

REGULAR MEETING
of the
NASSAU COUNTY PLANNING COMMISSION

Thursday, September 4, 2025

10:04 a.m. - 10:28 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 JEFFREY H. GREENFIELD, Acting Chair

4 NEAL LEWIS, Third Vice-Chair

5 MURRAY FORMAN,

6 DENISE GOLD,

7 KHANDAN KHALATY,

8 Commissioners

9 ROBERT O'BRIEN, Esq., Counsel

10 Staff:

11 GREGORY J. HOESL

12 MARTIN KATZ

13 CAMERON SANDS

14 TIMOTHY WREN

15

16 Also Present:

17 STEPHANIE J. VALDER, Stenographer

18

19

20

21

22

23

24

25

1

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

2

3

ACTING CHAIR GREENFIELD: Okay.

4

Welcome -- oh, are we ready for the live stream?

5

A VOICE: We're ready.

6

ACTING CHAIR GREENFIELD: Okay.

7

Welcome to the Nassau County

8

Planning Commission Meeting, Thursday,

9

September 4th, 10:04 a.m.

10

We'll begin with the Pledge of

11

Allegiance.

12

Hand over heart.

13

(Pledge of Allegiance recited in a

14

body.)

15

ACTING CHAIR GREENFIELD: Play ball.

16

(Laughter.)

17

MR. O'BRIEN: We hope.

18

ACTING CHAIR GREENFIELD: So we have an

19

abbreviated calendar here today. We only have

20

the Zoning Calendar. There's nothing else.

21

We have one person in the audience in

22

the -- in the rear. There's agendas. If you

23

want to -- we don't take any speakers on the

24

Zoning Calendar.

25

We met in our pre-meeting with three of

1 Proceedings

2 the cases, attorneys representing the cases,
3 which explained better in detail their plan.

4 We'll have Mr. Katz go through them.
5 They're all recommendations for "LD."

6 (Stepping up.)

7 MR. KATZ: Should we call the roll?

8 ACTING CHAIR GREENFIELD: Oh, call the
9 roll.

10 MR. HOESL: Yes, and the transcripts.

11 ACTING CHAIR GREENFIELD: Let's start
12 with that.

13 MR. O'BRIEN: Transcripts, yup.

14 ACTING CHAIR GREENFIELD: And the --
15 and -- right.

16 MR. O'BRIEN: The transcript.

17 ACTING CHAIR GREENFIELD: I jumped
18 ahead.

19 MR. KATZ: Chairman Shapiro?

20 (No response.)

21 MR. KATZ: Absent.

22 Vice-Chair -- First Vice-Chair
23 Greenfield?

24 ACTING CHAIR GREENFIELD: Present.

25 MR. KATZ: Third Vice-Chair Lewis?

1 Zoning Referral Review

2 THIRD VICE-CHAIR LEWIS: Present.

3 MR. KATZ: Commissioner Durso?

4 ACTING CHAIR GREENFIELD: Excused.

5 MR. O'BRIEN: Excused.

6 ACTING CHAIR GREENFIELD: Excused.

7 MR. KATZ: Commissioner Ellerbe?

8 ACTING CHAIR GREENFIELD: Excused.

9 MR. KATZ: Commissioner Forman?

10 COMMISSIONER FORMAN: Present.

11 MR. KATZ: Commissioner Gold?

12 COMMISSIONER GOLD: Present.

13 MR. KATZ: Commissioner Kalaty?

14 COMMISSIONER KALATY: Present.

15 MR. KATZ: And Commissioner Sakowich?

16 MR. O'BRIEN: Excused.

17 ACTING CHAIR GREENFIELD: Excused.

18 MR. KATZ: Okay, I guess --

19 THIRD VICE-CHAIR LEWIS: We have five.

20 We have a quorum.

21 ACTING CHAIR GREENFIELD: Yes.

22 Thank you for declaring a quorum,

23 Mr. Third Vice-Chair.

24 (Laughter.)

25 ACTING CHAIR GREENFIELD: Okay. You

1 Zoning Referral Review

2 can go ahead, Marty, and --

3 MR. KATZ: Acknowledgement of the
4 transcripts.

5 COMMISSIONER FORMAN: Motion to accept
6 the transcript.

7 ACTING CHAIR GREENFIELD: We have a
8 motion to accept the transcripts.

9 Do we have a second?

10 THIRD VICE-CHAIR LEWIS: Second.

11 COMMISSIONER KALATY: Second.

12 ACTING CHAIR GREENFIELD: Second.

13 All those in favor?

14 (Chorus of "ayes.")

15 * * *

16

17

18

19

20

21

22

23

24

25

1 Zoning Referral Review

2 ACTING CHAIR GREENFIELD: Okay. Now,
3 onto the agenda for the Zoning Calendar. Briefly
4 state each case, just the recommendation summary,
5 nothing more than that.

6 (Laughter.)

7 MR. KATZ: Okay.

8 ACTING CHAIR GREENFIELD: We'll let you
9 do that, Marty.

10 (Laughter.)

11 MR. KATZ: Yeah, the first case is --
12 yeah, NCPC Case No. 626125. This is the Village
13 of New Hyde Park.

14 This is a renovation of tenant space
15 for a partial two -- in a partial two-story
16 mixed-use commercial building, convert space,
17 that space to a senior day care center, that
18 includes administrative offices and shuttle bus
19 bulk parking. A special use is required. A
20 parking variance required.

21 We had heard this initially a short
22 time ago, 7/17/25. We asked for additional
23 information regarding parking and traffic --
24 traffic. We got that information, from a parking
25 perspective. It was concluded in the report that

1 Zoning Referral Review

2 concluded that granting the application will not
3 have an adverse effect or impact on the
4 surrounding area. The parking counts and
5 observations collected in proximity of the site
6 revealed ample available parking.

7 From a traffic standpoint, it indicated
8 in comparison with other permitted uses in the
9 Business District, the traffic generated by the
10 proposed senior day care center will have little
11 impact on traffic along Jericho Turnpike. All
12 pick-up and drop-off -- drop-off activities will
13 occur on the subject site and will not impact
14 traffic flow on Miller Lane.

15 Staff recommends "Local Determination."

16 The next case we already discussed --

17 THIRD VICE-CHAIR LEWIS: So on that one
18 they showed something in terms of what the
19 traffic flow would be? Like it's not a ton of
20 people going there, but --

21 MR. KATZ: No -- no.

22 THIRD VICE-CHAIR LEWIS: -- we would
23 assume there's a fair number of folks arriving
24 around the same time for events and --

25 MR. KATZ: Well, I mean let's see.

1 Zoning Referral Review

2 Give me a second here.

3 The -- the -- the facility operates
4 seven days a week and will provide:

5 Morning programs;

6 And social/recreation;

7 Cognitive stimulation;

8 Physical activity;

9 And other services.

10 No -- the senior -- the seniors
11 visiting the site will not drive to the facility
12 in accordance with -- with the "Managed" --

13 THIRD VICE-CHAIR LEWIS: They will not
14 drive to the facility; is what you're saying?

15 MR. KATZ: Yeah. They're -- they're
16 not going to drive to the facility.

17 THIRD VICE-CHAIR LEWIS: All right.

18 MR. KATZ: They're not going to
19 drive --

20 THIRD VICE-CHAIR LEWIS: Oh, so --

21 MR. KATZ: Bus service --

22 THIRD VICE-CHAIR LEWIS: -- okay.

23 MR. KATZ: -- and yeah.

24 THIRD VICE-CHAIR LEWIS: That -- that
25 says a lot there.

1 Zoning Referral Review

2 MR. KATZ: Okay.

3 THIRD VICE-CHAIR LEWIS: Okay.

4 * * *

5 MR. KATZ: Yeah, No. -- No. 2, Case
6 No. 2, which is NCPC Case No. 716125, Town of
7 Oyster Bay, Plainview. We talked about in the
8 working session. I don't know. And this is --

9 THIRD VICE-CHAIR LEWIS: Yeah, and I
10 was trying to pull from you some -- some sort of
11 conclusions, not just the facts. So we -- we see
12 all the facts.

13 They --- there's a modest increase in
14 the number of parking spots; right?

15 MR. KATZ: Right.

16 THIRD VICE-CHAIR LEWIS: But -- but
17 first of all, we're starting with -- with parking
18 with a shopping mall that's seen as really
19 chaotic. Everyone seems to agree on that.

20 MR. KATZ: That's how I saw it when I
21 was there.

22 THIRD VICE-CHAIR LEWIS: And you saw it
23 yourself and you saw it as chaotic?

24 MR. KATZ: Yes.

25 THIRD VICE-CHAIR LEWIS: I just think

1 Zoning Referral Review

2 it's not as -- they should just made it -- you
3 know, it's an --

4 ACTING CHAIR GREENFIELD: It's an
5 improvement.

6 THIRD VICE-CHAIR LEWIS: Yeah. So
7 okay. Well, I guess -- is, Marty, is that your
8 feeling?

9 MR. KATZ: (Nodding head yes.)

10 THIRD VICE-CHAIR LEWIS: Is it overall
11 an improvement, 'cause there were -- there's
12 going to be some --

13 MR. KATZ: Well --

14 THIRD VICE-CHAIR LEWIS: -- ambitious
15 spots in front --

16 MR. KATZ: -- well, I think they --
17 they -- they've improved it with respect to some
18 of the -- with:

19 The creation of a central drive --
20 drive aisle to guide vehicles into and -- and
21 out -- out of the shopping center interior;

22 The addition -- the addition of
23 pedestrian walkway linking the shopping center
24 and South Oyster Bay Road;

25 And re-striping the parking spaces and

1 Zoning Referral Review

2 drive aisles, including the spaces and drive
3 aisles created by restoring the defunct pad site.

4 So that's an improvement. And they did
5 their -- their -- their parking occupancy counts
6 and they overlaid the -- the projected parking
7 demand with the redevelopment of -- of that
8 pad site for restaurants. And weekday peak hour
9 with -- with the new proposed restaurants,
10 they'll be, weekday peak hour, 76 percent
11 occupancy rate, okay, within the shopping center.
12 Saturday peak hour, there'll be a -- an 86
13 percent -- 86 percent of spaces will be occupied,
14 okay.

15 THIRD VICE-CHAIR LEWIS: Not occupancy
16 rate.

17 MR. KATZ: Will be occupied.

18 Sunday peak hour, 88 percent occupancy.
19 So there's -- there's -- there is a reserve
20 parking.

21 THIRD VICE-CHAIR LEWIS: And when you
22 say restaurants, their argument was that these
23 are the kinds of restaurants that people who are
24 already --

25 MR. KATZ: Right -- right --

1 Zoning Referral Review

2 THIRD VICE-CHAIR LEWIS: -- out
3 shopping --

4 MR. KATZ: -- right --

5 THIRD VICE-CHAIR LEWIS: -- shopping
6 will kind of jump over to the restaurant and grab
7 something on the way home or something?

8 MR. KATZ: -- right. This is we got --

9 THIRD VICE-CHAIR LEWIS: So we're not
10 generating any --

11 MR. KATZ: -- yeah -- yeah.

12 THIRD VICE-CHAIR LEWIS: -- new drivers?
13 Do you think that's a valid argument or is it --

14 MR. KATZ: Yeah, I think it's --
15 sometimes they -- they -- they overestimate that.
16 They got pass -- pass-by trips, which are trips,
17 which are secondary trips motorists make at an
18 establishment on -- on route to a primary
19 destination.

20 Then you have new or -- new or primary
21 trips. Those customers enter the subject
22 property for the sole purpose of -- of visiting
23 the proposed restaurant and three internal
24 capture trips, which are those trips made to both
25 the proposed development and the existing

1 Zoning Referral Review

2 Woodbury Shopping Center Plaza. So they have
3 the -- they -- they did their -- their analysis.
4 And they'll be -- there will be --

5 THIRD VICE-CHAIR LEWIS: You think
6 that -- that has some validity to it.

7 MR. KATZ: Yeah.

8 THIRD VICE-CHAIR LEWIS: So maybe our
9 denial could be reasonably reconsidered I think?

10 MR. KATZ: Right. We just didn't have
11 this information. They didn't provided us that
12 when we heard it initially. So it was based on
13 my observation and my knowledge, you know,
14 historical knowledge of the shopping center.

15 MR. O'BRIEN: So it would seem that
16 they're -- you're addressing some of the chaos
17 that's there now --

18 THIRD VICE-CHAIR LEWIS: Right.

19 MR. O'BRIEN: -- right? So --

20 THIRD VICE-CHAIR LEWIS: Well, that's
21 what we -- you know, sometimes we have projects
22 come before us and people are concerned more
23 about what's going on currently than --

24 MR. O'BRIEN: Yeah.

25 THIRD VICE-CHAIR LEWIS: -- and they

1 Zoning Referral Review

2 just assume it's steadily going to get worse,
3 but -- but whatever the goal is.

4 So many times I think our goal here is
5 to try and take something that's bad and although
6 there's going to be more activity maybe at the
7 area of the site, hopefully it'll --

8 MR. O'BRIEN: It'll ameliorate it.

9 THIRD VICE-CHAIR LEWIS: -- ameliorate
10 the main problem.

11 MR. O'BRIEN: Exactly.

12 THIRD VICE-CHAIR LEWIS: I mean part of
13 it is that parking lot never seemed to be
14 logically designed. There was some oddities
15 about it. It's always been chaotic.

16 MR. O'BRIEN: Absolutely, yup.

17 ACTING CHAIR GREENFIELD: Okay. Can we
18 move on?

19 MR. KATZ: Yes.

20 ACTING CHAIR GREENFIELD: You answered
21 it.

22 * * *

23 MR. KATZ: Case No. 3, this is NCPC
24 Case No. 88125. This is in the Village of
25 Great Neck. It's a conditional use, height

1 Zoning Referral Review

2 variance, parking variance.

3 A conditional use is required for the
4 construction of a three-story gym that's part of
5 the existing North Shore Sephardic Synagogue
6 within the site's existing parking lot, that
7 is -- that is affiliated with the North Shore
8 Hebrew Academy, which is abutting the property to
9 the north. A height variance is required. A
10 parking variance is required.

11 A parking analysis was provided
12 indicating that the gym, which will be in the --
13 take a part of the existing parking lot for the
14 synagogue will not generate any new activity
15 that's being constructed to better accommodate
16 the existing activity associated -- associated
17 with the affiliated religious school located to
18 the north of the site.

19 Based on observations, it was
20 determined that the peak parking demand for the
21 area occurred, Friday peak parking -- Friday peak
22 parking demand on site, 30 -- 30 vehicles parked,
23 68 total spaces, 44 percent occupied. On street,
24 8 a.m., 11 vehicles parked, 31 total spaces,
25 35 percent occupied overall, which is on-street

1 Zoning Referral Review

2 and -- and off street and on site. Parking
3 demand, 30 vehicles parked, 68 spaces, 44 percent
4 occupied.

5 In -- in any case, they did their
6 analysis and there was a --

7 ACTING CHAIR GREENFIELD: It was the
8 same.

9 MR. KATZ: -- supposedly ample -- ample
10 parking available on site -- on site and --
11 and -- and --

12 ACTING CHAIR GREENFIELD: No new --

13 MR. KATZ: -- on street.

14 THIRD VICE-CHAIR LEWIS: Yeah.

15 What's your line about the gym itself
16 is not creating new activity?

17 MR. KATZ: No, it's not creating. I
18 was there and -- and, they are, you know, this
19 (indicating) is what's there now to the -- to the
20 rear. I got some photos. So there was activity
21 there when I was there midday.

22 THIRD VICE-CHAIR LEWIS: So what was
23 the other? Was that an artist rendering, that
24 first image? That (indicating)?

25 MR. KATZ: That -- that's an artist

1 Zoning Referral Review

2 rending of the gym, which would take up --

3 THIRD VICE-CHAIR LEWIS: That's quite a
4 gym.

5 MR. KATZ: Yeah.

6 MR. O'BRIEN: That's different.

7 (Laughter.)

8 THIRD VICE-CHAIR LEWIS: I mean you see
9 the picture? I was expecting like a little --

10 MR. KATZ: Yeah.

11 THIRD VICE-CHAIR LEWIS: It does say
12 three-story. I guess there's parking underneath,
13 so it's four?

14 MR. KATZ: They -- they -- they did
15 their existing parking utilization and they
16 overlaid what they projected would be the --
17 the --

18 ACTING CHAIR GREENFIELD: The
19 and Vince Lemarks (phonetic) did a good job.
20 It's fine.

21 MR. KATZ: Yeah.

22 ACTING CHAIR GREENFIELD: So okay,
23 next.

24 * * *

25 MR. KATZ: Next one NC -- this is

1 Zoning Referral Review

2 NCPC Case No. 811125, Town of Hempstead West --
3 Town of Hempstead, Hamlet of West Hempstead.

4 This is a proposed two-lot subdivision.
5 Each lot has insufficient frontage, 53 feet. And
6 one lot has insufficient lot area, 5,946 square
7 feet. The Residence "B" Zoning District requires
8 a minimum -- minimum lot frontage of 55 feet and
9 a minimum lot area of 6,000 square feet.

10 The site is occupied by a Cape Cod
11 dwelling and detached two-car garage, which both
12 structures will be demolished.

13 The two lots that are proposed are
14 among the narrowest lots, 53 feet within a
15 200-foot radius of the subject property, okay.
16 However, each lot is only 2 feet short of
17 required frontage. In addition, the subject
18 property abuts a commercial use at the corner of
19 Hempstead Avenue and Locust Street and is only
20 118 feet east of Hempstead Avenue.

21 No other lots in the immediate
22 neighborhood can be single and subdivided.

23 Staff recommends "Local Determination."

24 * * *

25 MR. KATZ: Case No. 5, Town of

1 Zoning Referral Review
2 Hempstead, Hamlet of Wantagh, NCPC Case
3 No. 811225. This is also a substandard two-lot
4 subdivision. Brookside Avenue is located on --
5 this is along Brookside Avenue, which is a
6 dead end street off of Merrick Road. Each
7 proposed lot has insufficient frontage of
8 56.9 feet in a Res. "A" Zoning District that
9 requires a minimum frontage of 60 feet. Each lot
10 has zoning compliant lot areas of 7,120 --
11 approximately 7,120 square feet. Minimum lot
12 area required in the Res. "A," 6,000 square feet.

13 It's now a wide line cape colonial-type
14 dwelling that will be demolished.

15 The property just south of the subject
16 property is essentially the same dimension as the
17 subject property and thus, can be similarly
18 subdivided as the subject property, if the
19 variance -- the frontage variances were to be
20 granted. It should be noted that the two
21 properties to the north of the subject property
22 at the dead-end each have a frontage of about
23 50 feet. The remaining lots along Brookside
24 Avenue and within a 200-foot radius of the
25 subject property are all zoning compliant.

1 Zoning Referral Review

2 Brookside Avenue was observed to be
3 heavily parked when I was there. However, each
4 proposed dwelling has a garage and a driveway
5 that can accommodate at least two cars. So
6 they'll keep the cars off the street as best as
7 possible.

8 * * *

9 MR. KATZ: Case No. 6, Town of
10 Hempstead, Hamlet of Elmont, NCPC Case
11 No. 811325, again, a substandard subdivision,
12 two-lot subdivision.

13 It's located within the Business "X"
14 District, which means single-family residential
15 is permitted, but must comply with the Res. --
16 Res. -- Residential "C" provisions, which
17 is a minimum of 50 foot frontage and a minimum
18 6,000 square foot lot area. This is along
19 Meacham Avenue, which is a County Road. Each
20 proposed lot has a lot frontage of 40 feet and a
21 lot area of 3,200 square feet, substantially
22 below with what the Res. "C" requires.

23 The subject property is currently
24 vacant.

25 Each proposed lot will have a

1 Zoning Referral Review

2 10-foot-wide driveway running the length of the
3 proposed dwelling.

4 While there is a mix of residential
5 properties of varying -- varying frontages within
6 the area, there are many 40-foot-wide residential
7 properties within a 200-foot radius of the
8 subject property.

9 Meacham Avenue is characterized by a
10 mix of residentially and commercially developed
11 properties. It should be noted that if the
12 subject property were to be developed in
13 accordance with the permitted uses in a Business
14 "X" Zoning District, a full range of commercial
15 uses could be developed that would obviously
16 would be more impactful than two dwellings on --
17 on the two lots, so --

18 THIRD VICE-CHAIR LEWIS: Two small
19 dwellings --

20 MR. KATZ: Yeah.

21 THIRD VICE-CHAIR LEWIS: -- on two
22 small lots.

23 MR. KATZ: They are substantially
24 undersized, but again --

25 MR. O'BRIEN: Much better than

1 Zoning Referral Review

2 commercial on that --

3 MR. KATZ: -- but again, you can put

4 a --

5 THIRD VICE-CHAIR LEWIS: It's much

6 smaller.

7 MR. O'BRIEN: I drive it every day.

8 MR. KATZ: Yeah.

9 THIRD VICE-CHAIR LEWIS: There's a
10 quite a few in the --

11 MR. KATZ: Yeah.

12 THIRD VICE-CHAIR LEWIS: -- 200-foot
13 radius.

14 MR. KATZ: Yeah -- yeah -- yeah. Yes.

15 MR. O'BRIEN: Jeff -- Jeff would say
16 the zoning is "S" on it.

17 (Laughter.)

18 MR. O'BRIEN: Schlock.

19 MR. KATZ: Schlock.

20 THIRD VICE-CHAIR LEWIS: "S" for
21 squeeze (gesturing).

22 ACTING CHAIR GREENFIELD: No, schlock.

23 (Laughter.)

24 THIRD VICE-CHAIR LEWIS: Squeeze it in.

25 MR. O'BRIEN: But there are a lot of

1 Zoning Referral Review

2 small properties there they'd be on, so squeeze
3 works too.

4 (Laughter.)

5 ACTING CHAIR GREENFIELD: Okay. Next
6 case.

7 MR. KATZ: That's for
8 "Local Determination."

9 * * *

10 MR. KATZ: Okay. Next case No. 7,
11 which is NCPC Case No. 613125[sic], Town of
12 Oyster Bay, Hamlet of Woodbury.

13 This is a proposed fitness center and
14 exists -- in an existing shopping center called
15 "The Marketplace." The 2.7-acre subject property
16 is occupied by a shopping center, which is
17 approximately 36,500 square feet, including
18 the vacant space of about a little over
19 15,000 square feet will be reoccupied by the
20 fitness center.

21 A parking variance is required, as a
22 total of 184 spaces are provided and 307 spaces
23 are required.

24 This case was previously -- previously
25 before the Planning Commission on 6/28/25 for a

1 Zoning Referral Review

2 special use for the fitness center, as a special
3 use is required for a fitness center if it
4 exceeds 3500 square foot threshold.

5 The Commission recommended an "LD" at
6 the time and the Town subsequently approved the
7 special -- special use. At that time a -- at
8 that time when we heard it, a traffic parking
9 analysis was prepared and presented to the
10 Planning Commission.

11 The results of the traffic parking
12 analysis are -- are as follows:

13 Trip generation, the proposed facility
14 is estimated to generate the following numbers of
15 trips:

16 Weekday morning peak hour,

17 80 total. Weekday, 40 entering, 40 exiting;

18 Weekday evening peak hour, 100 total,

19 40 entering and 60 exiting;

20 Saturday midday peak hour, 80 total,

21 40 entering and 40 exiting.

22 From a parking -- based on traffic
23 impact analysis for the site development
24 published by "ITE," a trip increase of less than
25 50 trips would likely not change the level of

1 Zoning Referral Review

2 service on -- on -- on the roadway system. The
3 analysis concluded that the proposed development
4 would not significantly impact the operations of
5 the adjacent road network.

6 From a parking analysis, the
7 shopping center requires a total of 307 stalls as
8 per the Town requirements, including 203 stalls
9 for the fitness center. 184 --

10 THIRD VICE-CHAIR LEWIS: When you say
11 including, you're not -- are we added -- that's
12 of that 307, 203 were for the parking for the
13 center.

14 MR. KATZ: Right -- right.

15 THIRD VICE-CHAIR LEWIS: Not a total of
16 500; right?

17 MR. KATZ: No.

18 THIRD VICE-CHAIR LEWIS: Okay.

19 MR. KATZ: No, right.

20 THIRD VICE-CHAIR LEWIS: I see.

21 So we're supposed to have 307. So
22 you're saying we got 384 of --

23 MR. KATZ: Right.

24 THIRD VICE-CHAIR LEWIS: -- the 203?

25 MR. KATZ: Any --

1 Zoning Referral Review

2 THIRD VICE-CHAIR LEWIS: Or is it

3 184 --

4 MR. KATZ: It's 203 --

5 THIRD VICE-CHAIR LEWIS: -- of the --

6 MR. KATZ: -- are -- are --

7 THIRD VICE-CHAIR LEWIS: -- 307?

8 MR. KATZ: -- yeah. 203 are required,
9 right. 203 are required for the fitness center,
10 as a part of the 307.

11 The analysis calculated a parking
12 utilization of the shopping center for:

13 The weekday peak period, which is 7:15
14 peak p.m.;

15 And the Saturday peak period, which is
16 1:30, 2:00 and 2:15.

17 For the weekday peak period, 4 -- 4 --
18 41 percent utilization, 97 reserve capacity. For
19 the Saturday peak period, 49 percent utilization,
20 84 reserve capacity.

21 The analysis prepared an
22 anticipated parking utilization summary for
23 the shopping center, taking into consideration
24 for the proposed fitness center. For the weekday
25 evening peak period, 141 parking space [sic] --

1 Zoning Referral Review
2 parking utilization, including 87 for the fitness
3 center, resulting in 77 percent parking
4 utilization, 43 anticipated reserve spaces. For
5 the Saturday midday peak period, 108 total
6 parking utilization, including 27 for the fitness
7 center, resulting in 59 percent parking
8 utilization, which is 76 anticipated reserve --

9 ACTING CHAIR GREENFIELD: Okay.

10 MR. KATZ: -- spaces.

11 The analysis concluded that the
12 proposed future parking supply of 184 spaces
13 would support the proposed re-tenanting of
14 existing commercial space at the fitness center.

15 THIRD VICE-CHAIR LEWIS: Okay. So --

16 ACTING CHAIR GREENFIELD: Okay.

17 THIRD VICE-CHAIR LEWIS: -- so long --
18 long and short of it --

19 MR. KATZ: Yeah.

20 THIRD VICE-CHAIR LEWIS: -- it all came
21 down to a question of parking. The facility is
22 already with all this stuff there, so it's not
23 even about access or getting in and --

24 MR. KATZ: No --

25 THIRD VICE-CHAIR LEWIS: -- out.

1 Zoning Referral Review

2 MR. KATZ: -- no.

3 THIRD VICE-CHAIR LEWIS: It's just a
4 question of numbers.

5 MR. KATZ: Right.

6 THIRD VICE-CHAIR LEWIS: It looks like
7 a really big parking lot.

8 MR. KATZ: Yeah, and they're
9 re-striping the rear of that. They're going to
10 add spaces in the rear. So --

11 THIRD VICE-CHAIR LEWIS: Okay.

12 MR. KATZ: -- they're -- they're
13 actually --

14 ACTING CHAIR GREENFIELD: Okay, fine --
15 fine.

16 Next.

17 MR. KATZ: Yeah -- yeah.

18 ACTING CHAIR GREENFIELD: Next case.

19 MR. KATZ: Yeah, okay.

20 ACTING CHAIR GREENFIELD: Move it along
21 please.

22 MR. KATZ: No -- no, I know. I'm just
23 answering Neal's questions.

24 * * *

25 MR. KATZ: Case No. 8, NCPC Case

1 Zoning Referral Review

2 No. 819125, Town of Oyster Bay, Hamlet of
3 Jericho, site plan review.

4 We heard this case for this proposed
5 Lexus car dealership.

6 THIRD VICE-CHAIR LEWIS: During the
7 work session, we got --

8 MR. KATZ: Yeah -- yeah, we -- we --
9 had a --

10 THIRD VICE-CHAIR LEWIS: -- we got some
11 extra details.

12 MR. KATZ: If there's any questions by
13 the Commission on this, I'll be more than happy
14 to answer --

15 ACTING CHAIR GREENFIELD: No -- no.
16 Next.

17 THIRD VICE-CHAIR LEWIS: This next one
18 seems like it's --

19 ACTING CHAIR GREENFIELD: Okay, next.

20 THIRD VICE-CHAIR LEWIS: -- straight
21 forward.

22 * * *

23 ACTING CHAIR GREENFIELD: Next, the two
24 Hempstead moratorium. There's nothing to read on
25 that.

1 Zoning Referral Review

2 MR. KATZ: I'm sorry.

3 ACTING CHAIR GREENFIELD: Nothing to
4 read on that. They're just moratorium.

5 MR. KATZ: Right. This is just an
6 extension of --

7 ACTING CHAIR GREENFIELD: Of the
8 moratorium on both?

9 MR. KATZ: They need more time.

10 ACTING CHAIR GREENFIELD: Okay. Good.
11 Give them more time.

12 (Laughter.)

13 MR. KATZ: They need more time.

14 * * *

15 ACTING CHAIR GREENFIELD: Okay. This
16 is a big "fit" meeting today.

17 (Laughter.)

18 ACTING CHAIR GREENFIELD: No. 11.

19 THIRD VICE-CHAIR LEWIS: Yeah.

20 MR. KATZ: Okay. Okay, Valley Stream.
21 This is NCPC Case No. 826125, Village of
22 Valley Stream, a special use and park -- permit
23 parking variances.

24 A proposed -- another proposed
25 fitness center, a Retro Fitness center of 17,500

1 Zoning Referral Review

2 square feet, in currently a vacant storefront
3 that is part of the King Kullen Shopping Center.

4 Special use required for a place of
5 assembly. Also, a parking variance is required.
6 The proposed center requires 143 parking spaces.
7 However, with the previous parking variance
8 granted, an additional 61 parking spaces are
9 required. No parking -- new spaces are proposed.
10 The shopping center has a total of 478 spaces.

11 In any case, a parking study was
12 prepared. The maximum reserved parking demand
13 occurred during the Saturday midday peak period,
14 when 174 parking stalls out of 475 stalls were
15 occupied, which is 37 percent occupancy.

16 Using the project -- using the
17 projected parking demand from "ITE," Institute of
18 Traffic Engineering for the proposed fitness
19 center, the anticipated peak parking demand was
20 calculated. Weekday midday, 152 max observed
21 demand, 149 parking proposed fitness center
22 resulting in a total demand of 301 spaces, which
23 is 64 percent occupied. Weekday midday, 174 max
24 observed demand, 114 proposed fitness center
25 resulting in a total demand of 288 spaces, which

1 Zoning Referral Review

2 is 61 percent occupied.

3 The report concludes that the parking
4 supply is expected to meet parking demand
5 projections, with the -- with a reserve supply
6 occupancy of approximately 36 percent.

7 So staff is recommending --

8 THIRD VICE-CHAIR LEWIS: This one's a
9 little bit easier.

10 MR. KATZ: -- "LD."

11 THIRD VICE-CHAIR LEWIS: It's easier.

12 MR. KATZ: And the final -- yeah --
13 yeah, so -- yeah, so we don't have an issue. I
14 was there. It's heavily underutilized right now
15 and -- and I don't think it's going to be an
16 issue.

17 * * *

18 MR. KATZ: And Case No. 12, which
19 we -- we -- is -- is -- is in Mineola for the
20 proposed --

21 THIRD VICE-CHAIR LEWIS: This a nice
22 development I hear.

23 ACTING CHAIR GREENFIELD: Yeah. Really
24 good.

25 MR. KATZ: Are we talked about --

1 Zoning Referral Review

2 ACTING CHAIR GREENFIELD: Really good.

3 MR. KATZ: -- -- this is a really good
4 question that I'll answer --

5 THIRD VICE-CHAIR LEWIS: They're tying
6 the ball field into the --

7 ACTING CHAIR GREENFIELD: The ball
8 field, the concession in the local --

9 THIRD VICE-CHAIR LEWIS: The Village is
10 going to control a certain --

11 MR. KATZ: Yeah --

12 THIRD VICE-CHAIR LEWIS: -- aspect of
13 the --

14 MR. KATZ: -- yeah --

15 THIRD VICE-CHAIR LEWIS: -- of the
16 parking and such?

17 MR. KATZ: -- yeah.

18 THIRD VICE-CHAIR LEWIS: A lot of good
19 features.

20 MR. KATZ: They've taken down a couple
21 of nice interesting buildings at certain
22 ball fields now, if you could just --

23 THIRD VICE-CHAIR LEWIS: Okay.

24 MR. KATZ: -- which unfortunately have
25 to go --

1 Zoning Referral Review

2 ACTING CHAIR GREENFIELD: They make it
3 into the fields --

4 MR. KATZ: -- but --

5 ACTING CHAIR GREENFIELD: -- to go --

6 MR. KATZ: Next.

7 All right, keep going -- keep going --
8 keep going.

9 THIRD VICE-CHAIR LEWIS: Yeah. Yup.

10 MR. KATZ: Wait -- wait -- wait -- no,
11 keep going.

12 ACTING CHAIR GREENFIELD: Yeah --
13 yeah -- yeah.

14 MR. KATZ: Yeah. These -- these
15 build -- there's another -- yeah, there's
16 (indicating) another shot. They -- those are
17 kind of interesting buildings that -- that --
18 that have to go.

19 ACTING CHAIR GREENFIELD: But --

20 MR. KATZ: But in any case, they're
21 going to consolidate.

22 ACTING CHAIR GREENFIELD: -- they're
23 going to --

24 MR. KATZ: Yeah, that's (indicating)
25 got to go. They're going to consolidate that

1 Zoning Referral Review

2 activity in with the proposed mixed use building.

3 ACTING CHAIR GREENFIELD: Okay. That
4 concludes the -- the now, the -- the
5 presentation. Oh, thank you Marty.

6 * * *

7 ACTING CHAIR GREENFIELD: Let's
8 entertain a motion at this time on --

9 THIRD VICE-CHAIR GREENFIELD: What
10 motion would that be?

11 COMMISSIONER FORMAN: You want to do
12 the motion on all of them or separately?

13 ACTING CHAIR GREENFIELD: We want to do
14 all twelve.

15 * * *

16 COMMISSIONER FORMAN: Do the
17 moratoriums.

18 VICE-CHAIR GREENFIELD: Let's do the
19 two on the moratorium. Let's do those
20 separately.

21 Okay. Let's have a motion with respect
22 to the two Hempstead cases, Case 9 and Agenda
23 Item 9 and Agenda 10.

24 COMMISSIONER FORMAN: So moved for
25 approval.

1 Zoning Referral Review

2 ACTING CHAIR GREENFIELD: Motion made.
3 Do we have a second?

4 COMMISSIONER KALATY: Second.

5 ACTING CHAIR GREENFIELD: Motion made
6 and seconded on 8 [sic] and 9.

7 MR. O'BRIEN: That's an "LD." You said
8 it --

9 ACTING CHAIR GREENFIELD: "L" -- "LD,"
10 yeah.

11 All in --

12 THIRD VICE-CHAIR LEWIS: It's not 8 and
13 9.

14 MR. O'BRIEN: 9 and 10.

15 COMMISSIONER FORMAN: 9 and 10.

16 ACTING CHAIR GREENFIELD: Oh -- oh.

17 MR. KATZ: This is for an --

18 ACTING CHAIR GREENFIELD: I'm sorry.

19 MR. KATZ: -- extension of the
20 moratorium of --

21 ACTING CHAIR GREENFIELD: Yeah,
22 extension of --

23 MR. KATZ: -- of the moratorium for
24 convenience stores and the subdivision.

25 ACTING CHAIR GREENFIELD: Yeah --

1 Zoning Referral Review

2 yeah -- yeah.

3 Okay.

4 THIRD VICE-CHAIR LEWIS: Okay. So
5 counsel, what's the motion here? Why is the --

6 MR. O'BRIEN: I think -- I think the --
7 the -- the motion is for "Local Determination,"
8 if that's what I understand it; okay? I know
9 this Commission --

10 ACTING CHAIR GREENFIELD: You want to
11 restate it?

12 MR. O'BRIEN: -- has questioned from
13 time to time, extended moratoriums, so --

14 THIRD VICE-CHAIR LEWIS: No -- no.
15 I -- I think we're -- we're not. So the question
16 was not for approval. It was just some clarity
17 over the procedure, whether it's "LD" or an
18 approval, because it is a moratorium rather than
19 some --

20 MR. O'BRIEN: And it would be for
21 "Local" -- because they're going to vote on
22 extending the moratorium.

23 ACTING CHAIR GREENFIELD: Yeah.

24 MR. O'BRIEN: Okay. So it would be for
25 "Local Determination."

1 Zoning Referral Review

2 ACTING CHAIR GREENFIELD: We have a
3 motion to accept the moratorium with an "LD."

4 COMMISSIONER KALATY: Second.

5 ACTING CHAIR GREENFIELD: Do we have a
6 second?

7 COMMISSIONER KALATY: Second.

8 ACTING CHAIR GREENFIELD: Second.

9 All in favor?

10 (Chorus of "ayes.")

11 ACTING CHAIR GREENFIELD: Any opposed?

12 (No response.)

13 ACTING CHAIR GREENFIELD: So carried.

14 * * *

15 ACTING CHAIR GREENFIELD: Now we'll
16 take a motion for all the balance of the cases.

17 THIRD VICE-CHAIR LEWIS: Good one.

18 MR. O'BRIEN: Did we -- did we have a
19 motion on the -- all the cases that Marty
20 explained? I don't have --

21 ACTING CHAIR GREENFIELD: No, that's
22 what we're doing now.

23 MR. O'BRIEN: Okay. I -- I apologize.

24 ACTING CHAIR GREENFIELD: We did the --
25 we did the --

1 Zoning Referral Review

2 THIRD VICE-CHAIR LEWIS: So it's:

3 1;

4 2;

5 3;

6 4;

7 5;

8 6;

9 7;

10 8 -- stop --

11 COMMISSIONER KALATY: 11 and 12.

12 THIRD VICE-CHAIR LEWIS: -- and 11;

13 And 12.

14 * * *

15 THIRD VICE-CHAIR LEWIS: 9 and 10 you

16 just voted on, which were the two moratoriums,

17 "LD."

18 * * *

19 THIRD VICE CHAIR LEWIS: Now, we're

20 taking all the additional cases.

21 ACTING CHAIR GREENFIELD: Okay.

22 And your motion is, sir?

23 THIRD VICE-CHAIR LEWIS: All right.

24 I'll make a motion for all those for an "LD."

25 COMMISSIONER KALATY: Second.

1 Zoning Referral Review

2 ACTING CHAIR GREENFIELD: Motion made
3 and seconded.

4 All in favor?

5 (Chorus of "ayes.")

6 ACTING CHAIR GREENFIELD: So carried at
7 10:28.

8 * * *

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

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

Proceedings

ACTING CHAIR GREENFIELD: Motion to
adjourn.

See you all, what, the end of the month
downstairs.

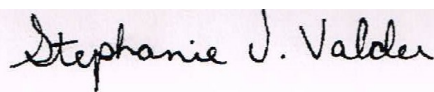
(The meeting was concluded at
10:28 a.m.)

1		
2		INDEX
3	NCPC NO.	PAGE
4	NCPC Case No. 626125.....	07-10, 39-41
5	NCPC Case No. 716125.....	10-15, 39-41
6	NCPC Case No. 88125.....	15-18, 39-41
7	NCPC Case No. 811125.....	18-19, 39-41
8	NCPC Case No. 811225.....	19-21, 39-41
9	NCPC Case No. 811325.....	21-24, 39-41
10	NCPC Case No. 813125.....	24-29, 39-41
11	NCPC Case No. 819125.....	29-30, 39-41
12	NCPC Case No. 825125.....	30-31, 36-39, 40
13		
14	NCPC Case No. 825225.....	30-31, 36-39, 40
15	NCPC Case No. 826125.....	31-33, 39-41
16	NCPC Case No. 827125.....	33-36, 39-41
17		
18		
19		
20		
21		
22		
23		
24		
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

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.



STEPHANIE J. VALDER,
Stenographer

A	<p>area 8:4 15:7 16:21 19:6,9 20:12 21:18,21 22:6</p> <p>areas 20:10</p> <p>argument 12:22 13:13</p> <p>arriving 8:23</p> <p>artist 17:23,25</p> <p>asked 7:22</p> <p>aspect 34:12</p> <p>assembly 32:5</p> <p>associated 16:16,16</p> <p>assume 8:23 15:2</p> <p>attorneys 4:2</p> <p>audience 3:21</p> <p>available 8:6 17:10</p> <p>Avenue 1:14 19:19,20 20:4,5,24 21:2,19 22:9</p> <p>ayes 6:14 39:10 41:5</p>	<p>43:7,8,9,10,11,12,13,15,16</p> <p>cases 4:2,2 36:22 39:16,19 40:20</p> <p>cause 11:11</p> <p>center 7:17 8:10 11:21,23 12:11 14:2,14 24:13,14,16,20 25:2,3 26:7,9,13 27:9,12,23,24 28:3,7,14 31:25,25 32:3,6,10,19,21,24</p> <p>central 11:19</p> <p>certain 34:10,21</p> <p>certify 44:5</p> <p>Chair 2:3 3:3,6,15,18 4:8,11,14,17 4:24 5:4,6,8,17,21,25 6:7,12 7:2,8 11:4 15:17,20 17:7,12 18:18,22 23:22 24:5 28:9,16 29:14,18,20 30:15,19,23 31:3,7,10,15,18 33:23 34:2,7 35:2,5,12,19,22 36:3 36:7,13 37:2,5,9,16,18,21,25 38:10,23 39:2,5,8,11,13,15,21,24 40:19,21 41:2,6 42:2</p> <p>Chairman 4:19</p> <p>CHAMBER 1:12</p> <p>change 25:25</p> <p>chaos 14:16</p> <p>chaotic 10:19,23 15:15</p> <p>characterized 22:9</p> <p>Chorus 6:14 39:10 41:5</p> <p>clarity 38:16</p> <p>Cod 19:10</p> <p>Cognitive 9:7</p> <p>collected 8:5</p> <p>colonial-type 20:13</p> <p>come 14:22</p> <p>commercial 7:16 19:18 22:14 23:2 28:14</p> <p>commercially 22:10</p> <p>Commission 1:4 3:8 24:25 25:5,10 30:13 38:9</p> <p>Commissioner 5:3,7,9,10,11,12,13 5:14,15 6:5,11 36:11,16,24 37:4 37:15 39:4,7 40:11,25</p> <p>Commissioners 2:8</p> <p>comparison 8:8</p> <p>complete 44:6</p> <p>compliant 20:10,25</p> <p>comply 21:15</p> <p>concerned 14:22</p> <p>concession 34:8</p> <p>concluded 7:25 8:2 26:3 28:11 42:6</p> <p>concludes 33:3 36:4</p> <p>conclusions 10:11</p> <p>conditional 15:25 16:3</p> <p>consideration 27:23</p> <p>consolidate 35:21,25</p> <p>constructed 16:15</p> <p>construction 16:4</p> <p>control 34:10</p> <p>convenience 37:24</p> <p>convert 7:16</p>
	B	
<p>activities 8:12</p> <p>activity 9:8 15:6 16:14,16 17:16,20 36:2</p> <p>add 29:10</p> <p>added 26:11</p> <p>addition 11:22,22 19:17</p> <p>additional 7:22 32:8 40:20</p> <p>addressing 14:16</p> <p>adjacent 26:5</p> <p>adjourn 42:3</p> <p>administrative 7:18</p> <p>adverse 8:3</p> <p>affiliated 16:7,17</p> <p>agenda 7:3 36:22,23</p> <p>agendas 3:22</p> <p>ago 7:22</p> <p>agree 10:19</p> <p>ahead 4:18 6:2</p> <p>aisle 11:20</p> <p>aisles 12:2,3</p> <p>Allegiance 3:11,13</p> <p>ambitious 11:14</p> <p>ameliorate 15:8,9</p> <p>ample 8:6 17:9,9</p> <p>analysis 14:3 16:11 17:6 25:9,12,23 26:3,6 27:11,21 28:11</p> <p>answer 30:14 34:4</p> <p>answered 15:20</p> <p>answering 29:23</p> <p>anticipated 27:22 28:4,8 32:19</p> <p>apologize 39:23</p> <p>application 8:2</p> <p>approval 36:25 38:16,18</p> <p>approved 25:6</p> <p>approximately 20:11 24:17 33:6</p>	<p>B 19:7</p> <p>bad 15:5</p> <p>balance 39:16</p> <p>ball 3:15 34:6,7,22</p> <p>based 14:12 16:19 25:22</p> <p>Bay 10:7 11:24 24:12 30:2</p> <p>best 21:6</p> <p>better 4:3 16:15 22:25</p> <p>big 29:7 31:16</p> <p>bit 33:9</p> <p>Bldg 1:13</p> <p>body 3:14</p> <p>Briefly 7:3</p> <p>Brookside 20:4,5,23 21:2</p> <p>build 35:15</p> <p>building 7:16 36:2</p> <p>buildings 34:21 35:17</p> <p>bulk 7:19</p> <p>bus 7:18 9:21</p> <p>Business 8:9 21:13 22:13</p>	
	C	
	<p>C 2:2 3:2 21:16,22 44:2,2</p> <p>calculated 27:11 32:20</p> <p>calendar 3:19,20,24 7:3</p> <p>call 4:7,8</p> <p>called 24:14</p> <p>CAMERON 2:13</p> <p>capacity 27:18,20</p> <p>cape 19:10 20:13</p> <p>capture 13:24</p> <p>car 30:5</p> <p>care 7:17 8:10</p> <p>carried 39:13 41:6</p> <p>cars 21:5,6</p> <p>case 7:4,11,12 8:16 10:5,6 15:23,24 17:5 19:2,25 20:2 21:9,10 24:6,10 24:11,24 29:18,25,25 30:4 31:21 32:11 33:18 35:20 36:22 43:4,5,6</p>	

<p>corner 19:18 counsel 2:9 38:5 counts 8:4 12:5 County 1:4 3:7 21:19 couple 34:20 created 12:3 creating 17:16,17 creation 11:19 currently 14:23 21:23 32:2 customers 13:21</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>D 3:2 day 7:17 8:10 23:7 days 9:4 dead 20:6 dead-end 20:22 dealership 30:5 declaring 5:22 defunct 12:3 demand 12:7 16:20,22 17:3 32:12 32:17,19,21,22,24,25 33:4 demolished 19:12 20:14 denial 14:9 DENISE 2:6 designed 15:14 destination 13:19 detached 19:11 detail 4:3 details 30:11 Determination 8:15 19:23 24:8 38:7,25 determined 16:20 developed 22:10,12,15 development 13:25 25:23 26:3 33:22 different 18:6 dimension 20:16 discussed 8:16 District 8:9 19:7 20:8 21:14 22:14 doing 39:22 downstairs 42:5 drive 9:11,14,16,19 11:19,20 12:2,2 23:7 drivers 13:12 driveway 21:4 22:2 drop-off 8:12,12 Durso 5:3 dwelling 19:11 20:14 21:4 22:3 dwellings 22:16,19</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>E 2:2,2 3:2,2 44:2 easier 33:9,11 east 19:20 effect 8:3 Ellerbe 5:7 Elmont 21:10</p>	<p>Engineering 32:18 enter 13:21 entering 25:17,19,21 entertain 36:8 Esq 2:9 essentially 20:16 establishment 13:18 estimated 25:14 evening 25:18 27:25 events 8:24 Exactly 15:11 exceeds 25:4 Excused 5:4,5,6,8,16,17 Executive 1:13 existing 13:25 16:5,6,13,16 18:15 24:14 28:14 exists 24:14 exiting 25:17,19,21 expected 33:4 expecting 18:9 explained 4:3 39:20 extended 38:13 extending 38:22 extension 31:6 37:19,22 extra 30:11</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>F 44:2 facility 9:3,11,14,16 25:13 28:21 facts 10:11,12 fair 8:23 favor 6:13 39:9 41:4 features 34:19 feeling 11:8 feet 19:5,7,8,9,14,16,20 20:8,9,11 20:12,23 21:20,21 24:17,19 32:2 field 34:6,8 fields 34:22 35:3 final 33:12 fine 18:20 29:14,15 first 4:22 7:11 10:17 17:24 fit 31:16 fitness 24:13,20 25:2,3 26:9 27:9,24 28:2,6,14 31:25,25 32:18,21,24 five 5:19 flow 8:14,19 folks 8:23 following 25:14 follows 25:12 foot 21:17,18 25:4 Forman 2:5 5:9,10 6:5 36:11,16,24 37:15 forward 30:21 four 18:13 Franklin 1:14 Friday 16:21,21 front 11:15 frontage 19:5,8,17 20:7,9,19,22</p>	<p>21:17,20 frontages 22:5 full 22:14 future 28:12</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>G 3:2 garage 19:11 21:4 generate 16:14 25:14 generated 8:9 generating 13:10 generation 25:13 gesturing 23:21 getting 28:23 Give 9:2 31:11 go 4:4 6:2 34:25 35:5,18,25 goal 15:3,4 going 8:20 9:16,18 11:12 14:23 15:2,6 29:9 33:15 34:10 35:7,7,8 35:11,21,23,25 38:21 Gold 2:6 5:11,12 good 18:19 31:10 33:24 34:2,3,18 39:17 grab 13:6 granted 20:20 32:8 granting 8:2 Great 15:25 Greenfield 2:3 3:3,6,15,18 4:8,11 4:14,17,23,24 5:4,6,8,17,21,25 6:7,12 7:2,8 11:4 15:17,20 17:7 17:12 18:18,22 23:22 24:5 28:9 28:16 29:14,18,20 30:15,19,23 31:3,7,10,15,18 33:23 34:2,7 35:2 35:5,12,19,22 36:3,7,9,13,18 37:2 37:5,9,16,18,21,25 38:10,23 39:2 39:5,8,11,13,15,21,24 40:21 41:2 41:6 42:2 GREGORY 2:11 guess 5:18 11:7 18:12 guide 11:20 gym 16:4,12 17:15 18:2,4</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>H 2:3 Hamlet 19:3 20:2 21:10 24:12 30:2 Hand 3:12 happy 30:13 head 11:9 hear 33:22 heard 7:21 14:12 25:8 30:4 heart 3:12 heavily 21:3 33:14 Hebrew 16:8 height 15:25 16:9 Hempstead 19:2,3,3,19,20 20:2 21:10 30:24 36:22 historical 14:14 HOESL 2:11 4:10</p>
---	--	---

<p>home 13:7 hope 3:17 hopefully 15:7 hour 12:8,10,12,18 25:16,18,20 Hyde 7:13</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>image 17:24 immediate 19:21 impact 8:3,11,13 25:23 26:4 impactful 22:16 improved 11:17 improvement 11:5,11 12:4 includes 7:18 including 12:2 24:17 26:8,11 28:2,6 increase 10:13 25:24 INDEX 43:2 indicated 8:7 indicating 16:12 17:19,24 35:16,24 information 7:23,24 14:11 initially 7:21 14:12 Institute 32:17 insufficient 19:5,6 20:7 interesting 34:21 35:17 interior 11:21 internal 13:23 issue 33:13,16 it'll 15:7,8 ITE 25:24 32:17 Item 36:23</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>J 2:11,17 44:4,10 Jeff 23:15,15 JEFFREY 2:3 Jericho 8:11 30:3 job 18:19 jump 13:6 jumped 4:17</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>Kalaty 5:13,14 6:11 37:4 39:4,7 40:11,25 Katz 2:12 4:4,7,19,21,25 5:3,7,9,11 5:13,15,18 6:3 7:7,11 8:21,25 9:15,18,21,23 10:2,5,15,20,24 11:9,13,16 12:17,25 13:4,8,11,14 14:7,10 15:19,23 17:9,13,17,25 18:5,10,14,21,25 19:25 21:9 22:20,23 23:3,8,11,14,19 24:7,10 26:14,17,19,23,25 27:4,6,8 28:10 28:19,24 29:2,5,8,12,17,19,22,25 30:8,12 31:2,5,9,13,20 33:10,12 33:18,25 34:3,11,14,17,20,24 35:4,6,10,14,20,24 37:17,19,23 keep 21:6 35:7,7,8,11 KHALATY 2:7 KHANDAN 2:7</p>	<p>kind 13:6 35:17 kinds 12:23 King 32:3 know 10:8 11:3 14:13,21 17:18 29:22 38:8 knowledge 14:13,14 Kullen 32:3</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>L 37:9 Lane 8:14 Laughter 3:16 5:24 7:6,10 18:7 23:17,23 24:4 31:12,17 LD 4:5 25:5 33:10 37:7,9 38:17 39:3 40:17,24 Legislative 1:12,13 Lemarks 18:19 length 22:2 let's 4:11 8:25 36:7,18,19,21 level 25:25 Lewis 2:4 4:25 5:2,19 6:10 8:17,22 9:13,17,20,22,24 10:3,9,16,22,25 11:6,10,14 12:15,21 13:2,5,9,12 14:5,8,18,20,25 15:9,12 17:14,22 18:3,8,11 22:18,21 23:5,9,12,20 23:24 26:10,15,18,20,24 27:2,5,7 28:15,17,20,25 29:3,6,11 30:6,10 30:17,20 31:19 33:8,11,21 34:5,9 34:12,15,18,23 35:9 37:12 38:4 38:14 39:17 40:2,12,15,19,23 Lexus 30:5 line 17:15 20:13 linking 11:23 little 8:10 18:9 24:18 33:9 live 3:4 local 8:15 19:23 24:8 34:8 38:7,21 38:25 located 16:17 20:4 21:13 Locust 19:19 logically 15:14 long 28:17,18 looks 29:6 lot 9:25 15:13 16:6,13 19:5,6,6,8,9 19:16 20:7,9,10,11 21:18,20,20 21:21,25 23:25 29:7 34:18 lots 19:13,14,21 20:23 22:17,22</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>main 15:10 mall 10:18 Managed 9:12 Marketplace 24:15 MARTIN 2:12 Marty 6:2 7:9 11:7 36:5 39:19 matter 44:8 max 32:20,23 maximum 32:12 Meacham 21:19 22:9</p>	<p>mean 8:25 15:12 18:8 means 21:14 meet 33:4 meeting 1:2 3:8 31:16 42:6 Merrick 20:6 met 3:25 midday 17:21 25:20 28:5 32:13,20 32:23 Miller 8:14 Mineola 1:15 33:19 minimum 19:8,8,9 20:9,11 21:17 21:17 mix 22:4,10 mixed 36:2 mixed-use 7:16 modest 10:13 month 42:4 moratorium 30:24 31:4,8 36:19 37:20,23 38:18,22 39:3 moratoriums 36:17 38:13 40:16 morning 9:5 25:16 motion 6:5,8 36:8,10,12,21 37:2,5 38:5,7 39:3,16,19 40:22,24 41:2 42:2 motorists 13:17 move 15:18 29:20 moved 36:24 MURRAY 2:5</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>N 2:2 3:2 44:2 narrowest 19:14 Nassau 1:4 3:7 NC 18:25 NCPC 7:12 10:6 15:23 19:2 20:2 21:10 24:11 29:25 31:21 43:3,4,5 43:6,7,8,9,10,11,12,13,15,16 NEAL 2:4 Neal's 29:23 Neck 15:25 need 31:9,13 neighborhood 19:22 network 26:5 never 15:13 new 1:15 7:13 12:9 13:12,20,20 16:14 17:12,16 32:9 nice 33:21 34:21 Nodding 11:9 north 16:5,7,9,18 20:21 noted 20:20 22:11 number 8:23 10:14 numbers 25:14 29:4</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>O 3:2 44:2 O'BRIEN 2:9 3:17 4:13,16 5:5,16 14:15,19,24 15:8,11,16 18:6 22:25 23:7,15,18,25 37:7,14 38:6</p>
---	---	--

38:12,20,24 39:18,23
observation 14:13
observations 8:5 16:19
observed 21:2 32:20,24
obviously 22:15
occupancy 12:5,11,15,18 32:15
 33:6
occupied 12:13,17 16:23,25 17:4
 19:10 24:16 32:15,23 33:2
occur 8:13
occurred 16:21 32:13
oddities 15:14
offices 7:18
oh 3:4 4:8 9:20 36:5 37:16,16
okay 3:3,6 5:18,25 7:2,7 9:22 10:2
 10:3 11:7 12:11,14 15:17 18:22
 19:15 24:5,10 26:18 28:9,15,16
 29:11,14,19 30:19 31:10,15,20,20
 34:23 36:3,21 38:3,4,8,24 39:23
 40:21
on-street 16:25
one's 33:8
operates 9:3
operations 26:4
opposed 39:11
overall 11:10 16:25
overestimate 13:15
overlaid 12:6 18:16
Oyster 10:7 11:24 24:12 30:2

P

P 2:2,2 3:2
p.m 27:14
pad 12:3,8
PAGE 43:3
park 7:13 31:22
parked 16:22,24 17:3 21:3
parking 7:19,20,23,24 8:4,6 10:14
 10:17 11:25 12:5,6,20 15:13 16:2
 16:6,10,11,13,20,21,22 17:2,10
 18:12,15 24:21 25:8,11,22 26:6
 26:12 27:11,22,25 28:2,3,6,7,12
 28:21 29:7 31:23 32:5,6,7,8,9,11
 32:12,14,17,19,21 33:3,4 34:16
part 15:12 16:4,13 27:10 32:3
partial 7:15,15
pass 13:16
pass-by 13:16
peak 12:8,10,12,18 16:20,21,21
 25:16,18,20 27:13,14,15,17,19,25
 28:5 32:13,19
pedestrian 11:23
people 8:20 12:23 14:22
percent 12:10,13,13,18 16:23,25
 17:3 27:18,19 28:3,7 32:15,23
 33:2,6
period 27:13,15,17,19,25 28:5
 32:13

permit 31:22
permitted 8:8 21:15 22:13
person 3:21
perspective 7:25
phonetic 18:19
photos 17:20
Physical 9:8
pick-up 8:12
picture 18:9
place 32:4 44:7
Plainview 10:7
plan 4:3 30:3
Planning 1:4 3:8 24:25 25:10
Play 3:15
Plaza 14:2
please 29:21
Pledge 3:10,13
possible 21:7
pre-meeting 3:25
prepared 25:9 27:21 32:12
Present 2:16 4:24 5:2,10,12,14
presentation 36:5
presented 25:9
previous 32:7
previously 24:24,24
primary 13:18,20
problem 15:10
procedure 38:17
proceedings 4:1 42:1 44:7
programs 9:5
project 32:16
projected 12:6 18:16 32:17
projections 33:5
projects 14:21
properties 20:21 22:5,7,11 24:2
property 13:22 16:8 19:15,18
 20:15,16,17,18,21,25 21:23 22:8
 22:12 24:15
proposed 8:10 12:9 13:23,25 19:4
 19:13 20:7 21:4,20,25 22:3 24:13
 25:13 26:3 27:24 28:12,13 30:4
 31:24,24 32:6,9,18,21,24 33:20
 36:2
provide 9:4
provided 14:11 16:11 24:22
provisions 21:16
proximity 8:5
published 25:24
pull 10:10
purpose 13:22
put 23:3

Q

question 28:21 29:4 34:4 38:15
questioned 38:12
questions 29:23 30:12
quite 18:3 23:10
quorum 5:20,22

R

R 2:2 3:2 44:2
radius 19:15 20:24 22:7 23:13
range 22:14
rate 12:11,16
re-striping 11:25 29:9
re-tenanting 28:13
read 30:24 31:4
ready 3:4,5
really 10:18 29:7 33:23 34:2,3
rear 3:22 17:20 29:9,10
reasonably 14:9
recited 3:13
recommendation 7:4
recommendations 4:5
recommended 35:5
recommending 33:7
recommends 8:15 19:23
reconsidered 14:9
redevelopment 12:7
Referral 5:1 6:1 7:1 8:1 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 31:1 32:1 33:1 34:1
 35:1 36:1 37:1 38:1 39:1 40:1
 41:1
regarding 7:23
REGULAR 1:2
religious 16:17
remaining 20:23
rendering 17:23
rending 18:2
renovation 7:14
reoccupied 24:19
report 7:25 33:3
representing 4:2
required 7:19,20 16:3,9,10 19:17
 20:12 24:21,23 25:3 27:8,9 32:4,5
 32:9
requirements 26:8
requires 19:7 20:9 21:22 26:7 32:6
Res 20:8,12 21:15,16,22
reserve 12:19 27:18,20 28:4,8 33:5
reserved 32:12
Residence 19:7
residential 21:14,16 22:4,6
residentially 22:10
respect 11:17 36:21
response 4:20 39:12
restate 38:11
restaurant 13:6,23
restaurants 12:8,9,22,23
restoring 12:3
resulting 28:3,7 32:22,25
results 25:11
Retro 31:25

<p>revealed 8:6 review 5:1 6:1 7:1 8:1 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 30:1,3 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 right 4:15 9:17 10:14,15 12:25,25 13:4,8 14:10,18,19 26:14,14,16 26:19,23 27:9 29:5 31:5 33:14 35:7 40:23 road 11:24 20:6 21:19 26:5 roadway 26:2 ROBERT 2:9 roll 4:7,9 Roosevelt 1:13 route 13:18 running 22:2</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>S 2:2 3:2 23:16,20 Sakowich 5:15 SANDS 2:13 Saturday 12:12 25:20 27:15,19 28:5 32:13 saw 10:20,22,23 saying 9:14 26:22 says 9:25 schlock 23:18,19,22 school 16:17 second 6:9,10,11,12 9:2 37:3,4 39:4 39:6,7,8 40:25 secondary 13:17 seconded 37:6 41:3 see 8:25 10:11 18:8 26:20 42:4 seen 10:18 senior 7:17 8:10 9:10 seniors 9:10 separately 36:12,20 Sephardic 16:5 September 1:7 3:9 service 9:21 26:2 services 9:9 session 10:8 30:7 seven 9:4 Shapiro 4:19 shopping 10:18 11:21,23 12:11 13:3,5 14:2,14 24:14,16 26:7 27:12,23 32:3,10 Shore 16:5,7 short 7:21 19:16 28:18 shot 35:16 showed 8:18 shuttle 7:18 sic 27:25 37:6 significantly 26:4 similarly 20:17 single 19:22</p>	<p>single-family 21:14 sir 40:22 site 8:5,13 9:11 12:3,8 15:7 16:18 16:22 17:2,10,10 19:10 25:23 30:3 site's 16:6 small 22:18,22 24:2 smaller 23:6 social/recreation 9:6 sole 13:22 sorry 31:2 37:18 sort 10:10 south 11:24 20:15 space 7:14,16,17 24:18 27:25 28:14 spaces 11:25 12:2,13 16:23,24 17:3 24:22,22 28:4,10,12 29:10 32:6,8 32:9,10,22,25 speakers 3:23 special 7:19 25:2,2,7,7 31:22 32:4 spots 10:14 11:15 square 19:6,9 20:11,12 21:18,21 24:17,19 25:4 32:2 squeeze 23:21,24 24:2 staff 2:10 8:15 19:23 33:7 stalls 26:7,8 32:14,14 standpoint 8:7 start 4:11 starting 10:17 state 7:4 steadily 15:2 Stenographer 2:17 44:10 STEPHANIE 2:17 44:4,10 Stepping 4:6 stimulation 9:7 stop 40:10 storefront 32:2 stores 37:24 straight 30:20 stream 3:4 31:20,22 street 16:23 17:2,13 19:19 20:6 21:6 structures 19:12 study 32:11 stuff 28:22 subdivided 19:22 20:18 subdivision 19:4 20:4 21:11,12 37:24 subject 8:13 13:21 19:15,17 20:15 20:17,18,21,25 21:23 22:8,12 24:15 subsequently 25:6 substandard 20:3 21:11 substantially 21:21 22:23 summary 7:4 27:22 Sunday 12:18 supply 28:12 33:4,5 support 28:13 supposed 26:21</p>	<p>supposedly 17:9 surrounding 8:4 synagogue 16:5,14 system 26:2</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>T 44:2,2 take 3:23 15:5 16:13 18:2 39:16 taken 34:20 talked 10:7 33:25 tenant 7:14 terms 8:18 thank 5:22 36:5 Theodore 1:13 they'd 24:2 think 10:25 11:16 13:13,14 14:5,9 15:4 33:15 38:6,6,15 Third 2:4 4:25 5:2,19,23 6:10 8:17 8:22 9:13,17,20,22,24 10:3,9,16 10:22,25 11:6,10,14 12:15,21 13:2,5,9,12 14:5,8,18,20,25 15:9 15:12 17:14,22 18:3,8,11 22:18 22:21 23:5,9,12,20,24 26:10,15 26:18,20,24 27:2,5,7 28:15,17,20 28:25 29:3,6,11 30:6,10,17,20 31:19 33:8,11,21 34:5,9,12,15,18 34:23 35:9 36:9 37:12 38:4,14 39:17 40:2,12,15,19,23 three 3:25 13:23 three-story 16:4 18:12 threshold 25:4 Thursday 1:7 3:8 time 7:22 8:24 25:6,7,8 31:9,11,13 36:8 38:13,13 times 15:4 TIMOTHY 2:14 today 3:19 31:16 ton 8:19 total 16:23,24 24:22 25:17,18,20 26:7,15 28:5 32:10,22,25 Town 10:6 19:2,3,25 21:9 24:11 25:6 26:8 30:2 traffic 7:23,24 8:7,9,11,14,19 25:8 25:11,22 32:18 transcript 4:16 6:6 44:5,6 transcripts 4:10,13 6:4,8 trip 25:13,24 trips 13:16,16,17,21,24,24 25:15,25 true 44:6 try 15:5 trying 10:10 Turnpike 8:11 twelve 36:14 two 7:15 19:13 20:20 21:5 22:16,17 22:18,21 30:23 36:19,22 40:16 two-car 19:11 two-lot 19:4 20:3 21:12 two-story 7:15</p>
--	--	--

tying 34:5	wide 20:13	184 24:22 26:9 27:3 28:12
<hr/>	Woodbury 14:2 24:12	19-21 43:8
U	work 30:7	<hr/>
underneath 18:12	working 10:8	2
undersized 22:24	works 24:3	2 10:5,6 19:16 40:4
understand 38:8	worse 15:2	2.7-acre 24:15
underutilized 33:14	WREN 2:14	2:00 27:16
unfortunately 34:24	<hr/>	2:15 27:16
use 7:19 15:25 16:3 19:18 25:2,3,7	X	200-foot 19:15 20:24 22:7 23:12
31:22 32:4 36:2	<hr/>	2025 1:7
uses 8:8 22:13,15	X 21:13 22:14	203 26:8,12,24 27:4,8,9
utilization 18:15 27:12,18,19,22	<hr/>	21-24 43:9
28:2,4,6,8	Y	24-29 43:10
<hr/>	<hr/>	27 28:6
V	yeah 7:11,12 9:15,23 10:5,9 11:6	288 32:25
vacant 21:24 24:18 32:2	13:11,11,14 14:7,24 17:14 18:5	29-30 43:11
VALDER 2:17 44:4,10	18:10,21 22:20 23:8,11,14,14,14	<hr/>
valid 13:13	27:8 28:19 29:8,17,17,19 30:8,8	3
validity 14:6	31:19 33:12,13,13,23 34:11,14,17	3 15:23 40:5
Valley 31:20,22	35:9,12,13,13,14,15,24 37:10,21	3,200 21:21
variance 7:20 16:2,2,9,10 20:19	37:25 38:2,2,23	30 16:22,22 17:3
24:21 32:5,7	York 1:15	30-31 43:12,13
variances 20:19 31:23	yup 4:13 15:16 35:9	301 32:22
varying 22:5,5	<hr/>	307 24:22 26:7,12,21 27:7,10
vehicles 11:20 16:22,24 17:3	Z	31 16:24
VICE 40:19	zoning 3:20,24 5:1 6:1 7:1,3 8:1 9:1	31-33 43:15
Vice-Chair 2:4 4:22,22,25 5:2,19	10:1 11:1 12:1 13:1 14:1 15:1	33-36 43:16
5:23 6:10 8:17,22 9:13,17,20,22	16:1 17:1 18:1 19:1,7 20:1,8,10	35 16:25
9:24 10:3,9,16,22,25 11:6,10,14	20:25 21:1 22:1,14 23:1,16 24:1	3500 25:4
12:15,21 13:2,5,9,12 14:5,8,18,20	25:1 26:1 27:1 28:1 29:1 30:1	36 33:6
14:25 15:9,12 17:14,22 18:3,8,11	31:1 32:1 33:1 34:1 35:1 36:1	36-39 43:12,13
22:18,21 23:5,9,12,20,24 26:10	37:1 38:1 39:1 40:1 41:1	36,500 24:17
26:15,18,20,24 27:2,5,7 28:15,17	<hr/>	37 32:15
28:20,25 29:3,6,11 30:6,10,17,20	0	384 26:22
31:19 33:8,11,21 34:5,9,12,15,18	07-10 43:4	39-41 43:4,5,6,7,8,9,10,11,15,16
34:23 35:9 36:9,18 37:12 38:4,14	<hr/>	<hr/>
39:17 40:2,12,15,23	1	4
Village 7:12 15:24 31:21 34:9	1 40:3	4 1:7 27:17,17 40:6
Vince 18:19	1:30 27:16	40 21:20 25:17,17,19,21,21 43:12
visiting 9:11 13:22	10 36:23 37:14,15 40:15	43:14
VOICE 3:5	10-15 43:5	40-foot-wide 22:6
vote 38:21	10-foot-wide 22:2	41 27:18
voted 40:16	10:04 1:8 3:9	43 28:4
<hr/>	10:28 1:8 41:7 42:7	44 16:23 17:3
W	100 25:18	475 32:14
wait 35:10,10,10	108 28:5	478 32:10
walkway 11:23	11 16:24 31:18 40:11,12	49 27:19
want 3:23 36:11,13 38:10	114 32:24	4th 3:9
Wantagh 20:2	118 19:20	<hr/>
way 13:7	12 33:18 40:11,13	5
we'll 3:10 4:4 7:8 39:15	141 27:25	5 19:25 40:7
we're 3:5 10:17 13:9 26:21 38:15	143 32:6	5,946 19:6
38:15 39:22 40:19	149 32:21	50 20:23 21:17 25:25
week 9:4	15-18 43:6	500 26:16
weekday 12:8,10 25:16,17,18 27:13	15,000 24:19	53 19:5,14
27:17,24 32:20,23	152 32:20	55 19:8
Welcome 3:4,7	1550 1:14	56.9 20:8
West 19:2,3	17,500 31:25	59 28:7
	174 32:14,23	
	18-19 43:7	

6

6 21:9 40:8
6,000 19:9 20:12 21:18
6/28/25 24:25
60 20:9 25:19
61 32:8 33:2
613125[sic 24:11
626125 7:12 43:4
64 32:23
68 16:23 17:3

7

7 24:10 40:9
7,120 20:10,11
7/17/25 7:22
7:15 27:13
716125 10:6 43:5
76 12:10 28:8
77 28:3

8

8 16:24 29:25 37:6,12 40:10
80 25:17,20
811125 19:2 43:7
811225 20:3 43:8
811325 21:11 43:9
813125 43:10
819125 30:2 43:11
825125 43:12
825225 43:13
826125 31:21 43:15
827125 43:16
84 27:20
86 12:12,13
87 28:2
88 12:18
88125 15:24 43:6

9

9 36:22,23 37:6,13,14,15 40:15
97 27:18