

REGULAR MEETING
of the
NASSAU COUNTY PLANNING COMMISSION

Thursday, April 23, 2026
10:00 a.m. - 10:18 a.m.

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

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

4 LEONARD H. SHAPIRO, Chairman

5 NEAL LEWIS, Third Vice-Chair

6 DANA DURSO,

7 MURRAY FORMAN,

8 REID SAKOWICH,

9 Commissioners

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11 ROBERT O'BRIEN, Esq., Counsel

12 PATRICK GALLAGHER, Esq., Counsel

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14 Staff:

15 GIANNI ANDRIANO

16 GREGORY J. HOESL

17 JOHN PERRAKIS

18 CAMERON SANDS

19 TIMOTHY WREN

20

21 Also Present:

22 STEPHANIE J. VALDER, Stenographer

23

24

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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 morning,
5 everyone. Welcome to the April 23rd meeting of
6 the Nassau County Planning Commission.

7 All rise for the Pledge of Allegiance.
8 And Commissioner Lewis, would you lead us in the
9 Pledge?

10 (Pledge of Allegiance recited in a
11 body.)

12 CHAIRMAN SHAPIRO: Play ball.

13 Okay. Roll call please.

14 (Stepping up.)

15 MR. HOESL: Good morning -- good
16 morning, Commissioners.

17 I'll start with the roll call.

18 Commissioner Sakowich?

19 COMMISSIONER SAKOWICH: Here.

20 MR. HOESL: Commissioner Gold?

21 CHAIRMAN SHAPIRO: Excused.

22 MR. O'BRIEN: Excused.

23 MR. HOESL: Commissioner Forman?

24 COMMISSIONER FORMAN: Present.

25 MR. HOESL: Commissioner Ellerbe?

1 Proceedings

2 MR. O'BRIEN: Excused.

3 CHAIRMAN SHAPIRO: Excused.

4 MR. HOESL: Commissioner Durso?

5 COMMISSIONER DURSO: Present.

6 MR. HOESL: Third Vice-Chair Lewis?

7 THIRD VICE-CHAIR LEWIS: Present.

8 MR. HOESL: Vice-Chair Greenfield?

9 CHAIRMAN SHAPIRO: Excused.

10 MR. O'BRIEN: Excused.

11 MR. HOESL: And Chairman Shapiro?

12 CHAIRMAN SHAPIRO: Here.

13 MR. HOESL: Thank you.

14 May I have a motion to acknowledge the
15 receipt of transcript from the March 26th
16 Planning Commission hearing?

17 CHAIRMAN SHAPIRO: Can we have a
18 motion?

19 COMMISSIONER DURSO: So moved.

20 CHAIRMAN SHAPIRO: Is there a second?

21 THIRD VICE-CHAIR LEWIS: Second.

22 CHAIRMAN SHAPIRO: All in favor?

23 (Chorus of "ayes.")

24 CHAIRMAN SHAPIRO: Motion carries.

25 MR. HOESL: Thank you.

1 Proceedings

2 What'd you like to start with?

3 CHAIRMAN SHAPIRO: Let's start with

4 "OSPAC."

5 MR. O'BRIEN: Chair?

6 CHAIRMAN SHAPIRO: Yes.

7 MR. O'BRIEN: Are -- are you going to
8 make an announcement on regarding the minors --

9 CHAIRMAN SHAPIRO: Yes --

10 MR. O'BRIEN: -- or --

11 CHAIRMAN SHAPIRO: -- yes, we have a
12 few scratches this morning, but OSPAC No. 5 is
13 going to be adjourned to May 14th.

14 MR. O'BRIEN: That's -- that would be
15 under Paragraph C, No. 1, OSPAC 5 --

16 CHAIRMAN SHAPIRO: Right, 5 --

17 MR. O'BRIEN: -- of 2026.

18 CHAIRMAN SHAPIRO: -- of 26.

19 And all of the minor subdivisions under
20 "D" are going to be adjourned to May 14th.

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1 Proceedings

2 COMMISSIONER FORMAN: And OSPAC 3.

3 CHAIRMAN SHAPIRO: Yes.

4 And OSPAC No. 3 is also -- 3 of --
5 OSPAC Item No. 3, it's No. 4 of 26 is going to be
6 held on May 14th also.

7 So you have:

8 OSPAC 4-26 adjourned to May 14th;

9 OSPAC 5-26, May 14th.

10 All the minor subdivisions:

11 File 14-26;

12 19-26;

13 20-26;

14 And 21-26, all are going to be
15 adjourned to May 14th.

16 So none of these will have to be
17 re-noticed.

18 THIRD VICE-CHAIR LEWIS: Because it's
19 to a date specific.

20 CHAIRMAN SHAPIRO: Okay.

21 MR. HOESL: (Nodding head yes.)

22 CHAIRMAN SHAPIRO: Let's move on.

23 MR. HOESL: Thank you.

24 * * *

25

1 NCPC OSPAC File No. 1-2026

2 THIRD VICE-CHAIR LEWIS: So

3 OSPAC No. 1.

4 MR. HOESL: Yes.

5 First up OSPAC 1-2026. This is an
6 application to remove a deed restriction at
7 3000 Burns Avenue in the Hamlet of Wantagh,
8 Town of Hempstead's Residence "B" Zoning District
9 and also their watershed property.

10 The County's requesting permission to
11 remove the deed restriction on "Tax Lot 18,"
12 which restricts use to non-commercial, and, or
13 municipal purposes. There's also a deed
14 restriction that prohibits the Town from either
15 selling or using the premises in a "for-profit"
16 manner, without the consent of Nassau County.

17 The property in question along with
18 "Tax Lot 19" is in the process of being sold
19 by the Town to the neighboring business at
20 3000 Burns Avenue for commercial purposes, i.e.,
21 the storage of supplies and vehicles.

22 The property was previously part of a
23 previous "OSPAC" application back in 2023. At
24 the time, the application only sought to remove
25 the deed restriction on "Tax Lot 19," which is

1 NCPC OSPAC File No. 1-2026

2 the larger of the two lots.

3 The deed for the property was
4 transferred from the County to the Town of
5 Hempstead back in 1991, which is about 10 years
6 after the County acquired the property from the
7 City of New York. As such, any sale by the Town
8 will require New York City approval, which the
9 applicant plans to obtain after first asking the
10 Nassau County for permission.

11 "DPW" approves of this request
12 for the County to remove the deed restriction
13 on "Tax Lot 18" and subsequently allow the
14 Town of Hempstead to sell the property to the
15 neighboring business.

16 At the April 14th, 2026 "OSPAC"
17 meeting, the members of "OSPAC" voted 5 to 0 to
18 approve the application.

19 THIRD VICE-CHAIR LEWIS: So this
20 is a case study, and some -- some history for
21 Nassau County and -- and how some of this
22 property was originally held by -- by other
23 entities, including New York City at one point.
24 And so they still have some deed restrictions,
25 which we're addressing here today.

1 NCPC OSPAC File No. 1-2026

2 This is a little sliver of property
3 that we're addressing here today. It was part of
4 a larger effort by the applicant, who was here
5 for the hearing that we held a month ago and put
6 everything in the record. I -- I don't see him
7 here today, because this is the stage of our
8 process where the public hearing is closed, but
9 just want to acknowledge that he is explained
10 how this fit into the overall project, and so
11 we've -- we've been thoroughly vetted on this
12 subject.

13 (Laughter.)

14 THIRD VICE-CHAIR LEWIS: This sliver
15 seemed to have kind of slipped away from the
16 overall project that now needs to be sort of
17 finished. As you mentioned, it went back to
18 2023, so this is a couple of years to get this
19 right. But nonetheless, that's the goal, get it
20 right. That's -- that's it.

21 The images you've got here, one of them
22 is one is -- do you want to just flip through the
23 images? So what are we seeing here? Is --

24 MR. HOESL: Oh, that is the proposed
25 landscaping plan that they've agreed to, to, you

1 NCPC OSPAC File No. 1-2026

2 know, kind of beautify the area.

3 THIRD VICE-CHAIR LEWIS: So I remember
4 us discussing this at some length, like I said, a
5 couple of years ago?

6 MR. HOESL: Yes.

7 THIRD VICE-CHAIR LEWIS: So but still
8 that is the plan. We would -- we still want to
9 see that when they're all done.

10 MR. HOESL: Correct, yeah.

11 (Laughter.)

12 THIRD VICE-CHAIR LEWIS: Thank you.

13 COMMISSIONER SAKOWICH: Well, now that
14 fence can extend there back, Greg, back to the
15 railroad, without even --

16 THIRD VICE-CHAIR LEWIS: It seems
17 there --

18 MR. HOESL: Yes, yeah. And we have
19 Dominick Minerva here, if you have any specific
20 questions about the -- the landscaping.

21 THIRD VICE-CHAIR LEWIS: Well, do
22 you -- while we're sitting, so yeah, could you --
23 could you come up?

24 (Stepping up.)

25 MR. MINERVA: Yeah.

1 NCPC OSPAC File No. 1-2026

2 MR. HOESL: Thanks.

3 THIRD VICE-CHAIR LEWIS: So as we
4 said --

5 MR. MINERVA: Dominick --

6 THIRD VICE-CHAIR LEWIS: -- for the
7 record, you want to?

8 MR. MINERVA: -- Dominick Minerva,
9 Minerva and D'Agostino, 107 South Central Avenue,
10 Valley Stream, New York. We're the attorney for
11 the contract vendee.

12 THIRD VICE-CHAIR LEWIS: Great.

13 So the image we see at the bottom here,
14 this is a sort of the goal; right?

15 MR. MINERVA: Yes. So that's a -- a
16 rendering of the landscape plan. We are filing a
17 formal landscape plan with the Town of Hempstead,
18 as part of our permitting applications. And we
19 will be improving the landscaping and putting a
20 new decorative fence along Old Mill Road, where
21 the property fronts.

22 THIRD VICE-CHAIR LEWIS: Great.

23 And summer's coming, so this is perfect
24 time, planting season. Let's get this done. It
25 would look nice in the neighborhood.

1 NCPC OSPAC File No. 1-2026

2 MR. MINERVA: When we get there. I
3 don't know if we'll close by then, but maybe next
4 spring. But if we close as soon as you say, then
5 sure, certainly.

6 THIRD VICE-CHAIR LEWIS: Well.

7 CHAIRMAN SHAPIRO: Worse comes to
8 worst, fall is a good time to plant also.

9 (Laughter.)

10 MR. MINERVA: There you go.

11 Thank you.

12 CHAIRMAN SHAPIRO: Okay, right.

13 All right. So Commissioners, I would
14 take a motion to -- for disposition of -- of the
15 property and send it off to the Legislature.

16 THIRD VICE-CHAIR LEWIS: Okay. So this
17 is OSPAC No. 1-2026. It also happens to be
18 Calendar Item No. 1 of our "OSPAC" Agenda. And
19 the action is a removal of deed restrictions, as
20 part of this overall transfer of property or
21 disposition of property.

22 So the motion is to approve the deed
23 restriction removal.

24 CHAIRMAN SHAPIRO: Is there a second?

25 COMMISSIONER DURSO: I'll second.

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NCPC OSPAC File No. 1-2026

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

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1 NCPC OSPAC File No. 2-2026

2 CHAIRMAN SHAPIRO: Okay. Let's
3 go to Item No. 2, which is OSPAC 2-2026,
4 property at Town of Riverhead, Suffolk County,
5 3186 South [sic] Avenue, Riverhead, New York,
6 Dorothy P. Flint 4-H Camp. And this is to sell
7 the property.

8 (Stepping up.)

9 MR. HOESL: Yes.

10 MR. GALLAGHER: Let the record show
11 that I am recusing myself from this case, because
12 I represent the Department of Real Estate
13 Services in the underlying sale of the property.

14 CHAIRMAN SHAPIRO: Thank you.

15 (Mr. Gallagher exits the meeting.)

16 CHAIRMAN SHAPIRO: Go ahead, Greg.

17 MR. HOESL: Yes.

18 Nassau County is requesting permission
19 to sell property located at 3186 Sound Avenue in
20 Riverhead to the Peconic Land Trust. The
21 property in question has been operated as the
22 4-H Camp by Cornell Cooperative for decades.

23 Property is approximately 138 acres
24 and is located along the northerly side of
25 Sound Avenue. Many of the surrounding properties

1 NCPC OSPAC File No. 2-2026
2 have been preserved, including the adjacent
3 64-acre "McQuade Preserve," which is also
4 operated by the Peconic Land Trust, as well
5 as the 15-acre Town of Riverhead Sound Avenue
6 Nature Preserve.

7 In addition to the 4-H Camp, property
8 consists of:

9 Farmland;
10 Woodland;
11 Bluffs;

12 And contains frontage on the
13 Long Island Sound.

14 As mentioned, it's been used by decades
15 by Cornell Cooperative as the Dorothy P. Flint
16 Nassau County 4-H Camp and has been used as a
17 year-round outdoor living, learning laboratory,
18 supporting the mission and programming of
19 Cornell Cooperative. 4-H Camp contains a
20 building inventory of approximately 101
21 structures comprised of:

22 A mix of camp cabins;
23 Washrooms;
24 Meeting centers;
25 Dining halls;

1 NCPC OSPAC File No. 2-2026

2 Staff housing;

3 And barns, all of which need

4 significant improvements due to their age and

5 limited availability of maintenance funding.

6 Approximately 36 acres of the property

7 is being used as a working farm. Also included

8 on the property is:

9 A horse barn;

10 A horse shelter;

11 Sheds.

12 The Peconic Land Trust is working with

13 Suffolk County to create a conservation easement

14 to be held by Suffolk County on the farmland,

15 which will:

16 Extinguish residential development

17 rights;

18 Keep the scenic view shed intact;

19 And ensure that the farmland is in

20 active production.

21 Contract requires the continuing

22 operation of the camp and farm. Pursuant to the

23 contract of sale, Peconic Land Trust is obligated

24 to enter into a lease with Cornell Cooperative

25 upon closing to continue to operate the camp on

1 NCPC OSPAC File No. 2-2026
2 the property, which will permit the camp to
3 obtain much-needed funding and financing to
4 repair and upgrade the camp facilities.

5 Peconic Land Trust is a "501(c)(3)"
6 non-profit organization with extensive experience
7 in managing similar properties in Suffolk County.
8 Since its establishment in 1983, the -- the
9 Land Trust has worked with landowners and
10 communities to:

11 Preserve nearly 14,000 acres of land,
12 including:

13 6,000 acres of farmland;

14 3,000 acres of woodland;

15 And 2,000 acres of wetlands.

16 "DPW" approves this request from
17 Nassau County to sell the property, 4-H Camp to
18 the Peconic Land Trust, thus allowing for the
19 continued preservation of the land.

20 At the April 14th "OSPAC" meeting, the
21 members of "OSPAC" voted four to zero, with one
22 abstention, resulting in the "OSPAC" Board
23 essentially taking no action on the matter.

24 This is up for a vote before the
25 Planning Commission today.

1 NCPC OSPAC File No. 2-2026

2 THIRD VICE-CHAIR LEWIS: So it -- it --
3 I -- I think there's a couple things to
4 acknowledge. We've, we've, first of all, we've
5 gone over this a fair amount. We've talked about
6 this both at the recent hearing that we held, but
7 this also came up in previous years. It's --
8 it's sort of a -- a subject of some interest,
9 sort -- sort of a trivia question. You know,
10 what camp does the County of Nassau own that is
11 not in the County of Nassau.

12 MR. HOESL: Yeah.

13 (Laughter.)

14 THIRD VICE-CHAIR LEWIS: Something to
15 that question -- is the question.

16 MR. HOESL: Yeah.

17 THIRD VICE-CHAIR LEWIS: And it was,
18 you know, when I first learned about it when I
19 was on the Advisory Board for Nassau County's
20 Open Space Parks Advisory Committee efforts where
21 we had preserved open space and -- and this came
22 up as a question, the goal has always been to
23 keep it as an open space resource. But really
24 ideally, it should probably be more appropriately
25 owned by someone closer to either the County of

1 NCPC OSPAC File No. 2-2026

2 Suffolk or one of the lead not-for-profits that
3 could fill this role.

4 So that's been in the air for years and
5 now it's finally coming forward. Of course, this
6 is something that the Legislature will have to
7 make a -- the decision about. I think that the
8 County is fortunate to have organization like
9 the Peconic Land Trust and the Suffolk Cornell
10 Cooperative Extension as partners that can help
11 figure out a strategy to get some funds infused
12 into this property, so that it can be maintained
13 as a -- as a quality camp.

14 And really it's a great resource,
15 but we also understand that it's maybe, you know,
16 not in its -- in its best condition after many
17 years. And the -- the kind of unclear status of
18 ownership doesn't help, when it comes to try and
19 invest in fixing up buildings and such.

20 So the hope would be that if this
21 transaction takes place, getting -- getting good,
22 respected not-for-profit organizations involved
23 in -- in being responsible for managing the
24 property, then hopefully they can come up with a
25 plan and -- and there could be some funds to help

1 NCPC OSPAC File No. 2-2026
2 preserve the property, and improve the buildings
3 that are on the property and improve the
4 experience for the young people that use the
5 camp. So this is hopefully going to be a
6 real "win-win" is -- is how it comes together
7 here.

8 So that's -- that's what I wanted to
9 just say a word or two to that effect. I think
10 it's kind of exciting and that we're here.

11 CHAIRMAN SHAPIRO: And it's also been a
12 long time coming, so --

13 THIRD VICE-CHAIR LEWIS: Exactly.

14 CHAIRMAN SHAPIRO: -- at this point, I
15 would ask for a motion to recommend to the
16 County Legislature for the sale of the property.

17 Do we have a motion?

18 COMMISSIONER SAKOWICH: I make a
19 motion, OSPAC 2-2026, the sale of the property at
20 3186 Sound Avenue, Riverhead.

21 CHAIRMAN SHAPIRO: Is there a second?

22 COMMISSIONER DURSO: I'll second.

23 CHAIRMAN SHAPIRO: All those in favor?

24 (Chorus of "ayes.")

25 CHAIRMAN SHAPIRO: Any opposed?

1 NCPC OSPAC File No. 2-2026
2 (No response.)
3 CHAIRMAN SHAPIRO: Motion carries.
4 THIRD VICE-CHAIR LEWIS: Okay.
5 Good stuff.
6 MR. HOESL: Thanks.

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1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: At this point we're
3 going to move on to Zoning.

4 Is there -- you're -- you're not
5 recused on any of these; right?

6 THIRD VICE-CHAIR LEWIS: No, I'm not.

7 CHAIRMAN SHAPIRO: Not the zoning?

8 THIRD VICE-CHAIR LEWIS: No, not the
9 zoning, no.

10 CHAIRMAN SHAPIRO: Okay. So at this --

11 COMMISSIONER SAKOWICH: I just want
12 to -- Zoning Case No. 4 on this Port Washington.

13 CHAIRMAN SHAPIRO: Okay. What I was
14 going to do is I'll do the "LDs" first.

15 (Mr. Gallagher enters the meeting.)

16 CHAIRMAN SHAPIRO: And then --

17 COMMISSIONER SAKOWICH: Okay, I'm
18 sorry.

19 CHAIRMAN SHAPIRO: -- we're going to
20 talk about the "LDLs" next, so this way we can
21 get it moving.

22 COMMISSIONER SAKOWICH: Got you.

23 * * *

24 CHAIRMAN SHAPIRO: At this point, I'd
25 like to take a motion for NCPC Zoning Agenda No.:

1 Zoning Referral Review

2 One;

3 Three;

4 And Five for an "LD."

5 Do I have a motion?

6 COMMISSIONER FORMAN: So moved.

7 CHAIRMAN SHAPIRO: Is there a second?

8 THIRD VICE-CHAIR LEWIS: Second.

9 CHAIRMAN SHAPIRO: All in favor?

10 (Chorus of "ayes.")

11 CHAIRMAN SHAPIRO: Motion carries.

12 * * *

13 CHAIRMAN SHAPIRO: Also, I would like
14 to take a motion on NCPC Zoning Agenda No. 2,
15 which we have for an "LD" with a letter.

16 I don't know if anybody has any
17 comments on this one?

18 (No response.)

19 MR. HOESL: We will see this as a
20 minor subdivision --

21 CHAIRMAN SHAPIRO: Correct --

22 MR. HOESL: -- too, also.

23 CHAIRMAN SHAPIRO: -- right.

24 So it's important that we look at this
25 one. And staff's recommendation is we should

1 Zoning Referral Review
2 include a letter outlining the proper procedure
3 for a minor subdivision application, which in
4 this case will require a lot line adjustment to
5 be completed first. After the lot line
6 adjustment, the applicant can then subdivide the
7 remaining parcel as a three-lot minor
8 subdivision.

9 THIRD VICE-CHAIR LEWIS: I think that
10 the staff is suggestion is good. Sometimes it
11 just needs to be kind of spelled out clearly --

12 CHAIRMAN SHAPIRO: Exactly.

13 THIRD VICE-CHAIR LEWIS: -- so that
14 someone's -- they're not confused, and also
15 explaining that our action is not a -- you know,
16 we still have a vote at that later stage.

17 CHAIRMAN SHAPIRO: Correct.

18 COMMISSIONER DURSO: Correct.

19 CHAIRMAN SHAPIRO: It will come back to
20 us.

21 So I would take a motion on that for an
22 "LDL."

23 COMMISSIONER FORMAN: So moved.

24 CHAIRMAN SHAPIRO: Is there a second?

25 COMMISSIONER DURSO: Second.

1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: All in favor?

3 (Chorus of "ayes.")

4 CHAIRMAN SHAPIRO: Motion carries.

5 * * *

6 CHAIRMAN SHAPIRO: And then we have the
7 last one which is NCPD Item No. 4, which is
8 Port Washington. And Commissioner Sakowich, you
9 had a comment you'd like to make?

10 COMMISSIONER SAKOWICH: Well, I -- I
11 believe that in our work session, we had a -- a
12 good discussion amongst the entire board that
13 this is kind of what we're looking for, as far as
14 in these overlay districts and the -- the amount
15 of -- of, you know, I'm -- I'm going to say
16 "boutique." I don't know if that's the right
17 word to say, you know, it not -- you know, not
18 massive.

19 CHAIRMAN SHAPIRO: It's not massive and
20 it's also what we look for in a transit-oriented
21 development.

22 COMMISSIONER SAKOWICH: Right. I mean
23 it's --

24 CHAIRMAN SHAPIRO: It's meeting all the
25 standards.

1 Zoning Referral Review

2 COMMISSIONER SAKOWICH: It's within
3 200 feet of -- of a main --

4 CHAIRMAN SHAPIRO: And it's a major
5 railroad station.

6 COMMISSIONER SAKOWICH: Major railroad
7 station.

8 So I think that this is a fantastic
9 project. I think it hopefully will set a
10 standard for --

11 THIRD VICE-CHAIR LEWIS: Revitalize the
12 downtown area.

13 COMMISSIONER SAKOWICH: -- revitalize
14 the downtown, set a standard. I mean we -- we
15 did a lot of discussion on this.

16 THIRD VICE-CHAIR LEWIS: So if the
17 staff could grab some of those thoughts and put
18 it into the letter that would be --

19 CHAIRMAN SHAPIRO: And put it into a
20 letter, that would be great.

21 COMMISSIONER SAKOWICH: Into a letter.

22 MR. HOESL: Absolutely.

23 THIRD VICE-CHAIR LEWIS: To not only,
24 you know, to not only say "Local Determination,"
25 but also lift up a project that's very much

1 Zoning Referral Review

2 consistent with the goals of transit-oriented
3 development directly across from the train.
4 Scale is appropriate.

5 COMMISSIONER SAKOWICH: It just hits.
6 It -- it hits on every aspect of what we, as a
7 Board, are looking for.

8 CHAIRMAN SHAPIRO: Absolutely.

9 MR. HOESL: Will do. Yeah. Thanks.

10 CHAIRMAN SHAPIRO: All right. So I
11 will take a motion for an "LDL."

12 COMMISSIONER SAKOWICH: A motion.

13 THIRD VICE-CHAIR LEWIS: An "LDL."

14 COMMISSIONER SAKOWICH: I make a motion
15 for an "LDL," with a letter as stated.

16 CHAIRMAN SHAPIRO: And staff will --
17 you'll send around the letter to everybody?

18 MR. HOESL: Sure. Yeah -- yeah.

19 CHAIRMAN SHAPIRO: Okay. And anybody
20 has comments, you'll make them.

21 And I would take a second on that.

22 COMMISSIONER DURSO: Second.

23 CHAIRMAN SHAPIRO: All those in favor?

24 (Chorus of "ayes.")

25 CHAIRMAN SHAPIRO: Any opposed?

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Zoning Referral Review

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

* * *

1 Proceedings

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

3 CHAIRMAN SHAPIRO: We will see you all
4 on May 14th.

5 THIRD VICE-CHAIR LEWIS: Motion to
6 adjourn.

7 I do apologize for running out, but
8 thank you.

9 CHAIRMAN SHAPIRO: No.

10 Thank you for coming.

11 (The meeting was concluded at
12 10:18 a.m.)

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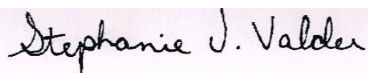
I N D E X

NCPC NO.	PAGE
NCPC OSPAC File No. 1-2026.....	07-13
NCPC OSPAC File No. 2-2026.....	14-21
NCPC OSPAC File No. 4-2026.....	05-06
NCPC OSPAC File No. 5-2026.....	05-06
NCPC Minor Sub. File No. 14-2026...	05-06
NCPC Minor Sub. File No. 19-2026...	05-06
NCPC Minor Sub. File No. 20-2026...	05-06
NCPC Minor Sub. File No. 21-2026...	05-06
NCPC Case No. 331126.....	22-23
NCPC Case No. 47126.....	23-25
NCPC Case No. 48126.....	22-23
NCPC Case No. 49126.....	25-28
NCPC Case No. 414126.....	22-23

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

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

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



STEPHANIE J. VALDER,
Stenographer

A	beautify 10:2 believe 25:11 best 19:16 Bldg 1:14 Bluffs 15:11 board 17:22 18:19 25:12 27:7 body 3:11 bottom 11:13 boutique 25:16 building 15:20 buildings 19:19 20:2 Burns 7:7,20 business 7:19 8:15	24:23,25 25:8,10,22 26:2,6,13,21 27:5,12,14,22 Commissioners 2:9 3:16 12:13 Committee 18:20 communities 17:10 complete 31:6 completed 24:5 comprised 15:21 concluded 29:11 condition 19:16 confused 24:14 consent 7:16 conservation 16:13 consistent 27:2 consists 15:8 contains 15:12,19 continue 16:25 continued 17:19 continuing 16:21 contract 11:11 16:21,23 Cooperative 14:22 15:15,19 16:24 19:10 Cornell 14:22 15:15,19 16:24 19:9 Correct 10:10 23:21 24:17,18 Counsel 2:11,12 County 1:5 3:6 7:16 8:4,6,10,12,21 14:4,18 15:16 16:13,14 17:7,17 18:10,11,25 19:8 20:16 County's 7:10 18:19 couple 9:18 10:5 18:3 course 19:5 create 16:13
	C	
	C 2:3 3:3 5:15 31:2,2 cabins 15:22 Calendar 12:18 call 3:13,17 CAMERON 2:18 camp 14:6,22 15:7,16,19,22 16:22 16:25 17:2,4,17 18:10 19:13 20:5 carries 4:24 13:6 21:3 23:11 25:4 28:3 case 8:20 14:11 22:12 24:4 30:12 30:13,14,15,16 centers 15:24 Central 11:9 certainly 12:5 certify 31:5 Chair 5:5 Chairman 2:4 3:4,12,21 4:3,9,11 4:12,17,20,22,24 5:3,6,9,11,16,18 6:3,20,22 12:7,12,24 13:2,4,6 14:2,14,16 20:11,14,21,23,25 21:3 22:2,7,10,13,16,19,24 23:7,9 23:11,13,21,23 24:12,17,19,24 25:2,4,6,19,24 26:4,19 27:8,10,16 27:19,23,25 28:3 29:3,9 CHAMBER 1:13 Chorus 4:23 13:3 20:24 23:10 25:3 27:24 City 8:7,8,23 clearly 24:11 close 12:3,4 closed 9:8 closer 18:25 closing 16:25 come 10:23 19:24 24:19 comes 12:7 19:18 20:6 coming 11:23 19:5 20:12 29:10 comment 25:9 comments 23:17 27:20 commercial 7:20 Commission 1:5 3:6 4:16 17:25 Commissioner 3:8,18,19,20,23,24 3:25 4:4,5,19 6:2 10:13 12:25 20:18,22 22:11,17,22 23:6 24:18	
	B	
a.m 1:9,9 29:12 Absolutely 26:22 27:8 abstention 17:22 accurate 31:6 acknowledge 4:14 9:9 18:4 acquired 8:6 acres 14:23 16:6 17:11,13,14,15 action 12:19 17:23 24:15 active 16:20 addition 15:7 addressing 8:25 9:3 adjacent 15:2 adjourn 29:6 adjourned 5:13,20 6:8,15 29:2 adjustment 24:4,6 Advisory 18:19,20 age 16:4 Agenda 12:18 22:25 23:14 ago 9:5 10:5 agreed 9:25 ahead 14:16 air 19:4 Allegiance 3:7,10 allow 8:13 allowing 17:18 amount 18:5 25:14 ANDRIANO 2:15 announcement 5:8 anybody 23:16 27:19 apologize 29:7 applicant 8:9 9:4 24:6 application 7:6,23,24 8:18 24:3 applications 11:18 appropriate 27:4 appropriately 18:24 approval 8:8 approve 8:18 12:22 approves 8:11 17:16 approximately 14:23 15:20 16:6 April 1:8 3:5 8:16 17:20 area 10:2 26:12 asking 8:9 aspect 27:6 attorney 11:10 availability 16:5 Avenue 1:15 7:7,20 11:9 14:5,19,25 15:5 20:20 eyes 4:23 13:3 20:24 23:10 25:3 27:24		
		D
		D 3:3 5:20 30:2 D'Agostino 11:9 DANA 2:6 date 6:19 decades 14:22 15:14 decision 19:7 decorative 11:20 deed 7:6,11,13,25 8:3,12,24 12:19 12:22 Department 14:12 Determination 26:24 development 16:16 25:21 27:3 Dining 15:25 directly 27:3 discussing 10:4 discussion 25:12 26:15 disposition 12:14,21 District 7:8 districts 25:14 Dominick 10:19 11:5,8 Dorothy 14:6 15:15 downtown 26:12,14 DPW 8:11 17:16 due 16:4

Durso 2:6 4:4,5,19 12:25 20:22 24:18,25 27:22	fit 9:10 Five 23:4 fixing 19:19 Flint 14:6 15:15 flip 9:22 for-profit 7:15 formal 11:17 Forman 2:7 3:23,24 6:2 23:6 24:23 fortunate 19:8 forward 19:5 four 17:21 Franklin 1:15 frontage 15:12 fronts 11:21 funding 16:5 17:3 funds 19:11,25	I
E	G	i.e 7:20 ideally 18:24 image 11:13 images 9:21,23 important 23:24 improve 20:2,3 improvements 16:4 improving 11:19 include 24:2 included 16:7 including 8:23 15:2 17:12 infused 19:11 intact 16:18 interest 18:8 inventory 15:20 invest 19:19 involved 19:22 Island 15:13 Item 6:5 12:18 14:3 25:7
E 2:3,3 3:3,3 30:2 31:2 easement 16:13 effect 20:9 effort 9:4 efforts 18:20 either 7:14 18:25 Ellerbe 3:25 ensure 16:19 enter 16:24 enters 22:15 entire 25:12 entities 8:23 Esq 2:11,12 essentially 17:23 establishment 17:8 Estate 14:12 everybody 27:17 Exactly 20:13 24:12 exciting 20:10 Excused 3:21,22 4:2,3,9,10 Executive 1:14 exits 14:15 experience 17:6 20:4 explained 9:9 explaining 24:15 extend 10:14 Extension 19:10 extensive 17:6 Extinguish 16:16	G 3:3 Gallagher 2:12 14:10,15 22:15 getting 19:21,21 GIANNI 2:15 go 12:10 14:3,16 goal 9:19 11:14 18:22 goals 27:2 going 5:7,13,20 6:5,14 20:5 22:3,14 22:19 25:15 Gold 3:20 good 3:4,15,15 12:8 19:21 21:5 24:10 25:12 grab 26:17 great 11:12,22 19:14 26:20 Greenfield 4:8 Greg 10:14 14:16 GREGORY 2:16	J
F	H	J 2:16,22 31:4,11 JOHN 2:17
F 31:2 facilities 17:4 fair 18:5 fall 12:8 fantastic 26:8 far 25:13 farm 16:7,22 farmland 15:9 16:14,19 17:13 favor 4:22 13:2 20:23 23:9 25:2 27:23 feet 26:3 fence 10:14 11:20 figure 19:11 File 6:11 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 30:4,5,6,7,8,9,10 30:11 filing 11:16 fill 19:3 finally 19:5 financing 17:3 finished 9:17 first 7:5 8:9 18:4,18 22:14 24:5	H 2:4 halls 15:25 Hamlet 7:7 happens 12:17 head 6:21 hearing 4:16 9:5,8 18:6 held 6:6 8:22 9:5 16:14 18:6 help 19:10,18,25 Hempstead 8:5,14 11:17 Hempstead's 7:8 history 8:20 hits 27:5,6 HOESL 2:16 3:15,20,23,25 4:4,6,8 4:11,13,25 6:21,23 7:4 9:24 10:6 10:10,18 11:2 14:9,17 18:12,16 21:6 23:19,22 26:22 27:9,18 hope 19:20 hopefully 19:24 20:5 26:9 horse 16:9,10 housing 16:2	K
		keep 16:18 18:23 kind 9:15 10:2 19:17 20:10 24:11 25:13 know 10:2 12:3 18:9,18 19:15 23:16 24:15 25:15,16,17,17 26:24
		L
		laboratory 15:17 land 14:20 15:4 16:12,23 17:5,9,11 17:18,19 19:9 landowners 17:9 landscape 11:16,17 landscaping 9:25 10:20 11:19 larger 8:2 9:4 Laughter 9:13 10:11 12:9 18:13 LD 23:4,15 LDL 24:22 27:11,13,15 LDLs 22:20 LDs 22:14 lead 3:8 19:2 learned 18:18 learning 15:17 lease 16:24 Legislative 1:13,14 Legislature 12:15 19:6 20:16 length 10:4 LEONARD 2:4 Let's 5:3 6:22 11:24 14:2 letter 23:15 24:2 26:18,20,21 27:15 27:17 Lewis 2:5 3:8 4:6,7,21 6:18 7:2

8:19 9:14 10:3,7,12,16,21 11:3,6 11:12,22 12:6,16 18:2,14,17 20:13 21:4 22:6,8 23:8 24:9,13 26:11,16,23 27:13 29:5 lift 26:25 limited 16:5 line 24:4,5 little 9:2 living 15:17 Local 26:24 located 14:19,24 long 15:13 20:12 look 11:25 23:24 25:20 looking 25:13 27:7 lot 7:11,18,25 8:13 24:4,5 26:15 lots 8:2	15:16 17:17 18:10,11,19 Nature 15:6 NCPC 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:25 23:14 25:7 30:3,4,5,6,7,8,9,10,11,12,13,14 30:15,16 NEAL 2:5 nearly 17:11 need 16:3 needs 9:16 24:11 neighborhood 11:25 neighboring 7:19 8:15 new 1:16 8:7,8,23 11:10,20 14:5 nice 11:25 Nodding 6:21 non-commercial 7:12 non-profit 17:6 northerly 14:24 not-for-profit 19:22 not-for-profits 19:2	part 7:22 9:3 11:18 12:20 partners 19:10 PATRICK 2:12 Peconic 14:20 15:4 16:12,23 17:5 17:18 19:9 people 20:4 perfect 11:23 permission 7:10 8:10 14:18 permit 17:2 permitting 11:18 PERRAKIS 2:17 place 19:21 31:7 plan 9:25 10:8 11:16,17 19:25 Planning 1:5 3:6 4:16 17:25 plans 8:9 plant 12:8 planting 11:24 Play 3:12 please 3:13 Pledge 3:7,9,10 point 8:23 20:14 22:2,24 Port 22:12 25:8 premises 7:15 Present 2:21 3:24 4:5,7 preservation 17:19 preserve 15:3,6 17:11 20:2 preserved 15:2 18:21 previous 7:23 18:7 previously 7:22 probably 18:24 procedure 24:2 proceedings 3:1 4:1 5:1 6:1 29:1 31:7 process 7:18 9:8 production 16:20 programming 15:18 prohibits 7:14 project 9:10,16 26:9,25 proper 24:2 properties 14:25 17:7 property 7:9,17,22 8:3,6,14,22 9:2 11:21 12:15,20,21 14:4,7,13,19 14:21,23 15:7 16:6,8 17:2,17 19:12,24 20:2,3,16,19 proposed 9:24 public 9:8 purposes 7:13,20 Pursuant 16:22 put 9:5 26:17,19 putting 11:19
M	O	Q
main 26:3 maintained 19:12 maintenance 16:5 major 26:4,6 managing 17:7 19:23 manner 7:16 March 4:15 massive 25:18,19 matter 17:23 31:8 McQuade 15:3 mean 25:22 26:14 meeting 1:3 3:5 8:17 14:15 15:24 17:20 22:15 25:24 29:11 members 8:17 17:21 mentioned 9:17 15:14 Mill 11:20 Mineola 1:16 Minerva 10:19,25 11:5,8,8,9,15 12:2,10 minor 5:19 6:10 23:20 24:3,7 30:8 30:9,10,11 minors 5:8 mission 15:18 mix 15:22 month 9:5 morning 3:4,15,16 5:12 motion 4:14,18,24 12:14,22 13:6 20:15,17,19 21:3 22:25 23:5,11 23:14 24:21 25:4 27:11,12,14 28:3 29:5 move 6:22 22:3 moved 4:19 23:6 24:23 moving 22:21 much-needed 17:3 municipal 7:13 MURRAY 2:7	O 3:3 31:2 O'BRIEN 2:11 3:22 4:2,10 5:5,7,10 5:14,17 29:2 obligated 16:23 obtain 8:9 17:3 Oh 9:24 Okay 3:13 6:20 12:12,16 14:2 21:4 22:10,13,17 27:19 Old 11:20 open 18:20,21,23 operate 16:25 operated 14:21 15:4 operation 16:22 opposed 13:4 20:25 27:25 organization 17:6 19:8 organizations 19:22 originally 8:22 OSPAC 5:4,12,15 6:2,4,5,8,9 7:1,3 7:5,23 8:1,16,17 9:1 10:1 11:1 12:1,17,18 13:1 14:1,3 15:1 16:1 17:1,20,21,22 18:1 19:1 20:1,19 21:1 30:4,5,6,7 outdoor 15:17 outlining 24:2 overall 9:10,16 12:20 overlay 25:14 owned 18:25 ownership 19:18	quality 19:13 question 7:17 14:21 18:9,15,15,22 questions 10:20
N	P	R
N 2:3 3:3 30:2 31:2 Nassau 1:5 3:6 7:16 8:10,21 14:18	P 2:3,3 3:3 14:6 15:15 PAGE 30:3 Paragraph 5:15 parcel 24:7 Parks 18:20	R 2:3 3:3 31:2

railroad 10:15 26:5,6
re-noticed 6:17
real 14:12 20:6
really 18:23 19:14
receipt 4:15
recited 3:10
recommend 20:15
recommendation 23:25
record 9:6 11:7 14:10
recused 22:5
recusing 14:11
Referral 22:1 23:1 24:1 25:1 26:1 27:1 28:1
regarding 5:8
REGULAR 1:3
REID 2:8
remaining 24:7
remember 10:3
removal 12:19,23
remove 7:6,11,24 8:12
rendering 11:16
repair 17:4
represent 14:12
request 8:11 17:16
requesting 7:10 14:18
require 8:8 24:4
requires 16:21
Residence 7:8
residential 16:16
resource 18:23 19:14
respected 19:22
response 13:5 21:2 23:18 28:2
responsible 19:23
restriction 7:6,11,14,25 8:12 12:23
restrictions 8:24 12:19
restricts 7:12
resulting 17:22
Review 22:1 23:1 24:1 25:1 26:1 27:1 28:1
revitalize 26:11,13
right 5:16 9:19,20 11:14 12:12,13 22:5 23:23 25:16,22 27:10
rights 16:17
rise 3:7
Riverhead 14:4,5,20 15:5 20:20
Road 11:20
ROBERT 2:11
role 19:3
roll 3:13,17
Roosevelt 1:14
running 29:7

S

S 2:3 3:3
Sakowich 2:8 3:18,19 10:13 20:18 22:11,17,22 25:8,10,22 26:2,6,13 26:21 27:5,12,14
sale 8:7 14:13 16:23 20:16,19

SANDS 2:18
Scale 27:4
scenic 16:18
scratches 5:12
season 11:24
second 4:20,21 12:24,25 20:21,22 23:7,8 24:24,25 27:21,22
see 9:6 10:9 11:13 23:19 29:3
seeing 9:23
sell 8:14 14:6,19 17:17
selling 7:15
send 12:15 27:17
Services 14:13
session 25:11
set 26:9,14
Shapiro 2:4 3:4,12,21 4:3,9,11,12 4:17,20,22,24 5:3,6,9,11,16,18 6:3,20,22 12:7,12,24 13:2,4,6 14:2,14,16 20:11,14,21,23,25 21:3 22:2,7,10,13,16,19,24 23:7,9 23:11,13,21,23 24:12,17,19,24 25:2,4,6,19,24 26:4,19 27:8,10,16 27:19,23,25 28:3 29:3,9

shed 16:18
Sheds 16:11
shelter 16:10
show 14:10
sic 14:5
side 14:24
significant 16:4
similar 17:7
sitting 10:22
slipped 9:15
sliver 9:2,14
sold 7:18
someone's 24:14
soon 12:4
sorry 22:18
sort 9:16 11:14 18:8,9,9
sought 7:24
Sound 14:19,25 15:5,13 20:20
South 11:9 14:5
space 18:20,21,23
specific 6:19 10:19
spelled 24:11
spring 12:4
staff 2:14 16:2 24:10 26:17 27:16
staff's 23:25
stage 9:7 24:16
standard 26:10,14
standards 25:25
start 3:17 5:2,3
stated 27:15
station 26:5,7
status 19:17
Stenographer 2:22 31:11
STEPHANIE 2:22 31:4,11
Stepping 3:14 10:24 14:8

storage 7:21
strategy 19:11
Stream 11:10
structures 15:21
study 8:20
stuff 21:5
Sub 30:8,9,10,11
subdivide 24:6
subdivision 23:20 24:3,8
subdivisions 5:19 6:10
subject 9:12 18:8
subsequently 8:13
Suffolk 14:4 16:13,14 17:7 19:2,9
suggestion 24:10
summer's 11:23
supplies 7:21
supporting 15:18
sure 12:5 27:18
surrounding 14:25

T

T 31:2,2
take 12:14 22:25 23:14 24:21 27:11 27:21
takes 19:21
talk 22:20
talked 18:5
Tax 7:11,18,25 8:13
thank 4:13,25 6:23 10:12 12:11 14:14 29:8,10
Thanks 11:2 21:6 27:9
Theodore 1:14
things 18:3
think 18:3 19:7 20:9 24:9 26:8,9
Third 2:5 4:6,7,21 6:18 7:2 8:19 9:14 10:3,7,12,16,21 11:3,6,12,22 12:6,16 18:2,14,17 20:13 21:4 22:6,8 23:8 24:9,13 26:11,16,23 27:13 29:5
thoroughly 9:11
thoughts 26:17
Three 23:3
three-lot 24:7
Thursday 1:8
time 7:24 11:24 12:8 20:12
TIMOTHY 2:19
today 8:25 9:3,7 17:25
Town 7:8,14,19 8:4,7,14 11:17 14:4 15:5
train 27:3
transaction 19:21
transcript 4:15 31:5,6
transfer 12:20
transferred 8:4
transit-oriented 25:20 27:2
trivia 18:9
true 31:6
Trust 14:20 15:4 16:12,23 17:5,9

17:18 19:9 try 19:18 two 8:2 20:9	year-round 15:17 years 8:5 9:18 10:5 18:7 19:4,17 York 1:16 8:7,8,23 11:10 14:5 young 20:4	26th 4:15
U	Z	3
unclear 19:17 underlying 14:13 understand 19:15 upgrade 17:4 use 7:12 20:4	zero 17:21 zoning 7:8 22:1,3,7,9,12,25 23:1,14 24:1 25:1 26:1 27:1 28:1	3 6:2,4,4,5 3,000 17:14 3000 7:7,20 3186 14:5,19 20:20 331126 30:12 36 16:6
V	0	4
VALDER 2:22 31:4,11 Valley 11:10 vehicles 7:21 vendee 11:11 vettted 9:11 Vice-Chair 2:5 4:6,7,8,21 6:18 7:2 8:19 9:14 10:3,7,12,16,21 11:3,6 11:12,22 12:6,16 18:2,14,17 20:13 21:4 22:6,8 23:8 24:9,13 26:11,16,23 27:13 29:5 view 16:18 vote 17:24 24:16 voted 8:17 17:21	0 8:17 05-06 30:6,7,8,9,10,11 07-13 30:4	4 6:5 22:12 25:7 4-2026 30:6 4-26 6:8 4-H 14:6,22 15:7,16,19 17:17 414126 30:16 47126 30:13 48126 30:14 49126 30:15
W	1	5
want 9:9,22 10:8 11:7 22:11 Wantagh 7:7 wanted 20:8 Washington 22:12 25:8 Washrooms 15:23 watershed 7:9 way 22:20 we'll 12:3 we're 8:25 9:3 10:22 11:10 20:10 22:2,19 25:13 29:2 we've 9:11,11 18:4,4,4,5 Welcome 3:5 went 9:17 wetlands 17:15 What'd 5:2 win-win 20:6 woodland 15:10 17:14 word 20:9 25:17 work 25:11 worked 17:9 working 16:7,12 Worse 12:7 worst 12:8 WREN 2:19	1 5:15 7:3 12:18 1-2026 7:1,5 8:1 9:1 10:1 11:1 12:1 12:17 13:1 30:4 10 8:5 10:00 1:9 10:18 1:9 29:12 101 15:20 107 11:9 138 14:23 14-2026 30:8 14-21 30:5 14-26 6:11 14,000 17:11 14th 5:13,20 6:6,8,9,15 8:16 17:20 29:4 15-acre 15:5 1550 1:15 18 7:11 8:13 19 7:18,25 19-2026 30:9 19-26 6:12 1983 17:8 1991 8:5	5 5:12,15,16 8:17 5-2026 30:7 5-26 6:9 501(c)(3) 17:5
X	2	6
X 30:2	2 14:3 23:14 2-2026 14:1,3 15:1 16:1 17:1 18:1 19:1 20:1,19 21:1 30:5 2,000 17:15 20-2026 30:10 20-26 6:13 200 26:3 2023 7:23 9:18 2026 1:8 5:17 8:16 21-2026 30:11 21-26 6:14 22-23 30:12,14,16 23 1:8 23-25 30:13 23rd 3:5 25-28 30:15 26 5:18 6:5	6,000 17:13 64-acre 15:3
Y		
yeah 10:10,18,22,25 18:12,16 27:9 27:18,18		