

REGULAR MEETING
of the
NASSAU COUNTY PLANNING COMMISSION

Thursday, March 5, 2026
10:07 a.m. - 10:18 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

REID SAKOWICH,

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Commissioners

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12 WILLIAM NIMMO, Deputy Commissioner

13 ROBERT O'BRIEN, Esq., Counsel

14 PATRICK GALLAGHER, Esq., Counsel

15

16 Staff:

17

GREGORY J. HOESL

18

JOHN PERRAKIS

19

CAMERON SANDS

20

TIMOTHY WREN

21

22 Also Present:

23 STEPHANIE J. VALDER, Stenographer

24

25

1 Proceedings

2

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

4 CHAIRMAN SHAPIRO: Commissioners, good
5 morning and welcome to the March 5th,
6 Nassau County Planning Commission meeting.

7 All rise. And Mr. Nimmo, would you
8 lead us in the pledge?

9 DEPUTY COMMISSIONER NIMMO: Yes, I
10 will.

11 Hand over your heart. Face the flag.
12 (Pledge of Allegiance recited in a
13 body.)

14 CHAIRMAN SHAPIRO: Play ball.

15 CHAIRMAN GREENFIELD: Play ball.

16 MR. O'BRIEN: We hope.

17 You have to quote Walter Sterling.

18 (Stepping up.)

19 MR. SANDS: I'd like to start with the
20 roll call.

21 Commissioner Durso?

22 COMMISSIONER DURSO: Present.

23 MR. SANDS: Commissioner Gold?

24 COMMISSIONER GOLD: Present.

25 MR. SANDS: Vice-Chair Greenfield?

1 Proceedings

2 VICE-CHAIR GREENFIELD: Present.

3 MR. SANDS: Chair Shapiro?

4 CHAIRMAN SHAPIRO: Here.

5 MR. SANDS: Vice-Chair Lewis?

6 THIRD VICE-CHAIR LEWIS: Here.

7 MR. SANDS: Commissioner Forman?

8 COMMISSIONER FORMAN: Present.

9 MR. SANDS: Commissioner Sakowich?

10 COMMISSIONER SAKOWICH: Here.

11 MR. SANDS: And Commissioner Ellerbe?

12 CHAIRMAN SHAPIRO: Excused.

13 MR. O'BRIEN: Excused.

14 MR. SANDS: I'd like to acknowledge

15 the receipt of the transcript from the

16 February 5th, 2026 NCPC hearing.

17 COMMISSIONER FORMAN: So moved.

18 THIRD VICE-CHAIR LEWIS: Second.

19 CHAIRMAN SHAPIRO: All in favor?

20 (Chorus of "ayes.")

21 CHAIRMAN SHAPIRO: Motion carries.

22 MR. SANDS: All right, Greg.

23 * * *

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1 NCPC Minor Sub. File No. 8-2026

2 MR. SANDS: First up, we have a
3 three-parcel minor subdivision in the Hamlet of
4 Woodbury, Town of Oyster Bay. The three-parcel
5 minor subdivision is located on the west side
6 Whitney Lane in the Hamlet of Woodbury.

7 The 38,300 [sic] -- 38,350 square foot
8 parcel is located in the Town's one-family
9 residence zoning district. The applicant
10 proposes subdividing the property, which has 364
11 feet of frontage on Whitney Lane into three
12 separate parcels:

13 "Proposed Lot 1" will have 109 of
14 frontage and 115 feet of depth on Whitney Lane, a
15 total of 12,733 square foot area parcel;

16 "Proposed Lot 2" will also have the
17 same amount of frontage, and depth -- depth and
18 be a total of 12,733 square feet;

19 "Proposed Lot 3" will have 144.32 feet
20 of frontage and be a total of 12,884 square feet.

21 The Town of Oyster Bay's Zoning Board
22 of Appeals has granted the request for variances
23 to construct new dwellings on a subdivided lot,
24 having less frontage on a Town Road than
25 permitted by ordinance.

1 NCPC Minor Sub. File No. 8-2026

2 And these variances were required as
3 Whitney Lane is a private road and not a
4 Town Road. The road will not be maintained by
5 the Town of Oyster Bay. And the applicant did
6 submit a "right-of-way" maintenance agreement for
7 the private road, which the Town of Oyster Bay
8 reviewed and approved. And the neighbors also
9 signed this and approved as well.

10 The site also required a
11 slope stabilization report, as the parcel had a
12 slope gradient of at least 25 percent in the rear
13 of the property, which the applicant also
14 submitted.

15 And on December 14th, 2023, the
16 Planning Commission saw this application as a
17 zoning referral, for a variance required for
18 frontage on a private road. The Commission
19 issued a "Local Determination with the Letter,"
20 because at the time, there was no "right-of-way"
21 maintenance agreement in place, which the
22 applicant did submit. And the applicant did
23 submit a slope stabilization report, which we
24 requested as well.

25 As for utilities, water access will be

1 NCPC Minor Sub. File No. 8-2026

2 available. However, the client will be using
3 cesspools as there's no sewer access.

4 And I'd like to call up the attorney,
5 Alison LaPointe, for any further questions.

6 CHAIRMAN SHAPIRO: Good morning. Name
7 and address for the record, please.

8 (Stepping up.)

9 MS. LaPOINTE: Certainly.

10 Alison LaPointe with the firm Certilman
11 Balin Adler Hyman, offices at 100 Motor Parkway,
12 Hauppauge, New York 11788.

13 Good morning.

14 CHAIRMAN SHAPIRO: Good morning.

15 MS. LaPOINTE: So I'd like to thank
16 Cameron for his thorough, as always, report. I
17 have very, very little to add outside of the
18 three lots are conforming to code and matches the
19 development part [sic] -- patterns directly
20 across the street on Whitney Lane. The neighbors
21 are largely in favor of this project, as they're
22 getting a new and improved roadway as well
23 drainage. And so overall, it will be an
24 improvement to the surrounding area.

25 And I'm available for any questions the

1 NCPC Minor Sub. File No. 8-2026

2 Board may have.

3 CHAIRMAN SHAPIRO: Commissioners, any
4 questions?

5 THIRD VICE-CHAIR LEWIS: What is
6 Whitney's current condition, that road? Is it
7 paved at all or?

8 MS. LaPOINTE: It is not paved.

9 THIRD VICE-CHAIR LEWIS: Even right up
10 to Woodbury Road, because from the image it kind
11 of looks like it is, but it's a dirt road --

12 MS. LaPOINTE: No, it's --

13 THIRD VICE-CHAIR LEWIS: -- the whole
14 way?

15 MS. LaPOINTE: -- yeah.

16 THIRD VICE-CHAIR LEWIS: Huh.

17 MS. LaPOINTE: So again, great
18 improvement for everyone along Whitney.

19 THIRD VICE-CHAIR LEWIS: Yes, I can see
20 how that happens.

21 Would the public care to --

22 (Laughter.)

23 CHAIRMAN SHAPIRO: Any questions?

24 (No response.)

25 CHAIRMAN SHAPIRO: Is there anybody in

1 NCPC Minor Sub. File No. 8-2026

2 the public that wishes to be heard on this?

3 (No response.)

4 CHAIRMAN SHAPIRO: Not seeing any, I'll
5 take a motion.

6 (No response.)

7 CHAIRMAN SHAPIRO: Don't all jump.

8 COMMISSIONER SAKOWICH: I make a
9 motion, NCPC File 8-2026, an approval with a --

10 THIRD VICE-CHAIR LEWIS: "Neg. Dec."

11 COMMISSIONER SAKOWICH: -- "Neg. Dec."

12 COMMISSIONER DURSO: I'll second.

13 CHAIRMAN SHAPIRO: All in favor?

14 (Chorus of "ayes.")

15 CHAIRMAN SHAPIRO: Any opposed?

16 (No response.)

17 CHAIRMAN SHAPIRO: Motion carries.

18 MS. LaPOINTE: Thank you very much.

19 CHAIRMAN SHAPIRO: Thank you.

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1 NCPC Minor Sub. File No. 11-2026

2 (Stepping up.)

3 MR. SANDS: Next up we have
4 Case 11-2026. This is a lot line adjustment in
5 the Hamlet of Seaford, Town of Hempstead.

6 The 15,000 square foot subject property
7 is situated on the west side of Ocean Avenue, in
8 the Hamlet of Seaford's Residential "C" Zoning
9 District.

10 The parcel sizes currently are as
11 follows: "Parcel A," the northern parcel
12 currently has 100 feet of frontage on
13 Ocean Avenue. "Parcel B" currently has 50 feet
14 of frontage on Ocean Ave. The applicant proposes
15 making "Parcel A" and "Parcel B" equal frontages
16 of 75 feet and equal square foot area parcels of
17 7,500.

18 The applicant proposes to convey
19 2500 square feet of "Tax Lot 29" from the
20 southern portion of "Parcel A," to the northern
21 portion of "Parcel B" by means of a lot line
22 adjustment. And the Town of Hempstead's Building
23 Department has issued a "letter of zoning
24 compliance" for this proposed lot line
25 adjustment.

1 NCPC Minor Sub. File No. 11-2026

2 I'd now like to call up the homeowner,
3 Conrad Marrone.

4 (Discussion held among Commissioners
5 off the record.)

6 CHAIRMAN SHAPIRO: Good morning.
7 Name and address for the record,
8 please.

9 (Stepping up.)

10 MR. MARRONE: Morning.

11 Name is Conrad Marrone,
12 address is 2596 Ocean Avenue, Seaford,
13 New York 11783.

14 CHAIRMAN SHAPIRO: Thank you.
15 Commissioners, do you have any
16 questions for the homeowner?

17 VICE-CHAIR GREENFIELD: Yes.

18 Are you an attorney, sir?

19 MR. MARRONE: No, I'm not.

20 VICE-CHAIR GREENFIELD: Who's going
21 to file it, if -- if we approve it with the
22 Nassau County Clerk?

23 MR. MARRONE: I have an attorney. I
24 don't know his name offhand.

25 VICE-CHAIR GREENFIELD: Okay.

1 NCPC Minor Sub. File No. 11-2026

2 Because otherwise, we've run into
3 problems where individuals think they're capable
4 of doing it and then it comes back before us six
5 months later when --

6 MR. MARRONE: No --

7 VICE-CHAIR GREENFIELD: -- it doesn't
8 go through.

9 MR. MARRONE: -- I -- I definitely have
10 an attorney.

11 MR. O'BRIEN: Yeah, just so you know,
12 sir, and if -- if -- if this is approved, you'll
13 be required to record deeds for the both
14 properties.

15 MR. MARRONE: Yes.

16 MR. O'BRIEN: And those deeds have to
17 be recorded within -- within one year.

18 MR. MARRONE: Okay.

19 MR. O'BRIEN: And sometimes people
20 don't do that and then they wind up, as -- as the
21 First Vice-Chair said, having to come back here
22 scrambling, oh my God, we're looking to sell the
23 property. It was never done. So --

24 MR. MARRONE: Okay.

25 MR. O'BRIEN: -- a word to the wise.

1 NCPC Minor Sub. File No. 11-2026

2 VICE-CHAIR GREENFIELD: And worse than
3 that, you have to pay another fee.

4 MR. MARRONE: Right.

5 (Laughter.)

6 CHAIRMAN SHAPIRO: And don't even think
7 about building until it's done.

8 MR. MARRONE: Right.

9 CHAIRMAN SHAPIRO: And you go to the
10 Town.

11 MR. O'BRIEN: Thank you.

12 THIRD VICE-CHAIR LEWIS: So as I look
13 at the radius map of all the properties in the
14 area, the 75 foot width for the two properties
15 that would be created by this action certainly
16 seems consistent with a lot of the homes in the
17 area, the 75s. There's -- there's only one or
18 two, and one happens to be right next to you
19 that's a hundred.

20 But a lot of -- there's even a bunch
21 that are 50. So there's a number that are even
22 smaller than what you're doing with --

23 MR. MARRONE: Right --

24 THIRD VICE-CHAIR LEWIS: -- with --

25 MR. MARRONE: -- right.

1 NCPC Minor Sub. File No. 11-2026

2 THIRD VICE-CHAIR LEWIS: -- with yours.

3 But it does seem, you know, smaller
4 lots are -- are appropriate when you're right at
5 the water, that kind of thing.

6 MR. MARRONE: Right.

7 THIRD VICE-CHAIR LEWIS: Was there --
8 was there ever thoughts about taking to make this
9 into three lots?

10 MR. MARRONE: No.

11 THIRD VICE-CHAIR LEWIS: That's good.

12 MR. O'BRIEN: It's -- it's funny. This
13 is like a reverse subdivision in that where you
14 could have made three, you're making it so you
15 can only have two; right?

16 THIRD VICE-CHAIR LEWIS: Yeah.

17 CHAIRMAN SHAPIRO: That's funny.

18 (Laughter.)

19 THIRD VICE-CHAIR LEWIS: Funny.

20 CHAIRMAN SHAPIRO: Any other questions?

21 (No response.)

22 CHAIRMAN SHAPIRO: Is there anybody in
23 the public that wishes to be heard?

24 (No response.)

25 CHAIRMAN SHAPIRO: Not seeing any, I

1 NCPC Minor Sub. File No. 11-2026

2 will take a motion.

3 COMMISSIONER DURSO: I'd like to
4 make a motion to approve NCPC File No. 11-2026
5 with a "Negative Declaration."

6 THIRD VICE-CHAIR LEWIS: Second.

7 CHAIRMAN SHAPIRO: All in favor?

8 (Chorus of "ayes.")

9 CHAIRMAN SHAPIRO: Any opposed?

10 (No response.)

11 CHAIRMAN SHAPIRO: Motion carries.

12 MR. MARRONE: Thank you.

13 CHAIRMAN SHAPIRO: Thank you.

14 COMMISSIONER DURSO: Thank you.

15 MR. MARRONE: Thank you.

16 THIRD VICE-CHAIR LEWIS: Good luck.

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1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: Okay, zoning.

3 Commissioners, does anybody have any
4 other questions on the zoning materials?

5 (No response.)

6 CHAIRMAN SHAPIRO: Because we have a
7 complete "LD" --

8 THIRD VICE-CHAIR LEWIS: Complete "LD."

9 (Laughter.)

10 CHAIRMAN SHAPIRO: -- Calendar here.

11 DEPUTY COMMISSIONER NIMMO: We can't
12 even give Marty a hard time now.

13 (Laughter.)

14 VICE-CHAIR GREENFIELD: Marty -- Marty,
15 are you watching on live stream?

16 (Laughter.)

17 MR. WREN: Marty?

18 (Laughter.)

19 * * *

20 CHAIRMAN SHAPIRO: Now, you're
21 recusing yourself?

22 COMMISSIONER DURSO: Jeff.

23 VICE-CHAIR GREENFIELD: I'll recuse
24 myself on Lynbrook.

25 CHAIRMAN SHAPIRO: Okay. Which one is

1 Zoning Referral Review

2 that? Lynbrook -- Lynbrook?

3 MR. O'BRIEN: Is that 8?

4 CHAIRMAN SHAPIRO: No. 8?

5 (Stepping up.)

6 MR. HOESL: Zoning Case 8.

7 CHAIRMAN SHAPIRO: Okay.

8 So I will take a motion on to "L" --

9 MR. O'BRIEN: Jeffrey, stay there.

10 CHAIRMAN SHAPIRO: What?

11 VICE-CHAIR GREENFIELD: Stay there.

12 CHAIRMAN SHAPIRO: Stay there.

13 I will take a motion on --

14 VICE-CHAIR GREENFIELD: I'll turn

15 around.

16 CHAIRMAN SHAPIRO: -- NCPC Zoning

17 Agenda No. 8 for an "LD."

18 COMMISSIONER FORMAN: So moved.

19 CHAIRMAN SHAPIRO: Is there a second?

20 COMMISSIONER DURSO: Second.

21 CHAIRMAN SHAPIRO: All in favor?

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

24 * * *

25 CHAIRMAN SHAPIRO: Now, I will take a

1 Zoning Referral Review

2 motion on Zoning Agenda Items:

3 1;

4 2;

5 3;

6 4;

7 5;

8 6;

9 7;

10 And 9 for an "LD."

11 COMMISSIONER FORMAN: So moved.

12 COMMISSIONER DURSO: Second.

13 CHAIRMAN SHAPIRO: All in favor?

14 (Chorus of "ayes.")

15 CHAIRMAN SHAPIRO: Motion carries.

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1 Proceedings

2 MR. GALLAGHER: That's a new record.

3 CHAIRMAN SHAPIRO: Any new --

4 MR. HOESL: Thank you.

5 CHAIRMAN SHAPIRO: -- business?

6 (No response.)

7 CHAIRMAN SHAPIRO: Any old business?

8 (No response.)

9 CHAIRMAN SHAPIRO: Marty, you watching?

10 (Laughter.)

11 VICE-CHAIR GREENFIELD: Motion to

12 adjourn.

13 (Laughter.)

14 VICE-CHAIR GREENFIELD: Marty, much

15 quicker, the first meeting without you.

16 (Laughter.)

17 (The meeting was concluded at 10:18 a.m.)

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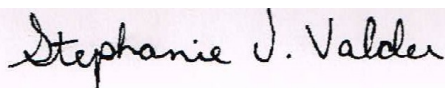
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C E R T I F I C A T I O N

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

Handwritten signature of Stephanie J. Valder in black ink, written in a cursive style. The signature is centered on the page and is highlighted with a light pink rectangular background.

STEPHANIE J. VALDER,
Stenographer

A	Certilman 7:10 cesspools 7:3 Chair 4:3 Chairman 2:3 3:4,14,15 4:4,12,19 4:21 7:6,14 8:3,23,25 9:4,7,13,15 9:17,19 11:6,14 13:6,9 14:17,20 14:22,25 15:7,9,11,13 16:2,6,10 16:20,25 17:4,7,10,12,16,19,21 17:25 18:13,15 19:3,5,7,9 CHAMBER 1:12 Chorus 4:20 9:14 15:8 17:22 18:14 Clerk 11:22 client 7:2 code 7:18 come 12:21 comes 12:4 Commission 1:4 3:6 6:16,18 Commissioner 2:12 3:9,21,22,23 3:24 4:7,8,9,10,11,17 9:8,11,12 15:3,14 16:11,22 17:18,20 18:11 18:12 Commissioners 2:10 3:4 8:3 11:4 11:15 16:3 complete 16:7,8 21:7 compliance 10:24 concluded 19:17 condition 8:6 conforming 7:18 Conrad 11:3,11 consistent 13:16 construct 5:23 convey 10:18 Counsel 2:13,14 County 1:4 3:6 11:22 created 13:15 current 8:6 currently 10:10,12,13	Durso 2:6 3:21,22 9:12 15:3,14 16:22 17:20 18:12 dwellings 5:23
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