

REGULAR MEETING
of the
NASSAU COUNTY PLANNING COMMISSION

Thursday, January 8, 2026

2:03 p.m. - 2:42 p.m.

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

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

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LEONARD H. SHAPIRO, Chairman

4

JEFFREY H. GREENFIELD, Vice-Chair

5

NEAL LEWIS, Third Vice-Chair

6

DANA DURSO,

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MURRAY FORMAN,

8

KHANDAN KALATY,

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Commissioners

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11 WILLIAM NIMMO, Deputy Commissioner

12 ROBERT O'BRIEN, Esq., Counsel

13 Staff:

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GREGORY J. HOESL

15

MARTIN KATZ

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JOHN PERRAKIS

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CAMERON SANDS

18

TIMOTHY WREN

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20 Also Present:

21 STEPHANIE J. VALDER, Stenographer

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1 Proceedings

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

4 CHAIRMAN SHAPIRO: Good afternoon and
5 Happy New Year to everybody. Welcome to the --

6 MR. O'BRIEN: Mic., please.

7 MR. KATZ: Oh, yeah. Take the
8 attendance.

9 CHAIRMAN SHAPIRO: Good afternoon.

10 Staff, let's go. Ready?

11 Welcome to the Nassau County Planning
12 Commission meeting for Thursday, January 8th.

13 Please stand for the Pledge of
14 Allegiance. Hand over your heart.

15 (Pledge of Allegiance in a body.)

16 VICE-CHAIR GREENFIELD: Play ball.

17 CHAIRMAN SHAPIRO: Play ball.

18 (Laughter.)

19 (Stepping up.)

20 MR. SANDS: We'll start with the
21 roll call.

22 CHAIRMAN SHAPIRO: Roll call, please.

23 MR. SANDS: Commissioner Gold?

24 CHAIRMAN SHAPIRO: Excused.

25 MR. SANDS: Commissioner Durso?

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Proceedings

COMMISSIONER DURSO: Present.

MR. SANDS: Commissioner Kalaty?

COMMISSIONER KALATY: Present.

MR. SANDS: Vice-Chair Greenfield?

VICE-CHAIR GREENFIELD: Present.

MR. SANDS: Chairman Shapiro?

CHAIRMAN SHAPIRO: Present.

MR. SANDS: Third Vice-Chair Lewis?

THIRD VICE-CHAIR LEWIS: Present.

MR. SANDS: Commissioner Forman?

COMMISSIONER FORMAN: Present.

MR. SANDS: I think we're all set.

I'd like to --

CHAIRMAN SHAPIRO: Hold on.

MR. SANDS: -- acknowledge the
transcript from the --

CHAIRMAN SHAPIRO: Hold on.

Commissioner Sakowich excused and
Ellerbe excused.

MR. SANDS: I'd like to do the receipt
of the transcript from the December --

VICE-CHAIR GREENFIELD: So moved.

CHAIRMAN SHAPIRO: Is there a second?

COMMISSIONER FORMAN: Second.

1 Proceedings

2 CHAIRMAN SHAPIRO: All in favor?

3 (Chorus of "ayes.")

4 CHAIRMAN SHAPIRO: Okay. Just a little
5 bit of housekeeping. Agendas are over to my
6 left, your right. Anybody wishing to speak,
7 please fill out a speaker registration form.
8 Speakers will have three minutes to speak, and it
9 will be very tight on the timing and attorneys
10 have ten.

11 So let's move it along please.

12 Oh, we just lost everything again.

13 THIRD VICE-CHAIR LEWIS: With that
14 said.

15 (Laughter.)

16 CHAIRMAN SHAPIRO: With that said.

17 MR. O'BRIEN: You didn't pay the bill.

18 (Laughter.)

19 VICE-CHAIR GREENFIELD: The mic.

20 (Stepping up.)

21 MR. WREN: Okay. Good morning [sic],
22 Commission -- good afternoon.

23 (Laughter.)

24 CHAIRMAN SHAPIRO: You want to wait
25 until we get the --

1 Proceedings

2 MR. O'BRIEN: We're back.

3 CHAIRMAN SHAPIRO: We're back.

4 MR. WREN: Sorry.

5 CHAIRMAN SHAPIRO: No. Short lived.

6 MR. WREN: Please standby for technical
7 difficulties.

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

10 MR. O'BRIEN: Oh, we're going into
11 standby mode. We need to stand, right? That's
12 what we do when it won't work.

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

15 MR. PERRAKIS: The "IT" guy is not
16 here.

17 Do you want me to ask Nancy to send the
18 "IT" guy --

19 COMMISSIONER DURSO: Yes.

20 MR. PERRAKIS: -- to stay here?

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

23 MR. PERRAKIS: The door is locked.

24 (Laughter.)

25 (Discussion held among Commissioners

1 Proceedings

2 off the record.)

3 MR. WREN: John, turn on device next to
4 "HDMI 1."

5 MR. O'BRIEN: I would suggest if we
6 just --

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

9 MR. O'BRIEN: I would suggest if
10 this -- this lasts a while, maybe we do zoning
11 first.

12 MR. WREN: Right.

13 CHAIRMAN SHAPIRO: Pardon?

14 MR. O'BRIEN: If this lasts a while, I
15 suggest maybe we do --

16 CHAIRMAN SHAPIRO: Oh, we're back.

17 VICE-CHAIR GREENFIELD: We're back.

18 MR. KATZ: Oh, back off.

19 MR. O'BRIEN: As I said, maybe, as I
20 said, take it out of order.

21 THIRD VICE-CHAIR LEWIS: Some --
22 is someone --

23 CHAIRMAN SHAPIRO: Yeah, if it's
24 going -- if --

25 THIRD VICE-CHAIR LEWIS: -- is someone

1 Proceedings

2 tapping the wire and causing it to -- to
3 disconnect?

4 CHAIRMAN SHAPIRO: All right. Then you
5 know what, let's --

6 VICE-CHAIR GREENFIELD: Staff, you want
7 to see one of the "IT" guys in the -- in the cage
8 back there (indicating), wherever they are?

9 CHAIRMAN SHAPIRO: And -- and you know
10 what, let's --

11 MR. PERRAKIS: They left. They're not
12 here. We're trying to get in contact with him.

13 CHAIRMAN SHAPIRO: -- let's go with
14 Zoning first.

15 (Discussion held among Commissioners
16 off the record.)

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1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: Marty, we're going
3 to do a quick abridged version.

4 VICE-CHAIR GREENFIELD: For those of
5 you who just came in, we're -- we're moving to
6 the Zoning Calendar due to technical difficulties
7 with respect to the program on the
8 Regular Calendar.

9 CHAIRMAN SHAPIRO: And Marty?

10 (Stepping up.)

11 MR. KATZ: Yeah.

12 CHAIRMAN SHAPIRO: Let's take care
13 of -- we'll do one, we're going to do two motions
14 on Zoning, because Commissioner Greenfield is off
15 of -- which one?

16 VICE-CHAIR GREENFIELD: I'm -- Case
17 No. 1.

18 CHAIRMAN SHAPIRO: Okay.

19 VICE-CHAIR GREENFIELD: I'll step out
20 of the room.

21 (Vice-Chair Greenfield exits the room.)

22 CHAIRMAN SHAPIRO: So the first motion
23 we're going to have is to "LD" NCPC File Agenda
24 Item No. 1, Case 128235.

25 Do I have a motion?

1 Zoning Referral Review

2 THIRD VICE-CHAIR LEWIS: So moved.

3 CHAIRMAN SHAPIRO: Is there a second?

4 COMMISSIONER KALATY: Second.

5 CHAIRMAN SHAPIRO: All in favor?

6 (Chorus of "ayes," with Vice-Chair

7 Greenfield recused.)

8 CHAIRMAN SHAPIRO: Motion carries.

9 * * *

10 CHAIRMAN SHAPIRO: Jeff, don't go too
11 far. Come on back.

12 VICE-CHAIR GREENFIELD: Get me
13 the form to sign.

14 CHAIRMAN SHAPIRO: Next.

15 THIRD VICE-CHAIR LEWIS: Yes, for the
16 record, we do have our five for that vote.

17 CHAIRMAN SHAPIRO: Yes.

18 * * *

19 CHAIRMAN SHAPIRO: We're then going to
20 have a motion for Zoning Agenda Items:

21 3;

22 4;

23 5;

24 6;

25 7;

1 Zoning Referral Review

2 And 8.

3 Do I have a motion for an "LD" on:

4 3;

5 4;

6 5;

7 6;

8 7;

9 And 8.

10 COMMISSIONER FORMAN: So moved.

11 CHAIRMAN SHAPIRO: Is there a second?

12 COMMISSIONER KALATY: Second.

13 COMMISSIONER FORMAN: So moved.

14 CHAIRMAN SHAPIRO: All in favor?

15 (Chorus of "ayes.")

16 CHAIRMAN SHAPIRO: Motion carries.

17 * * *

18 CHAIRMAN SHAPIRO: Now Marty, you want

19 to read No. 2?

20 MR. KATZ: Yeah. It's a short read.

21 This is Case No. 2, NCPC Case

22 No. 129125. This is in the Village of Freeport.

23 It's for parking variances and area dimensional

24 variances.

25 This is a proposed one-story addition

1 Zoning Referral Review
2 of about 1600 square feet to an existing
3 1.5-story framed building, which is about the
4 same size, 1700 square feet, for a total floor
5 area of 3330 square feet, which is essentially
6 doubling the size of the -- the building. That
7 will expand what was I think was a dental
8 office that may now be vacant. The site is
9 10,000 [sic] -- 2,000 [sic] -- 10,228 square
10 feet. Detached garage to the rear of the site
11 will be demolished.

12 Several variances are required,
13 including:

14 Parking, where 11 spaces are required,
15 7 provided;

16 Front -- front and -- front-yard
17 setback 2.5 feet provided, 5 feet required;

18 Rear and side-yard setback, which is
19 pre-existing non-conformity;

20 An insufficient landscape buffer in
21 between where the rear property line abuts a
22 residential district;

23 And lot coverage -- a minor --
24 25 percent required, 29 percent proposed for
25 lot coverage.

1 Zoning Referral Review

2 The expansion will be off the front of
3 the building and will eliminate existing parking
4 in it that is now in the front of the -- in the
5 front yard.

6 To the south across Atlantic Avenue is
7 a strip shopping center. To the west are
8 dwellings. To the north is a parking lot for a
9 commercial building. To the east is a vacant
10 commercial building.

11 Atlantic Avenue is four lanes with
12 on-street parking along the north -- along the
13 north side of the road, but not along the south
14 side of the road.

15 Staff is recommending that additional
16 information -- that we deem this -- Commission
17 deem this incomplete. We're requesting
18 additional information, specifically a parking
19 analysis, as the size of the building is doubled
20 for a -- what appears to be some kind of a -- a
21 dental clinic. And actually, with the number of
22 parking being less than what currently exists for
23 a -- for a building that will be double in size
24 from what currently exists.

25 THIRD VICE-CHAIR LEWIS: And Marty,

1 Zoning Referral Review

2 we -- do we know how many employees will work at
3 the --

4 MR. KATZ: The -- that didn't come with
5 the application.

6 THIRD VICE-CHAIR LEWIS: That's not in
7 the details?

8 MR. KATZ: That'll -- that will be in
9 the -- what we ask for in the -- in this parking,
10 in the analysis.

11 THIRD VICE-CHAIR LEWIS: In the event
12 that -- in the event that we ask for a parking
13 analysis --

14 MR. KATZ: Yeah.

15 THIRD VICE-CHAIR LEWIS: -- they'll
16 have to include that?

17 MR. KATZ: They'll have to put all that
18 in.

19 THIRD VICE-CHAIR LEWIS: But I -- I
20 mean the image that they provided shows 11 rooms
21 for service, I mean.

22 CHAIRMAN SHAPIRO: Plus 7 --

23 THIRD VICE-CHAIR LEWIS: Yeah.

24 CHAIRMAN SHAPIRO: -- employees?

25 MR. KATZ: Yeah, it's -- it's --

1 Zoning Referral Review

2 it's --

3 CHAIRMAN SHAPIRO: It's tight.

4 THIRD VICE-CHAIR LEWIS: It seems
5 tight.

6 (Laughter.)

7 MR. KATZ: It's very tight, to -- to
8 say the least.

9 THIRD VICE-CHAIR LEWIS: It's only
10 7 parking spaces.

11 MR. KATZ: So.

12 CHAIRMAN SHAPIRO: Okay.

13 Commissioners, do I have a motion for a [sic]
14 incomplete?

15 THIRD VICE-CHAIR LEWIS: Mr. Chairman,
16 I'd like to make a motion that we request
17 additional information on Item No. 2 on our
18 Zoning Calendar, which is NCPC Case No. 129125.
19 And the additional information would be a parking
20 analysis that addresses the question of whether
21 or not they could actually make it work with
22 7 parking spaces for this site.

23 CHAIRMAN SHAPIRO: Is there a second?

24 COMMISSIONER DURSO: I'll second.

25 CHAIRMAN SHAPIRO: All in favor?

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Zoning Referral Review

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

* * *

1 NCPC Minor Sub. File No. 1-2026

2 CHAIRMAN SHAPIRO: We will be on a
3 brief hold until we get our "IT" working.

4 VICE-CHAIR GREENFIELD: Here he comes.

5 (Whereupon, a recess was taken at
6 2:11 p.m. and the meeting continued at 2:14 p.m.)

7 (Stepping up.)

8 MR. WREN: Good to go. Thank you.

9 The issue has been fixed.

10 CHAIRMAN SHAPIRO: You ready?

11 MR. WREN: Whenever you are.

12 CHAIRMAN SHAPIRO: Jeff?

13 COMMISSIONER DURSO: Jeff isn't here.

14 CHAIRMAN SHAPIRO: Hold on. Let's just
15 wait for Commissioner Greenfield.

16 (Stepping up.)

17 MR. WREN: Understood.

18 (Whereupon, a recess was taken at
19 2:14 p.m. and the meeting continued at 2:15 p.m.)

20 VICE-CHAIR GREENFIELD: We got it on?

21 CHAIRMAN SHAPIRO: Yeah.

22 VICE-CHAIR GREENFIELD: Oh, okay.

23 CHAIRMAN SHAPIRO: Okay -- okay.

24 MR. WREN: Okay.

25 CHAIRMAN SHAPIRO: Let's go.

1 NCPC Minor Sub. File No. 1-2026

2 MR. WREN: Okay. First up is NCPC
3 File 1-2026. This is a two parcel minor
4 subdivision.

5 The 9,000 square foot subject property
6 is situated on the north side of Elm Street in
7 the Hamlet of Greenvale, in the Town of
8 North Hempstead's Residential "C"
9 Zoning District. The application proposes to
10 subdivide the property, which currently has
11 100 feet of frontage on Elm Street into two
12 separate parcels.

13 "Proposed Lot A" will have 51.6 feet of
14 frontage by 90 feet on Elm Street and be a total
15 of 4,644 square feet. "Lot B" will have a
16 frontage of 48.4 feet by 90 feet on Elm Street
17 and be a total of 4,356 square feet.

18 Of the -- 23 of the 28 properties
19 within the 200 feet of the subject property are
20 on lots that have less than the required minimum
21 lot size of 5,000 feet, so these lots would not
22 impact the character of the neighborhood.

23 The New York State [sic] -- the Town of
24 North Hempstead had denied a few variances for
25 this one, but it was brought before the New York

1 NCPC Minor Sub. File No. 1-2026

2 Department of State, at which point certain
3 variances were approved. I'll read those out
4 now.

5 One, that the subject -- that the
6 subject existing dwelling on "Parcel A" and any
7 accessory structures thereon shall maintain a
8 minimum of 3 feet from the east property line;

9 Number two, any new construction on the
10 adjacent "Parcel B Lot" located to the east of
11 the subject dwelling shall be located a minimum
12 of 10 feet away from the east wall of the
13 existing dwelling on "Parcel A;"

14 Number three, the east wall of the
15 existing dwelling on "Parcel A" shall be clad in
16 non-combustible siding;

17 Number four is the west wall of any
18 wall on any new construction on "Parcel B" must
19 maintain a minimum one-hour fire-rated assembly;

20 And five, any proposed construction on
21 "Parcel B" must comply with all applicable
22 provisions under the current Uniform Code.

23 Then the Town of North Hempstead agreed
24 with the State's -- the State's requirements and
25 not withstanding "Condition 1," all further

1 NCPC Minor Sub. File No. 1-2026
2 development on "Parcel B" must be compliant with
3 the "Uniform Code."

4 Now I'd like to ask the attorney to
5 please step up.

6 CHAIRMAN SHAPIRO: Thank you.

7 (Stepping up.)

8 MS. DEEGAN DICKSON: Good afternoon and
9 Happy New Year. Kathleen Deegan Dickson, a
10 partner in the law firm of Forchelli Deegan
11 Terrana, 333 Earle Ovington Boulevard, Uniondale,
12 New York, here on behalf of the applicant,
13 Phyllis and Ralph Milliken.

14 So staff gave a pretty good summary of
15 the history of the project. We did not get a
16 denial from the Town of North Hempstead
17 Zoning Board on any of the variances. It's just
18 the Building Department sent us to the
19 department -- the Board of Review, Department of
20 State Board of Review, because of the proximity
21 of the originally-proposed lot line division.
22 The -- we were originally proposing to divide the
23 properties along the existing tax lot line. So
24 lot 108 and 109 are -- are equally sized. The
25 house that was built in 1920 exists closer to

1 NCPC Minor Sub. File No. 1-2026
2 that center line than -- it's not centered in the
3 middle of "Lot 108," so it's only 1.6 feet from
4 the tax lot line.

5 So after meeting with the -- with the
6 Town Building Department, we determined that we
7 would move the lot line with the subdivision,
8 move it over to the east a little bit further to
9 create a 3 foot separation between the existing
10 building and the new proposed lot line. That
11 still required variances from New York State, as
12 they require 10 foot separation between
13 buildings. And because of the setback
14 requirements in the Town of North Hempstead,
15 it would have been possible for a new house on
16 "Lot B" to be closer than 10 feet.

17 So the conditions that we committed
18 to with the State and then again before the
19 Zoning Board in North Hempstead was that the --
20 that -- and as staff mentioned, we would have
21 the -- the existing house remain no closer than 3
22 feet to the lot line. It would have a
23 fire-resistant rated on the outside of that
24 building. That the new building would be built a
25 minimum of 10 feet from the existing building,

1 NCPC Minor Sub. File No. 1-2026
2 which is a setback of 7 feet, a minimum 7 feet
3 from the newly-proposed lot line, and that that
4 would have a fire-rated construction along that
5 wall. So that satisfied both New York State
6 and also the Town of North Hempstead Board of
7 Appeals.

8 THIRD VICE-CHAIR LEWIS: It seems like
9 a fascinating case. I've been here for like
10 twenty years and I don't think I've heard of an
11 appeal on the fire code before, and so this is a
12 first for me.

13 MS. DEEGAN DICKSON: Again, I've --
14 I've done two I think in my thirty years.

15 THIRD VICE-CHAIR LEWIS: You have?

16 MS. DEEGAN DICKSON: Yeah.

17 THIRD VICE-CHAIR LEWIS: Okay.

18 (Laughter.)

19 VICE-CHAIR GREENFIELD: Same here.

20 And our resident fire -- ex-fire chief
21 is absent today. But I always thought that it
22 had to go to the State Fire Board.

23 MS. DEEGAN DICKSON: That's -- that's
24 who we were before.

25 VICE-CHAIR GREENFIELD: Okay.

1 NCPC Minor Sub. File No. 1-2026

2 MS. DEEGAN DICKSON: Yes.

3 VICE-CHAIR GREENFIELD: But it -- okay.

4 MS. DEEGAN DICKSON: So I didn't bring
5 the decision with me. I don't think I -- I do
6 have the decision with me. I can tell you --

7 THIRD VICE-CHAIR LEWIS: And just so we
8 understand, so typically in a residential set --
9 like in commercial setting it's different. They
10 can put buildings right up to the edge of the
11 property many times. But in a residential
12 setting, because of fire concerns -- you don't
13 want the fire to go from one house to another --
14 we have sort of like a minimum of five feet or so in
15 most of the codes.

16 VICE-CHAIR GREENFIELD: That only
17 happens in California.

18 THIRD VICE-CHAIR LEWIS: Oh, gosh.
19 It's the anniversary of what happened in
20 California.

21 (Laughter.)

22 THIRD VICE-CHAIR LEWIS: Yeah. We
23 don't want that certainly.

24 But, so what you're saying is because
25 this -- the existing building is just 3 homes,

1 NCPC Minor Sub. File No. 1-2026

2 3 feet from where the line would be --

3 MS. DEEGAN DICKSON: Uh-huh.

4 THIRD VICE-CHAIR LEWIS: -- that --
5 that means if the other home is 5 feet from the
6 line, that'd be 8 feet total?

7 MS. DEEGAN DICKSON: Right.

8 THIRD VICE-CHAIR LEWIS: And they're
9 saying they want a minimum of 10?

10 MS. DEEGAN DICKSON: Correct.

11 THIRD VICE-CHAIR LEWIS: And -- and so
12 in this context, they're saying, hey, at least
13 make it so that if it was some kind of fire that
14 was in one house, it doesn't -- doesn't --

15 MS. DEEGAN DICKSON: Yes.

16 THIRD VICE-CHAIR LEWIS: -- doesn't
17 carry over to the new home.

18 MR. WREN: (Handing.)

19 MS. DEEGAN DICKSON: (Receiving.)

20 THIRD VICE-CHAIR LEWIS: And it -- that
21 seems very logical. Yet from your perspective, in
22 terms of your client, what would that mean in
23 terms of -- of construction? Is it a big deal,
24 or is it basically like a brick wall or -- or
25 some other materials that'll satisfy the

1 NCPC Minor Sub. File No. 1-2026

2 requirements?

3 MS. DEEGAN DICKSON: No, there are
4 fire-rated materials that will -- will provide
5 the appropriate fire rating. So on my client's
6 existing house, they need to replace the siding
7 on the outside of their house with a -- with a
8 higher fire-rated. Right now, it just has
9 standard, I think vinyl siding on it.

10 THIRD VICE-CHAIR LEWIS: Yeah, vinyl is
11 not good in a fire.

12 MS. DEEGAN DICKSON: Right.

13 (Laughter.)

14 MS. DEEGAN DICKSON: No -- no. So
15 they'll have to change that. There's things like
16 "Hardy Plank" and things that are -- are
17 composite materials that are fire resistant. And
18 then the new construction that's easy that, you
19 know, they're starting from scratch.

20 So one of our concerns was that they
21 were going to require the whole east side of the
22 Milliken's house to be replaced with -- with
23 fire rated. And the -- the concession there was
24 it didn't have to be, as long as we committed to
25 making sure that the property -- that the new

1 NCPC Minor Sub. File No. 1-2026

2 house was at least 10 feet from the existing
3 house.

4 THIRD VICE-CHAIR LEWIS: Absolutely.

5 MS. DEEGAN DICKSON: So and any other
6 new construction on that property will have to be
7 a minimum of 7 feet from that property line.

8 So the -- the -- not on this
9 partitioning map, but on the individual survey
10 for "Lot B," you'll see a building envelope
11 that -- that shows the 7 foot setback and that's
12 something that's a condition of the -- of the
13 Zoning Board approval.

14 THIRD VICE-CHAIR LEWIS: Oh, okay. We
15 don't have that on the computers?

16 (Stepping up.)

17 MR. WREN: I -- it's not downloaded.
18 Usually we just use the composites.

19 THIRD VICE-CHAIR LEWIS: Okay.

20 But the point -- point is, you're
21 showing -- say that again. In the end, it's
22 going to show how many feet in between it?

23 MS. DEEGAN DICKSON: It'll show 7 feet
24 on -- on "Lot B," which is the -- the easterly
25 lot. It'll show 7 feet between the lot line and

1 NCPC Minor Sub. File No. 1-2026

2 the setback, the minimum setback for the
3 building --

4 THIRD VICE-CHAIR LEWIS: So that gives
5 you the 10, because then you add the 3?

6 MS. DEEGAN DICKSON: Right.

7 So everything's shifted over a little
8 bit and it did comply with the aggregate setback
9 requirements of the -- of the Town. It requires
10 a -- a minimum of 12 in the aggregate, with no
11 less than 5. So we could have done 5 on one side
12 and on 7 on the other, but instead we committed
13 to making sure that it was 7 on the -- the
14 affected side and 5 on the other.

15 CHAIRMAN SHAPIRO: That's okay. Fine.

16 Any other questions, Commissioners?

17 (No response.)

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

20 (No response.)

21 CHAIRMAN SHAPIRO: Not seeing any, I'll
22 take a motion.

23 (No response.)

24 CHAIRMAN SHAPIRO: Come on, Jeff.

25 (Laughter.)

1 NCPC Minor Sub. File No. 1-2026

2 COMMISSIONER DURSO: I'd like to make
3 a -- I'm sorry, I have no voice.

4 I'd like to make a motion for
5 NCPC File No. 1-2026 with a "Negative
6 Declaration."

7 MR. O'BRIEN: For approval.

8 VICE-CHAIR GREENFIELD: Second.

9 THIRD VICE-CHAIR LEWIS: For approval.

10 MR. O'BRIEN: With a "Negative Dec."

11 CHAIRMAN SHAPIRO: For approval.

12 VICE-CHAIR GREENFIELD: Motion for
13 approval. I second the motion for approval.

14 COMMISSIONER DURSO: Thank you. Sorry.

15 CHAIRMAN SHAPIRO: All those in favor?
16 (Chorus of "ayes.")

17 CHAIRMAN SHAPIRO: Any opposed?

18 (No response.)

19 CHAIRMAN SHAPIRO: The motion carries.

20 MS. DEEGAN DICKSON: Thank you very
21 much.

22 (Laughter.)

23 * * *

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1 NCPC Minor Sub. File No. 2-2026

2 (Stepping up.)

3 MR. SANDS: Next up we have
4 Case 2-2026. This is located at 2771 Wallace
5 Avenue, North Bellmore in the Town of Hempstead's
6 Residential "B" Zoning District.

7 This is a 12,000 square foot parcel
8 situated on the north side of Wallace Avenue in
9 North Bellmore. The applicant proposes
10 subdividing the property, which has 120 feet of
11 frontage on Wallace into two separate
12 zoning-compliant parcels.

13 "Proposed Lot A" will have a total of
14 6,000 square feet and 60 feet of frontage.

15 "Proposed Lot B" will also have a total of
16 6,000 square feet and 60 feet of frontage on
17 Wallace.

18 The Department of Buildings has issued
19 a "letter of zoning compliance" for the proposed
20 subdivision.

21 The subdivision also meets the
22 character of the neighborhood, as many homes
23 within 200-foot radius also have frontages of
24 60 feet on Wallace.

25 And I'd like to call up now Lee Kirsch,

1 NCPC Minor Sub. File No. 2-2026

2 for any further questions.

3 CHAIRMAN SHAPIRO: Normally, I say good
4 morning, but good afternoon.

5 Name and address for the record.

6 (Stepping up.)

7 MR. KIRSCH: Good afternoon,
8 Commissioners. Lee Kirsch, 33 Rogers Drive,
9 Cold Spring Harbor, New York. I'm the owner.
10 And I'm here to subdivide this lot into two
11 parcels, if there's any questions about it.

12 CHAIRMAN SHAPIRO: Commissioners, any
13 questions?

14 MR. O'BRIEN: It's completely
15 zoning-compliant 6,000 square feet on -- on each
16 property; is that correct?

17 THIRD VICE-CHAIR LEWIS: Exactly.

18 MR. KIRSCH: Correct.

19 MR. O'BRIEN: Thank you.

20 THIRD VICE-CHAIR LEWIS: I grew up on
21 60 by 100. It's sort of a starting place --

22 MR. KIRSCH: It's the normal.

23 THIRD VICE-CHAIR LEWIS: It's the norm,
24 yeah, so --

25 VICE-CHAIR GREENFIELD: I'm a poor kid

1 NCPC Minor Sub. File No. 2-2026

2 on the South Shore. I'm -- I'm in 60 by 100.

3 (Laughter.)

4 THIRD VICE-CHAIR LEWIS: I know you
5 are.

6 CHAIRMAN SHAPIRO: Sorry, I'm a poor
7 kid on the north where we have 1-acre zoning.

8 (Laughter.)

9 VICE-CHAIR GREENFIELD: Where's your
10 attorney today?

11 MR. KIRSCH: I left him home again.

12 (Laughter.)

13 MR. KIRSCH: I've only been coming here
14 for 30 years by myself.

15 MR. O'BRIEN: That's right -- that's
16 right.

17 THIRD VICE-CHAIR LEWIS: No requirement
18 for an attorney. It's your choice.

19 MR. O'BRIEN: Yeah.

20 THIRD VICE-CHAIR LEWIS: Yeah.

21 CHAIRMAN SHAPIRO: Commissioners, any
22 questions?

23 (No response.)

24 CHAIRMAN SHAPIRO: Is there anybody in
25 the public that wishes to be heard?

1 NCPC Minor Sub. File No. 2-2026

2 (No response.)

3 CHAIRMAN SHAPIRO: Not seeing any, I
4 will take a motion.

5 COMMISSIONER KALATY: Motion to approve
6 NCPC File 2-2 -- 2026 --

7 THIRD VICE-CHAIR LEWIS: Second.

8 COMMISSIONER KALATY: -- with a
9 "Negative Declaration."

10 CHAIRMAN SHAPIRO: Is there a second?

11 COMMISSIONER FORMAN: Second.

12 COMMISSIONER SHAPIRO: All in favor?

13 (Chorus of "ayes.")

14 CHAIRMAN SHAPIRO: Any opposed?

15 (No response.)

16 CHAIRMAN SHAPIRO: Motion carries.

17 MR. KIRSCH: Thank you very much. Have
18 a good afternoon. Happy New Year.

19 CHAIRMAN SHAPIRO: Happy New Year to
20 you too.

21 * * *

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1 NCPC Minor Sub. File No. 3-2026

2 CHAIRMAN SHAPIRO: Okay. Next.

3 (Stepping up.)

4 MR. WREN: Okay. Next up we have
5 NCPC File 3-2026. This is another 2-parcel minor
6 subdivision.

7 The 14,234 square foot subject property
8 is situated on the south side of Meadow Lane, in
9 the Hamlet of Hicksville, Town of Oyster Bay's
10 "R1-10" Zoning District. Application currently
11 has a 111.14 feet of frontage on Meadow Lane and
12 they're going to separate it into two -- into two
13 separate parcels.

14 "Lot A" will have 111.14 feet of
15 frontage by 67.21 on Meadow Lane and be a total
16 of 7,216.4 square feet. "Proposed Lot B" will
17 have a 74.05 feet of frontage by 92.21 feet on
18 Ridge Court and be a total of 7,017.6 square
19 feet.

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

22 "Lot A" variance to construct new
23 dwelling on subdivided lot having:

24 Less width at street;

25 Width from front property line to

1 NCPC Minor Sub. File No. 3-2026

2 required rear yard;

3 And lot area than permitted by
4 ordinance;

5 They also have another one, variance to
6 construct a porch having less side-yard setback
7 than permitted by ordinance.

8 And for "Lot B" it's just a variance to
9 construct new dwelling on subdivided lot having:

10 Less aggregate and side yards;

11 Width at street -- width at street --

12 I'm sorry, width from front property line to

13 required rear yard than is permitted by
14 ordinance.

15 I would now like the attorney to please
16 step up.

17 (Stepping up.)

18 MR. BUTLER: Good afternoon.

19 For the record, Philip Butler with the
20 firm Forchelli Deegan Terrana, on behalf of the
21 applicant. I also have Mr. Raj Chada (phonetic)
22 here with me today representing the property
23 owner.

24 I don't have much to add to -- to Tim's
25 summary, so I'm happy to respond to any

1 NCPC Minor Sub. File No. 3-2026

2 questions.

3 But I do want to note, because I know
4 this is Hicksville and I know that parking is
5 frequently a concern, as it was in front of the
6 Zoning Board, both of the proposed lots will have
7 double-wide driveways that can fit at least 2
8 cars in tandem. In addition, as was mentioned,
9 there's a significant amount of street
10 frontage on both of these properties. With a
11 13-foot driveway apron for each of them, you are
12 still going to have 98 feet of street frontage on
13 Meadow and 61 feet of street frontage available
14 on the other street, which is Ridge Court, still
15 available for on-street parking.

16 So notwithstanding that this is a
17 two-lot subdivision, you're going for one home to
18 two, you're really not losing a tremendous amount
19 of street parking and you are adding two -- two
20 large driveways.

21 So that's the only thing I really
22 wanted to point out. Again, we're happy to
23 respond to any questions from the Commission.

24 CHAIRMAN SHAPIRO: Thank you.

25 THIRD VICE-CHAIR LEWIS: I just -- I

1 NCPC Minor Sub. File No. 3-2026
2 just want to say the -- the two large driveways
3 goes a long way, because they're -- I think
4 you're right, that's the main concern many times
5 as to how much additional cars are you going to
6 have on the street.

7 MR. BUTLER: Right.

8 THIRD VICE-CHAIR LEWIS: And it goes a
9 long way if you can just get that wider, because
10 a lot of people don't use their garages for --
11 for cars. And then if you got one car, they feel
12 they don't want to park the other car right
13 behind it; right? So if you can have a little
14 bit of width there it goes a long way.

15 MR. BUTLER: Right. And again, we --
16 we have the benefit of having a lot of
17 street frontage to play with. So again, we're
18 not taking too much space away. So --

19 CHAIRMAN SHAPIRO: Thank you.

20 MR. BUTLER: Okay.

21 CHAIRMAN SHAPIRO: We do have one
22 speaker, Nick Sarandis.

23 Name and address for the record. And
24 welcome back, it's been a long time.

25 (Stepping up.)

1 NCPC Minor Sub. File No. 3-2026

2 MR. SARANDIS: Yeah.

3 I'm here under for representing two --
4 two different things.

5 VICE-CHAIR GREENFIELD: Counselor, your
6 name and address.

7 CHAIRMAN SHAPIRO: Name and address for
8 the record.

9 MR. SARANDIS: I'm Nicholas Sarandis,
10 4 Tudor Road, Hicksville, New York.

11 As you can see from the map, this --
12 this is at the end of my block. That's -- that's
13 one of the reasons why I -- I appeared today.

14 The other reason is I'm Vice-President
15 of the Hicksville Gardens Civic Association,
16 which -- which covers this area, they asked me to
17 inquire as to what the circumstances were,
18 because there was a lot of back and forth. It
19 was knowing we were told or somebody was told
20 that there was going to be three houses on the
21 area, and they originally made an application or
22 something of that nature. And then, but the fact
23 that the -- that the variances are limited to --
24 there's -- there's no like area variances or
25 things of that nature, they're just a side-yard

1 NCPC Minor Sub. File No. 3-2026

2 variance.

3 The -- just note that is a corner lot,
4 so that both houses are going to be on corners.
5 And -- and therefore, it should have some
6 requirement [sic] -- not requirement, but some
7 idea that there'll be some -- the -- the
8 vegetation and the workings should be clear, so
9 that the -- that the people making turns on each
10 corners are not -- their sight lines aren't
11 impeded by it, because the --

12 VICE-CHAIR GREENFIELD: Nick -- Nick,
13 very good point, very fair request. I have that
14 problem all the time. I'll ask the attorney
15 about that.

16 MR. O'BRIEN: Yeah.

17 And I know in the Town of Hempstead,
18 they refer it as a clear sight triangle. And
19 maybe -- maybe you, the attorney, Mr. Butler, you
20 can address the clear sight triangle issue that
21 Mr. Sarandis has raised.

22 VICE-CHAIR GREENFIELD: At the mic --
23 at the mic. please.

24 MR. BUTLER: Yes.

25 CHAIRMAN SHAPIRO: Come on up.

1 NCPC Minor Sub. File No. 3-2026

2 VICE-CHAIR GREENFIELD: Because we're
3 live streaming.

4 (Stepping up.)

5 MR. BUTLER: The point's well taken.
6 My client is -- is fine with the condition that
7 we not plant anything in -- within the sight
8 triangle that's going to block the view at Ridge
9 and Meadow. That's not a problem.

10 The -- the houses aren't oriented in
11 such a way that we need to put anything right on
12 that corner anyway. As you can see, there's an
13 existing utility pole that's not too far from the
14 border. We're not touching that obviously. So
15 I'm -- I'm sure we can come with a landscaping
16 plan that keeps that area, you know, open for
17 visibility purposes.

18 VICE-CHAIR GREENFIELD: Okay. That's
19 what we wanted to hear --

20 MR. BUTLER: Right.

21 VICE-CHAIR GREENFIELD: -- besides the
22 speaker at the microphone and make sure staff
23 puts it in the decision.

24 CHAIRMAN SHAPIRO: Staff, you got that?

25 (Stepping up.)

1 NCPC Minor Sub. File No. 3-2026

2 MR. SARANDIS: Other than that, the --

3 MR. O'BRIEN: I would imagine
4 that's -- if I may, Mr. Butler, can you just
5 answer a question for me, because I'm -- I'm just
6 I'm -- I'm not familiar with -- with the Building
7 Code there. Is there a clear sight triangle
8 requirement in -- in the Town there?

9 (Stepping up.)

10 MR. BUTLER: You know, I -- I don't
11 know the answer to that offhand, to be honest
12 with you. But be that as it may, I'm sure we can
13 come up with something that will ensure
14 visibility at that --

15 MR. O'BRIEN: I -- I think the Town of
16 Hempstead uses 2 1/2 feet. So if you give some
17 assurances that there'd be nothing --
18 Mr. Sarandis?

19 MR. BUTLER: Oh.

20 MR. O'BRIEN: Nothing higher --

21 MR. BUTLER: Height-wise you mean?

22 MR. O'BRIEN: Height-wise, yeah.

23 MR. BUTLER: It's typically between
24 2 and 3 feet --

25 MR. O'BRIEN: Yeah.

1 NCPC Minor Sub. File No. 3-2026

2 MR. BUTLER: -- is what I've seen.

3 MR. O'BRIEN: Well, I would suggest the
4 2 , just as a compromise.

5 Mr. Sarandis, would that be acceptable
6 to the people in the neighborhood?

7 (Stepping up.)

8 MR. SARANDIS: Yes, I think that would
9 be acceptable. I'll just point out that
10 everybody from my block and as well as Meadow,
11 Meadow is the one street that's -- how shall I
12 say it -- cut through between New South Road and
13 South Oyster Bay Road. And let's just say there
14 are many trucks --

15 MR. O'BRIEN: Right.

16 MR. SARANDIS: -- and "Amazon" and
17 "FedEx" delivery vehicles that let's just say go
18 a little quickly down that street.

19 MR. O'BRIEN: No.

20 MR. SARANDIS: And there's no
21 stop signs on that one, but --

22 MR. O'BRIEN: People go -- I think
23 people go quickly on down every street in
24 Nassau County nowadays.

25 (Laughter.)

1 NCPC Minor Sub. File No. 3-2026

2 MR. SARANDIS: No. And I just wanted
3 to say that if there's any issues that come up
4 between the Town and that the --

5 MR. O'BRIEN: Well --

6 MR. SARANDIS: -- that the
7 Civic Association would be more than willing to
8 work with.

9 MR. O'BRIEN: And I think he's
10 indicating they'll be compliant with the code,
11 so --

12 MR. SARANDIS: Yeah.

13 MR. O'BRIEN: And I think that --

14 MR. SARANDIS: Well, that there be
15 issues --

16 MR. O'BRIEN: -- that -- that's --
17 that's the --

18 MR. SARANDIS: -- that come up in --

19 MR. O'BRIEN: -- key.

20 MR. SARANDIS: -- the future --

21 MR. O'BRIEN: Sure.

22 MR. SARANDIS: -- just --

23 VICE-CHAIR GREENFIELD: Nick --

24 MR. SARANDIS: -- let us know --

25 VICE-CHAIR GREENFIELD: -- Nick --

1 NCPC Minor Sub. File No. 3-2026

2 Nick --

3 MR. SARANDIS: -- and we'll be
4 assist --

5 VICE-CHAIR GREENFIELD: -- Nick --
6 Nick -- Nick --

7 MR. SARANDIS: -- and make sure that
8 we --

9 VICE-CHAIR GREENFIELD: -- Nick?

10 MR. SARANDIS: Yeah.

11 VICE-CHAIR GREENFIELD: You're over the
12 three minutes. It's flashing back there.

13 Would you give Mr. Butler your phone
14 number and Mr. Butler give Nick your phone
15 number.

16 MR. BUTLER: Yup.

17 MR. SARANDIS: I know his phone number.

18 (Laughter.)

19 VICE-CHAIR GREENFIELD: Oh, no. Oh,
20 okay.

21 (Laughter.)

22 CHAIRMAN SHAPIRO: And if there's
23 anymore questions about cut-throughs, we have a
24 "king of cut-throughs" sitting right here
25 (indicating).

1 NCPC Minor Sub. File No. 3-2026

2 VICE-CHAIR GREENFIELD: No -- no.

3 CHAIRMAN SHAPIRO: So you can always
4 talk to him.

5 VICE-CHAIR GREENFIELD: I never cut
6 through in that neighborhood. You're okay. I --
7 I knew you lived there, Nick. I wouldn't do
8 that.

9 CHAIRMAN SHAPIRO: There's still time.

10 MR. BUTLER: Okay.

11 CHAIRMAN SHAPIRO: Okay.

12 (Laughter.)

13 CHAIRMAN SHAPIRO: So -- so -- we'll --
14 we'll speak with you. Thank you.

15 MR. BUTLER: So we'll speak with you or
16 we'll speak with the planning staff at the Town
17 about the sight triangle question and just --

18 CHAIRMAN SHAPIRO: All right.

19 MR. BUTLER: -- we'll put that to bed.
20 But --

21 CHAIRMAN SHAPIRO: Great.

22 MR. BUTLER: Thank you very much.

23 CHAIRMAN SHAPIRO: No problem. Thank
24 the both of you.

25 MR. SARANDIS: Thank you.

1 NCPC Minor Sub. File No. 3-2026

2 MR. O'BRIEN: Thank you.

3 MR. BUTLER: Thank you.

4 CHAIRMAN SHAPIRO: You're welcome.

5 Commissioners, can I have a motion?

6 VICE-CHAIR GREENFIELD: I make a motion
7 that we -- a "Negative Declaration" with an
8 approval on Case No. -- oh, very good --
9 Case No. 3-2026 in Hicksville.

10 CHAIRMAN SHAPIRO: For a "Neg. Dec."

11 VICE-CHAIR GREENFIELD: I said
12 "Neg. Dec.," a "Neg. Dec." and approval.

13 CHAIRMAN SHAPIRO: Okay.

14 Is there a second?

15 COMMISSIONER FORMAN: Second.

16 CHAIRMAN SHAPIRO: All in favor?

17 (Chorus of "ayes.")

18 CHAIRMAN SHAPIRO: Any opposed?

19 (No response.)

20 VICE-CHAIR GREENFIELD: So carried.

21 CHAIRMAN SHAPIRO: Thank you.

22 VICE-CHAIR GREENFIELD: With -- with
23 the condition in the decision of -- with respect
24 to the sight triangle.

25 MR. O'BRIEN: That it'd be compliant

1 NCPC Minor Sub. File No. 3-2026

2 with the code.

3 MR. BUTLER: Understood.

4 VICE-CHAIR GREENFIELD: Compliant with
5 the code.

6 MR. O'BRIEN: Yeah.

7 CHAIRMAN SHAPIRO: Yup.

8 VICE-CHAIR GREENFIELD: Thank you.

9 MR. BUTLER: Thank you very much. Have
10 a good afternoon.

11 CHAIRMAN SHAPIRO: Thank you.

12 MR. O'BRIEN: Thank you.

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

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1 NCPC Minor Sub. File No. 4-2026

2 CHAIRMAN SHAPIRO: Next.

3 (Stepping up.)

4 MR. SANDS: Case 4-2026.

5 MR. O'BRIEN: I'm recused on this,
6 Mr. Chair.

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

8 MR. SANDS: This is located at
9 76 Henry Street in the Hamlet of Roosevelt, Town
10 of Hempstead's Zoning Residential "B" Zoning
11 District.

12 The 9,832 square foot subject property
13 situated on the north side of
14 Henry Street in the Hamlet of Roosevelt's, Town
15 of Hempstead's Res. "B" Zoning District.

16 The applicant proposes subdividing the
17 property, which has 80 feet of frontage on
18 Henry Street into two separate parcels.

19 "Proposed Lot A" will have a total of
20 40 feet of frontage and a total of 4,916 square
21 foot area. "Proposed Lot B" will also have 40
22 feet of frontage on Henry. It will also be a
23 total of 4,916 square feet.

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

1 NCPC Minor Sub. File No. 4-2026

2 including:

3 "Lot A:"

4 Subdivision of lot;

5 Lot area;

6 Construct new dwelling with garage;

7 Front width from and on street line to
8 front setback line.

9 "Lot B:"

10 Subdivision of lot;

11 Lot area;

12 Front width from and on street line to
13 front setback line;

14 Side yard;

15 Maintain dwelling on lesser lot;

16 And maintain detached garage.

17 The proposed subdivision meets the
18 character of the neighborhood, as neighboring
19 houses on this block also have frontages of
20 40 feet on Henry as well.

21 I'd like to call up the attorney now
22 for any further questions.

23 (Stepping up.)

24 MR. D'AGOSTINO: Thank you for that
25 very thorough description of the application.

1 NCPC Minor Sub. File No. 4-2026

2 My name is Albert A. D'Agostino, firm
3 is Minerva and D'Agostino PC, 107 South Central
4 Avenue, Valley Stream, New York.

5 I would also like to wish the Chairman
6 and members of the Commission, Mr. Nimmo and the
7 entire staff a happy and healthy new year.

8 The --

9 CHAIRMAN SHAPIRO: Thank you and same
10 to --

11 MR. D'AGOSTINO: -- the -- the --

12 CHAIRMAN SHAPIRO: -- you.

13 MR. D'AGOSTINO: I'm sorry?

14 CHAIRMAN SHAPIRO: Thank you and same
15 to you.

16 MR. D'AGOSTINO: Thank you -- thank
17 you.

18 The -- I -- I believe the facts of the
19 application have been thoroughly described,
20 except for the record, I will add --

21 CHAIRMAN SHAPIRO: Don't --

22 (Laughter.)

23 MR. D'AGOSTINO: -- I know Mr. Lewis
24 always likes if I'm --

25 CHAIRMAN SHAPIRO: -- don't.

1 NCPC Minor Sub. File No. 4-2026

2 (Laughter.)

3 MR. D'AGOSTINO: -- that this -- this
4 parcel, and actually. I'll -- I'll embellish a
5 little bit at the end. It's a little -- this one
6 is a little different.

7 CHAIRMAN SHAPIRO: No, you don't have
8 to.

9 MR. D'AGOSTINO: I think I do.

10 (Laughter.)

11 MR. D'AGOSTINO: I think I do.

12 (Laughter.)

13 MR. D'AGOSTINO: The property appears
14 on a pre-1948, pre-January 1948 filed map. And
15 it's described as lying being in the Town of
16 Hempstead in Roosevelt, County of Nassau and
17 State of New York and more particularly
18 designated and described as follows. Lot
19 numbers:

20 67;

21 68;

22 69;

23 And 70 in Block 11 on a certain map,
24 entitled, open quotes, Map of Oakdale Park
25 situated at Roosevelt, New York, developed by

1 NCPC Minor Sub. File No. 4-2026
2 Frederick Homes Co., Inc., E.J. Fredericks,
3 President, surveyed June 1925 by Smith and
4 Malcolm -- Malcolmson Inc. Civil Engineers,
5 Freeport, New York, closed quotes. And then
6 filed in the Office of the Nassau County Clerk on
7 June 27th, 1925 as map number 656, new map number
8 558.

9 The reason that this one is a little
10 different, in -- in other similar matters, I
11 reference the ability to move lot lines. There
12 is no lot line which is being moved here.

13 The proposed subdivision is on an
14 existing filed map, which has not been altered,
15 or amended or extinguished, as required by -- by
16 "Section 334-a" of -- of the Real Property Law
17 and "Article 16" of the Nassau County Charter.
18 So this map is exactly as it was filed, and is a
19 filed map and the proposed division is right on
20 the lot line.

21 If you have any questions, I'd be happy
22 to respond to them.

23 Thank you.

24 CHAIRMAN SHAPIRO: Commissioners?

25 THIRD VICE-CHAIR LEWIS: I -- I think

1 NCPC Minor Sub. File No. 4-2026
2 the image on the screen makes the case that the
3 200-foot radius shows many properties that are
4 either the same size, or close to it, maybe even
5 one or two that are smaller. So based on that, I
6 would agree with the conclusion that the proposal
7 is consistent with the community character in the
8 area.

9 CHAIRMAN SHAPIRO: Anyone else?

10 (No response.)

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

13 (No response.)

14 VICE-CHAIR GREENFIELD: The only thing,
15 I -- I hope that staff in the future would mark
16 these things and tell us "old filed map," so we
17 can save Mr. D'Agostino the time in mentioning
18 it.

19 (Laughter.)

20 MR. D'AGOSTINO: I -- I -- I appreciate
21 that, but I do have to make a record in case
22 something should go awry.

23 CHAIRMAN SHAPIRO: 26 years later, I
24 still remember them.

25 (Laughter.)

1 NCPC Minor Sub. File No. 4-2026

2 MR. D'AGOSTINO: Thank you.

3 CHAIRMAN SHAPIRO: Can I have a motion?

4 (No response.)

5 CHAIRMAN SHAPIRO: Commissioners?

6 COMMISSIONER KALATY: Motion to approve

7 NCPC File 4-2026 with a "Negative Declaration."

8 THIRD VICE-CHAIR LEWIS: Second.

9 CHAIRMAN SHAPIRO: All in favor?

10 (Chorus of "ayes.")

11 CHAIRMAN SHAPIRO: Any opposed?

12 (No response.)

13 CHAIRMAN SHAPIRO: Motion carries.

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1 Proceedings

2 (Mr. O'Brien enters the meeting.)

3 THIRD VICE-CHAIR LEWIS: Motion to
4 adjourn.

5 MR. D'AGOSTINO: Thank you very much.

6 CHAIRMAN SHAPIRO: Make a motion to
7 adjourn.

8 Is there any new business?

9 (No response.)

10 CHAIRMAN SHAPIRO: Any old business?

11 (No response.)

12 VICE-CHAIR GREENFIELD: Motion to
13 adjourn at 2:42.

14 Good job, Mr. --

15 CHAIRMAN SHAPIRO: Okay --

16 VICE-CHAIR GREENFIELD: -- Chairman.

17 CHAIRMAN SHAPIRO: -- thank you.

18 (The meeting was concluded at
19 2:42 p.m.)

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INDEX

NCPC NO.	PAGE
NCPC Minor Sub. File No. 1-2026....	18-28
NCPC Minor Sub. File No. 2-2026...	29-32
NCPC Minor Sub. File No. 3-2026....	33-46
NCPC Minor Sub. File No. 4-2026....	47-53
NCPC Case No. 128235.....	09-10
NCPC Case No. 120125.....	11-16
NCPC Case No. 129225.....	10-11
NCPC Case No. 129325.....	10-11
NCPC Case No. 1211125.....	10-11
NCPC Case No. 1212125.....	10-11
NCPC Case No. 1216125.....	10-11
NCPC Case No. 121125.....	10-11

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

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

Stephanie Valder

STEPHANIE J. VALDER,

Stenographer