approves of the sale,
11 without condition.

12 If approved, the property in question
13 should be merged with the adjacent homeowner's
14 property.

15 A public comment period was open at
16 March 20th Planning Commission Hearing. It was
17 closed at their -- after there was no public
18 comment.

19 At the May 13th "OSPAC" meeting,
20 "OSPAC" voted 8-0 to approve the proposed sale of
21 the property.

22 THIRD VICE-CHAIR LEWIS: So for all the
23 years, the County keeps finding these slivers
24 that it works to get back on the payroll [sic] --
25 I mean on the tax roll. So that makes, you know,

1 NCPC OSPAC File No. 2-2025

2 it makes -- makes good sense.

3 There's really no one else adjacent to
4 it; right? This one kind of abuts just one
5 property owner?

6 MR. HOESL: Correct, yes.

7 THIRD VICE-CHAIR LEWIS: Yeah, it just
8 makes it easier.

9 So for --

10 MR. O'BRIEN: Yeah, Mike -- Mike Kelly
11 would be very proud. If you remember Mike, Mike
12 worked his tail off trying to get these
13 properties back on -- on the tax rolls.

14 CHAIRMAN SHAPIRO: Yup.

15 THIRD VICE-CHAIR LEWIS: Good. All
16 right.

17 CHAIRMAN SHAPIRO: Pardon?

18 THIRD VICE-CHAIR LEWIS: I'll -- I'll
19 make a motion --

20 CHAIRMAN SHAPIRO: All right --

21 THIRD VICE-CHAIR LEWIS: --

22 Mr. Chairman, if you're ready.

23 CHAIRMAN SHAPIRO: Okay.

24 THIRD VICE-CHAIR LEWIS: All right. So
25 for 2-2025, the motion on our "OSPAC" Calendar is

1 NCPC OSPAC File No. 2-2025

2 that we recommend to the Nassau County
3 Legislature the sale of the property.

4 CHAIRMAN SHAPIRO: Is there a second?

5 COMMISSIONER SAKOWICH: I'll second.

6 CHAIRMAN SHAPIRO: All those in favor?

7 (Chorus of "ayes.")

8 CHAIRMAN SHAPIRO: Any opposed?

9 (No response.)

10 CHAIRMAN SHAPIRO: The motion carries.

11 MR. HOESL: Thank you.

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1 NCPC OSPAC File No. 3-2025

2 MR. GALLAGHER: Okay. I need to recuse
3 myself for -- for the next matter, because I'm
4 representing the Office of Real Estate Services
5 on the sales transaction.

6 MR. HOESL: Thank you.

7 (Mr. Gallagher exits the meeting.)

8 MR. HOESL: Next up, this is
9 OSPAC 3-2025. This is an application for a land
10 swap between the County and the Coral House in
11 Baldwin.

12 The County is requesting permission to
13 initiate this land swap with the Coral House. A
14 use and occupancy permit has been in place since
15 1993 at the site.

16 As understood, there's certain property
17 the County is currently occupied by the
18 permittee, being the Coral -- the Coral House,
19 being that the permittee's building encroaches on
20 County-owned land. The total land area of the
21 encroachment will be calculated and the permittee
22 will then offer to the County a parcel of land of
23 equal dimensions that was then calculated.

24 Nassau County will transfer two
25 small parcels totaling 287 square feet to the

1 NCPC OSPAC File No. 3-2025
2 Coral House, and the Coral House will transfer
3 one small parcel totaling 287 square feet back to
4 the County.

5 The parcels in question have been
6 appraised and both have a nominal market value.
7 The process for parkland alienation from
8 New York State has already been completed.

9 "DPW" approves of the land swap
10 agreement, without condition.

11 A public comment period was open at the
12 March 20th hearing. There is one comment from
13 the public looking to clarify exactly what was
14 taking place with the land swap.

15 At May 13th meeting, "OSPAC" voted 8-0
16 to approve of the proposed land swap.

17 THIRD VICE-CHAIR LEWIS: What's that --
18 what's that last image you put up there? Is that
19 the -- well, what is that?

20 MR. HOESL: One back?

21 THIRD VICE-CHAIR LEWIS: No, right
22 there (indicating) where your --

23 MR. HOESL: Oh, this is the agreement.

24 Yeah, this is the -- that -- that
25 agreement (indicating) that states that

1 NCPC OSPAC File No. 3-2025

2 they're -- it's known that they're encroaching
3 upon the land and that they will enter into this
4 land swap.

5 THIRD VICE-CHAIR LEWIS: Okay.

6 So I was going to say, you know, we saw
7 this one when it was open for public hearing.
8 You went through the "OSPAC" process and we've
9 had a chance to see it a couple of times now.

10 So we can approve it quickly, but we do
11 want to acknowledge there was a lot of work by
12 various people behind the scenes to get this all
13 straightened out.

14 But it's a good thing. We want --
15 we want things to be operating properly.
16 Encroachments is an issue that gets raise every
17 so often, and so when it's identified we want to
18 do what's right. And this is sort of cleaning
19 that up.

20 Jeff, I know you had also observed --

21 VICE-CHAIR GREENFIELD: I had mentioned
22 that it was an accidental encroachment that goes
23 back many years prior to the current ownership.
24 I applaud the current ownership for clearing it
25 up. And also, the County benefits for a better

1 NCPC OSPAC File No. 3-2025

2 piece that's more accessible to the park.

3 So I think it's a "win-win" on both
4 sides and -- and everyone did all the right
5 things. Like you said, they got the State
6 alienation of parkland legislation and it's a
7 long process.

8 MR. O'BRIEN: If I may add also on the
9 last case and this case, 8-0 votes. That means
10 there was 8 people on "OSPAC" gets it. That's --
11 that seems to be a record in -- in the time I've
12 been with the Commission.

13 VICE-CHAIR GREENFIELD: Right.

14 MR. O'BRIEN: So it's good to see that
15 they -- they're full up over there.

16 VICE-CHAIR GREENFIELD: They -- they
17 have better attendance than we do today, yes.

18 (Laughter.)

19 THIRD VICE-CHAIR LEWIS: Mr. Chairman,
20 I'd like to make a motion for No. 3-2025.
21 And the motion is that we recommend to the
22 Nassau Legislature the approval of this
23 land swap.

24 VICE-CHAIR GREENFIELD: I second that.

25 CHAIRMAN SHAPIRO: All in favor?

1 NCPC OSPAC File No. 3-2025

2 (Chorus of "ayes.")

3 CHAIRMAN SHAPIRO: Any opposed?

4 (No response.)

5 CHAIRMAN SHAPIRO: The motion carries.

6 MR. HOESL: Thank you.

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1 NCPC OSPAC File No. 4-2025

2 MR. HOESL: Next up is OSPAC 4-2025.
3 May I have a motion, please, to open the public
4 comment period?

5 THIRD VICE-CHAIR LEWIS: Mr. Chairman,
6 I'd like to make a motion for OSPAC No. -- let's
7 turn my page here -- No. 4-2024 [sic] and the
8 motion is to --

9 CHAIRMAN SHAPIRO: 2025.

10 VICE-CHAIR GREENFIELD: 2025.

11 MR. O'BRIEN: 2025.

12 THIRD VICE-CHAIR LEWIS: 2025.

13 VICE-CHAIR GREENFIELD: Don't turn the
14 clock back.

15 (Laughter.)

16 COMMISSIONER DURSO: I'll second.

17 THIRD VICE-CHAIR LEWIS: Thank you.
18 Motion is to open the public hearing.
19 Thank you.

20 MR. HOESL: Thank you.

21 OSPAC 4-2025, this is an application
22 for a use and occupancy permit at Christopher
23 Morley Park, located in the Incorporated Village
24 of North Hills.

25 Nassau County's requesting permission

1 NCPC OSPAC File No. 4-2025
2 to enter into a use and occupancy permit with
3 "Paddle Sports Unlimited, LLC," in -- in order to
4 construct a state-of-the-art indoor facility,
5 which will contain eight full panoramic
6 "padel courts" and four professional "pickleball
7 courts."

8 The proposed indoor facility will be
9 constructed on a portion of Christopher Morley
10 Park, formerly known as the "Boat Basin," which
11 is located just south of the Park's ice rink.

12 Nassau County issued an "RFP" on
13 December 10th, 2025 and ultimately selected
14 "Paddle Sports Unlimited, LLC" as the winning
15 proposer, based on the view that they were
16 qualified to:

17 Develop;

18 Facilitate;

19 Improve;

20 And enhance the public use and
21 enjoyment of the premises.

22 The County wishes to provide for the
23 long-term operation and maintenance of the
24 premises consistent with recreational purposes.
25 It should be noted that the operator has agreed

1 NCPC OSPAC File No. 4-2025
2 to use commercially-reasonable efforts to obtain
3 a "certified" ranking under the "LEED" Rating
4 System for design and construction of the
5 facility.

6 "DPW" approves of the use and occupancy
7 permit, without condition. This was introduced
8 at the May 13th "OSPAC" meeting and is here today
9 for the public comment period at the
10 Planning Commission.

11 We have representatives from "Paddle
12 Sports Unlimited, LLC." We have Scott, Seth and
13 Dan. They can maybe give you a little further
14 background on what they're planning to build here
15 with this facility.

16 Thanks.

17 CHAIRMAN SHAPIRO: Thank you.

18 Come to the microphone please.

19 Name and address for the record.

20 MR. JONES: (Handing.)

21 MR. HOESL: (Receiving.)

22 (Stepping up.)

23 MR. JONES: Scott Jones, 10 Dunwood
24 Road, Port Washington, New York.

25 CHAIRMAN SHAPIRO: Okay.

1 NCPC OSPAC File No. 4-2025

2 MR. JONES: Thank you for taking the
3 time to see us this morning.

4 I -- I know a question was brought up
5 earlier and I had booklets prepared to help
6 explain what a "padel" is, so --

7 (Laughter.)

8 THIRD VICE-CHAIR LEWIS: I actually saw
9 the word "panoramic" and was thrown by that also.
10 So what is -- what is a "panoramic" --

11 MR. JONES: So "panoramic" is a -- a
12 "padel court" that has continuous glass going
13 around it, rather than there being posts holding
14 the glass up. So it's kind of like a -- a
15 frameless shower door, if you think about it like
16 that.

17 THIRD VICE-CHAIR LEWIS: Oh, okay.

18 So yeah, we're now seeing your
19 presentation being hand out. So they're like
20 enclosed and --

21 MR. JONES: Yes, so --

22 THIRD VICE-CHAIR LEWIS: -- screened?

23 MR. JONES: -- "padel" is a mix between
24 tennis and squash. It's played with four players
25 in a doubles format. The courts are -- are 30 by

1 NCPC OSPAC File No. 4-2025
2 60 and they are in an enclosed glass and -- and
3 fenced box. They're played on an artificial
4 turf. Very -- I mean it's -- it's really a mix
5 between squash and tennis when you look at it.
6 You know, it's -- it's hard to just describe
7 outside of that.

8 THIRD VICE-CHAIR LEWIS: But it's a
9 distinctive look, seeing the picture of it. So
10 you see --

11 MR. JONES: Yes, absolutely --

12 THIRD VICE-CHAIR LEWIS: -- the fences
13 that sort of -- do they have a top to the fence,
14 or no?

15 MR. JONES: No, they're open -- they're
16 open above.

17 THIRD VICE-CHAIR LEWIS: Okay.

18 MR. JONES: -- which is -- which is why
19 we -- we're looking to do this facility and have
20 a -- a 32 foot clear height above.

21 THIRD VICE-CHAIR LEWIS: Gotcha.

22 MR. JONES: Because it -- it -- it --
23 it's a lot like tennis or "pickleball" where you
24 want that height, so that the ceiling doesn't get
25 in the way.

1 NCPC OSPAC File No. 4-2025

2 THIRD VICE-CHAIR LEWIS: Okay.

3 MR. JONES: If you look current
4 facilities in New York, most of them -- or the
5 only ones available have heights averaging around
6 20 feet, which is disadvantageous to, you know,
7 the sport. So we're looking to develop a
8 facility that, you know, meets all of the needs
9 and then provide something that is -- isn't
10 available currently anywhere in the area.

11 THIRD VICE-CHAIR LEWIS: Looks really
12 interesting.

13 VICE-CHAIR GREENFIELD: So I understand
14 "pickleball" is tremendous demand, but "patel"
15 [sic] would --

16 COMMISSIONER DURSO: "Padel."

17 VICE-CHAIR GREENFIELD: -- "padel,"
18 which is more, you know, more European, as
19 opposed to now there's the "pickleball" channel
20 in addition to the tennis channel. I accidentally
21 stumbled across it looking for a game on Sunday.

22 But there's a demand for that also?

23 MR. JONES: Yes. So "pickleball" is
24 the -- the fastest growing sport in the US.

25 VICE-CHAIR GREENFIELD: Yes.

1 NCPC OSPAC File No. 4-2025

2 MR. JONES: "Padel" is the fastest
3 growing sport in the world.

4 VICE-CHAIR GREENFIELD: Really?

5 MR. JONES: It -- it started in Mexico,
6 I believe it was '67. And since then, it spread
7 to all of South America, the greater part of --
8 of -- of Continental Europe. It's a tremendous
9 sport in Spain, Italy, in the --

10 VICE-CHAIR GREENFIELD: I was in Italy
11 when I first heard about it. A gentleman tried
12 to explain it to me.

13 MR. JONES: Yes, it's -- it's
14 tremendous there. It's -- it'll be the next
15 soccer if we look at it --

16 VICE-CHAIR GREENFIELD: Really?

17 MR. JONES: Yes.

18 There are currently only a couple
19 hundred courts in the US. Most of them are
20 located in Florida, in the Miami area. But
21 that's something that's developed over the last
22 like three to five years.

23 VICE-CHAIR GREENFIELD: They -- they
24 installed one at The Seawane Club in
25 Hewlett Harbor, Long Island. I see very few

1 NCPC OSPAC File No. 4-2025

2 people using it. The Pickleball is overrun.

3 MR. JONES: Yes.

4 But there's -- there's one indoor club
5 in New York or in this area of New York and
6 that's -- that's in Brooklyn. Their occupancy is
7 something in the 90s, 90 percent. And they
8 charge an exorbitant amount, something like 240
9 an hour per court.

10 VICE-CHAIR GREENFIELD: Really?

11 MR. JONES: Yes. So I mean the demand
12 is there. They -- they can't -- they can't
13 provide enough courts there. So it's something
14 that we see becoming very popular in New York,
15 given enough time.

16 VICE-CHAIR GREENFIELD: So new
17 question. Are you operating in other locations
18 presently?

19 MR. JONES: No -- no. This is -- this
20 is the -- the first "padel club" we'll be
21 building. We -- we've operated tennis clubs in
22 the past. We owned and --

23 VICE-CHAIR GREENFIELD: Right.

24 MR. JONES: -- operated the Kings Point
25 Tennis Center for 25 years. And this is a

1 NCPC OSPAC File No. 4-2025

2 transition to a new sport.

3 VICE-CHAIR GREENFIELD: Okay. Thank
4 you, sir, and good luck to you.

5 And you're taking an idle piece of land
6 that, as I mentioned earlier, I grew up skating
7 when it was outdoor skating there before the --
8 for the indoor rink.

9 CHAIRMAN SHAPIRO: Yup.

10 MR. JONES: I -- I grew up playing
11 hockey there.

12 CHAIRMAN SHAPIRO: Exactly.

13 COMMISSIONER SAKOWICH: This --
14 this what we're doing here or what -- what
15 they're proposing, are there any other County
16 facilities --

17 VICE-CHAIR GREENFIELD: You're right.

18 COMMISSIONER SAKOWICH: -- that have
19 this kind of set up with like land leases or --

20 MR. O'BRIEN: We were -- we been
21 through this. We were -- we were through this
22 over at Eisenhower Park with the "Twin -- Twin
23 Rinks" --

24 COMMISSIONER SAKOWICH: Okay.

25 MR. O'BRIEN: -- so very -- very

1 NCPC OSPAC File No. 4-2025

2 common.

3 COMMISSIONER SAKOWICH: Okay, so it's
4 common. So the --

5 VICE-CHAIR GREENFIELD: Yes --

6 COMMISSIONER SAKOWICH: -- ice skating
7 rinks all one that will -- that -- that fall
8 under this same criteria?

9 MR. O'BRIEN: Well, the same idea, they
10 provide a service and they maintain it at a -- at
11 a -- at a higher level for the public. So it's
12 not -- it's not an uncommon thing as opposed to
13 something that's --

14 COMMISSIONER SAKOWICH: But they
15 built -- we built the building as the County or
16 they built the building?

17 MR. O'BRIEN: Got it.

18 MR. JONES: No, we'll -- we'll be
19 building the building.

20 COMMISSIONER SAKOWICH: No, I
21 understand that.

22 But in the -- in the past?

23 DEPUTY COMMISSIONER NIMMO: No, the
24 Tennis Center that's at that location is also
25 done by a vendor.

1 NCPC OSPAC File No. 4-2025

2 COMMISSIONER SAKOWICH: Okay.

3 DEPUTY COMMISSIONER NIMMO: They're --

4 Parks has a lot of agreements with -- with --

5 COMMISSIONER SAKOWICH: So it's --

6 it's --

7 DEPUTY COMMISSIONER NIMMO: -- with --

8 COMMISSIONER SAKOWICH: -- a positive

9 thing --

10 DEPUTY COMMISSIONER NIMMO: -- it's a

11 program --

12 COMMISSIONER SAKOWICH: -- it's a

13 positive thing in the past. It hasn't really --

14 DEPUTY COMMISSIONER NIMMO: Yes.

15 MR. GALLAGHER: Twin Rinks is a really

16 great example of that.

17 COMMISSIONER SAKOWICH: Okay.

18 MR. GALLAGHER: That was also built by

19 the vendor.

20 DEPUTY COMMISSIONER NIMMO: Yeah.

21 MR. O'BRIEN: Oh, it's also -- so it

22 doesn't involve County money, County funds?

23 COMMISSIONER SAKOWICH: No, I just

24 wanted to make sure that --

25 MR. O'BRIEN: Right --

1 NCPC OSPAC File No. 4-2025

2 COMMISSIONER SAKOWICH: -- going
3 back --

4 MR. O'BRIEN: -- it's "win-win."

5 COMMISSIONER SAKOWICH: -- it's
6 "win-win," okay.

7 VICE-CHAIR GREENFIELD: Well, so --

8 DEPUTY COMMISSIONER NIMMO: All the
9 museums, yeah.

10 VICE-CHAIR GREENFIELD: -- and
11 Mitchell Park also has.

12 THIRD VICE-CHAIR LEWIS: It might be
13 helpful if there is a -- a list of all the
14 contractors, because it is kind of an impressive
15 list of what's going on in the County now in
16 terms of these various programs that we -- we
17 see them when they're getting approved, but it
18 would be nice to see what the status is on all
19 them.

20 VICE-CHAIR GREENFIELD: I'm sure
21 there's a list somewhere at the Parks
22 Department --

23 THIRD VICE-CHAIR LEWIS: -- okay.

24 VICE-CHAIR GREENFIELD: -- because
25 they're all licensed occupancy.

1 NCPC OSPAC File No. 4-2025

2 THIRD VICE-CHAIR LEWIS: Right.

3 VICE-CHAIR GREENFIELD: Yeah, it'll be
4 part of the master plan.

5 (Laughter.)

6 CHAIRMAN SHAPIRO: Oh, that hurt.

7 MR. O'BRIEN: You're killing us.

8 THIRD VICE-CHAIR LEWIS: So you
9 understand the process here that if we close the
10 public hearing today, you're going to -- there's
11 a committee, "OSPAC," and you'd be invited to
12 that meeting and they -- they will evaluate this
13 closely, and give a recommendation and it'll come
14 back to us.

15 MR. JONES: Yes, I'm very familiar.

16 THIRD VICE-CHAIR LEWIS: Okay.

17 VICE-CHAIR GREENFIELD: And if you're
18 lucky, you could get 8 nothing also.

19 CHAIRMAN SHAPIRO: Yes.

20 (Laughter.)

21 CHAIRMAN SHAPIRO: Thank you.

22 MR. JONES: Appreciate it. Thank you
23 for the time.

24 AUDIENCE MEMBER: Thank you.

25 THIRD VICE-CHAIR LEWIS: Anybody?

1 NCPC OSPAC File No. 4-2025

2 CHAIRMAN SHAPIRO: Is there anybody in
3 the public that wishes to be heard on this?

4 (No response.)

5 VICE-CHAIR GREENFIELD: Nobody signed
6 up.

7 CHAIRMAN SHAPIRO: Nobody signed up.
8 Not seeing any, I'll take a motion to
9 close the hearing?

10 THIRD VICE-CHAIR LEWIS: Mr. --
11 Mr. Chairman, I'd like to make a motion for
12 No. 4-2025. And the motion is that we close the
13 public hearing and send the item to "OSPAC."

14 VICE-CHAIR GREENFIELD: Second.

15 CHAIRMAN SHAPIRO: All in favor?

16 (Chorus of "ayes.")

17 CHAIRMAN SHAPIRO: Any opposed?

18 (No response.)

19 CHAIRMAN SHAPIRO: The motion carries.

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1 NCPC Minor Sub. File No. 53-2023

2 (Stepping up.)

3 MR. WREN: Okay. Next up we have
4 minor subdivisions. We're going to start off
5 with Case 53-2023. We originally heard this case
6 back on September 7th, 2023. There was a problem
7 with the variances. The -- and we adjourned it
8 until they got the variance straightened out,
9 which they did, so they're back.

10 The 13,891.57 square foot subject
11 property is situated on the southeast corner of
12 Manor Drive and Manor Place in the Hamlet of
13 Great Neck, Town of North Hempstead's "R-B"
14 Zoning District. Application proposes to
15 subdivide the property, which currently has
16 271.80 -- .83 feet of frontage on Manor Drive
17 into two separate parcels.

18 "Proposed Lot A" will have 62.35 feet
19 of frontage by 60 feet and be a total of 6,233.25
20 square foot.

21 "Proposed Lot B" will have 155.48 feet
22 of frontage by 184.06 and be a total of 7,658.32
23 square feet.

24 The Town of North Hempstead's Board of
25 Zoning Appeals has issued a variance for "Lot B."

1 NCPC Minor Sub. File No. 53-2023

2 The house on "Lot A" is not being changed at all.

3 So "Lot B" variances from "7-40(B)"
4 [sic] to construct a new home and portico that
5 are too close to the street, both primary and
6 secondary front yards.

7 The Board finds that the variance being
8 granted, 25 feet where 30 is required along the
9 dwelling on Manor Drive as of -- as well as the
10 setbacks were not -- would achieve the benefit to
11 the applicant.

12 I'm sorry. The Board also notes that
13 the property is not only a thru-lot and therefore
14 -- therefore subject to two front-yard setbacks,
15 but due to the triangular shape and constrains of
16 the setbacks on all sides, the Board notes that
17 the 20 foot proposed setback, which essentially
18 serves as the rear yard of the home is greater
19 than the 15 feet required for the property
20 setback within Residential "B"
21 Zoning District.

22 Now I'd like the attorney to step up.

23 MR. FILIPAZZI: (Handing.)

24 MR. WREN: (Receiving.)

25 (Stepping up.)

1 NCPC Minor Sub. File No. 53-2023

2 MR. FILIPAZZI: Good morning.

3 Andrew Filipazzi, Harras Bloom and Archer,
4 455 Broad Hollow Road, Melville, New York,
5 attorney for the applicant.

6 So as -- as Tim said, this was
7 previously on before the Commission back in '23.
8 And the issue that was raised at that time was
9 that while these lots were conforming at that
10 time, there were no building plans and there was
11 a concern that there may be variances.

12 Ultimately when the house was designed,
13 variances were needed. We had a couple of
14 hearings before the North Hempstead Zoning Board,
15 made a handful of revisions and modifications to
16 reduce the size of the building down to what has
17 ultimately been approved, with a 5 foot setback
18 variance in -- in both primary front yards.

19 This is a -- a thru-lot, so we kind of
20 get hit on -- on both sides and due to the shape
21 of the property squeezes the property -- squeezes
22 the -- the building envelope to where the house
23 has been located and -- and is otherwise
24 conforming to the Town Code.

25 THIRD VICE-CHAIR LEWIS: So we can see

1 NCPC Minor Sub. File No. 53-2023
2 from this image that it's essentially a triangle
3 or, you know, a wedged-shape property and that's
4 what caused the problems with, you know, limiting
5 your ability to be closer to the setbacks; right?

6 MR. FILIPAZZI: Correct.

7 The -- the fact that it's a thru-lot,
8 we have two front yards and that squeezes the,
9 you know, the building envelope depth. We're --
10 we're okay with:

11 All the side yards;
12 With the height;
13 With the lot area;
14 With the floor area.

15 It was just because of, yes, the --
16 the -- the size and shape of the -- the property
17 that we ended up needing the front-yard
18 variances.

19 THIRD VICE-CHAIR LEWIS: And so what's
20 there now? Can we flip through the image that
21 shows -- so what's that?

22 MR. FILIPAZZI: So that is the existing
23 house that's going to be on the interior "Lot A,"
24 not being disturbed, not being touched. That lot
25 and that house otherwise conforms to Town Code

1 NCPC Minor Sub. File No. 53-2023
2 and -- and didn't require any variances. The
3 triangular shape that we're subdividing to build
4 the proposed new house, that's been just used as
5 a -- a -- a rear yard, side yard for that
6 existing house.

7 THIRD VICE-CHAIR LEWIS: Okay. Thank
8 you. That's very helpful.

9 CHAIRMAN SHAPIRO: Commissioners, any
10 other questions?

11 (No response.)

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

14 MS. VAULTZ: (Gesturing.)

15 CHAIRMAN SHAPIRO: Come up to the mic.
16 Name and address for the record. And
17 please fill out a speaker registration form.

18 (Stepping up.)

19 MS. VAULTZ: Good morning. My name is
20 Adrian Vaultz. I reside at 152 Manor Place in
21 Great Neck.

22 And this -- this effort has been
23 ongoing since 2015 and we've been very involved
24 in keeping up to it --

25 MR. WREN: (Handing.)

1 NCPC Minor Sub. File No. 53-2023

2 MS. VAULTZ: -- (receiving) and keeping
3 up with it. And am completely unaware, nor have
4 we received any notification from the Town of a
5 hearing subsequent to the one that was on
6 December 18th, where they continued this process.

7 So my point being is that no -- we were
8 never notified of any hearing, which we would
9 have attended where there were plans approved and
10 plans resubmitted to the Town.

11 And regarding what took place in 2023
12 in this forum, it wasn't so much that there were
13 plans that were -- it wasn't so much that there
14 needed to be variance. What happened here was
15 that it was noted that the plans that were
16 submitted at that -- at that time in 2023, in
17 order to get the subdivision, for whatever reason
18 due to error, whatever happened, were not the
19 plans certified by the Town. They were a
20 completely different set of plans. There were
21 conforming plans submitted in June of --
22 June 3, 2023. But whatever happened, those plans
23 were not submitted here for this subdivision,
24 so --

25 VICE-CHAIR GREENFIELD: Can we -- can

1 NCPC Minor Sub. File No. 53-2023

2 we ask the attorney to comment on that?

3 (Stepping up.)

4 MR. FILIPAZZI: So my -- my involvement
5 did not occur until after the -- this was before
6 the Planning Commission and it was determined
7 that it had to go back to the Town.

8 The Town had issued a letter of zoning
9 compliance, which allowed the application to come
10 before this Board. To the best of my knowledge,
11 the plan that was given the letter of zoning
12 compliance showed no proposed building.

13 There may have been some plan that
14 showed a -- a -- a proposed conforming building,
15 but that was not what was submitted to the
16 Building Department that issued the -- the letter
17 of zoning compliance, nor the plan that came
18 before this Commission at that time. And -- and
19 in any event, that plan is no longer what's being
20 proposed.

21 What is being proposed today is a plan
22 that was approved by the Zoning Board of Appeals
23 for the -- the two minor variances for the -- the
24 two front-yard setbacks, and -- and otherwise
25 both lots and structures conform.

1 NCPC Minor Sub. File No. 53-2023

2 VICE-CHAIR GREENFIELD: Okay.

3 But back to the comment that the good
4 neighbor had with respect to notification. So
5 were you at the hearing?

6 MS. VAULTZ: (Nodding head yes.)

7 VICE-CHAIR GREENFIELD: We -- we have
8 the notice of decision in front of us, but I
9 didn't see the date of the hearing on here. Oh,
10 no, it says February 21st, '25. Was that --
11 the -- the Town considered that a dually-noticed
12 hearing?

13 MR. FILIPAZZI: There were -- there
14 were two hearings. There was one --

15 VICE-CHAIR GREENFIELD: Was there a
16 continuant -- well, let me revise that. Strike
17 that.

18 What the good neighbor may understand
19 is that the Town may have -- have continued the
20 hearing to a future date --

21 MR. FILIPAZZI: (Nodding head yes.)

22 VICE-CHAIR GREENFIELD: -- so it wasn't
23 necessary to re-notice the neighbors. Is that
24 the process that was done?

25 MR. FILIPAZZI: So in -- in a sense.

1 NCPC Minor Sub. File No. 53-2023

2 There -- there were two hearings, one in
3 September of '24 and one in December of '24.
4 After the December '24 hearing, the -- there was
5 no subsequent hearing. There were additional
6 plans that were submitted, which further reduced
7 the -- the variances being sought to the
8 Building Department and to the Zoning Board. But
9 there was no third hearing after the December
10 hearing that -- that occurred.

11 VICE-CHAIR GREENFIELD: So that's why
12 the neighbor didn't get notice?

13 MR. FILIPAZZI: Correct.

14 VICE-CHAIR GREENFIELD: Because there
15 was no hearing.

16 And they -- and I'm -- I'm looking at
17 this decision. Any further questions you have
18 with respect to the process is not an "NCPC"
19 process. You may want to inquire at the Town of
20 North Hempstead's Zoning Board of Appeals or --
21 administratively with the Building Department
22 there; okay?

23 (Stepping up.)

24 MS. VAULTZ: Wow.

25 (Laughter.)

1 NCPC Minor Sub. File No. 53-2023

2 VICE-CHAIR GREENFIELD: I'm sorry to --

3 CHAIRMAN SHAPIRO: Sorry, but we -- we
4 really can't --

5 MS. VAULTZ: I understand -- I
6 understand.

7 VICE-CHAIR GREENFIELD: Yeah, we just
8 have to deal with the facts that are before us
9 and we're looking at a decision. And I thank the
10 counsel for the applicant who explained to us.

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

13 (No response.)

14 CHAIRMAN SHAPIRO: Not seeing any, I
15 will take a motion.

16 VICE-CHAIR GREENFIELD: Neal, keep
17 going. You're on a roll baby.

18 (Laughter.)

19 COMMISSIONER SAKOWICH: I'll make a
20 motion. NCPC File 53-2023 with a "Neg. Dec."

21 VICE-CHAIR GREENFIELD: Second.

22 CHAIRMAN SHAPIRO: All in favor?

23 (Chorus of "ayes.")

24 MR. O'BRIEN: For an approval with a
25 "Neg. Dec."

1 NCPC Minor Sub. File No. 53-2023

2 COMMISSIONER SAKOWICH: For an approval
3 with a "Neg. Dec.," yeah.

4 CHAIRMAN SHAPIRO: All in favor?

5 (Chorus of "ayes.")

6 CHAIRMAN SHAPIRO: Any opposed?

7 (No response.)

8 CHAIRMAN SHAPIRO: The motion carries.

9 (Stepping up.)

10 MR. FILIPAZZI: Thank you very much.

11 CHAIRMAN SHAPIRO: You're welcome.

12 MR. FILIPAZZI: Have a good day.

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1 NCPC Minor Sub. File No. 18-2025

2 (Stepping up.)

3 MR. WREN: Okay. Next up is
4 Case 18-2025. The attorneys have asked this to
5 be adjourned to June 26th, 2025, our next
6 Planning Commission meeting.

7 CHAIRMAN SHAPIRO: Do I have a motion?

8 VICE-CHAIR GREENFIELD: So moved.

9 CHAIRMAN SHAPIRO: Is there a second?

10 COMMISSIONER DURSO: Second.

11 CHAIRMAN SHAPIRO: All in favor?

12 (Chorus of "ayes.")

13 CHAIRMAN SHAPIRO: The motion carries.

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1 NCPC Minor Sub. File No. 19-2025

2 MR. WREN: Okay. Next up we have
3 Case 19-2025. This is a two-parcel minor
4 subdivision.

5 The 12,125.2 square foot subject
6 property is situated on the east side of
7 Dunes Lane in the Village of Manor --
8 Manorhaven's "R-1" Zoning District. Application
9 proposes to subdivide the property, which
10 currently has 94.31 feet of frontage on
11 Dunes Lanes [sic] into two equal parcels.

12 Proposed Lots "A" and "B" will both
13 have 47.16 feet of frontage by 128.57 on
14 Dunes Lane and both be 6,062.6 square feet.

15 The Village of Manorhaven's Planning
16 Board has issued a letter of approval for the
17 subdivision. And the Incorporated Village of
18 Sands Point has issued a waiver of jurisdiction
19 for this subdivision.

20 Now, I'd like the attorney to please
21 step up.

22 CHAIRMAN SHAPIRO: Good morning.

23 (Stepping up.)

24 MR. MIGATZ: Good morning.

25 Bruce W. Migatz, Law firm, Albanese and

1 NCPC Minor Sub. File No. 19-2025
2 Albanese, 1050 Franklin Avenue, Garden City,
3 New York.

4 Not much more I can add to this. It is
5 "as-of-right" subdivision. No variances were
6 required.

7 Does the Commission have any questions?

8 CHAIRMAN SHAPIRO: Commissioners, any
9 questions?

10 VICE-CHAIR GREENFIELD: No.

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

13 (No response.)

14 CHAIRMAN SHAPIRO: Not seeing any, I'll
15 take a motion.

16 COMMISSIONER DURSO: I'd like -- I'd
17 like to make a motion to approve NCPC File
18 No. 19-2025 with a "Negative Declaration."

19 CHAIRMAN SHAPIRO: Is there a second?

20 COMMISSIONER SAKOWICH: Second.

21 CHAIRMAN SHAPIRO: All in favor?

22 (Chorus of "ayes.")

23 CHAIRMAN SHAPIRO: Any opposed?

24 (No response.)

25 CHAIRMAN SHAPIRO: The motion carries.

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NCPC Minor Sub. File No. 19-2025

MR. MIGATZ: Thank you.

CHAIRMAN SHAPIRO: You're welcome.

* * *

1 NCPC Minor Sub. File No. 20-2025

2 (Stepping up.)

3 MR. WREN: Okay. Next up we have
4 NCPC File 20-2025. This is a two-parcel
5 minor subdivision.

6 The 12,184 square foot subject property
7 is situated on the west side of Eureka Avenue in
8 the Hamlet of Elmont, Town of Hempstead's
9 Residential "Z" [sic] -- "C" Zoning District.
10 Application proposes to subdivide the property
11 which currently has 80.22 feet of frontage on
12 Eureka Avenue into two separate parcels.

13 "Proposed Lot A" will have 80.22 feet
14 of frontage by 74.35 feet on Eureka Avenue and be
15 a total of 6,100 -- 184 square feet.

16 "Proposed Lot B" will have 75 feet of
17 frontage by 80 feet on B Street and be a total of
18 6,000 square foot.

19 The Town of Hempstead's Department of
20 Building has issued a letter of zoning compliance
21 for this subdivision.

22 Now, I'd ask the attorney to step up.

23 (Stepping up.)

24 MR. D'AGOSTINO: Good morning,
25 Mr. Chairman, members of the Commission. My name

1 NCPC Minor Sub. File No. 20-2025
2 is Albert D'Agostino, the law firm is Minerva and
3 D'Agostino PC, 107 South Central Avenue,
4 Valley Stream, New York.

5 There is not much that I can add to
6 staff's description of the application. I do
7 have the receipted green cards, which I am going
8 to hand up now.

9 (Handing.)

10 MR. WREN: (Receiving.)

11 Thanks.

12 MR. D'AGOSTINO: Thank you.

13 The -- the two proposed lots are
14 "as-of-right." There's a letter of zoning
15 compliance in the -- in the file.

16 And I -- I -- I know that at least one
17 of you would feel that I was remiss unless I
18 mentioned that historical fact for the record.
19 This -- this --

20 (Laughter.)

21 CHAIRMAN SHAPIRO: Thank you for the
22 history lesson.

23 MR. D'AGOSTINO: Well, this -- this --
24 this property is located on a map. It's
25 "Map No. 1 of Hollis Circle, Elmont, Town of

1 NCPC Minor Sub. File No. 20-2025
2 Hempstead, Nassau County, Long Island, New York,"
3 which was filed in the Nassau County Clerk's
4 Office on September 6th, 1917 as "Map No. 337."
5 And that filed map includes the -- the individual
6 then subdivided lots of -- numbered as 2029
7 through 40 in Block 2.

8 And as I said, I'll just mention that
9 for the historical fact and -- and -- and in
10 conjunction with "Real Property Law Section
11 334A," "Section 1B."

12 And if there are any questions, I'll be
13 happy to try to answer them.

14 MR. O'BRIEN: And basically,
15 Mr. D'Agostino, the applicant is going to knock
16 the house down, build two -- two lots and they
17 each will be on more than 60 by -- more than
18 6,000 square feet; right?

19 MR. D'AGOSTINO: Yes.

20 MR. O'BRIEN: Simple answer.

21 MR. D'AGOSTINO: And there is a
22 zoning of compliance letter from the Town in the
23 file.

24 MR. O'BRIEN: Right.

25 CHAIRMAN SHAPIRO: Thank you.

1 NCPC Minor Sub. File No. 20-2025

2 Commissioners, any questions?

3 (No response.)

4 CHAIRMAN SHAPIRO: Is there anybody in
5 the public that wishes to be heard?

6 (No response.)

7 CHAIRMAN SHAPIRO: Not seeing any, I'll
8 take a motion.

9 (No response.)

10 CHAIRMAN SHAPIRO: Don't all jump.

11 COMMISSIONER DURSO: I make --

12 COMMISSIONER SAKOWICH: I'll make a
13 motion on NCPC File 20-25 with a "Neg. Dec."

14 MR. O'BRIEN: Approval.

15 COMMISSIONER SAKOWICH: Approval with a
16 "Neg. Dec."

17 CHAIRMAN SHAPIRO: Is there a second?

18 COMMISSIONER DURSO: Second.

19 CHAIRMAN SHAPIRO: All in favor?

20 (Chorus of "ayes.")

21 CHAIRMAN SHAPIRO: Any opposed?

22 (No response.)

23 CHAIRMAN SHAPIRO: The motion carries.

24 * * *

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1 NCPC Minor Sub. File No. 21-2025

2 (Stepping up.)

3 MR. WREN: Okay. Next up we have
4 NCPC File 21-2025. This is another two-parcel
5 minor subdivision.

6 The 15,795.7 square foot subject
7 property is situated on the west side of
8 Carleton Avenue in the Hamlet of Port Washington,
9 Town of North Hempstead's Residential "C"
10 Zoning District. Application proposes to
11 subdivide the property, which currently has
12 150 feet of frontage on Carleton Avenue into
13 two separate parcels.

14 "Proposed Lot A" will have 52.5 feet of
15 frontage by 150.37 feet on Carleton Avenue and be
16 a total of 7,894.4 square feet.

17 "Proposed Lot B" will have 20 [sic] --
18 I'm sorry, 52.5 feet of frontage by 150.5 feet on
19 Carleton Avenue and be 7,901.3 square feet.

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

22 It's the same for both lots "A" and
23 "B," so variance from "70-47.1(D)" to subdivide
24 the property into two lots, both lots being too
25 narrow.

1 NCPC Minor Sub. File No. 21-2025

2 Now, the Town of North Hempstead's
3 Zoning Code "70-47.1(D)" states that minimum lot
4 width shall be the same as the average lot width
5 of the existing lots within 200 feet of each
6 subject property, within the same block front and
7 district. The Board of Appeals found that the
8 request for variance of 4.17 feet, not -- not a
9 substantial impact on the adjacent neighbors.

10 At this time, I'd like the attorney to
11 please step up.

12 (Stepping up.)

13 MS. DEEGAN DICKSON: Good morning.

14 CHAIRMAN SHAPIRO: Good morning.

15 MS. DEEGAN DICKSON: Kathleen Deegan
16 Dickson, a partner in the law firm of Forchelli
17 Deegan Terrana, 333 Earle Ovington Boulevard,
18 Uniondale, New York, here on behalf of the
19 applicant.

20 I believe that most of the information
21 has already been imparted to you by staff. I did
22 want to mention that the -- the property does
23 conform in all respects with the Town of
24 Hempstead's Zoning Code, with the exception of
25 the average lot width within that lot front. And

1 NCPC Minor Sub. File No. 21-2025

2 this neighborhood is a very mixed neighborhood
3 with:

4 Commercial uses;

5 Multi-family uses;

6 Religious uses;

7 Fire departments.

8 Very few single-family homes, and that
9 is why the Board of Appeals in the Town of
10 North Hempstead saw fit to grant the variance.

11 The property does have two frontages,
12 one on Bank Street to the -- to the rear and
13 Carleton is the main frontage. There's no
14 proposed access to the sites, no driveways coming
15 off of Bank Street, which is an unusually narrow
16 road. And the -- the property does comply
17 with the average width, lot width on
18 Banks [sic] -- Bank Street and to the rear.

19 It's part of the Port Washington Water
20 Pollution Control District. It has public water
21 service, and as I mentioned, in all other
22 respects, complies with the Town of
23 North Hempstead's Code.

24 The proposal is to demolish the
25 existing house and create two new homes, which

1 NCPC Minor Sub. File No. 21-2025
2 will also be zoning compliant in all other
3 respects.

4 CHAIRMAN SHAPIRO: Thank you.
5 Commissioners, any questions?

6 COMMISSIONER DURSO: No.

7 CHAIRMAN SHAPIRO: Is there anybody in
8 the public that wishes to be heard?

9 (No response.)

10 CHAIRMAN SHAPIRO: Not seeing any, I'll
11 take a motion.

12 COMMISSIONER DURSO: I'd like to make a
13 motion to approve NCPC File No. 21-2025 with a
14 "Negative Declaration."

15 THIRD VICE-CHAIR LEWIS: I'll second.

16 CHAIRMAN SHAPIRO: All in favor?

17 (Chorus of "ayes.")

18 CHAIRMAN SHAPIRO: Any opposed?

19 (No response.)

20 CHAIRMAN SHAPIRO: The motion carries.
21 Thank you.

22 MS. DEEGAN DICKSON: Thank you very
23 much.

24 CHAIRMAN SHAPIRO: Have a good one.

25 * * *

1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: Okay, zoning.

3 MR. O'BRIEN: You want to do the "LDs?"

4 CHAIRMAN SHAPIRO: We're going to --
5 pardon?

6 MR. O'BRIEN: My apologies. Go ahead,
7 Chair, you.

8 CHAIRMAN SHAPIRO: We're going to take
9 Nos. 2 and 3.

10 VICE-CHAIR GREENFIELD: Do those first.
11 I'm recused.

12 MR. O'BRIEN: Well no. It's just that
13 the -- the First Vice-Chair is going to recuse --

14 CHAIRMAN SHAPIRO: So this way we'll --

15 MR. O'BRIEN: -- on -- on 2 and 3.

16 CHAIRMAN SHAPIRO: Yup.

17 MR. O'BRIEN: We do not have a quorum,
18 so there'll be no vote.

19 CHAIRMAN SHAPIRO: Right.

20 MR. O'BRIEN: Okay. So we've covered
21 what's going to happen --

22 CHAIRMAN SHAPIRO: Okay.

23 MR. O'BRIEN: -- with that.

24 CHAIRMAN SHAPIRO: So Jeff, you can
25 stay.

1 Zoning Referral Review

2 MR. O'BRIEN: You don't have to leave.

3 CHAIRMAN SHAPIRO: You don't have to
4 leave.

5 VICE-CHAIR GREENFIELD: I'm coming to
6 sign the form.

7 MR. O'BRIEN: Oh, I have to get you the
8 form.

9 * * *

10 CHAIRMAN SHAPIRO: Okay. Also, I think
11 at this point what we'll do is we're going to
12 take Items:

13 1;

14 4;

15 5;

16 6;

17 7;

18 8;

19 And 9, as one vote.

20 Are there any questions on these
21 Zoning Agenda Items?

22 (No response.)

23 MR. O'BRIEN: I'm sorry. We're doing
24 which ones, 1?

25 CHAIRMAN SHAPIRO: All of them.

1 Zoning Referral Review

2 MR. O'BRIEN: All of them, okay.

3 CHAIRMAN SHAPIRO: We'll do it as one
4 vote.

5 (Stepping up.)

6 MR. PERRAKIS: Every one, besides 2 and
7 3; correct?

8 CHAIRMAN SHAPIRO: Correct.

9 VICE-CHAIR GREENFIELD: Right.

10 CHAIRMAN SHAPIRO: So it's going to be:

11 1;

12 4;

13 5;

14 6;

15 7;

16 8;

17 9, those are local -- agenda items and
18 they are for "Local Determination."

19 Do I have a motion?

20 COMMISSIONER SAKOWICH: I make a
21 motion -- I make a motion that those following
22 Zoning Cases be approved.

23 MR. O'BRIEN: For "Local" -- be marked
24 for "Local Determination."

25 COMMISSIONER SAKOWICH: Marked for

1 Zoning Referral Review

2 "Local Determination."

3 MR. O'BRIEN: "Local Determination."

4 COMMISSIONER SAKOWICH: Okay.

5 MR. O'BRIEN: Okay.

6 CHAIRMAN SHAPIRO: Is there a second?

7 COMMISSIONER DURSO: I'll second.

8 CHAIRMAN SHAPIRO: All in favor?

9 (Chorus of "ayes.")

10 CHAIRMAN SHAPIRO: Any opposed?

11 (No response.)

12 CHAIRMAN SHAPIRO: The motion carries.

13 MR. O'BRIEN: Okay.

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1 Proceedings

2 CHAIRMAN SHAPIRO: And that concludes
3 our meeting.

4 And I will take a motion to adjourn.

5 COMMISSIONER DURSO: I make a motion to
6 adjourn.

7 THIRD VICE-CHAIR LEWIS: So moved.
8 Second.

9 CHAIRMAN SHAPIRO: Perfect.

10 (The meeting was concluded at
11 10:39 a.m.)

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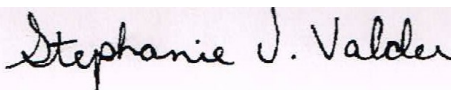
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C E R T I F I C A T I O N

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.

Handwritten signature of Stephanie J. Valder in cursive script, enclosed in a light pink rectangular box.

STEPHANIE J. VALDER,
Stenographer

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