

REGULAR MEETING
of the
NASSAU COUNTY PLANNING COMMISSION

Thursday, September 25, 2025

10:00 a.m. - 10:38 a.m.

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

1

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

3 LEONARD H. SHAPIRO, Chairman

4 JEFFREY H. GREENFIELD, Vice-Chair

5 NEAL LEWIS, Third Vice-Chair

6 DANA DURSO,

7 MURRAY FORMAN,

8 DENISE GOLD,

9 KHANDAN KHALATY,

10 Commissioners

11 ROBERT O'BRIEN, Esq., Counsel,

12 (10:00 a.m. - 10:34 a.m.)

13 Staff:

14 GREGORY J. HOESL

15 MARTIN KATZ

16 JOHN PERRAKIS

17 CAMERON SANDS

18 TIMOTHY WREN

19

20 Also Present:

21 STEPHANIE J. VALDER, Stenographer

22

23

24

25

1 Proceedings

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

3 CHAIRMAN SHAPIRO: Good morning
4 everybody and welcome to the September 25th
5 Nassau County Planning Commission meeting.

6 All rise for the Pledge of Allegiance.

7 Place your hand over your heart.

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

10 VICE-CHAIR GREENFIELD: Play ball.

11 MR. O'BRIEN: We know.

12 (Stepping up.)

13 MR. PERRAKIS: We'll start with the
14 roll call.

15 CHAIRMAN SHAPIRO: Yup. Go right
16 ahead.

17 MR. PERRAKIS: Reid Sakowich?

18 (No response.)

19 CHAIRMAN SHAPIRO: Excused.

20 MR. PERRAKIS: Khandan Kalaty?

21 COMMISSIONER KALATY: Present.

22 MR. PERRAKIS: Denise Gold?

23 COMMISSIONER GOLD: Present.

24 MR. PERRAKIS: Murray Forman?

25 COMMISSIONER FORMAN: Present.

1 Proceedings

2 MR. PERRAKIS: Ronald Ellerbe?

3 (No response.)

4 CHAIRMAN SHAPIRO: Excused.

5 MR. PERRAKIS: Dana Durso?

6 COMMISSIONER DURSO: Present.

7 MR. PERRAKIS: Third Vice-Chair Lewis?

8 THIRD VICE-CHAIR LEWIS: Present.

9 MR. PERRAKIS: Vice-Chair Greenfield?

10 VICE-CHAIR GREENFIELD: Present.

11 MR. PERRAKIS: Chair Shapiro?

12 CHAIRMAN SHAPIRO: Present.

13 MR. PERRAKIS: One, two -- let's make a
14 motion to adopt the 2026 -- I'm sorry.

15 Receipt -- acknowledge receipt of the
16 transcript?

17 COMMISSIONER FORMAN: So moved.

18 VICE-CHAIR GREENFIELD: Second.

19 CHAIRMAN SHAPIRO: All in favor?

20 (Chorus of "ayes.")

21 MR. PERRAKIS: Next is to adopt the
22 2026 NCPC Meetings and Hearings Calendar.

23 VICE-CHAIR GREENFIELD: I make a motion
24 that we accept that, after extensive review it's
25 no conflict for any holidays.

1 Proceedings

2 COMMISSIONER DURSO: I'll second.

3 CHAIRMAN SHAPIRO: All in favor?

4 (Chorus of "ayes.")

5 CHAIRMAN SHAPIRO: Any opposed?

6 (No response.)

7 VICE-CHAIR GREENFIELD: And --

8 CHAIRMAN SHAPIRO: The motion carries.

9 VICE-CHAIR GREENFIELD: And we'll --

10 and John will post it on the website as soon as
11 possible for the benefit --

12 MR. PERRAKIS: I will today.

13 VICE-CHAIR GREENFIELD: -- of our
14 constituent attorneys.

15

16

17

18

19

20

21

22

23

24

25

1 NCPC OSPAC File No. 23-2011 & NCPC File No. 34-2025

2 MR. PERRAKIS: You want to list the
3 scratch offs that will not be --

4 VICE-CHAIR GREENFIELD: Yes --

5 MR. PERRAKIS: -- that are on the --

6 VICE-CHAIR GREENFIELD: -- sir.

7 CHAIRMAN SHAPIRO: Yes.

8 MR. PERRAKIS: -- agenda that won't be
9 heard?

10 VICE-CHAIR GREENFIELD: Right.

11 MR. PERRAKIS: The first case is "B,"
12 "SEQRA" Recommendation for the Sale of
13 Real Property.

14 And Section "E," "2," Minor Subdivision
15 File 34-2025.

16 MR. O'BRIEN: And both will be
17 adjourned to the next meeting?

18 MR. PERRAKIS: Correct.

19 * * *

20

21

22

23

24

25

1 NCPC File No. 2001-F-1

2 MR. PERRAKIS: That leads us to
3 Section "C," Extension of Time for a clock to
4 File Resolution for Major Subdivision
5 Application, NCPC File No. 2001-F-1. This is the
6 Map of The Enclave in Country Pointe Plainview,
7 formerly known as Country Pointe Golden Age
8 Plainview. The property is in Old Bethpage,
9 Town of Oyster Bay, southwest corner of
10 Old Country Road and Country Pointe Drive in
11 Plainview, New York 11803, section 47, Block E,
12 lots 753A and B.

13 This application received preliminary
14 and final subdivision approval on March 25, '21
15 and March 21, '24, respectively, of a 3.74-acre
16 parcel into 90 age-restricted 62-and-over units
17 in nine buildings and a clubhouse common area to
18 be owned and maintained by a condo association --
19 condominium owner association.

20 This received an extension of time
21 approximately 6 months ago. This is now
22 requesting a second extension of time. According
23 to the applicant's attorney, the applicant has
24 been delayed in the filing of the map for the
25 Enclave at Country Pointe Plainview, due to the

1 NCPC File No. 2001-F-1
2 fact that the Town of Oyster Bay is a party to
3 litigation with the US Department of Justice
4 regarding the sale of affordable senior housing
5 with a preference to Oyster Bay residents, which
6 will impact the applicant's ability to sell the
7 units within the subject matter development.

8 The applicant prefers to file the map
9 closer to units being ready to be closed to
10 ensure there will be not inconsistencies with the
11 architect's floor plans or statements in the
12 Applicant's Offering Plan. However, due to the
13 ongoing litigation the Town of Oyster Bay is a
14 party to, the applicant has not begun
15 construction, because the applicant does not want
16 to be named in the lawsuit and they do not want
17 to have vacant units sitting for indeterminable
18 amount of time. As such, the applicant is
19 respectfully requesting a second extension of
20 time to file the subject map.

21 Here today we have Paulina Giampietro,
22 to speak on behalf of the applicant.

23 (Stepping up.)

24 MS. GIAMPIETRO: Good morning.

25 CHAIRMAN SHAPIRO: Your name and

1 NCPC File No. 2001-F-1

2 address for the record.

3 MS. GIAMPIETRO: Paulina Giampietro,
4 offices at -- with Richard Rosenberg, P.C.,
5 located at 200 Robbins Lane, Suite D1, Jericho,
6 New York, again, here representing the applicant,
7 Beechwood Plainview Golden Age, LLC.

8 Mr. Perrakis did a great job of
9 explaining the reason why we're here for this
10 second extension.

11 If you have any questions, I'm -- I'm
12 happy to answer them.

13 VICE-CHAIR GREENFIELD: I don't have a
14 question. My only comment is it's a shame this
15 litigation is holding up needed housing for
16 people in the community. If the seniors came and
17 bought these, then it would turn over for
18 young people housing in the community. So it has
19 a double effect.

20 In addition, your building costs are
21 going to go up during the delay. I thought I had
22 word from the Town that it was going to be
23 dismissed, because of the new Justice Department
24 isn't interested in litigating this.

25 So I hope your partner in the law firm

1 NCPC File No. 2001-F-1

2 presses on that they get some sort of resolution,
3 and you -- you come back in a few months and show
4 us a picture of your beautiful new baby also.

5 (Laughter.)

6 MS. GIAMPIETRO: Thank you, yes.

7 (Laughter.)

8 CHAIRMAN SHAPIRO: Commissioners, any
9 other questions?

10 (No response.)

11 CHAIRMAN SHAPIRO: If not, I'll take a
12 motion.

13 VICE-CHAIR GREENFIELD: I'll make a
14 motion to approve NCPC File No. 2000-F-1.

15 MR. O'BRIEN: With an extension to
16 March 21st, 2026.

17 VICE-CHAIR GREENFIELD: Right.

18 MR. O'BRIEN: Yes.

19 COMMISSIONER KALATY: Second.

20 COMMISSIONER FORMAN: 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.

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

NCPC File No. 2001-F-1

MS. GIAMPIETRO: Thank you very much.

VICE-CHAIR GREENFIELD: Good luck.

MS. GIAMPIETRO: Thank you.

CHAIRMAN SHAPIRO: Good luck.

* * *

1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: All right, zoning.

3 VICE-CHAIR GREENFIELD: I'll do that
4 first.

5 CHAIRMAN SHAPIRO: Commissioner
6 Greenfield is off No. 7.

7 (Vice-Chair Greenfield exits the
8 hearing.)

9 MR. O'BRIEN: Why don't we do that
10 first then?

11 CHAIRMAN SHAPIRO: We'll do that one
12 first.

13 Does anyone have any questions on the
14 "LDs," so far?

15 (No response.)

16 CHAIRMAN SHAPIRO: Not seeing any, I'll
17 take a motion for "LD" on NCPC File No. 7.

18 (Mr. Katz stepping up.)

19 COMMISSIONER FORMAN: So moved.

20 CHAIRMAN SHAPIRO: Is there a second?

21 COMMISSIONER DURSO: I'll second.

22 CHAIRMAN SHAPIRO: All in favor?

23 (Chorus of "ayes," with Vice-Chair
24 Greenfield recused.)

25 CHAIRMAN SHAPIRO: Any opposed?

1 Zoning Referral Review

2 (No response.)

3 CHAIRMAN SHAPIRO: The motion carries.

4 * * *

5 (Vice-Chair Greenfield enters the

6 hearing.)

7 CHAIRMAN SHAPIRO: Okay. Now, I'll

8 take a motion to "LD" Agenda Items No.:

9 1;

10 3;

11 5;

12 6;

13 And 8.

14 COMMISSIONER FORMAN: So moved.

15 CHAIRMAN SHAPIRO: Is there a second?

16 VICE-CHAIR GREENFIELD: Second.

17 CHAIRMAN SHAPIRO: All in favor?

18 (Chorus of "ayes.")

19 CHAIRMAN SHAPIRO: Any opposed?

20 (No response.)

21 CHAIRMAN SHAPIRO: The motion carries.

22 * * *

23 CHAIRMAN SHAPIRO: Marty, let's do

24 No. 4.

25 * * *

1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: Oh, we missed
3 No. 2.

4 I'd like to get a motion for NCPC File
5 Agenda Item No. 2. It's a proposed 12-month
6 building moratorium in the Village of Manorhaven.

7 Personally, I think that we should
8 modify this to give only a 12-month and not a
9 2-month -- two 6 month extensions.

10 VICE-CHAIR GREENFIELD: I agree with
11 you, Mr. Chairman. And the attorney for the
12 Village appeared in our -- what do we call
13 that -- in our pre --

14 CHAIRMAN SHAPIRO: Pre-meeting.

15 VICE-CHAIR GREENFIELD: --
16 pre-meeting --

17 CHAIRMAN SHAPIRO: Uh-huh.

18 VICE-CHAIR GREENFIELD: -- to explain
19 that they've retained an engineering firm and a
20 planning firm. And we asked them to come back
21 to staff in nine months to give a status update.
22 So --

23 CHAIRMAN SHAPIRO: Any questions,
24 Commissioners?

25 (No response.)

1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: Do I have a motion?

3 VICE-CHAIR GREENFIELD: So moved.

4 THIRD VICE-CHAIR LEWIS: I'll -- I'll
5 second the motion for the modification.

6 CHAIRMAN SHAPIRO: All those in favor?

7 (Chorus of "ayes," with Commissioner Gold
8 opposing.)

9 CHAIRMAN SHAPIRO: Any opposed?

10 COMMISSIONER GOLD: Well, I'm opposing
11 for a different reason. I don't oppose the
12 modification that seems like that's going to
13 pass. But I'm just opposing the moratorium in
14 general. I do think that there should have been
15 supporting documentation submitted for the
16 purpose for such a moratorium.

17 VICE-CHAIR GREENFIELD: Okay.

18 CHAIRMAN SHAPIRO: Okay.

19 VICE-CHAIR GREENFIELD: Staff, note
20 that for the future. I'm -- I'm not willing to
21 vote it down, but I respect my colleague's
22 statements on that.

23 CHAIRMAN SHAPIRO: Okay.

24 * * *

25 CHAIRMAN SHAPIRO: Now No. 4.

1 Zoning Referral Review

2 VICE-CHAIR GREENFIELD: Okay. On
3 No. 4, Marty let me explain what's your
4 recommendation, because the Mayor in the
5 Village --

6 * * *

7 MR. O'BRIEN: Well, I -- I -- I don't
8 know that we had a vote. Did we actually?

9 CHAIRMAN SHAPIRO: Yes, we voted all in
10 favor.

11 MR. O'BRIEN: I -- I don't remember --
12 I only heard Commissioner Gold, you know, voice
13 her opposition.

14 VICE-CHAIR GREENFIELD: Oh.

15 MR. O'BRIEN: I don't know if there was
16 a formal vote.

17 COMMISSIONER GOLD: Yeah.

18 CHAIRMAN SHAPIRO: Yeah, we did.

19 COMMISSIONER GOLD: Yeah, you said all
20 in favor and I said opposed at the end.

21 MR. O'BRIEN: Okay, I apologize -- I
22 apologize.

23 John?

24 MR. PERRAKIS: Right, yeah. Everyone
25 approved.

1 Zoning Referral Review

2 MR. O'BRIEN: Okay. I just didn't know
3 if we needed another one. Not a problem.

4 You're getting me in trouble.

5 VICE-CHAIR GREENFIELD: You're watching
6 the "live stream."

7 (Laughter.)

8 CHAIRMAN SHAPIRO: Right.

9 (Laughter.)

10 * * *

11 CHAIRMAN SHAPIRO: Okay. Marty, let's
12 go on Item No. 4.

13 MR. O'BRIEN: Multitasking can -- can
14 do that.

15 MR. KATZ: Yeah.

16 This is the Village of Lynbrook. It's
17 a use and parking variance.

18 This is a conversion of an existing
19 storefront of about 7,000 square feet to a
20 children's entertainment and amusement
21 establishment called "Planet Play." This use is
22 not permitted in a -- in a Commercial Zoning
23 District. Thus, the use variance is required.
24 Also, a parking variance is required, 71 spaces
25 required, 3 spaces provided.

1 Zoning Referral Review

2 use only has a small portion of the building
3 having arcade games and it is not on the scale of
4 what they say is "Dave & Busters," that the code
5 intended to prohibit.

6 Yeah, they say there's a municipal
7 parking nearby. I hadn't noticed or noted that
8 it was that nearby.

9 I -- I -- I -- staff recommended that
10 we get a parking analysis that:

11 Addresses an extreme parking shortfall
12 with this kind of use;

13 And that also addresses drop off and
14 pick ups along Atlantic Avenue, with children
15 being dropped off and picked up;

16 Which is -- you know, parking spaces
17 along Atlantic are at a premium. I didn't notice
18 that there was pickup and drop off areas in the
19 rear of the -- of the storefronts. So it's a
20 little ambiguous how they're going to accommodate
21 this kind of use in a downtown setting, but you
22 know --

23 VICE-CHAIR GREENFIELD: So Marty?

24 MR. KATZ: Yeah.

25 VICE-CHAIR GREENFIELD: For the benefit

1 Zoning Referral Review
2 of your -- your benefit and the benefit of my
3 colleagues, unbeknownst to you, the Village has a
4 solution to this problem.

5 MR. KATZ: Okay.

6 VICE-CHAIR GREENFIELD: They --
7 there -- there is a walkthrough on Atlantic
8 Avenue from the east side. And they're also in
9 the process and it'll be open in a few months of
10 a walkthrough on the west side. They want to do
11 that, so the people in the new apartment
12 building, "The Langdon," can walk through to
13 Atlantic Avenue.

14 And the Mayor really wants this
15 project, because he has so many empty storefronts
16 on Atlantic Avenue and he hopes bringing young
17 people into the downtown with young families will
18 spur some other development.

19 He's got another major called "Shake a
20 Paw" closed up on the five corners opposite the
21 movie theater. Obviously, the Attorney General
22 in the State of New York saw to that. They were
23 put out of business. And that's a large space
24 also, about 7, 8 maybe 10,000 square feet. So
25 he's hoping to get some development encouraged by

1 Zoning Referral Review

2 this move.

3 MR. KATZ: So you would suggest a
4 "Local Determination?"

5 VICE-CHAIR GREENFIELD: Yeah, "LD."

6 MR. KATZ: Oh, okay.

7 VICE-CHAIR GREENFIELD: Yeah, I -- I
8 would make a motion that Case No. 8909 --
9 oh, no, Case No. 915125, that we grant a
10 "Local Determination."

11 COMMISSIONER FORMAN: Second.

12 CHAIRMAN SHAPIRO: All those in favor?
13 (Chorus of "ayes.")

14 CHAIRMAN SHAPIRO: Any opposed?
15 (No response.)

16 CHAIRMAN SHAPIRO: The motion carries.

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

CHAIRMAN SHAPIRO: Okay. Go to the
minors.

VICE-CHAIR GREENFIELD: We did the
Zoning Calendar, I guess for the benefit of the
public.

THIRD VICE-CHAIR LEWIS: We took them
in a different order than our regular calendar
items.

* * *

1 NCPC Minor Sub. File No. 33-2025

2 (Stepping up.)

3 MR. WREN: All right. Good morning.

4 I'd like to start off with Case, Minor
5 Subdivisions Case File 33-2025. It's a
6 two-parcel minor subdivision.

7 The 11,946 square foot subject property
8 is situated on the southeast corner of
9 Pine Street and Woodward Avenue in the Hamlet of
10 Wantagh, Town of Hempstead's Residential "A"
11 Zoning District. Application proposes to
12 subdivide the property, which currently has
13 100 feet of frontage on Pine Street into two
14 separate parcels.

15 "Proposed Lot A" will have 60 feet by
16 100 feet -- 60 feet of frontage by 100 feet on
17 Woodward Avenue and be a total of 6,000 square
18 feet.

19 "Proposed Lot B" will have 59.46 feet
20 of frontage by 100 feet, also now facing out onto
21 Woodward Avenue and be a total of 5,946 square
22 feet.

23 Town of Hempstead's Board of Appeals
24 has approved requests for variances. For "Lot A"
25 variances:

1 NCPC Minor Sub. File No. 33-2025
2 Subdivision of lot;
3 Construct dwelling with garage;
4 Demolish existing dwelling.
5 And for "Lot B" variance:
6 Subdivision of lot;
7 Lot area;
8 Front width from and on street line to
9 front setback line;
10 Front-yard average setback;
11 Construct dwelling with garage.
12 I'd like to ask the attorney to now
13 step up.
14 COMMISSIONER FORMAN: I have a question
15 for you.
16 MR. WREN: Yes.
17 COMMISSIONER FORMAN: You can't have
18 100 feet of frontage and then end up at two
19 60 foot lots.
20 MR. WREN: Oh, it's -- it's 100 feet on
21 Pine Street and then the --
22 COMMISSIONER FORMAN: It's corner
23 property?
24 MR. WREN: Yeah, it's a corner
25 property. So you're going to have the 100

1 NCPC Minor Sub. File No. 33-2025
2 feet -- right now as the property is situated is
3 you have 100 feet of frontage on Pine Street.
4 But after the houses are built, everything's
5 going to be facing out onto Woodward Avenue.

6 COMMISSIONER FORMAN: Okay.

7 MR. O'BRIEN: So it's the depth is the
8 150.

9 MR. WREN: Right.

10 MR. O'BRIEN: Math doesn't lie.

11 (Stepping up.)

12 MR. AVRUTINE: Good morning,
13 Mr. Chairman, members of the Commission,
14 appearing for the applicant, Howard Avrutine,
15 66 North Village Avenue, Rockville Centre.

16 Mr. Wren presented the -- the basic
17 facts of the case. The Board of Appeals granted
18 the required variances.

19 Please note that the plot that was
20 denominated as "Plot A" or "Parcel A" is the
21 corner lot at the southeast corner of Pine and
22 Woodward that is 60 by 100, fully zoning
23 compliant. The interior lot needed variances
24 for front -- front-yard setback. Based upon the
25 average could not comply, but instead provided

1 NCPC Minor Sub. File No. 33-2025
2 30 feet and minor variances for lot width and
3 lot area. The minimum lot width is 60 feet,
4 59.46 square feet provided, that's 6 inches
5 short.

6 Similarly with respect to lot area,
7 6,000 square feet is required and the variance
8 was granted authorizing 5,946, so that's 54 feet
9 short. The Board deemed that appropriate in
10 their discretion to approve the variances. And
11 we are here seeking approval of the subdivision.

12 THIRD VICE-CHAIR LEWIS: I just want to
13 understand the variances. So the -- the one that
14 is 59.46 feet, that's the -- the second property;
15 correct?

16 MR. AVRUTINE: Correct. It's the --
17 the one -- the one on the east or the right side.

18 THIRD VICE-CHAIR LEWIS: So that's
19 pretty much a de minimis, you know, right there,
20 just short 6 feet?

21 MR. AVRUTINE: Absolutely, yes, just --
22 just a trifle short.

23 THIRD VICE-CHAIR LEWIS: So but what's
24 the setback issues? Thirty feet is --

25 MR. AVRUTINE: It's based -- based on

1 NCPC Minor Sub. File No. 33-2025

2 the average. The average layer for that lot was
3 deemed to be 37.8, based upon the average.

4 THIRD VICE-CHAIR LEWIS: That's a lot.

5 MR. AVRUTINE: Well, but -- but it's
6 still 30 feet back. The normal setback, if you
7 weren't going by the average, would be 25 feet,
8 so --

9 MR. O'BRIEN: Yeah, that's the zoning
10 code of the Town.

11 THIRD VICE-CHAIR LEWIS: So what are
12 you saying the setback will be then?

13 MR. AVRUTINE: 30.

14 THIRD VICE-CHAIR LEWIS: 30.

15 MR. AVRUTINE: So it's above the --
16 the -- what the minimum requirement is based on
17 average.

18 THIRD VICE-CHAIR LEWIS: 37?

19 MR. AVRUTINE: It is not, no.

20 THIRD VICE-CHAIR LEWIS: And the two
21 houses are going to have the same setback;

22 MR. AVRUTINE: Yes, which -- which
23 makes -- which makes this -- you know, it makes
24 sense.

25 THIRD VICE-CHAIR LEWIS: Well, it looks

1 NCPC Minor Sub. File No. 33-2025

2 nice.

3 MR. AVRUTINE: Yes, that's the whole
4 point.

5 THIRD VICE-CHAIR LEWIS: But then both
6 of them have to get that variance then; right?

7 MR. AVRUTINE: The -- the corner lot,
8 it wasn't required for.

9 THIRD VICE-CHAIR LEWIS: Oh, yeah.

10 MR. O'BRIEN: Is that existing? Is
11 that a maintain, Howard?

12 MR. AVRUTINE: No -- no, that's a
13 construct.

14 MR. O'BRIEN: Construct, okay.

15 THIRD VICE-CHAIR LEWIS: Interesting.

16 Yeah, that's why we needed why the
17 variance --

18 MR. AVRUTINE: Yes --

19 THIRD VICE-CHAIR LEWIS: -- applied
20 to the second house, but not the first, because
21 then --

22 MR. AVRUTINE: Maybe because of the
23 corner -- the corner, so --

24 MR. O'BRIEN: The corner is considered
25 a side -- a side yard?

1 NCPC Minor Sub. File No. 33-2025

2 MR. AVRUTINE: Yeah -- yeah.

3 MR. O'BRIEN: That's what it is.

4 There's two front yards.

5 MR. AVRUTINE: Yeah, it's two front.

6 They didn't go by the average --

7 MR. O'BRIEN: There is no rear yard?

8 MR. AVRUTINE: Right.

9 THIRD VICE-CHAIR LEWIS: Gotcha. Okay.

10 CHAIRMAN SHAPIRO: Commissioners, any
11 other questions?

12 (No response.)

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

15 (No response.)

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

18 COMMISSIONER GOLD: Motion to approve
19 NCPC File No. 33-2025 with a "Negative
20 Declaration."

21 COMMISSIONER DURSO: I'll second.

22 CHAIRMAN SHAPIRO: All in favor?

23 (Chorus of "ayes.")

24 CHAIRMAN SHAPIRO: Any opposed?

25 (No response.)

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

NCPC Minor Sub. File No. 33-2025

CHAIRMAN SHAPIRO: The motion carries.

MR. AVRUTINE: Thank you. Have a great
day.

* * *

1 NCPC Minor Sub. File No. 35-2025

2 (Stepping up.)

3 MR. WREN: Okay. Next up we're going
4 to NCPC File 35-2025. This is another two-parcel
5 minor subdivision.

6 The 73,616.4 square foot subject
7 property is situated on the south side of
8 Sunrise Highway in the Incorporated Village of
9 Valley Stream's "C-2" Zoning District.
10 Application proposes to subdivide the property,
11 which has -- currently has 237.07 feet of
12 frontage on Sunrise Highway into two separate
13 parcels.

14 "Proposed Lot A" will have 231.1 feet
15 of frontage by 195.66 feet on Sunrise Highway and
16 be a total of 37,716 square feet.

17 "Proposed Lot B" will have 235.11 feet
18 frontage by 296.95 feet on Sydney Place and be a
19 total of 35,925 square feet.

20 The Incorporated Village of
21 Valley Stream's Planning Board has issued a
22 letter of approval of for this subdivision.

23 Now I'd ask the attorney to please step
24 up.

25 CHAIRMAN SHAPIRO: Good morning.

1 NCPC Minor Sub. File No. 35-2025

2 (Stepping up.)

3 MR. D'AGOSTINO: Good morning,
4 Mr. Chairman, members of the Commission. My name
5 is Albert A. D'Agostino, firm of Minerva and
6 D'Agostino PC, 107 South Central Avenue,
7 Valley Stream, New York 11580.

8 As -- as -- as usual, the -- the staff
9 was very thorough in the presentation. This is a
10 dual jurisdiction map. It -- it is visually part
11 of the "Green Acre Shopping Center," though not
12 actually. It's part of the strip that's along
13 the Village boundary, which is just to the south
14 of Sunrise Highway.

15 The Village has -- has granted the --
16 the subdivision approval, minor subdivision
17 approval and it is a site for a
18 Chase Bank.

19 And I'm here to answer any questions
20 that you might have. And if I can't answer them,
21 I brought my support staff, Dominick.

22 (Laughter.)

23 CHAIRMAN SHAPIRO: Commissioners, any
24 questions?

25 THIRD VICE-CHAIR LEWIS: Well, you

1 NCPC Minor Sub. File No. 35-2025

2 mentioned --

3 VICE-CHAIR GREENFIELD: Is that a
4 promotion, Dominick?

5 THIRD VICE-CHAIR LEWIS: -- you
6 mentioned a bank at one of the sites?

7 MR. D'AGOSTINO: Yeah.

8 (Laughter.)

9 THIRD VICE-CHAIR LEWIS: It's going
10 to be two properties though, right? So it would
11 be --

12 MR. D'AGOSTINO: Yeah.

13 THIRD VICE-CHAIR LEWIS: -- two
14 projects or --

15 MR. D'AGOSTINO: Yeah.

16 THIRD VICE-CHAIR LEWIS: The bank would
17 be one.

18 MR. D'AGOSTINO: It's a bank and a
19 parking field, that's basically --

20 THIRD VICE-CHAIR LEWIS: Oh, okay.

21 MR. D'AGOSTINO: -- what it is. That's
22 what it is, at the same time. Yeah, Chase Bank.

23 THIRD VICE-CHAIR LEWIS: Gotcha. Okay.

24 CHAIRMAN SHAPIRO: Any other questions,
25 Commissioners?

1 NCPC Minor Sub. File No. 35-2025

2 (No response.)

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

5 (No response.)

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

8 COMMISSIONER GOLD: I'll make a
9 motion to approve NCPC 35-2025 with a
10 "Negative Declaration."

11 VICE-CHAIR GREENFIELD: Second.

12 CHAIRMAN SHAPIRO: All in favor?

13 (Chorus of "ayes.")

14 CHAIRMAN SHAPIRO: Any opposed?

15 (No response.)

16 CHAIRMAN SHAPIRO: Motion carries.

17 MR. D'AGOSTINO: Thank you.

18 * * *

19

20

21

22

23

24

25

1 NCPC Minor Sub. File No. 36-2025

2 (Stepping up.)

3 MR. WREN: Okay. Next up we have
4 NCPC File 36-2025. It's another two-parcel
5 minor subdivision.

6 The 11,500 square foot subject property
7 is situated on the north side of William Street
8 in the Hamlet of Seaford, Town of Hempstead's
9 Residential "B" Zoning District. Application
10 proposes to subdivide the property, which
11 currently has 100 feet of frontage on
12 William Street into two equal parcels.

13 So proposed lots "A" and "B" will both
14 have 50 feet of frontage by 115 feet on
15 William Street and both parcels will be
16 5,750 square feet.

17 The Town of Hempstead's Board of
18 Appeals has approved -- has approved the requests
19 for variances.

20 "Lot A" variances:

21 Subdivision of lot;

22 Height;

23 Lot width from and on street line to
24 front setback line;

25 Lot area;

1 NCPC Minor Sub. File No. 36-2025
2 Construct dwelling with garage;
3 Demolish existing dwelling and garage.
4 For "Lot B" variance:
5 Subdivision of lot;
6 Height;
7 Lot width from and on street line to
8 front setback line;

9 Area [sic] -- oh, I'm sorry, lot area;
10 Construct dwelling with a garage.
11 Now I'll ask the attorney to please
12 step up.

13 CHAIRMAN SHAPIRO: Good morning.
14 (Stepping up.)

15 MR. BONESSO: Good morning,
16 Commissioners. William Bonesso, Forchelli Deegan
17 Terrana, 333 Earle Ovington Boulevard, Uniondale,
18 New York, here on behalf of the applicant. The
19 owner of property is Elsie Taboada. The
20 developer is my client. Mr. Michael Orlando is
21 here. I'm representing him.

22 And as Mr. Wren described, this is a
23 two-lot subdivision that was the subject of
24 variance approvals by the Town of Hempstead Board
25 of Appeals. It is creating two 50 foot wide by

1 NCPC Minor Sub. File No. 36-2025
2 115 foot deep lots on the south side of
3 William Street in Seaford. The Board granted
4 this application, because it is very much in
5 keeping with the pattern of development in the
6 area.

7 If -- if you take look at the radius
8 map that was submitted, the -- of the 13 lots on
9 William Street within the 200-foot radius, a
10 full 69 percent of them are either the same size
11 and -- and width or less than that as the
12 proposed lots here. Even more so in the 100-foot
13 radius, of the 13 lots there, you have 12 of the
14 13 that are the same size. That's 92 percent.

15 So this is very much in keeping with
16 the pattern of development. It's not going to
17 alter the character of the neighborhood. The
18 Zoning Board -- the -- the application is to
19 build one new two-story dwelling and to maintain
20 any dwelling on the other lot, the westerly lot.
21 There's going to be some modifications made to
22 that house, so that it all complies with the
23 setback requirements.

24 In granting the variances, the Board
25 proposed conditions, among them:

1 NCPC Minor Sub. File No. 36-2025

2 That the properties be owner occupied;

3 That they be maintained as

4 single-family dwellings only;

5 And that they not -- and that they have
6 one meter;

7 One mailbox.

8 And like all things that the Board
9 proposes to try to ensure that the property's
10 aren't --

11 THIRD VICE-CHAIR LEWIS: They still
12 require the no basement access?

13 MR. BONESSO: Correct, no basement
14 entry. That's also a requirement. Restrictive
15 covenants have been --

16 VICE-CHAIR GREENFIELD: Can we have a
17 copy of that?

18 MR. BONESSO: Yeah, we can do that.

19 COMMISSIONER SHAPIRO: Yeah.

20 MR. BONESSO: Restrictive covenants
21 have been recorded to enforce those requirements.
22 So the Town looked at this very carefully and
23 imposed appropriate and reasonable conditions
24 the applicant has agreed to. They're being
25 recorded. They are being in place. So now we're

1 NCPC Minor Sub. File No. 36-2025

2 just seeking the subdivision to make this
3 official.

4 THIRD VICE-CHAIR LEWIS: We saw some
5 images. One house is staying, is that the plan?

6 MR. BONESSO: One house is staying,
7 correct.

8 THIRD VICE-CHAIR LEWIS: So when they
9 originally did this, they put the house in, right
10 in the middle -- I mean not right in the middle,
11 they put it to the side --

12 MR. BONESSO: Yeah --

13 THIRD VICE-CHAIR LEWIS: -- of the
14 property, so they --

15 MR. BONESSO: -- yeah, I don't know --
16 I don't know the overall history, if there were
17 other -- other lots that were once involved.

18 THIRD VICE-CHAIR LEWIS: So everybody
19 in the neighborhood is 50 by 50?

20 MR. BONESSO: Yes.

21 THIRD VICE-CHAIR LEWIS: This is 100 by
22 100?

23 MR. BONESSO: Yeah -- yeah. So I -- I
24 think that they probably looked ahead.

25 THIRD VICE-CHAIR LEWIS: It's called

1 NCPC Minor Sub. File No. 36-2025

2 good foresight.

3 VICE-CHAIR GREENFIELD: Foresight.

4 (Laughter.)

5 MR. BONESSO: Foresight on planning.

6 That's our direct presentation.

7 CHAIRMAN SHAPIRO: Thank you.

8 VICE-CHAIR GREENFIELD: Thank you.

9 CHAIRMAN SHAPIRO: Commissioners, any
10 other questions?

11 COMMISSIONER DURSO: No.

12 CHAIRMAN SHAPIRO: Anybody in the
13 public wish to be heard?

14 (No response.)

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

17 COMMISSIONER DURSO: I'd like to
18 make a motion on NCPC File No. 36-2025 with a
19 "Negative Declaration."

20 VICE-CHAIR GREENFIELD: 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.

1 NCPC Minor Sub. File No. 36-2025

2 MR. BONESSO: Thank you very much.

3 THIRD VICE-CHAIR LEWIS: Thank you for
4 your client coming to the meeting.

5 VICE-CHAIR GREENFIELD: Good luck.

6 AUDIENCE MEMBER: Thank you very much.

7 Thank you.

8 * * *

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 NCPC Minor Sub. File No. 37-2025

2 (Stepping up.)

3 MR. WREN: Next up we have NCPC
4 File 37-2025. This is another two-parcel minor
5 subdivision.

6 The 1.72-acre subject property is
7 situated on the west side of Jerusalem Avenue in
8 the Hamlet of Hicksville, Town of Oyster Bay's
9 "HD-1" Zoning District. Application proposes to
10 subdivide the property, which has 277.20 feet of
11 frontage on Jerusalem Avenue into two separate
12 parcels.

13 "Proposed Lot A" will have 157.75 feet
14 of frontage by 133.65 feet on Jerusalem Avenue
15 and be a total of 19,171.75 square feet.

16 "Proposed Lot B" will have 125.75 feet
17 of frontage by 350.49 feet on Jerusalem Avenue
18 and be a total of 1.28 acres.

19 The Town of Oyster Bay's Department of
20 Planning and Development has issued a letter of
21 zoning compliance for the proposed subdivision.

22 The reason that they are subdividing
23 this is "Lot B" is trying to be grouped together
24 as part of a "Brownfield" cleanup, 'cause that
25 area's contaminated. The Bank of America north

1 NCPC Minor Sub. File No. 37-2025
2 of it is on non-contaminated land. So in order
3 to do this, they needed to separate and approve
4 them, so (gesturing) --

5 (Stepping up.)

6 MS. SIMONCIC: Good morning. Good
7 morning, Mr. -- Mr. Chairman and Commissioners.
8 Judy Simoncic, Forchelli Deegan Terrana,
9 333 Earle Ovington Boulevard in Uniondale.

10 As Tim indicated, the real reason we're
11 doing this is to make this property qualify for
12 the "Brownfield Program." Right now the property
13 consists of 28 separate tax lots. The program
14 requires that one tax lot be submitted.

15 During the due diligence on this
16 property, contamination on the subsurface was
17 found on "Parcel B," so that's why we're
18 proposing to subdivide.

19 But the properties will ultimately be
20 developed together. There's currently an
21 application before the Town Planning Board for a
22 site plan approval for a "TOD" development that
23 this Commission will see on referral down the
24 road.

25 So they will be developed together, but

1 NCPC Minor Sub. File No. 37-2025
2 the real purpose is to separate so it will then
3 create one tax lot. And the only way to do that
4 is through a subdivision.

5 MR. O'BRIEN: Thank God, one tax lot.
6 That -- that could be a disaster.

7 MS. SIMONCIC: Yeah, tracking it's --
8 it's a management nightmare, you know.

9 And the "Brownfield Program" does
10 require the contamination exist on one tax lot.
11 So the only way to consolidate the 28 lots is to
12 subdivide. And the one was chosen because
13 "Parcel A," which -- Marty?

14 VICE-CHAIR GREENFIELD: So the
15 contaminants didn't know it was multiple lots I
16 guess?

17 (Laughter.)

18 VICE-CHAIR GREENFIELD: I guess it
19 confined itself to one lot.

20 MS. SIMONCIC: It did not. It spread
21 to many lots.

22 (Laughter.)

23 MS. SIMONCIC: But "Parcel A" is a
24 clean parcel and that's where the existing
25 Bank of America building is located and we're not

1 NCPC Minor Sub. File No. 37-2025
2 going to be submitting that to the "Brownfield
3 Program." "Parcel B" will be put to the
4 "Brownfield Program" and that will allow for the
5 cleanup of this property --

6 THIRD VICE-CHAIR LEWIS: So is the
7 "Brownfield Program" alive and well? I mean
8 there's been a lot of --

9 MS. SIMONCIC: Yes --

10 THIRD VICE-CHAIR LEWIS: -- criticism
11 over the years.

12 MS. SIMONCIC: -- yes.

13 THIRD VICE-CHAIR LEWIS: You believe
14 this is going to get the --

15 MS. SIMONCIC: It's a lot involved. We
16 will get tax credits as a result of it.

17 VICE-CHAIR GREENFIELD: Yes.

18 MS. SIMONCIC: And --

19 VICE-CHAIR GREENFIELD: Yeah, this is
20 administered by New York State, D.E.C. It's
21 not the Feds.

22 MS. SIMONCIC: Yes, it's New York State
23 D.E.C., yeah.

24 MR. O'BRIEN: Yeah.

25 MS. SIMONCIC: So that's the

1 NCPC Minor Sub. File No. 37-2025
2 application. And again, the property will be
3 developed as one parcel. There's cross access
4 easements and cross parking agreements, so they
5 will be developed as one and --

6 VICE-CHAIR GREENFIELD: Do they have a
7 tenant in mind or?

8 MS. SIMONCIC: No, they're building
9 a -- a "TOD."

10 VICE-CHAIR GREENFIELD: Oh, TOD.

11 MS. SIMONCIC: It's a mixed use
12 development.

13 VICE-CHAIR GREENFIELD: Okay, gotcha.

14 MS. SIMONCIC: It's a mixed use
15 development.

16 CHAIRMAN SHAPIRO: What kind of
17 contamination on the adjacent property?

18 MS. SIMONCIC: I'm sorry.

19 CHAIRMAN SHAPIRO: What kind of
20 contamination?

21 MS. SIMONCIC: It was subsurface
22 contamination. There's a dry cleaner that's
23 located just south of the property, so the
24 contamination came from the dry cleaner.

25 But it will be fully cleaned up to

1 NCPC Minor Sub. File No. 37-2025
2 residential standards. And this is part of the
3 Hicksville Downtown Redevelopment Area. This is
4 one of those properties that will be redeveloped,
5 and -- and developed with a mixed use
6 development, with retail on the first floor and
7 residential above.

8 COMMISSIONER FORMAN: Is the
9 dry cleaner still open?

10 MS. SIMONCIC: Yes, they are open, but
11 will be closing. They will be closing 'cause
12 that property will be part of this development as
13 well.

14 CHAIRMAN SHAPIRO: Are they going back
15 after him?

16 MS. SIMONCIC: I don't know. But it
17 will be cleaned up, which is the most important
18 thing.

19 THIRD VICE-CHAIR LEWIS: This a good
20 news application.

21 MS. SIMONCIC: It's a good news
22 application.

23 THIRD VICE-CHAIR LEWIS: You have a
24 property in the neighborhood that I'm sure people
25 are not happy about?

1 NCPC Minor Sub. File No. 37-2025

2 MS. SIMONCIC: They are not -- they are
3 not. And -- and it will be closing and all of
4 that area will be cleaned up.

5 THIRD VICE-CHAIR LEWIS: Yeah, that's a
6 good word.

7 (Laughter.)

8 CHAIRMAN SHAPIRO: All right.

9 VICE-CHAIR GREENFIELD: All right.

10 MS. SIMONCIC: That's my presentation
11 as well.

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

14 (No response.)

15 CHAIRMAN SHAPIRO: Are there any other
16 questions, Commissioners?

17 VICE-CHAIR GREENFIELD: It sounds like
18 a very good application, counselor.

19 MS. SIMONCIC: Yes.

20 CHAIRMAN SHAPIRO: If not, I will take
21 a motion.

22 COMMISSIONER KALATY: Motion to approve
23 NCPC File 37-2025 with a "Negative Declaration."

24 COMMISSIONER DURSO: I'll second.

25 VICE-CHAIR GREENFIELD: Second.

1 NCPC Minor Sub. File No. 37-2025
2 Oh, you can have the second.
3 CHAIRMAN SHAPIRO: All in favor?
4 (Chorus of "ayes.")
5 CHAIRMAN SHAPIRO: Any opposed?
6 (No response.)
7 CHAIRMAN SHAPIRO: The motion --
8 MR. BONESSO: Opposed.
9 CHAIRMAN SHAPIRO: -- carries.
10 MS. SIMONCIC: Thank you.
11 Are you opposed?
12 (Laughter.)
13 MR. BONESSO: Just kidding.
14 * * *
15
16
17
18
19
20
21
22
23
24
25

1 NCPC Minor Sub. File No. 38-2025

2 (Stepping up.)

3 MR. WREN: Okay. Next up we have
4 NCPC File 38-2025. This is another two-parcel
5 minor subdivision.

6 The 10,568 square foot subject property
7 is situated on the south side of Scaneateles
8 Avenue in the Hamlet of West Hempstead, Town of
9 Hempstead's Residential "B" Zoning District.
10 Application proposes to subdivide the property,
11 which has 70 -- 70.97 feet of frontage on
12 Scaneateles into two separate parcels.

13 "Proposed Lot A" will have 70.79 feet
14 of frontage by 115 feet and be a total of 5,284
15 square feet.

16 "Proposed Lot B" will have 80 feet of
17 frontage by 66.05 feet on Pinebrook Avenue and be
18 a total of 5,284 square feet.

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

21 "Lot A" variances:

22 Subdivision of lot;

23 Lot area;

24 Construct dwelling with garage.

25 For "Lot B" variances:

1 NCPC Minor Sub. File No. 38-2025
2 Subdivision of lot;
3 Lot area;
4 Rear yard;
5 And construct dwelling with garage.
6 I'd ask the attorney to come up.
7 (Stepping up.)
8 (Laughter.)
9 MR. D'AGOSTINO: Thank you.
10 For the applicant, Minerva and
11 D'Agostino PC by Albert A. D'Agostino,
12 107 South Central Avenue, Valley Stream, New York
13 11580.
14 CHAIRMAN SHAPIRO: Don't say it.
15 MR. D'AGOSTINO: I'm sorry.
16 CHAIRMAN SHAPIRO: Don't say it.
17 MR. D'AGOSTINO: Say what?
18 (Laughter.)
19 CHAIRMAN SHAPIRO: You know what I'm
20 talking about.
21 (Laughter.)
22 MR. D'AGOSTINO: I have to say it.
23 (Laughter.)
24 MR. O'BRIEN: He has to make a record.
25 CHAIRMAN SHAPIRO: See, I guaranteed

1 NCPC Minor Sub. File No. 38-2025

2 that one.

3 MR. D'AGOSTINO: I have to say it.

4 (Laughter.)

5 MR. D'AGOSTINO: The -- the variance --
6 variances have been granted by the Town of
7 Hempstead. And for the record, this does fit
8 within the parameters of "Section 1610
9 Subdivision 1 Sub Sub B," which is the "Old Filed
10 Map Exception," which is a -- a pre-1945 map.

11 And if there are any specific questions
12 that the Commission has, that staff hasn't
13 already very competently in detail addressed,
14 I -- I have my assistant with me, my law partner
15 who could address those.

16 (Laughter.)

17 CHAIRMAN SHAPIRO: Commissioners, any
18 questions?

19 (No response.)

20 CHAIRMAN SHAPIRO: Is there anybody in
21 the public that wishes to be heard?

22 (No response.)

23 CHAIRMAN SHAPIRO: Not seeing any, I
24 will take a motion.

25 COMMISSIONER DURSO: I'd like to make a

1 NCPC Minor Sub. File No. 38-2025

2 motion NCPC File No. 38-2025 with a

3 "Negative Declaration."

4 COMMISSIONER KALATY: Second.

5 CHAIRMAN SHAPIRO: All in favor?

6 (Chorus of "ayes.")

7 CHAIRMAN SHAPIRO: Any opposed?

8 (No response.)

9 CHAIRMAN SHAPIRO: The motion carries.

10 * * *

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 NCPC Minor Sub. File No. 39-2025

2 (Stepping up.)

3 MR. WREN: Okay. And last up, we have
4 Case 39-2025.

5 MR. O'BRIEN: Just for the record, I'm
6 recused on this case, Mr. Chair.

7 (Mr. O'Brien exits the hearing.)

8 CHAIRMAN SHAPIRO: Okay.

9 MR. WREN: All right. Case 39-2025.
10 This is a two-parcel minor subdivision.

11 The 10,121 square foot subject property
12 is situated on the north side of Henry Street in
13 the Hamlet of Roosevelt, Town of Hempstead's
14 Residential "B" Zoning District. The application
15 proposes to subdivide the property which has
16 80 feet of frontage on Henry Street into two
17 separate parcels.

18 "Proposed Lot A" will have 40 feet of
19 frontage by 128.38 feet on Henry Street and be a
20 total of 5,023 square feet.

21 "Proposed Lot B" will have 40 feet of
22 frontage by 126.52 feet on Henry Street and be a
23 total of 5,098 square feet.

24 Town of Hempstead's Board of Appeals
25 has approved the requests for variances.

1 NCPC Minor Sub. File No. 39-2025

2 "Lot A" variances:

3 Subdivision of lot;

4 Lot area;

5 Front width from and on street line to

6 front setback line;

7 Construct dwelling with garage.

8 For "Lot B" we have variances:

9 Subdivision of lot;

10 Lot area;

11 Front width from and on street line to

12 front setback line;

13 Side yard;

14 Side-yard aggregate;

15 And maintain dwelling on a lesser lot.

16 (Laughter.)

17 MR. WREN: I'll ask the attorney to

18 come up.

19 (Stepping up.)

20 MR. D'AGOSTINO: Again, Mr. Chairman,

21 members of the Commission, my name is Albert --

22 Albert A. D'Agostino. The firm is Minerva and

23 D'Agostino PC, representing the applicant,

24 107 South Central Avenue, Valley Stream,

25 New York 11580.

1 NCPC Minor Sub. File No. 39-2025

2 Again, just mentioning for the record,
3 this is on a map that was filed in the Office of
4 the Nassau County Clerk in 1914, I think within
5 days of the beginning of the first World War.

6 (Laughter.)

7 MR. D'AGOSTINO: That -- that obviously
8 is pre-January of 1945. And the -- the -- the
9 lots, by virtue of the variances, conform to the
10 applicable zoning, the applicable zoning, meaning
11 the zoning as varied.

12 And I would respectfully submit that
13 they are within the parameters of -- of the --
14 the subject statute and provided for the -- the
15 exemption or as stated in the statute waiver.

16 I will attempt to answer any specific
17 questions that anybody might have.

18 THIRD VICE-CHAIR LEWIS: Well, the area
19 has quite a few properties that are --

20 MR. D'AGOSTINO: Yes --

21 THIRD VICE-CHAIR LEWIS: -- small;
22 right?

23 MR. D'AGOSTINO: -- yeah, yes.

24 THIRD VICE-CHAIR LEWIS: There's quite
25 a few buildings already.

1 NCPC Minor Sub. File No. 39-2025

2 VICE-CHAIR GREENFIELD: The radius map
3 shows that.

4 COMMISSIONER DURSO: Yeah.

5 MR. D'AGOSTINO: Yeah. You know, the
6 Town -- Town took that into -- obviously took
7 that into consideration with respect to the
8 variances.

9 Thank you.

10 CHAIRMAN SHAPIRO: Any other questions?

11 COMMISSIONER KALATY: Is that going to
12 be a single-family home?

13 MR. D'AGOSTINO: Say that
14 (gesturing) --

15 COMMISSIONER KALATY: A single-family
16 home?

17 MR. D'AGOSTINO: Yes.

18 CHAIRMAN SHAPIRO: Any other questions?

19 (No response.)

20 CHAIRMAN SHAPIRO: Is there anybody in
21 the public that wishes to be heard?

22 (No response.)

23 CHAIRMAN SHAPIRO: Not seeing any, I'll
24 take a motion.

25 COMMISSIONER GOLD: I'd like to make a

1 NCPC Minor Sub. File No. 39-2025
2 motion to approve NCPC 39-2025 with a "Negative
3 Declaration."

4 COMMISSIONER KALATY: Second.

5 CHAIRMAN SHAPIRO: All in favor?

6 (Chorus of "ayes.")

7 CHAIRMAN SHAPIRO: Any opposed?

8 (No response.)

9 CHAIRMAN SHAPIRO: The motion carries.

10 VICE-CHAIR GREENFIELD: Mr. D'Agostino,
11 thanks for bringing your client down during the
12 proceedings, in case --

13 MR. D'AGOSTINO: Well, I -- I --

14 VICE-CHAIR GREENFIELD: -- one of the
15 neighbors had a question.

16 MR. D'AGOSTINO: Huh? Yeah, I -- I, my
17 recollection is there was a regulation that
18 required it, wherever possible, unless somebody
19 is sick or -- or delayed, and then I would let
20 you know. But thank you.

21 VICE-CHAIR GREENFIELD: Okay.

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

CHAIRMAN SHAPIRO: Any old business?

(No response.)

CHAIRMAN SHAPIRO: Is there any new
business?

(No response.)

CHAIRMAN SHAPIRO: Not seeing any, I
will take a motion to adjourn.

VICE-CHAIR GREENFIELD: So moved.

COMMISSIONER DURSO: Second.

VICE-CHAIR GREENFIELD: Good job,
Mr. Chairman. Now we'll get out of here early.

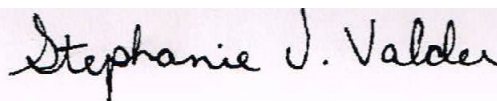
(The meeting was concluded at
10:38 a.m.)

1		
2		I N D E X
3	NCPC NO.	PAGE
4	NCPC Minor Sub. File No. 33-2025...	23-30
5	NCPC Minor Sub. File No. 34-2025...	06
6	NCPC Minor Sub. File No. 35-2025...	31-34
7	NCPC Minor Sub. File No. 36-2025...	35-41
8	NCPC Minor Sub. File No. 37-2025...	42-49
9	NCPC Minor Sub. File No. 38-2025...	50-53
10	NCPC Minor Sub. File No. 39-2025...	54-58
11	NCPC OSPAC File No. 23-2011.....	06
12	NCPC File No. 2001-F-1.....	07-11
13	NCPC Case No. 829125.....	13
14	NCPC Case No. 92125.....	14-15, 16-17
15	NCPC Case No. 95125.....	13
16	NCPC Case No. 915125.....	13, 15-16, 17-21
17		
18	NCPC Case No. 916125.....	13
19	NCPC Case No. 916225.....	13
20	NCPC Case No. 916325.....	12-13
21	NCPC Case No. 918125.....	13
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.

A handwritten signature in black ink that reads "Stephanie J. Valder". The signature is written in a cursive style and is positioned above a horizontal line.

STEPHANIE J. VALDER,
Stenographer

A		
<p>a.m 1:8,8 2:12,12 59:14 ability 8:6 Absolutely 26:21 accept 4:24 access 38:12 46:3 accommodate 19:20 accurate 61:6 acknowledge 4:15 Acre 32:11 acres 42:18 act 18:9 addition 9:20 address 9:2 52:15 addressed 52:13 addresses 19:11,13 adjacent 46:17 adjourn 59:8 adjourned 6:17 administered 45:20 adopt 4:14,21 affordable 8:4 Age 7:7 9:7 age-restricted 7:16 agenda 6:8 13:8 14:5 aggregate 55:14 ago 7:21 agree 14:10 agreed 38:24 agreements 46:4 ahead 3:16 39:24 Albert 32:5 51:11 55:21,22 alive 45:7 Allegiance 3:6,8 allow 45:4 alter 37:17 ambiguous 19:20 America 42:25 44:25 amount 8:18 amusement 17:20 18:25 analysis 19:10 answer 9:12 32:19,20 56:16 anybody 29:13 34:3 40:12 48:12 52:20 56:17 57:20 apartment 20:11 apologize 16:21,22 Appeals 23:23 25:17 35:18 36:25 50:19 54:24 appeared 14:12 appearing 25:14 applicable 56:10,10 applicant 7:23 8:8,14,15,18,22 9:6 18:12 25:14 36:18 38:24 51:10 55:23 applicant's 7:23 8:6,12 18:10,19 application 7:5,13 23:11 31:10 35:9 37:4,18 42:9 43:21 46:2</p>	<p>47:20,22 48:18 50:10 54:14 applied 28:19 applying 18:9 appropriate 26:9 38:23 approval 7:14 26:11 31:22 32:16 32:17 43:22 approvals 36:24 approve 10:14 26:10 29:18 34:9 43:3 48:22 58:2 approved 16:25 23:24 35:18,18 50:20 54:25 approximately 7:21 arcade 18:23 19:3 architect's 8:11 area 7:17 24:7 26:3,6 35:25 36:9,9 37:6 47:3 48:4 50:23 51:3 55:4,10 56:18 area's 42:25 areas 19:18 asked 14:20 assistant 52:14 association 7:18,19 Atlantic 18:5,7 19:14,17 20:7,13,16 attempt 56:16 attorney 7:23 14:11 18:11,19 20:21 24:12 31:23 36:11 51:6 55:17 attorneys 5:14 AUDIENCE 41:6 authorizing 26:8 Avenue 1:14 18:7 19:14 20:8,13,16 23:9,17,21 25:5,15 32:6 42:7,11 42:14,17 50:8,17 51:12 55:24 average 24:10 25:25 27:2,2,3,7,17 29:6 Avrutine 25:12,14 26:16,21,25 27:5,13,15,19,22 28:3,7,12,18,22 29:2,5,8 30:3 ayes 4:20 5:4 10:22 12:23 13:18 15:7 21:13 29:23 34:13 40:22 49:4 53:6 58:6</p>	<p>Beechwood 9:7 beginning 56:5 begun 8:14 behalf 8:22 36:18 believe 45:13 believes 18:11 benefit 5:11 18:11 19:25 20:2,2 22:5 Bethpage 7:8 Bldg 1:13 Block 7:11 Board 23:23 25:17 26:9 31:21 35:17 36:24 37:3,18,24 38:8 43:21 50:19 54:24 body 3:9 Bonesso 36:15,16 38:13,18,20 39:6 39:12,15,20,23 40:5 41:2 49:8,13 bought 9:17 Boulevard 36:17 43:9 boundary 32:13 bringing 20:16 58:11 brought 32:21 Brownfield 42:24 43:12 44:9 45:2 45:4,7 build 37:19 building 9:20 14:6 19:2 20:12 44:25 46:8 buildings 7:17 56:25 built 25:4 business 20:23 59:2,5 Busters 19:4</p>
B		
<p>B 6:11 7:12 23:19 24:5 31:17 35:9 35:13 36:4 42:16,23 43:17 45:3 50:9,16,25 52:9 54:14,21 55:8 baby 10:4 back 10:3 14:20 27:6 47:14 balancing 18:9 ball 3:10 bank 32:18 33:6,16,18,22 42:25 44:25 based 25:24 26:25,25 27:3,16 basement 38:12,13 basic 25:16 basically 33:19 Bay 7:9 8:2,5,13 Bay's 42:8,19 beautiful 10:4</p>	<p>C 2:2 3:2 7:3 61:2,2 C-2 31:9 calendar 4:22 22:5,8 call 3:14 14:12 called 17:21 20:19 39:25 CAMERON 2:17 carefully 38:22 carries 5:8 10:25 13:3,21 21:16 30:2 34:16 40:25 49:9 53:9 58:9 case 6:11 21:8,9 23:4,5 25:17 54:4 54:6,9 58:12 60:13,14,15,16,17 60:18,19,20 cause 42:24 47:11 causes 18:17 Center 18:25 32:11 Central 32:6 51:12 55:24 Centre 25:15 certify 61:5 Chair 4:11 54:6 Chairman 2:3 3:3,15,19 4:4,12,19 5:3,5,8 6:7 8:25 10:8,11,21,23,25 11:5 12:2,5,11,16,20,22,25 13:3,7 13:15,17,19,21,23 14:2,11,14,17 14:23 15:2,6,9,18,23,25 16:9,18 17:8,11 21:12,14,16 22:2 25:13</p>	

<p>29:10,13,16,22,24 30:2 31:25 32:4,23 33:24 34:3,6,12,14,16 36:13 40:7,9,12,15,21,23,25 43:7 46:16,19 47:14 48:8,12,15,20 49:3,5,7,9 51:14,16,19,25 52:17 52:20,23 53:5,7,9 54:8 55:20 57:10,18,20,23 58:5,7,9 59:2,4,7 59:12</p> <p>CHAMBER 1:12 character 37:17 Chase 32:18 33:22 children 19:14 children's 17:20 Chorus 4:20 5:4 10:22 12:23 13:18 15:7 21:13 29:23 34:13 40:22 49:4 53:6 58:6 chosen 44:12 clean 44:24 cleaned 46:25 47:17 48:4 cleaner 46:22,24 47:9 cleanup 42:24 45:5 Clerk 56:4 client 36:20 41:4 58:11 clock 7:3 closed 8:9 20:20 closer 8:9 closing 47:11,11 48:3 clubhouse 7:17 code 19:4 27:10 colleague's 15:21 colleagues 20:3 come 10:3 14:20 51:6 55:18 coming 41:4 comment 9:14 Commercial 17:22 18:21 Commission 1:4 3:5 25:13 32:4 43:23 52:12 55:21 Commissioner 3:21,23,25 4:6,17 5:2 10:19,20 12:5,19,21 13:14 15:7,10 16:12,17,19 21:11 24:14 24:17,22 25:6 29:18,21 34:8 38:19 40:11,17 47:8 48:22,24 52:25 53:4 57:4,11,15,25 58:4 59:10 Commissioners 2:10 10:8 14:24 29:10 32:23 33:25 36:16 40:9 43:7 48:16 52:17 common 7:17 community 9:16,18 18:17 competently 52:13 complete 61:6 compliance 42:21 compliant 25:23 complies 37:22 comply 25:25 concluded 59:13 conditions 37:25 38:23 condo 7:18</p>	<p>condominium 7:19 confined 44:19 conflict 4:25 conform 56:9 connected 18:3 consideration 57:7 considered 28:24 consists 43:13 consolidate 44:11 constituent 5:14 construct 24:3,11 28:13,14 36:2,10 50:24 51:5 55:7 construction 8:15 contaminants 44:15 contaminated 42:25 contamination 43:16 44:10 46:17 46:20,22,24 conversion 17:18 copy 38:17 corner 7:9 23:8 24:22,24 25:21,21 28:7,23,23,24 corners 20:20 correct 6:18 26:15,16 38:13 39:7 costs 9:20 Counsel 2:11 counselor 48:18 Country 7:6,7,10,10,25 County 1:4 3:5 56:4 covenants 38:15,20 create 44:3 creating 36:25 credits 45:16 criticism 45:10 cross 46:3,4 currently 23:12 31:11 35:11 43:20</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>D 3:2 60:2 D'Agostino 32:3,5,6 33:7,12,15,18 33:21 34:17 51:9,11,11,15,17,22 52:3,5 55:20,22,23 56:7,20,23 57:5,13,17 58:10,13,16 D.E.C 45:20,23 D1 9:5 Dana 2:6 4:5 Dave 19:4 day 30:4 days 56:5 de 26:19 Declaration 29:20 34:10 40:19 48:23 53:3 58:3 Deegan 36:16 43:8 deemed 26:9 27:3 deep 37:2 delay 9:21 delayed 7:24 58:19 Demolish 24:4 36:3 Denise 2:8 3:22</p>	<p>denominated 25:20 Department 8:3 9:23 42:19 depth 25:7 described 36:22 detail 52:13 Determination 21:4,10 detriment 18:13 developed 43:20,25 46:3,5 47:5 developer 36:20 development 8:7 20:18,25 37:5,16 42:20 43:22 46:12,15 47:6,12 different 15:11 22:8 diligence 43:15 direct 40:6 disaster 44:6 discretion 26:10 dismissed 9:23 District 17:23 18:21 23:11 31:9 35:9 42:9 50:9 54:14 documentation 15:15 doing 43:11 Dominick 32:21 33:4 double 9:19 downtown 18:3,6 19:21 20:17 47:3 Drive 7:10 drop 19:13,18 dropped 19:15 dry 46:22,24 47:9 dual 32:10 due 7:25 8:12 18:22 43:15 Durso 2:6 4:5,6 5:2 12:21 29:21 40:11,17 48:24 52:25 57:4 59:10 dwelling 24:3,4,11 36:2,3,10 37:19 37:20 50:24 51:5 55:7,15 dwelling's 38:4</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>E 2:2,2 3:2,2 6:14 7:11 60:2 61:2 Earle 36:17 43:9 early 59:12 easements 46:4 east 20:8 26:17 effect 9:19 either 37:10 Ellerbe 4:2 Elsie 36:19 empty 20:15 Enclave 7:6,25 encouraged 20:25 enforce 38:21 engineering 14:19 ensure 8:10 38:9 enters 13:5 entertainment 17:20 entry 38:14 equal 35:12 Esq 2:11 establishment 17:21</p>
---	---	--

<p>everybody 3:4 39:18 everything's 25:4 Exception 52:10 Excused 3:19 4:4 Executive 1:13 exemption 56:15 exist 44:10 existing 17:18 24:4 28:10 36:3 44:24 exits 12:7 54:7 explain 14:18 16:3 explaining 9:9 extension 7:3,20,22 8:19 9:10 10:15 extensions 14:9 extensive 4:24 extreme 19:11</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>F 61:2 facing 23:20 25:5 fact 8:2 facts 25:17 families 20:17 far 12:14 favor 4:19 5:3 10:21 12:22 13:17 15:6 16:10,20 18:13 21:12 29:22 34:12 40:21 49:3 53:5 58:5 Feds 45:21 feet 17:19 20:24 23:13,15,16,16,16 23:18,19,20,22 24:18,20 25:2,3 26:2,3,4,7,8,14,20,24 27:6,7 31:11,14,15,16,17,18,19 35:11,14 35:14,16 42:10,13,14,15,16,17 50:11,13,14,15,16,17,18 54:16,18 54:19,20,21,22,23 field 33:19 file 6:1,1,15 7:1,4,5 8:1,8,20 9:1 10:1,14 11:1 12:17 14:4 23:1,5 24:1 25:1 26:1 27:1 28:1 29:1,19 30:1 31:1,4 32:1 33:1 34:1 35:1,4 36:1 37:1 38:1 39:1 40:1,18 41:1 42:1,4 43:1 44:1 45:1 46:1 47:1 48:1,23 49:1 50:1,4 51:1 52:1 53:1,2 54:1 55:1 56:1 57:1 58:1 60:4,5,6,7,8,9,10,11,12 filed 52:9 56:3 filing 7:24 final 7:14 firm 9:25 14:19,20 32:5 55:22 first 6:11 12:4,10,12 28:20 47:6 56:5 fit 52:7 five 20:20 floor 8:11 47:6 foot 18:5 23:7 24:19 31:6 35:6 36:25 37:2 50:6 54:11 Forchelli 36:16 43:8</p>	<p>foresight 40:2,3,5 formal 16:16 Forman 2:7 3:24,25 4:17 10:20 12:19 13:14 21:11 24:14,17,22 25:6 47:8 formerly 7:7 found 43:17 Franklin 1:14 front 24:8,9 25:24 29:4,5 35:24 36:8 55:5,6,11,12 front-yard 24:10 25:24 frontage 18:5 23:13,16,20 24:18 25:3 31:12,15,18 35:11,14 42:11 42:14,17 50:11,14,17 54:16,19,22 full 37:10 fully 25:22 46:25 future 15:20</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>G 3:2 game 18:23 games 19:3 garage 24:3,11 36:2,3,10 50:24 51:5 55:7 general 15:14 20:21 gesturing 43:4 57:14 getting 17:4 Giampietro 8:21,24 9:3,3 10:6 11:2 11:4 Gift 18:4 give 14:8,21 go 3:15 9:21 17:12 22:2 29:6 God 44:5 going 9:21,22 15:12 19:20 24:25 25:5 27:7,21 31:3 33:9 37:16,21 45:2,14 47:14 57:11 Gold 2:8 3:22,23 15:7,10 16:12,17 16:19 29:18 34:8 57:25 Golden 7:7 9:7 good 3:3 8:24 11:3,5 23:3 25:12 31:25 32:3 36:13,15 40:2 41:5 43:6,6 47:19,21 48:6,18 59:11 gotcha 29:9 33:23 46:13 grant 21:9 granted 25:17 26:8 32:15 37:3 52:6 granting 18:10 37:24 great 9:8 30:3 Green 32:11 Greenfield 2:4 3:10 4:9,10,18,23 5:7,9,13 6:4,6,10 9:13 10:13,17 11:3 12:3,6,7,24 13:5,16 14:10,15 14:18 15:3,17,19 16:2,14 17:5 19:23,25 20:6 21:5,7 22:4 33:3 34:11 38:16 40:3,8,20 41:5 44:14 44:18 45:17,19 46:6,10,13 48:9 48:17,25 57:2 58:10,14,21 59:9 59:11 GREGORY 2:14</p>	<p>grouped 42:23 guaranteed 51:25 guess 22:5 44:16,18</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>H 2:3,4 Hallmark 18:4 Hamlet 23:9 35:8 42:8 50:8 54:13 hand 3:7 happy 9:12 47:25 HD-1 42:9 Health 18:14 heard 6:9 16:12 29:14 34:4 40:13 48:13 52:21 57:21 hearing 12:8 13:6 54:7 Hearings 4:22 heart 3:7 Height 35:22 36:6 Hempstead 36:24 50:8 52:7 Hempstead's 23:10,23 35:8,17 50:9 50:19 54:13,24 Henry 54:12,16,19,22 Hicksville 42:8 47:3 Highway 31:8,12,15 32:14 history 39:16 HOESL 2:14 holding 9:15 holidays 4:25 home 57:12,16 hope 9:25 hopes 20:16 hoping 20:25 house 28:20 37:22 39:5,6,9 houses 25:4 27:21 housing 8:4 9:15,18 Howard 25:14 28:11 Huh 58:16</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>images 39:5 impact 8:6 important 47:17 imposed 38:23 improved 18:2 inches 26:4 inconsistencies 8:10 Incorporated 31:8,20 indeterminable 8:17 indicated 18:19 43:10 intended 19:5 interested 9:24 Interesting 28:15 interior 25:23 involved 39:17 45:15 issued 31:21 42:20 issues 26:24 it'll 20:9 Item 14:5 17:12</p>
--	--	---

items 13:8 22:9		
J		
J 2:14,21 61:4,10	litigating 9:24	37:1 38:1 39:1 40:1 41:1 42:1,4
JEFFREY 2:4	litigation 8:3,13 9:15	43:1 44:1 45:1 46:1 47:1 48:1
Jericho 9:5	little 19:20	49:1 50:1,5 51:1 52:1 53:1 54:1
Jerusalem 42:7,11,14,17	live 17:6	54:10 55:1 56:1 57:1 58:1 60:4,5
job 9:8 59:11	LLC 9:7	60:6,7,8,9,10
John 2:16 5:10 16:23	Local 21:4,10	minors 22:3
Judy 43:8	located 9:5 18:6 44:25 46:23	missed 14:2
jurisdiction 32:10	look 37:7	mixed 46:11,14 47:5
Justice 8:3 9:23	looked 38:22 39:24	modification 15:5,12
K	looks 27:25	modifications 37:21
Kalaty 3:20,21 10:19 48:22 53:4	lot 23:15,19,24 24:2,5,6,7 25:21,23	modify 14:8
57:11,15 58:4	26:2,3,3,6 27:2,4 28:7 31:14,17	month 14:9
Katz 2:15 12:18 17:15 19:24 20:5	35:20,21,23,25 36:4,5,7,9 37:20	months 7:21 10:3 14:21 20:9
21:3,6	37:20 42:13,16,23 43:14 44:3,5	moratorium 14:6 15:13,16
keeping 37:5,15	44:10,19 45:8,15 50:13,16,21,22	morning 3:3 8:24 23:3 25:12 31:25
KHALATY 2:9	50:23,25 51:2,3 54:18,21 55:2,3,4	32:3 36:13,15 43:6,7
Khandan 2:9 3:20	55:8,9,10,15	motion 4:14,23 5:8 10:12,14,25
kidding 49:13	lots 7:12 24:19 35:13 37:2,8,12,13	12:17 13:3,8,21 14:4 15:2,5 21:8
kind 19:12,21 46:16,19	39:17 43:13 44:11,15,21 56:9	21:16 29:17,18 30:2 34:7,9,16
know 3:11 16:8,12,15 17:2 19:16	luck 11:3,5 41:5	40:16,18,25 48:21,22 49:7 52:24
19:22 26:19 27:23 39:15,16 44:8	Lynbrook 17:16	53:2,9 57:24 58:2,9 59:8
44:15 47:16 51:19 57:5 58:20	M	move 21:2
known 7:7	mailbox 38:7	moved 4:17 12:19 13:14 15:3 59:9
L	maintain 28:11 37:19 55:15	movie 20:21
lack 18:17	maintained 7:18 38:3	multiple 44:15
land 43:2	major 7:4 20:19	Multitasking 17:13
Lane 9:5	management 44:8	municipal 19:6
Langdon 20:12	Manorhaven 14:6	Murray 2:7 3:24
large 20:23	map 7:6,24 8:8,20 32:10 37:8 52:10	N
Laughter 10:5,7 17:7,9 32:22 33:8	52:10 56:3 57:2	N 2:2 3:2 60:2 61:2
40:4 44:17,22 48:7 49:12 51:8,18	March 7:14,15 10:16	name 8:25 32:4 55:21
51:21,23 52:4,16 55:16 56:6	MARTIN 2:15	named 8:16
law 9:25 52:14	Marty 13:23 16:3 17:11 19:23	Nassau 1:4 3:5 56:4
lawsuit 8:16	44:13	NCPC 4:22 6:1,1 7:1,5 8:1 9:1 10:1
layer 27:2	Math 25:10	10:14 11:1 12:17 14:4 23:1 24:1
LD 12:17 13:8 21:5	matter 8:7 61:8	25:1 26:1 27:1 28:1 29:1,19 30:1
LDs 12:14	Mayor 16:4 20:14	31:1,4 32:1 33:1 34:1,9 35:1,4
leads 7:2	mean 39:10 45:7	36:1 37:1 38:1 39:1 40:1,18 41:1
Legislative 1:12,13	meaning 56:10	42:1,3 43:1 44:1 45:1 46:1 47:1
LEONARD 2:3	meeting 1:2 3:5 6:17 41:4 59:13	48:1,23 49:1 50:1,4 51:1 52:1
lesser 55:15	Meetings 4:22	53:1,2 54:1 55:1 56:1 57:1 58:1,2
let's 4:13 13:23 17:11	MEMBER 41:6	60:3,4,5,6,7,8,9,10,11,12,13,14
letter 31:22 42:20	members 25:13 32:4 55:21	60:15,16,17,18,19,20
Lewis 2:5 4:7,8 15:4 22:7 26:12,18	mentioned 33:2,6	NEAL 2:5
26:23 27:4,11,14,18,20,25 28:5,9	mentioning 56:2	nearby 19:7,8
28:15,19 29:9 32:25 33:5,9,13,16	meter 38:6	needed 9:15 17:3 25:23 28:16 43:3
33:20,23 38:11 39:4,8,13,18,21	metered 18:6	Negative 29:19 34:10 40:19 48:23
39:25 41:3 45:6,10,13 47:19,23	Michael 36:20	53:3 58:2
48:5 56:18,21,24	middle 39:10,10	neighborhood 18:16 37:17 39:19
lie 25:10	mind 46:7	47:24
line 24:8,9 35:23,24 36:7,8 55:5,6	Mineola 1:15	neighbors 58:15
55:11,12	Minerva 32:5 51:10 55:22	new 1:15 7:11 9:6,23 10:4 20:11,22
list 6:2	minimis 26:19	32:7 36:18 37:19 45:20,22 51:12
	minimum 26:3 27:16	55:25 59:4
	minor 6:14 23:1,4,6 24:1 25:1 26:1	news 47:20,21
	26:2 27:1 28:1 29:1 30:1 31:1,5	nice 28:2
	32:1,16 33:1 34:1 35:1,5 36:1	nightmare 44:8

nine 7:17 14:21
non-contaminated 43:2
normal 27:6
north 25:15 35:7 42:25 54:12
northbound 18:8
note 15:19 25:19
noted 19:7
notice 19:17
noticed 19:7

O

O 3:2 61:2
O'Brien 2:11 3:11 6:16 10:15,18
 12:9 16:7,11,15,21 17:2,13 25:7
 25:10 27:9 28:10,14,24 29:3,7
 44:5 45:24 51:24 54:5,7
obviously 20:21 56:7 57:6
occupied 18:4 38:2
Offering 8:12
Office 56:3
offices 9:4
official 39:3
offs 6:3
oh 14:2 16:14 21:6,9 24:20 28:9
 33:20 36:9 46:10 49:2
okay 13:7 15:17,18,23 16:2,21 17:2
 17:11 20:5 21:6 22:2 25:6 28:14
 29:9 31:3 33:20,23 35:3 46:13
 50:3 54:3,8 58:21
old 7:8,10 52:9 59:2
on-site 18:17
once 39:17
one-way 18:7
ongoing 8:13
open 20:9 47:9,10
oppose 15:11
opposed 5:5 10:23 12:25 13:19
 15:9 16:20 21:14 29:24 34:14
 40:23 49:5,8,11 53:7 58:7
opposing 15:8,10,13
opposite 20:20
opposition 16:13
order 22:8 43:2
originally 39:9
Orlando 36:20
OSPAC 6:1 60:11
overall 39:16
Ovington 36:17 43:9
owned 7:18
owner 7:19 36:19 38:2
Oyster 7:9 8:2,5,13 42:8,19

P

P 2:2,2 3:2
P.C 9:4
PAGE 60:3
parameters 52:8 56:13
parcel 7:16 25:20 43:17 44:13,23

44:24 45:3 46:3
parcels 23:14 31:13 35:12,15 42:12
 50:12 54:17
parking 17:17,24 18:7,10,17 19:7
 19:10,11,16 33:19 46:4
part 32:10,12 42:24 47:2,12
partner 9:25 52:14
party 8:2,14
pass 15:13
pattern 37:5,16
Paulina 8:21 9:3
Paw 20:20
PC 32:6 51:11 55:23
people 9:16,18 20:11,17 47:24
percent 37:10,14
permitted 17:22 18:20,22,24
Perrakis 2:16 3:13,17,20,22,24 4:2
 4:5,7,9,11,13,21 5:12 6:2,5,8,11
 6:18 7:2 9:8 16:24
Personally 14:7
pick 19:14
picked 19:15
pickup 19:18
picture 10:4
Pine 23:9,13 24:21 25:3,21
Pinebrook 50:17
place 3:7 31:18 38:25 61:7
Plainview 7:6,8,11,25 9:7
plan 8:12 39:5 43:22
Planet 17:21 18:22
planning 1:4 3:5 14:20 31:21 40:5
 42:20 43:21
plans 8:11
Play 3:10 17:21 18:22
please 25:19 31:23 36:11
Pledge 3:6,8
plot 25:19,20
point 28:4
Pointe 7:6,7,10,25
portion 19:2
possible 5:11 58:18
post 5:10
pre 14:13
pre-1945 52:10
pre-January 56:8
pre-meeting 14:14,16
preference 8:5
prefers 8:8
preliminary 7:13
premises 18:2
premium 19:17
presence 18:23
Present 2:20 3:21,23,25 4:6,8,10,12
presentation 32:9 40:6 48:10
presented 25:16
presses 10:2
pretty 26:19
previously 18:4

probably 39:24
problem 17:3 20:4
proceedings 3:1 4:1 5:1 22:1 58:12
 59:1 61:7
process 20:9
program 43:12,13 44:9 45:3,4,7
prohibit 19:5
project 20:15
projects 33:14
promotion 33:4
properties 33:10 38:2 43:19 47:4
 56:19
property 6:13 7:8 23:7,12 24:23,25
 25:2 26:14 31:7,10 35:6,10 36:19
 39:14 42:6,10 43:11,12,16 45:5
 46:2,17,23 47:12,24 50:6,10
 54:11,15
property's 38:9
proposed 14:5 18:21,25 23:15,19
 31:14,17 35:13 37:12,25 42:13,16
 42:21 50:13,16 54:18,21
proposes 23:11 31:10 35:10 38:9
 42:9 50:10 54:15
proposing 43:18
provided 17:25 25:25 26:4 56:14
public 22:6 29:14 34:4 40:13 48:13
 52:21 57:21
purpose 15:16 44:2
put 20:23 39:9,11 45:3

Q

qualify 43:11
question 9:14 24:14 58:15
questions 9:11 10:9 12:13 14:23
 29:11 32:19,24 33:24 40:10 48:16
 52:11,18 56:17 57:10,18
quite 56:19,24

R

R 2:2 3:2 61:2
radius 37:7,9,13 57:2
ready 8:9
real 6:13 43:10 44:2
really 20:14
rear 19:19 29:7 51:4
reason 9:9 15:11 42:22 43:10
reasonable 38:23
receipt 4:15,15
received 7:13,20
recited 3:8
recollection 58:17
recommendation 6:12 16:4
recommended 19:9
record 9:2 51:24 52:7 54:5 56:2
recorded 38:21,25
recreational 18:20
recused 12:24 54:6
redeveloped 47:4

<p>Redevelopment 47:3 referral 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 43:23 regarding 8:4 18:18 regular 1:2 22:8 regulation 58:17 Reid 3:17 remember 16:11 representing 9:6 36:21 55:23 requesting 7:22 8:19 requests 23:24 35:18 50:20 54:25 require 38:12 44:10 required 17:23,24,25 25:18 26:7 28:8 58:18 requirement 27:16 38:14 requirements 37:23 38:21 requires 43:14 residential 23:10 35:9 47:2,7 50:9 54:14 residents 8:5 resolution 7:4 10:2 respect 15:21 26:6 57:7 respectfully 8:19 56:12 respectively 7:15 response 3:18 4:3 5:6 10:10,24 12:15 13:2,20 14:25 21:15 29:12 29:15,25 34:2,5,15 40:14,24 48:14 49:6 52:19,22 53:8 57:19 57:22 58:8 59:3,6 Restrictive 38:14,20 result 45:16 retail 47:6 retained 14:19 review 4:24 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 Richard 9:4 right 3:15 6:10 10:17 12:2 16:24 17:8 23:3 25:2,9 26:17,19 28:6 29:8 33:10 39:9,10 43:12 48:8,9 54:9 56:22 rise 3:6 road 7:10 43:24 Robbins 9:5 ROBERT 2:11 Rockville 25:15 roll 3:14 Ronald 4:2 Roosevelt 1:13 54:13 Rosenberg 9:4 row-type 18:3</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>S 2:2 3:2 Safety 18:15 Sakowich 3:17 sale 6:12 8:4 SANDS 2:17 saw 20:22 39:4</p>	<p>saying 27:12 scale 19:3 Scaneateles 50:7,12 scratch 6:3 Seaford 35:8 37:3 second 4:18 5:2 7:22 8:19 9:10 10:19,20 12:20,21 13:15,16 15:5 21:11 26:14 28:20 29:21 34:11 40:20 48:24,25 49:2 53:4 58:4 59:10 section 6:14 7:3,11 52:8 see 43:23 51:25 seeing 12:16 29:16 34:6 40:15 52:23 57:23 59:7 seeking 26:11 39:2 sell 8:6 senior 8:4 seniors 9:16 sense 27:24 separate 23:14 31:12 42:11 43:3,13 44:2 50:12 54:17 September 1:7 3:4 SEQRA 6:12 setback 24:9,10 25:24 26:24 27:6 27:12,21 35:24 36:8 37:23 55:6 55:12 setting 18:6 19:21 Shake 20:19 shame 9:14 Shapiro 2:3 3:3,15,19 4:4,11,12,19 5:3,5,8 6:7 8:25 10:8,11,21,23,25 11:5 12:2,5,11,16,20,22,25 13:3,7 13:15,17,19,21,23 14:2,14,17,23 15:2,6,9,18,23,25 16:9,18 17:8,11 21:12,14,16 22:2 29:10,13,16,22 29:24 30:2 31:25 32:23 33:24 34:3,6,12,14,16 36:13 38:19 40:7 40:9,12,15,21,23,25 46:16,19 47:14 48:8,12,15,20 49:3,5,7,9 51:14,16,19,25 52:17,20,23 53:5 53:7,9 54:8 57:10,18,20,23 58:5,7 58:9 59:2,4,7 Shop 18:5 Shopping 32:11 short 26:5,9,20,22 shortfall 19:11 show 10:3 shows 57:3 sic 36:9 sick 58:19 side 20:8,10 26:17 28:25,25 31:7 35:7 37:2 39:11 42:7 50:7 54:12 55:13 Side-yard 55:14 Similarly 26:6 Simonick 43:6,8 44:7,20,23 45:9,12 45:15,18,22,25 46:8,11,14,18,21 47:10,16,21 48:2,10,19 49:10</p>	<p>single-family 38:4 57:12,15 sir 6:6 site 32:17 43:22 sites 33:6 sitting 8:17 situated 23:8 25:2 31:7 35:7 42:7 50:7 54:12 size 37:10,14 small 19:2 56:21 solution 20:4 somebody 58:18 soon 5:10 sorry 4:14 36:9 46:18 51:15 sort 10:2 sounds 48:17 south 31:7 32:6,13 37:2 46:23 50:7 51:12 55:24 southeast 23:8 25:21 southwest 7:9 space 20:23 spaces 17:24,25 19:16 speak 8:22 specific 52:11 56:16 spread 44:20 spur 20:18 square 17:19 20:24 23:7,17,21 26:4 26:7 31:6,16,19 35:6,16 42:15 50:6,15,18 54:11,20,23 staff 2:13 14:21 15:19 19:9 32:8,21 52:12 standards 47:2 start 3:13 23:4 State 20:22 45:20,22 stated 56:15 statements 8:11 15:22 status 14:21 statute 56:14,15 staying 39:5,6 Stenographer 2:21 61:11 step 24:13 31:23 36:12 STEPHANIE 2:21 61:4,10 stepping 3:12 8:23 12:18 23:2 25:11 31:2 32:2 35:2 36:14 42:2 43:5 50:2 51:7 54:2 55:19 storefront 17:19 18:3 storefronts 19:19 20:15 stream 17:6 32:7 51:12 55:24 Stream's 31:9,21 street 23:9,13 24:8,21 25:3 35:7,12 35:15,23 36:7 37:3,9 54:12,16,19 54:22 55:5,11 strip 32:12 strongly 18:11 Sub 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 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1,9,9</p>
--	---	---

53:1 54:1 55:1 56:1 57:1 58:1 60:4,5,6,7,8,9,10 subdivide 23:12 31:10 35:10 42:10 43:18 44:12 50:10 54:15 subdividing 42:22 subdivision 6:14 7:4,14 23:6 24:2,6 26:11 31:5,22 32:16,16 35:5,21 36:5,23 39:2 42:5,21 44:4 50:5,22 51:2 52:9 54:10 55:3,9 Subdivisions 23:5 subject 8:7,20 23:7 31:6 35:6 36:23 42:6 50:6 54:11 56:14 submit 56:12 submitted 15:15 37:8 43:14 submitting 45:2 subsurface 43:16 46:21 suggest 21:3 Suite 9:5 Sunrise 31:8,12,15 32:14 support 32:21 supporting 15:15 sure 47:24 Sydney 31:18	total 23:17,21 31:16,19 42:15,18 50:14,18 54:20,23 Town 7:9 8:2,13 9:22 23:10,23 27:10 35:8,17 36:24 38:22 42:8 42:19 43:21 50:8,19 52:6 54:13 54:24 57:6,6 tracking 44:7 transcript 4:16 61:5,6 trifle 26:22 trouble 17:4 true 61:6 try 38:9 trying 42:23 turn 9:17 two 4:13 14:9 23:13 24:18 27:20 29:4,5 31:12 33:10,13 35:12 36:25 42:11 50:12 54:16 two-lot 36:23 two-parcel 23:6 31:4 35:4 42:4 50:4 54:10 two-story 37:19	56:18,21,24 57:2 58:10,14,21 59:9,11 Village 14:6,12 16:5 17:16 18:12 20:3 25:15 31:8,20 32:13,15 virtue 56:9 visually 32:10 voice 16:12 vote 15:21 16:8,16 voted 16:9
T	U	W
T 61:2,2 Taboada 36:19 take 10:11 12:17 13:8 29:17 34:7 37:7 40:16 48:20 52:24 57:24 59:8 talking 51:20 tax 43:13,14 44:3,5,10 45:16 tenant 46:7 Terrana 36:17 43:8 thank 10:6 11:2,4 30:3 34:17 40:7 40:8 41:2,3,6,7 44:5 49:10 51:9 57:9 58:20 thanks 58:11 theater 20:21 Theodore 1:13 thing 47:18 things 38:8 think 14:7 15:14 39:24 56:4 Third 2:5 4:7,8 15:4 22:7 26:12,18 26:23 27:4,11,14,18,20,25 28:5,9 28:15,19 29:9 32:25 33:5,9,13,16 33:20,23 38:11 39:4,8,13,18,21 39:25 41:3 45:6,10,13 47:19,23 48:5 56:18,21,24 Thirty 26:24 thorough 32:9 thought 9:21 Thursday 1:7 Tim 43:10 time 7:3,20,22 8:18,20 33:22 TIMOTHY 2:18 TOD 43:22 46:9,10 today 5:12 8:21	Uh-huh 14:17 ultimately 43:19 un-permitted 18:24,25 unbeknownst 20:3 understand 26:13 Uniondale 36:17 43:9 units 7:16 8:7,9,17 update 14:21 ups 19:14 use 17:17,21,23 18:18 19:2,12,21 46:11,14 47:5 uses 18:20 usual 32:8	waiver 56:15 walk 20:12 walkthrough 20:7,10 walls 18:3 want 6:2 8:15,16 20:10 26:12 Wantagh 23:10 wants 20:14 War 56:5 wasn't 28:8 watching 17:5 way 44:3,11 we'll 3:13 5:9 12:11 59:12 we're 9:9 31:3 38:25 43:10,17 44:25 website 5:10 weighs 18:12 welcome 3:4 welfare 18:16 weren't 27:7 west 20:10 42:7 50:8 westerly 37:20 wide 36:25 width 24:8 26:2,3 35:23 36:7 37:11 55:5,11 William 35:7,12,15 36:16 37:3,9 willing 15:20 wish 40:13 wished 48:13 wishes 29:14 34:4 52:21 57:21 Woodward 23:9,17,21 25:5,22 word 9:22 48:6 World 56:5 Wren 2:18 23:3 24:16,20,24 25:9 25:16 31:3 35:3 36:22 42:3 50:3 54:3,9 55:17
	V	X
	vacant 8:17 VALDER 2:21 61:4,10 Valley 31:9,21 32:7 51:12 55:24 variance 17:17,23,24 18:10,18 24:5 26:7 28:6,17 36:4,24 52:5 variances 23:24,25 25:18,23 26:2 26:10,13 35:19,20 37:24 50:20,21 50:25 52:6 54:25 55:2,8 56:9 57:8 varied 56:11 Vice-Chair 2:4,5 3:10 4:7,8,9,10,18 4:23 5:7,9,13 6:4,6,10 9:13 10:13 10:17 11:3 12:3,7,23 13:5,16 14:10,15,18 15:3,4,17,19 16:2,14 17:5 19:23,25 20:6 21:5,7 22:4,7 26:12,18,23 27:4,11,14,18,20,25 28:5,9,15,19 29:9 32:25 33:3,5,9 33:13,16,20,23 34:11 38:11,16 39:4,8,13,18,21,25 40:3,8,20 41:3 41:5 44:14,18 45:6,10,13,17,19 46:6,10,13 47:19,23 48:5,9,17,25	X 60:2
		Y
		yard 28:25 29:7 51:4 55:13 yards 29:4 yeah 16:17,18,19,24 17:15 19:6,24 21:5,7 24:24 27:9 28:9,16 29:2,2 29:5 33:7,12,15,22 38:18,19 39:12,15,23,23 44:7 45:19,23,24 48:5 56:23 57:4,5 58:16

