

REGULAR MEETING
of the
NASSAU COUNTY PLANNING COMMISSION

Thursday, May 14, 2026
10:10 a.m. - 12:27 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

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JEFFREY H. GREENFIELD, Vice Chair

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NEAL LEWIS, Third Vice-Chair

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DANA DURSO,

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DENISE GOLD,

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REID SAKOWICH,

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Commissioners

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11 ROBERT O'BRIEN, Esq., Counsel

12 PATRICK GALLAGHER, Esq., Counsel
(10:10 a.m. - 11:13 a.m.)

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Staff:

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GIANNI ANDRIANO

16

GREGORY J. HOESL

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KEITH HOLLOWAY

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CAMERON SANDS

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TIMOTHY WREN

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21 Also Present:

22 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 morning and
5 welcome to the May 14th, Nassau County Planning
6 Commission meeting.

7 All rise for the Pledge.

8 Commissioner Durso, would lead us in
9 the Pledge of Allegiance?

10 COMMISSIONER DURSO: Hand over heart.
11 (Pledge of Allegiance recited in a
12 body.)

13 VICE-CHAIR GREENFIELD: Play ball.
14 (Laughter.)
15 (Stepping up.)

16 MR. SANDS: I'd like to start with the
17 roll call.

18 Commissioner Durso?

19 COMMISSIONER DURSO: Present.

20 MR. SANDS: Commissioner Gold?

21 COMMISSIONER GOLD: Present.

22 MR. SANDS: Vice-Chair Greenfield?

23 VICE-CHAIR GREENFIELD: Present.

24 MR. SANDS: Chair Shapiro?

25 CHAIRMAN SHAPIRO: Here.

1 Proceedings

2 MR. SANDS: Vice-Chair Lewis?

3 THIRD VICE-CHAIR LEWIS: Here.

4 MR. SANDS: Commissioner Sakowich?

5 COMMISSIONER SAKOWICH: Present.

6 MR. SANDS: Commissioner Forman?

7 CHAIRMAN SHAPIRO: Excused.

8 MR. SANDS: Commissioner Ellerbe?

9 CHAIRMAN SHAPIRO: Excused, wherever he
10 is.

11 MR. SANDS: I'd like to acknowledge the
12 receipt of transcript from the April 23rd, 2026
13 NCPC hearing.

14 CHAIRMAN SHAPIRO: Motion?

15 VICE-CHAIR GREENFIELD: So moved.

16 THIRD VICE-CHAIR LEWIS: Second.

17 COMMISSIONER DURSO: Second.

18 CHAIRMAN SHAPIRO: All in favor?

19 (Chorus of "ayes.")

20 CHAIRMAN SHAPIRO: Motion carries.

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1 NCPC OSPAC File No. 4-2026

2 MR. SANDS: All right, moving on to
3 "OSPAC."

4 Greg, when you get a chance if you
5 could just -- all right.

6 Starting off with Case 4, this is a
7 proposed amendment to a long-term use and
8 occupancy agreement. The interested party today
9 is Global Sports Center - Nassau LLC. The site
10 location is 120 Charles Lindbergh Boulevard in
11 the Hamlet of Uniondale, Town of Hempstead.

12 And this application is an amendment
13 to a prior agreement approved by "OSPAC" on
14 December 8th, 2021, which authorized the County
15 to enter into a long-term use and occupancy
16 agreement with Global Sports Center for capital
17 improvements and the operation of the existing
18 Butler Building, together with "Field 5" at
19 Mitchel Field.

20 The original approval allowed the
21 operator to:

22 Renovate the existing building;

23 Install turf on "Field 5;"

24 And erect an air-supported structure to
25 cover the field during the winter season.

1 NCPC OSPAC File No. 4-2026

2 The current amendment proposes the
3 addition of two soccer fields at the site to
4 expand the existing facilities operated by
5 Global1. Um, the County's Department of Public
6 Works approved of the proposed amendment. And at
7 the April 14th, 2026 "OSPAC" meeting, the members
8 voted "5-0" to approve the application.

9 And I'd like to call up Kevin Walsh, if
10 you guys have any questions on this.

11 CHAIRMAN SHAPIRO: Kevin, before we --
12 Kevin, before you start, just let me make an
13 announcement. Attorneys will have and applicants
14 will have ten minutes. Anybody in the public
15 that wishes to be heard will have three minutes.
16 Our agendas and speaker registration forms are to
17 my left and your right.

18 Kevin, go ahead.

19 (Stepping up.)

20 MR. WALSH: Good morning. Kevin Walsh
21 from the Office of Real Estate Services to answer
22 any questions you may have about this item.

23 THIRD VICE-CHAIR LEWIS: Well, I just
24 think for context purposes, it'd be helpful if
25 you would just give us a little background on --

1 NCPC OSPAC File No. 4-2026

2 on who Globall is and -- and whether they're
3 already doing other work with the County? Can
4 you --

5 MR. WALSH: Yes, actually, I haven't
6 work on this transaction directly, but I know the
7 Parks Department of the counties work with
8 Globall. They currently operate the building
9 over there, the Butler Building it's known as,
10 right on Charles Lindbergh Boulevard, and run
11 soccer leagues and programs for the benefit of
12 the whole community. And I know this project is
13 going to expand more soccer facilities available
14 for the -- the Nassau County and youth that come
15 to participate in all kinds of tournaments.

16 THIRD VICE-CHAIR LEWIS: And -- and for
17 some of our items that are like this, we make a
18 distinction between leases and licenses. This
19 one, we're using the term long-term use and
20 occupancy agreement? I'm just --

21 MR. WALSH: Correct, this is --

22 THIRD VICE-CHAIR LEWIS: -- I -- I --
23 why are we calling it agreement?

24 MR. WALSH: -- because it's a Park's
25 property, we typically do more in the -- in the

1 NCPC OSPAC File No. 4-2026

2 realm of use and occupancy permits. It is going
3 to be a consistent recreation park use.

4 (Mr. Gallagher recuses.)

5 MR. WALSH: Another thing I will point
6 out is I think -- I think they're going to be
7 working with one of the minor league soccer teams
8 here. So that's another benefit that's going to
9 bring this.

10 But it is a recreational use in the
11 Mitchel Park area. Globall has been the County's
12 contract vendee or licensee, permittee, use
13 and -- I guess you mentioned use and occupancy
14 permit for several many years, as long as --
15 almost as long as I think I've been here.

16 (Mr. Gallagher exits the meeting.)

17 COMMISSIONER SAKOWICH: Is this the
18 gentleman who's doing the pickle ball courts at
19 Christopher Morley?

20 MR. WALSH: I don't know that. I don't
21 know if there's anybody else in Parks who might
22 know. I don't know if there's anybody here. I
23 just don't know, to be honest.

24 MR. HOESL: It's not.

25 MR. WALSH: I don't think it's the

1 NCPC OSPAC File No. 4-2026

2 same. I haven't heard. I -- I -- I know that
3 Morley, I've seen some of the matters go through,
4 but I haven't seen that Globall was involved with
5 Morley, to my knowledge.

6 CHAIRMAN SHAPIRO: Any other questions?

7 (No response.)

8 CHAIRMAN SHAPIRO: Is there anybody in
9 the public that wishes to be heard?

10 (No response.)

11 CHAIRMAN SHAPIRO: Not seeing any, I
12 guess we --

13 THIRD VICE-CHAIR LEWIS: One last
14 question, I guess, the length of the agreement.
15 Is that spelled out or is that ongoing?

16 MR. WALSH: I believe it's a -- they're
17 usually 15-year agreements. I don't have it.

18 CHAIRMAN SHAPIRO: Not seeing anybody
19 in the public that wishes to be heard, I will
20 take a motion.

21 THIRD VICE-CHAIR LEWIS: Mr. Chairman,
22 I'd like to make a motion on OSPAC No. 4-2026,
23 and the motion is to recommend to the
24 Nassau County Legislature that they approve
25 this use and occupancy agreement with

1 NCPC OSPAC File No. 4-2026

2 Global1 Sports Center.

3 CHAIRMAN SHAPIRO: Is there a second?

4 COMMISSIONER SAKOWICH: I'll --

5 VICE-CHAIR GREENFIELD: Second.

6 COMMISSIONER SAKOWICH: -- 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. WALSH: Thank you.

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1 NCPC OSPAC File No. 6-2026

2 THIRD VICE-CHAIR LEWIS: So Greg [sic],
3 now we're going to go to --

4 CHAIRMAN SHAPIRO: Cameron.

5 THIRD VICE-CHAIR LEWIS: Cameron,

6 oops --

7 CHAIRMAN SHAPIRO: Cameron, we're going
8 to go --

9 THIRD VICE-CHAIR LEWIS: -- OSPAC
10 6-2026.

11 CHAIRMAN SHAPIRO: Right.

12 MR. O'BRIEN: You have to make a motion
13 to open the public hearing.

14 (Mr. Gallagher enters the meeting.)

15 (Stepping up.)

16 MR. SANDS: All right. OSPAC 6-2026,
17 the interested party here is the Marion
18 and Aaron Gural JCC Greater Five Towns
19 Community Campus. And they would like to enter
20 into a ground lease on County-owned land at the
21 vacant Inwood Community Center, located at
22 270 Lawrence Avenue in the Hamlet of Inwood, Town
23 of Hempstead.

24 The proposed tenant is proposing to
25 demolish the existing building and construct a

1 NCPC OSPAC File No. 6-2026

2 full-service, multi-purpose community center
3 designed to serve the greater Five Towns area.
4 The facility will include a variety of spaces,
5 such as:

6 A main lobby with cafe and
7 retail space;

8 Administrative offices;

9 And community service offices.

10 Recreational components include:

11 A full-sized high school gymnasium with
12 retractable bleachers;

13 Fitness areas;

14 And locker rooms.

15 The tennis [sic] -- the tenant also
16 proposes dedicated space for the County's Police
17 Department's Police Athletic League and Operation
18 Overwatch, as well as designate -- designated
19 parking areas.

20 In addition to recreational uses, the
21 facility is intended to provide comprehensive
22 community programs, including:

23 Early childhood education;

24 After-school programs;

25 Summer camps;

1 NCPC OSPAC File No. 6-2026

2 And services for individuals with
3 special needs;

4 As well as programs for adult and
5 seniors including wellness activities, social
6 services and memory care programs;

7 Supporting facilities, such as
8 commercial kitchens, art studios, conference
9 rooms are also proposed.

10 The County's Department of Public Works
11 has approved the details of the ground lease
12 agreement and "OSPAC" has also approved of this
13 application.

14 And I'd like to call up the attorney
15 for the applicant.

16 THIRD VICE-CHAIR LEWIS: Okay. And
17 as the attorney comes up, I'd like to make a
18 motion that we open the public hearing on
19 OSPAC No. 6-2026, so all these comments would be
20 part of the public hearing.

21 VICE-CHAIR GREENFIELD: Second.

22 CHAIRMAN SHAPIRO: All in favor?

23 (Chorus of "ayes.")

24 CHAIRMAN SHAPIRO: Motion carries.

25 Good morning. Name and address for the

1 NCPC OSPAC File No. 6-2026

2 record please.

3 (Stepping up.)

4 MR. PETERSON: Good morning,
5 Mr. Chairman, ladies and gentlemen of the Board.
6 My name is Peterson, Gregory Peterson. I'm an
7 attorney at 400 Garden City Plaza, Garden City,
8 New York and I represent the -- the "JCC" here
9 this morning.

10 The subject property is a -- has a
11 street address of 270 Lawrence Avenue, Lawrence,
12 New York. The site is located on the northeast
13 corner of Lawrence and Mott Avenues in -- within
14 Inwood. It sits on approximately 5.23 acres and
15 includes approximately 51,000 square foot
16 facility with present -- presently with
17 three wings. Adjoining the facility to the north
18 is "Lot 164," which includes:

19 A soccer field;
20 Playground;
21 And an outdoor tennis court;
22 And basketball court.

23 The subject property lies within the
24 Unincorporated Section of the Town of Hempstead
25 known as Inwood, which together with:

1 NCPC OSPAC File No. 6-2026

2 Woodmere;

3 Cedarhurst;

4 Lawrence;

5 And Hewlett comprises the Five Town
6 sections of Nassau County. Nassau Expressway is
7 three blocks to the west. Lawrence Long Island
8 Railroad Station is two blocks to the south. The
9 property is within the Lawrence School District,
10 and the area surrounding the site is comprised of
11 single-family homes.

12 The building is presently being
13 used by the Nassau Police Athletic League and
14 Project Overwatch, which is a Nassau County
15 Police project group. The Gural JCC has also
16 rented space there, known as "Room 47" and -- and
17 consisted of approximately 1628 square feet from
18 the County, to serve as a center for their
19 senior citizen program.

20 Once approved by the Nassau County
21 Legislature, The Marion and Aaron Gural JCC will
22 demolish the existing structure, as -- as it has
23 been determined that the building is in a state
24 of disrepair and not readily conducive to
25 renovation. They will build a modern facility,

1 NCPC OSPAC File No. 6-2026

2 which in partnership with Nassau County will
3 include:

4 The Police Athletic League activities;

5 The Nassau Police Project Overwatch;

6 Along with the "JCC's" after-school
7 activities programs for seniors and much more.

8 It will be a beacon for the area and serve the
9 needs of the surrounding community of the
10 Five Towns area.

11 I've previously distributed for your
12 edification, a breakdown of the space to be
13 occupied by:

14 The Police Athletic League;

15 Project Overwatch;

16 And the Gural JCC, and the approximate
17 cost of construction related to each.

18 An ambitious "Phase 2" is also
19 contemplated in the future as finances become
20 available, and I have submitted a description of
21 what is contemplated. While we cannot commit to
22 including each and every one of those items
23 listed, we are hopeful that we -- that in the
24 end, we'll be able to better serve the needs of
25 the community and accommodate whatever --

1 NCPC OSPAC File No. 6-2026
2 whatever comes up at that particular time and
3 at that particular juncture in time. Normally,
4 the -- a "UJA" build-out consists of
5 approximately 100,000 square feet, which is
6 typical.

7 At this time, with your -- with
8 your permission, I would like to call upon
9 Ms. Stacey Feldman, who is the executive director
10 of the "JCC" for some additional perspectives.
11 Stacey?

12 CHAIRMAN SHAPIRO: Good morning. Thank
13 you and name and address for the record, please.
14 (Stepping up.)

15 MS. FELDMAN: Sure.

16 Stacey Feldman, I live at 36 Glenmere
17 Lane, Commack, New York 11725.

18 So it's an honor to be here with you.
19 This has been a -- a long time in the planning
20 stages.

21 The Gural JCC is one of the five
22 Jewish community centers on Long Island, 23 in
23 the New York metropolitan area and about 170
24 throughout North America. We have had the same
25 location on Grove Avenue in Cedarhurst, which is

1 NCPC OSPAC File No. 6-2026

2 a 7500 square foot house known as "The House That
3 Helps People." And through the past 45 years,
4 we're now in four different locations, none of
5 which have a pool, or a gym or a fitness
6 facility. And because of that, our focus has
7 always been on social services to the most
8 vulnerable members of our community:

9 Holocaust survivors;

10 Those who are food insecure --
11 insecure;

12 Adults with disabilities;

13 And -- and also, you know, young
14 families who are in need of New York State
15 licensed child care. We offer the largest early
16 childhood center in the community with over
17 350 children.

18 What we are really looking to do is to
19 really blend our 45-year history of social
20 services into a world-class health and wellness
21 facility that all members of the community can
22 take advantage of.

23 We are looking to add certain things
24 that you would not normally see in a Jewish
25 community center, such as:

1 NCPC OSPAC File No. 6-2026

2 Cafes that are run by adults with
3 special needs;

4 A kitchen facility where people could
5 learn skills to get jobs in restaurants;

6 And also a home cook or a home baker
7 could test out a business, because it would be
8 a -- a kitchen under the Department of Health.

9 We are also looking to have boutique
10 space, podcast space, just to give the -- the
11 community members opportunities for employment,
12 and to earn small livings and to test out their
13 business concepts.

14 We are really looking, as I said, to
15 blend our strong foundation of social services,
16 with what you see in 170 different sites
17 throughout North America. And if you have any
18 questions, I'm happy to answer any of them.

19 VICE-CHAIR GREENFIELD: No questions,
20 just comments in favor of the project.

21 I've been, in the past, down to the
22 site, which is totally inadequate and not up to
23 code. There's no life safety features there,
24 such as sprinkler system or -- or a fire alarm
25 system that functions. And there may even be an

1 NCPC OSPAC File No. 6-2026

2 asbestos in the building, because of the vintage
3 of the building.

4 What you want to do is a very positive
5 development and I'm familiar with your operations
6 scattered over many different sites in rental
7 space. And to bring it all under one roof that
8 serves the community, the entire community,
9 you're to be commended for this.

10 And I'm -- I'm fully in supportive of
11 this, and I've been reading and watching in the
12 "Nassau Herald," the developments over the many
13 years of the proposal. And as Greg showed us
14 earlier, this exceeds my expectations of what you
15 very ambitiously intend to build there, and I
16 hope you pull it off, and put some turf field in
17 back and just conquer one thing, the parking
18 issue. That's the only thing that I think is up
19 for a future planning.

20 So thank you for bringing this
21 game-changer project for the community forward to
22 us.

23 MS. FELDMAN: Thank you.

24 COMMISSIONER DURSO: I'd also like to
25 make a comment also, also in favor of this

1 NCPC OSPAC File No. 6-2026

2 project. Some of the things that you had
3 mentioned in regard to the hands-on services with
4 special needs, and projects and things that
5 these, you know, individuals that can come in,
6 and learn different programs, and kitchen
7 facilities, and, you know trades, and just things
8 that these, you know, individuals can do, I think
9 we need more of that here. And I -- I think
10 that's such a great thing.

11 I didn't know that you guys were going
12 to be looking to do that. So thank you for that
13 and I hope that that's something that does take
14 off of here. And hopefully more people will
15 take -- take this and do more of that. So thank
16 you for that.

17 MS. FELDMAN: Thank you. We already
18 have a naming gift in place for that, the
19 Nancy R. Stern Center for Individuals with
20 Special Needs, so thank you.

21 COMMISSIONER DURSO: Thank you. I
22 appreciate that.

23 CHAIRMAN SHAPIRO: That's great.

24 Commissioners, any other questions?

25 VICE-CHAIR GREENFIELD: Yeah,

1 NCPC OSPAC File No. 6-2026

2 the kitchen skills, is that available to
3 senior citizens in the community, so I could send
4 my wife there for what she --

5 (Laughter.)

6 VICE-CHAIR GREENFIELD: -- what she
7 didn't learn from --

8 COMMISSIONER SAKOWICH: You're in
9 trouble.

10 VICE-CHAIR GREENFIELD: Is there going
11 to be a senior program also?

12 MS. FELDMAN: We -- we are --

13 COMMISSIONER SAKOWICH: Don't even
14 answer, don't. Stop -- stop.

15 (Laughter.)

16 COMMISSIONER SAKOWICH: Stop. It's not
17 for his wife, it's for him. Stop.

18 MS. FELDMAN: Look, I -- I do also
19 have a dream of creating a program called
20 "Bubby's Bistro," where different grandparents
21 can come and, you know, have an on-site
22 restaurant, so yes.

23 COMMISSIONER SAKOWICH: You don't have
24 enough ingredients to feed him.

25 (Laughter.)

1 NCPC OSPAC File No. 6-2026

2 VICE-CHAIR GREENFIELD: I -- I need --
3 I -- I need a change from my diner, so I'll keep
4 that in mind.

5 (Laughter.)

6 COMMISSIONER DURSO: Thank you.

7 MS. FELDMAN: Thank you.

8 THIRD VICE-CHAIR LEWIS: It just --
9 I -- I don't have, you know, any questions
10 regarding the layout of the project, because it's
11 not a new site. This is an already developed
12 site. I think it goes back to the '70ss when
13 they had the community center originally. So
14 it's revitalizing and refurbishing. They have --
15 they may have to tear down the building and such,
16 but it's not a new thing. So it's -- that's an
17 important factor to consider.

18 (Stepping up.)

19 MS. FELDMAN: I'd -- I'd like to add
20 that we also, because we are mindful of parking,
21 we do want to purchase the property that is on
22 the corner of Lawrence and Mott. It's about a
23 three-quarter acre site, so we do want to make
24 sure that we can square off the property to make
25 sure that we have plenty of room for parking.

1 NCPC OSPAC File No. 6-2026

2 VICE-CHAIR GREENFIELD: All right.
3 Bring that back to us.

4 CHAIRMAN SHAPIRO: Is there anybody
5 else in the public that wishes to be heard at
6 this time?

7 (No response.)

8 CHAIRMAN SHAPIRO: Not seeing any, I'll
9 take a motion to close the public hearing.

10 VICE-CHAIR GREENFIELD: So moved.

11 COMMISSIONER DURSO: Second.

12 CHAIRMAN SHAPIRO: All in favor?

13 (Chorus of "ayes.")

14 CHAIRMAN SHAPIRO: Motion carries.

15 And now we will open the hearing for
16 a -- this is --

17 MR. O'BRIEN: For the purpose of
18 disposition, you call it a --

19 THIRD VICE-CHAIR LEWIS: Yeah. So a
20 little bit different than a normal procedure, but
21 we noticed it as a public hearing and we just
22 held the public hearing.

23 The item was typically, for all of our
24 items, "OSPAC" gets like a preview the month
25 before. So they got that and it was explained to

1 NCPC OSPAC File No. 6-2026

2 them that an urgency was identified, so they did
3 vote on it already.

4 So we have both the "OSPAC" vote, which
5 was 5-0. That aspect the process has been done,
6 even though if it was a little bit different
7 than our normal step-by-step. So with that said,
8 we -- we can now dispose or vote on the item.

9 So I'd like to make a motion for OSPAC
10 No. 6-2026. And the motion is to recommend to
11 the Nassau Legislature that the approve entering
12 into the ground lease as proposed.

13 VICE-CHAIR GREENFIELD: Second.

14 CHAIRMAN SHAPIRO: All in favor?

15 (Chorus of "ayes.")

16 CHAIRMAN SHAPIRO: Any opposed?

17 (No response.)

18 CHAIRMAN SHAPIRO: Motion carries.

19 VICE-CHAIR GREENFIELD: All right.

20 CHAIRMAN SHAPIRO: Congratulations.

21 One step --

22 MR. PETERSON: Thank you.

23 CHAIRMAN SHAPIRO: -- down.

24 MS. FELDMAN: Thank you.

25 VICE-CHAIR GREENFIELD: Don't --

1 NCPC OSPAC File No. 6-2026

2 COMMISSIONER SAKOWICH: Don't feed him.

3 VICE-CHAIR GREENFIELD: -- forget to
4 invite us to the groundbreaking.

5 COMMISSIONER SAKOWICH: Don't -- don't
6 feed him. Don't feed him.

7 (Laughter.)

8 COMMISSIONER SAKOWICH: They're not
9 going to feed you. No food for you.

10 VICE-CHAIR GREENFIELD: What?

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1 NCPC OSPAC File No. 5-2026

2 (Stepping up.)

3 MR. SANDS: All right. Starting
4 off for the public hearing for "OSPAC" with
5 Case 5-2026, the interested party is Karp
6 Associates and the County is looking to
7 release property located north of
8 182 Bethpage-Sweet Hollow Road in the Hamlet
9 of Old Bethpage, Town of Oyster Bay.

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1 NCPC OSPAC File Nos. 5-2026 & 7-2026

2 THIRD VICE-CHAIR LEWIS: Okay. So
3 for this one, I -- I -- I do think I should
4 make that motion again. So I'd like to make a
5 motion for OSPAC No. 5, and we could also say for
6 OSPAC No. 7, that we open the public hearing. So
7 we have these items that we're now open public
8 hearing, these two that we will not be voting on
9 today. So sorry to interrupt, but go on.

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1 NCPC OSPAC File No. 5-2026

2 MR. SANDS: So the applicant,
3 Karp Associates is proposing to use the site
4 outlined in red for a truck turnaround space, as
5 they would like to release the property from the
6 County.

7 This application was previous -- had
8 been previously seen as OSPAC 5-2022, which
9 followed a request of a similar application,
10 where a part of a neighboring County-owned
11 lot was sold to the property owner of
12 148 Bethpage-Sweet Hollow Road for use as a
13 turnaround area, for the many trucks that visit
14 this industrial site. This was approved and an
15 area of about 38,000 square feet was carved out
16 of "Lot 310." You can see that (indicating)
17 piece carved out to the left of the red.
18 However, the turnaround area is still vacant and
19 large-scale clearing of the site has not been
20 undertaken.

21 At the "OSPAC" meeting, there was
22 proposals to possibly use the "Open Space Fund"
23 to purchase back the neighboring parcel, for the
24 County's purposes to protect that buffer zone
25 from Old Bethpage Village Restoration, which is

1 NCPC OSPAC File No. 5-2026

2 directly together north.

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

4 MR. SANDS: And I'd like to call up the
5 attorney for the applicant for any further
6 questions.

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

9 (Stepping up.)

10 MR. GRAY: Good morning, Mr. Chairman,
11 members of the Commission. Garrett Gray,
12 Weber Law Group, 290 Broadhollow Road, Melville,
13 New York, for the applicant. I represent
14 Karp Associates, Inc., which is the owner of
15 182 Bethpage-Sweet Hollow Road.

16 Karp Associates is based at
17 260 Spagnoli Road in Melville, just down the
18 street from this property. Karp was founded in
19 1956 and is the Country's leading manufacturer of
20 access doors and toilet partitions. As a matter
21 of fact, Karp's products are found in:

22 The White House;

23 Yankee Stadium;

24 Sears Tower;

25 Getty Museum;

1 NCPC OSPAC File No. 5-2026

2 And airports throughout the Country.

3 At present, Karp has approximately
4 120 full-time union employees. We're here today
5 to discuss an additional property recently
6 acquired by Karp, 182 Bethpage-Sweet Hollow Road,
7 which was acquired in November 2022, subject to a
8 lease in place with "Skate Safe," an indoor
9 roller skating rink. The subject property is
10 located on the northerly side of Bethpage-Sweet
11 Hollow Road, approximately 1,473.29 feet east of
12 Old Motor Parkway, in the Hamlet of Old Bethpage.
13 It is also known as section 47, block A, lot 275
14 on the tax map for the County of Suffolk.

15 The lot is 2.33 acres, and is zoned
16 industrial and is currently improved with a
17 one-story as-of-right industrial building with a
18 "GFA" of approximately 50,000 square feet. All
19 of the properties surrounding the subject
20 property are, likewise, zoned industrial too.
21 There are no residential properties in the area.

22 It is Karp's intention that upon the
23 expiration of the lease with Skate Safe, to
24 convert the property into an additional
25 manufacturing facility, in order to further

1 NCPC OSPAC File No. 5-2026

2 expand their production capabilities. However,
3 at the present time, this property has nowhere
4 for trucks to load and unload, much less turn
5 around to be able to traverse the site.

6 We learned that in 2008, with the
7 support of this Board, and the that Nassau County
8 Legislature and "OSPAC," our immediate neighbor
9 to the west acquired a 225.33 by 175 foot parcel
10 from Nassau County, loaded [sic] -- located
11 immediately to the north of its property, in
12 order to provide a truck turnaround for that
13 property. This 39,433 square foot square foot --
14 square foot parcel was assigned "Tax Lot
15 No. 1309" and is currently indicated on the
16 Nassau County Tax Map as such. Karp was aware of
17 this when it acquired the property and assumed
18 that they would be able to acquire A similar
19 parcel, if need be.

20 Karp was originally going to seek to
21 acquire a similar parcel from the County with the
22 same 175 foot depth as our neighbor, which is the
23 shown on the map in front of you in red.
24 However, Karp determined that it only needed a
25 100 foot depth, in order to provide sufficient

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2 loading areas and space for truck turnarounds.

3 Therefore, as opposed to seeking to acquire a
4 187.7 by 175 foot or 32,848 square foot parcel
5 from the County, we are only seeking to acquire a
6 187.7 by 100 foot or 18,770 square foot parcel.

7 I would also like to stress that the
8 parcel we seek to acquire is not part of
9 Bethpage State Park. It is not part of
10 Old Bethpage Restoration Village. And we
11 received a title certification from Old Republic
12 Titles stating as such.

13 VICE-CHAIR GREENFIELD: Can you submit
14 that for the record?

15 MR. GRAY: I can.

16 VICE-CHAIR GREENFIELD: Can you submit
17 it?

18 MR. GRAY: Absolutely.

19 VICE-CHAIR GREENFIELD: Give it to
20 staff, please.

21 MR. GRAY: I'll also submit the tax map
22 I referenced, which shows the parcel acquired by
23 the --

24 (Handing.)

25 MR. WREN: (Receiving.)

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2 MR. GRAY: I just made a bunch of
3 copies.

4 CHAIRMAN SHAPIRO: Is your client here,
5 by any chance?

6 MR. GRAY: Excuse me?

7 CHAIRMAN SHAPIRO: Is your client here?

8 MR. GRAY: No -- no, but I'm able to
9 answer any questions.

10 CHAIRMAN SHAPIRO: Okay.

11 MR. GRAY: I just want to say, by
12 permitting Karp to acquire this parcel, the
13 County will reap many benefits. First, Karp
14 will add many additional jobs for the people of
15 Nassau County as it increases its manufacturing
16 capabilities. Second, Karp plans to plant two
17 trees for every one tree they remove as a result
18 of this minor expansion. And finally, Karp is
19 willing to make a donation to the County's Open
20 Space Preservation Fund.

21 To sum up, Nassau County has always
22 sought to bring additional manufacturing within
23 its borders. Karp, with its long-established
24 history is seeking to do just that. However,
25 absent the acquisition of a small parcel of land

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2 from the County, it will simply not be feasible
3 to utilize the property for our manufacturing and
4 Karp will be forced to look elsewhere. Indeed,
5 Karp has done everything it could to keep its
6 request to the minimum amount necessary for the
7 project to be functional. And given the benefits
8 the County will reap, we feel this is a win-win
9 situation.

10 Finally, we did meet with
11 County Executive Blake [sic] -- Blakeman on this
12 project and he is fully supportive. And I'm able
13 to answer any questions you may have.

14 Thank you.

15 THIRD VICE-CHAIR LEWIS: I -- I think
16 if you -- if you look at the aerial that's up on
17 the screen --

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

19 MR. GRAY: Uh-huh.

20 THIRD VICE-CHAIR LEWIS: -- the points
21 that you're making are -- are -- are sort of
22 acknowledged by the facts. It -- it does seem
23 hard to imagine how an 18-wheeler is able to get
24 to -- to your client's property with the way the
25 building is -- is.

1 NCPC OSPAC File No. 5-2026

2 MR. GRAY: Exactly right.

3 THIRD VICE-CHAIR LEWIS: Yeah.

4 You do see some of the other neighbors
5 have other ways in which they're handling it, but
6 it's because the building is smaller in the one
7 case, or in the other one, they even put things
8 on angles and such. So I think this picture kind
9 of makes the case for why you're seeking this.

10 MR. GRAY: They say a picture's worth a
11 thousand words.

12 THIRD VICE-CHAIR LEWIS: There you go.
13 (Laughter.)

14 THIRD VICE-CHAIR LEWIS: And I do want
15 to also acknowledge, as we're -- this is just the
16 hearing stage, so we're still working on the
17 details.

18 MR. GRAY: Sure.

19 THIRD VICE-CHAIR LEWIS: And we
20 appreciate -- I -- I -- I personally appreciate
21 that you're trying to pull back from that full
22 175. It does seem like a -- a larger than
23 necessary, so the 100 seems like a more
24 reasonable request.

25 MR. GRAY: Thank you.

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2 COMMISSIONER SAKOWICH: Are there
3 any restrictions on the parcel next door, as far
4 as --

5 CHAIRMAN SHAPIRO: Yeah, that's where I
6 was going to go next.

7 So as you heard, the parcel next door
8 bought that piece from the County.

9 MR. GRAY: Uh-huh.

10 CHAIRMAN SHAPIRO: It was supposed to
11 be a truck turnaround. It's been a number of
12 years, and it still hasn't done anything with it.

13 Would you have a problem putting a
14 time constraint on your piece to have it
15 developed into a truck turnaround? I know you
16 have two years left on the lease.

17 MR. GRAY: Uh-huh.

18 CHAIRMAN SHAPIRO: And would your
19 client be willing to say five years now, that it
20 completes the truck turnaround? If not, County
21 can buy it back at the same price.

22 MR. GRAY: I would say give it a little
23 bit more time, just in case there's a lease
24 extension, but I would -- I would definitely be
25 able to cap it at 10 years.

1 NCPC OSPAC File No. 5-2026

2 VICE-CHAIR GREENFIELD: See that's why
3 we ask for clients to come here?

4 MR. GRAY: Uh-huh.

5 VICE-CHAIR GREENFIELD: We want them to
6 go on record reciting the fact that they agree to
7 that site plan.

8 THIRD VICE-CHAIR LEWIS: I'm sorry,
9 what? You want to hold this?

10 MR. O'BRIEN: Also keep in mind there's
11 still negotiation.

12 COMMISSIONER SAKOWICH: Okay.

13 MR. O'BRIEN: Also keep in mind there's
14 still negotiation going on.

15 VICE-CHAIR GREENFIELD: Right.

16 MR. O'BRIEN: So --

17 CHAIRMAN SHAPIRO: Okay.

18 MR. O'BRIEN: This is just a --

19 VICE-CHAIR GREENFIELD: So --

20 MR. O'BRIEN: -- public hearing on --

21 MR. GRAY: Yeah.

22 MR. O'BRIEN: -- on it.

23 MR. GRAY: I'm -- I'm happy to --

24 MR. O'BRIEN: Mr. Walsh wouldn't want
25 to constrain Department of Real Estate's hands.

1 NCPC OSPAC File No. 5-2026

2 VICE-CHAIR GREENFIELD: No, but I want
3 Mr. Walsh to take this into consideration.

4 CHAIRMAN SHAPIRO: That's my whole idea
5 is, because I don't want us to be in the same
6 position that we are with the --

7 MR. GRAY: Sure --

8 CHAIRMAN SHAPIRO: -- next door
9 neighbor.

10 MR. GRAY: -- sure.

11 I -- I will ask my client as soon as I
12 get back to the office, and we'll communicate to
13 Mr. Walsh.

14 CHAIRMAN SHAPIRO: Okay. Very good.

15 COMMISSIONER SAKOWICH: How long is
16 next door? When was that approved?

17 MR. GRAY: 2008.

18 COMMISSIONER SAKOWICH: Oh, wow.

19 CHAIRMAN SHAPIRO: Yeah.

20 VICE-CHAIR GREENFIELD: They haven't
21 done it yet.

22 MR. GRAY: No.

23 COMMISSIONER SAKOWICH: So they need it
24 they bought it, and --

25 CHAIRMAN SHAPIRO: And they still

1 NCPC OSPAC File No. 5-2026

2 didn't do it.

3 MR. GRAY: And they're sitting with it,
4 yeah.

5 CHAIRMAN SHAPIRO: I remember it well.

6 VICE-CHAIR GREENFIELD: Hurry up and
7 wait.

8 (Laughter.)

9 MR. GRAY: All right. Yes, I
10 understand.

11 CHAIRMAN SHAPIRO: I think there were
12 three of us that were here at the time.

13 MR. GRAY: Yes.

14 CHAIRMAN SHAPIRO: That's about it.

15 (Laughter.)

16 VICE-CHAIR GREENFIELD: That's a good
17 reason to sunset something.

18 MR. GRAY: Yes, I understand.

19 VICE-CHAIR GREENFIELD: And five years
20 is not unreasonable.

21 MR. GRAY: I understand. I -- I will
22 pose the question to him.

23 CHAIRMAN SHAPIRO: Thank you.

24 VICE-CHAIR GREENFIELD: Thank you.

25 CHAIRMAN SHAPIRO: Is there anybody in

1 NCPC OSPAC File No. 5-2026

2 the public that wishes to be heard on this?

3 (No response.)

4 CHAIRMAN SHAPIRO: Not seeing anybody,

5 I will ask for a motion to close the public

6 hearing.

7 COMMISSIONER SAKOWICH: I make a motion

8 to close --

9 THIRD VICE-CHAIR LEWIS: On?

10 COMMISSIONER SAKOWICH: I make a motion

11 to close OSPAC 5- 20 -- 2026 with an approval

12 [sic].

13 THIRD VICE-CHAIR LEWIS: No, just close

14 it.

15 COMMISSIONER SAKOWICH: Well, just

16 close the hearing. I'm sorry, we haven't --

17 right, just close the hearing.

18 THIRD VICE-CHAIR LEWIS: Second the

19 motion.

20 CHAIRMAN SHAPIRO: All in favor?

21 (Chorus of "ayes.")

22 COMMISSIONER SAKOWICH: I'm sorry.

23 CHAIRMAN SHAPIRO: Any opposed?

24 (No response.)

25 CHAIRMAN SHAPIRO: Motion carries.

1 NCPC OSPAC File No. 5-2026
2 MR. GRAY: Thank you very much.
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1 NCPC OSPAC File No. 7-2026

2 (Stepping up.)

3 MR. SANDS: Okay. Last up for "OSPAC,"
4 we have 7-2026. The interested party is the Town
5 of Oyster Bay.

6 Nassau County is requesting permission
7 to sell the above, the portion of the triangle
8 sub -- County-owned subject property to the
9 Town of Oyster Bay.

10 This subject property is located along
11 the south side of Old Country Road in the Hamlet
12 of Old Bethpage. This parcel represents the last
13 remaining piece of land owned by the County at
14 the former Sanitorium [sic] property, which is
15 now the site of a subdivision, Country Pointe at
16 Plainview. The property is situated along the
17 former access road corridor, which now provides
18 access to sports playing fields that are to be
19 granted and owned by the Town of Oyster Bay.

20 In order for the Town to obtain
21 complete access and fully develop the proposed
22 playing fields, the Town is requesting ownership
23 of the remaining triangle Marginal Road parcel.
24 This request follows two prior County actions
25 involving nearby County-owned property. In 2022,

1 NCPC OSPAC File No. 7-2026

2 Nassau County granted an easement to the Town of
3 Oyster Bay to the properties outlined on the map
4 in yellow. And then in more recently, under
5 OSPAC Case 1-2025, Nassau County sold the pieces
6 outlined in yellow on the map to the Town of
7 Oyster Bay. So the last piece is the parcel
8 outlined in pink.

9 Nassau County "DPW" approves of the
10 proposed sale of the Marginal Road triangle
11 parcel to the Town.

12 I'd like to call up Kevin Walsh for any
13 further questions.

14 MR. GALLAGHER: Let the record show
15 that I'm recusing myself from this matter, as I
16 represent the Department of Real Estate Services
17 in the underlying transaction.

18 (Stepping up.)

19 MR. WALSH: Good morning, again.

20 CHAIRMAN SHAPIRO: Good morning.

21 MR. WALSH: Kevin Walsh from the Office
22 of Real Estate Services.

23 This, as Cameron summarized is the last
24 piece of hopefully completing a transaction with
25 the Town of Oyster Bay, which will increase

1 NCPC OSPAC File No. 7-2026

2 access to the ball fields in the rear of this
3 property, which have existed for a long time.

4 This small triangular piece is
5 technically a part of the "right-of-way." We're
6 currently having it surveyed. We should have
7 that survey soon, to clear title for the Town as
8 it engages in a transaction with the post office,
9 which owns the blue-shaded property you just saw.
10 It's going to be easier if they have title.

11 So it still will be appraised and it'll
12 be conveyed to the Town. And any other
13 questions, I'm happy to answer.

14 THIRD VICE-CHAIR LEWIS: So -- so when
15 we worked on this a year ago, did -- did all that
16 go to the Leg. and get approved?

17 MR. WALSH: No. So it's all going to
18 go to the Leg. in a package.

19 THIRD VICE-CHAIR LEWIS: So we're
20 holding it all --

21 MR. WALSH: Correct --

22 THIRD VICE-CHAIR LEWIS: -- in a
23 package and waiting --

24 MR. WALSH: -- correct --

25 THIRD VICE-CHAIR LEWIS: -- for this

1 NCPC OSPAC File No. 7-2026

2 correction, then go back and --

3 MR. WALSH: -- right. And we were
4 hoping that your resolution is clear that it
5 includes both the lots that were previously
6 before you in 2022 and 2025. And this, they call
7 it, they refer to it as Marginal Road. It's kind
8 of a "right-of-the-way" area.

9 There were a lot of plans to build
10 other roadways many years ago that never came to
11 fruition, but this is really the Town's intention
12 is just to keep the access, improve the access,
13 maybe increase -- improve a little bit of the
14 signage, so people know where the ball fields
15 are. I mean I go by this area a lot, and a lot
16 of people are curious what even is -- goes --
17 this -- this access road so-to-speak, where it
18 even goes, so --

19 THIRD VICE-CHAIR LEWIS: Is -- is there
20 anything on that little triangle right now?

21 MR. WALSH: No, there's nothing on
22 there. It's just like a vacant piece of land,
23 and the two driveways that go up and down to the
24 access to the --

25 THIRD VICE-CHAIR LEWIS: So last --

1 NCPC OSPAC File No. 7-2026

2 MR. WALSH: -- ball fields --

3 THIRD VICE-CHAIR LEWIS: -- year when
4 we discussed this, we discussed what the Town was
5 looking to do in terms of the ball fields?

6 MR. WALSH: Correct.

7 THIRD VICE-CHAIR LEWIS: And so today,
8 we're not as focused on that, because we kind of
9 all feel like we already discussed this, too.

10 MR. WALSH: Yes.

11 COMMISSIONER SAKOWICH: I thought this
12 was part of it, actually.

13 THIRD VICE-CHAIR LEWIS: Yeah.

14 MR. WALSH: Yeah.

15 THIRD VICE-CHAIR LEWIS: I think we
16 felt like we did approve this.

17 MR. WALSH: It -- it -- it may have
18 been, and we might be being a little bit
19 technical, but just to clear, we want to have the
20 resolution be clear that the -- this triangular
21 piece is also included in the recommendation for
22 the conveyance.

23 THIRD VICE-CHAIR LEWIS: Okay. All
24 right. Just an effort to be thorough and cover
25 all our bases.

1 NCPC OSPAC File No. 7-2026

2 MR. WALSH: Yes.

3 (Laughter.)

4 MR. WALSH: Thank you.

5 THIRD VICE-CHAIR LEWIS: Anybody else?

6 (No response.)

7 CHAIRMAN SHAPIRO: Is there anybody
8 else that has a comment?

9 VICE-CHAIR GREENFIELD: I make a motion
10 we close the --

11 CHAIRMAN SHAPIRO: Wait.

12 VICE-CHAIR GREENFIELD: Okay.

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

15 (No response.)

16 CHAIRMAN SHAPIRO: Now, you can make
17 your motion.

18 VICE-CHAIR GREENFIELD: Not hearing or
19 seeing anyone, I make a motion to close the
20 hearing.

21 COMMISSIONER DURSO: Second.

22 CHAIRMAN SHAPIRO: All in favor?

23 (Chorus of "ayes.")

24 CHAIRMAN SHAPIRO: Any opposed?

25 (No response.)

1 NCPC OSPAC File No. 7-2026

2 CHAIRMAN SHAPIRO: The motion carries.

3 MR. WALSH: Thank you.

4 MR. HOESL: Thank you.

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1 NCPC File No. 2010-P-3

2 (Mr. Gallagher enters the meeting.)

3 (Stepping up.)

4 MR. HOESL: Next up, we have an
5 application for a -- a final map approval of
6 a major subdivision. This is "The Savyon"
7 located -- I'm sorry. This is for a preliminary
8 subdivision approval. Yes, preliminary.

9 This is located in the Incorporated
10 Village of Cedarhurst, in their General Business
11 District in an incentive overlay district.

12 The application is seeking preliminary
13 subdivision approval of a 2.47-acre parcel into
14 98 condominiums in three three-story buildings,
15 ranging in unit size of 1,050 square feet to 1640
16 square feet and one common lot, which will be
17 6,757 square feet, as shared amenity area
18 building and common ownership area to be owned
19 and maintained by the Condominium Owners
20 Association.

21 The subject property has already been
22 demolished to make way for the development. The
23 property is located in the Incorporated Village
24 of Cedarhurst and within 300 feet of the
25 Incorporated Village of Lawrence, which means

1 NCPC File No. 2010-P-3

2 they have jurisdiction as well.

3 The subject property is surrounded by
4 the following uses:

5 To the north are homes and on
6 Rockaway Turnpike is an office building;

7 To the east is an office building;

8 South across Pearsall Avenue are
9 businesses;

10 To the west across Rockaway Turnpike
11 are apartments, a home and an office building.

12 The development is located in:

13 The Liberty Water District;

14 Nassau County Sanitary Sewer District;

15 And in Lawrence School District

16 No. 15.

17 The development's nearest bus route is
18 "N31," which runs along Rockaway Turnpike and is
19 closest to the Cedarhurst and Lawrence
20 Long Island Railroad Stations.

21 Nassau County Department of Public
22 Works approves the preliminary subdivision map
23 and engineering plans. The Health Department
24 still requires their realty subdivision approval.
25 Neither village has received an application for

1 NCPC File No. 2010-P-3
2 subdivision approval yet and offered no comments
3 at this time.

4 The County will require a performance
5 bond to ensure all public improvements of the
6 development are installed correctly at final
7 subdivision approval. It is unsure at this time
8 whether the Village or the County will take the
9 bond in this matter.

10 We previously saw this subject property
11 as part of a zoning referral, where the Village
12 sought to create that incentive overlay district
13 and then adopt the overlay district. And we've
14 also seen this for site plan review. The
15 Planning Commission, at all of those times,
16 issued letters saying that there should be an
17 affordability aspect to this project.

18 Here today representing the applicant,
19 we have Bill Bonesso.

20 CHAIRMAN SHAPIRO: Good morning and
21 thank you.

22 Name and address for the record,
23 please.

24 (Stepping up.)

25 MR. BONESSO: Good morning,

1 NCPC File No. 2010-P-3

2 Mr. Chairman, members of the Commission.

3 William Bonesso, Forchelli Deegan Terrana,

4 333 Earle Ovington Boulevard, Uniondale,

5 New York, here in connection with the preliminary

6 subdivision application for the

7 map of The Savyon.

8 With me this morning are principals of

9 Pearsall Rock LLC, the owners of the group of

10 parcels that comprise the overall premises. And

11 also we have representatives, our traffic expert

12 and our engineer from IMEG Engineering, who are

13 the applicant's engineering firm for the initial

14 project application with the Village of

15 Cedarhurst.

16 As noted by Mr. Hoesl, the reason why

17 we are here this morning, even though the

18 property is situated in Cedarhurst, is that we

19 are within 300 feet of the boundary line of the

20 Village of Cedarhurst and the Unincorporated

21 portion of Lawrence and the Incorporated portion

22 of Lawrence. So for the subdivision purposes,

23 this -- this Commission, and the Village of

24 Lawrence and the Village of Cedarhurst all have

25 jurisdiction for subdivision to create saleable

1 NCPC File No. 2010-P-3

2 units.

3 That said, if we were proceeding with
4 this development with just rentals, we would be
5 "as-of-right." We wouldn't be here this morning.
6 But the applicant is seeking to subdivide and
7 create the saleable units.

8 As noted, the property is on a parcel
9 of -- of -- or rather the property is situated on
10 the northeast corner of Rockaway Turnpike and
11 Pearsall Avenue. It is -- it has frontage along
12 Rockaway Turnpike of plus -- of approximately
13 150 feet and approximately 635 feet on the
14 north side of Pearsall Avenue. It is 2 -- 2.47
15 acres or 107,707 square feet in size. It is
16 situated in the General Business District. And
17 that General Business District would permit a
18 number of different uses for the site, including:

19 Offices;

20 Medical offices;

21 Theaters;

22 And assembly halls;

23 Retail;

24 Personal service shops;

25 Laundry;

1 NCPC File No. 2010-P-3

2 Dry cleaning establishments;

3 Print shops;

4 Automobile sales;

5 Banks;

6 Indoor athletic facilities;

7 Delis;

8 And food shops.

9 Those are just a -- a -- a general list
10 of what's permitted and that doesn't include
11 conditionally permitted uses.

12 But my clients felt that what the area
13 really needed, and the Village concurred, was a
14 new residential development, a modern up --
15 upscale building that could be constructed here
16 that would be a transit-oriented development
17 property. And that would provide both
18 empty nesters and young families the ability to
19 have ownership of residences in the -- in close
20 proximity to both the train station and the
21 downtown area.

22 So the project itself, the -- the area
23 prior to the demolition was -- was very much
24 unsightly. It was run down. There was a
25 hodgepodge of uses that were very disjointed.

1 NCPC File No. 2010-P-3

2 There was no real connection between the uses.

3 It was basically a somewhat blighted area. This
4 will represent a complete redevelopment of the
5 area. And as noted, it will be:

6 Three buildings;

7 98 units total;

8 And they will all be three stories;

9 35 feet tall, not that much taller than
10 a typical single-family dwelling.

11 The first building on the corner of
12 Rockaway Turnpike and Pearsall will have:

13 30 [sic] -- well, excuse me, will have
14 27 units, three studio slash one bedrooms, and
15 24 two bedrooms. It is in addition to amenity
16 space, a lounge, some office space. It requires
17 59 parking spaces and provides 59 parking spaces
18 below-grade.

19 The other two buildings, the middle
20 building, 35 two-bedroom units with amenity
21 space, that one requires 79 parking spaces. The
22 third building, 36 two-bedroom units with amenity
23 space, that one requires 81 parking spaces. The
24 total for the two require 160 parking spaces. A
25 total of 162 parking spaces are provided for

1 NCPC File No. 2010-P-3

2 those two, shared and underground parking.

3 So the total parking requirement for
4 the overall project is 219 units and this
5 provides 221 -- I'm sorry, 219 parking spaces and
6 this provides 221 parking spaces or an average of
7 2.26 parking spaces per unit, which for a
8 transit-oriented development is on the high side.

9 And typically, you see anywhere from 1
10 to 1 1/2 spaces per unit for a transit-oriented
11 development. But the Village was concerned about
12 parking, so consequently my client accommodated
13 them and came up with that.

14 And -- and it truly is a
15 transit-oriented development project. We are
16 literally .4 miles from the train station,
17 Cedarhurst Train Station. According to
18 "Google Maps," it's a 10-minute walk, a 9-minute
19 walk. And we are a little over that to the
20 downtown Cedarhurst at the corner of
21 Cedarhurst Avenue and Central Avenue. That's a
22 10-minute walk.

23 So it is a very well laid out project,
24 making it a walkable project. It rate -- rates
25 highly on the walkability scales. So there is

1 NCPC File No. 2010-P-3

2 plenty of parking.

3 And based upon the requirements of the
4 overlay district, this project is fully zoning
5 compliant. It fully complies with:

6 The height;

7 Number of stories;

8 Density;

9 Lot area;

10 Building area, full compliance.

11 It did result, as noted by Mr. Hoesl
12 from the introduction of a -- a incentive zoning
13 -- incentive zoning district. It was created by
14 the Village after a substantial review prepared
15 by my applicant. It was an extensive
16 environmental assessment that was done to look at
17 all aspects of the impacts of the project on:

18 Traffic and parking;

19 Water usage;

20 Septic -- or rather, sewage;

21 School, impacts on the schools;

22 Impact on a number of different items
23 and they were all covered.

24 The Village hired its own environmental
25 consultant. Had the -- they had our experts

1 NCPC File No. 2010-P-3
2 at -- at IMEG fortify it and add additional
3 analysis. We had a traffic expert on behalf of
4 the applicant. At a public hearing, he [sic]
5 presented -- she presented her -- her
6 determination that the use -- that this use would
7 not generate significant traffic congestion or a
8 parking deficiency. But the Village went further
9 than that and hired their own traffic expert,
10 Mr. Bob Escbacher, who is retired now, but he's a
11 renowned traffic expert, formerly with "VHB." He
12 reviewed it, asked us to do a little bit more
13 analysis, which we did. And then he came back
14 and said that, "A," our methodology was correct,
15 and "B," he concurred with all of our findings.

16 So after two public hearings and a
17 great deal of review, the Board of Trustees and
18 the Village of Cedarhurst adopted the -- the
19 incentive overlay district and permitted this
20 project to move forward.

21 CHAIRMAN SHAPIRO: Mr. Bonesso?

22 MR. BONESSO: Yes.

23 CHAIRMAN SHAPIRO: So the bottom line
24 is that this is zoning compliant and it's a
25 matter of right?

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2 MR. BONESSO: It is a matter of right,
3 correct.

4 CHAIRMAN SHAPIRO: Okay.

5 VICE-CHAIR GREENFIELD: Sounds kosher
6 to me.

7 MR. BONESSO: So just to -- just to
8 finish up from a design standpoint, there are a
9 lot of benefits from:

10 The front and rear setbacks on the
11 property provide aesthetic, and improved
12 aesthetic and lessen the massing effect;

13 There are separations between the
14 buildings to create view corridors and to cut
15 down on massing;

16 Parking is concealed under the
17 building, with the exception of just a few
18 parking spaces at grade level;

19 Stone -- the buildings will be very
20 attractive stone, brick and stucco facades;

21 Two of the buildings will have circular
22 turnarounds and the building on the corner will
23 also --

24 THIRD VICE-CHAIR LEWIS: Counsel, I'm
25 wondering if any of that is on the images. Are

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2 any of those images available?

3 MR. BONESSO: Oh, I mean I have -- I
4 have handouts that I can give out, that I can
5 provide the Board if they wanted to see it. But
6 I --

7 THIRD VICE-CHAIR LEWIS: I'm just --

8 MR. BONESSO: -- no, we don't --

9 THIRD VICE-CHAIR LEWIS: -- I'm just a
10 visual person.

11 MR. BONESSO: Yeah. No, we didn't have
12 anything to submit.

13 THIRD VICE-CHAIR LEWIS: I think you
14 mentioned "IMEG," so you had a good team working
15 with you on this.

16 MR. BONESSO: Yes.

17 THIRD VICE-CHAIR LEWIS: I'm sure a lot
18 was put into the design features with all --

19 MR. BONESSO: Yes --

20 THIRD VICE-CHAIR LEWIS: -- those
21 hearings --

22 MR. BONESSO: -- absolutely.

23 THIRD VICE-CHAIR LEWIS: -- and such.

24 MR. BONESSO: There's a robust --

25 THIRD VICE-CHAIR LEWIS: I'm sure that

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2 you got a lot of questions about the --

3 MR. BONESSO: Yeah --

4 THIRD VICE-CHAIR LEWIS: -- design

5 and --

6 MR. BONESSO: -- sure.

7 THIRD VICE-CHAIR LEWIS: -- yeah --

8 MR. BONESSO: -- sure.

9 THIRD VICE-CHAIR LEWIS: -- where --

10 MR. BONESSO: Now the --

11 THIRD VICE-CHAIR LEWIS: -- where the

12 entrances are, how -- you know, whether it's

13 there's, you know, some convenience in terms of

14 the walking, that the sidewalks lead from this

15 site to the area, to, you know, all those kinds

16 of questions --

17 MR. BONESSO: Yeah --

18 THIRD VICE-CHAIR LEWIS: -- I'm

19 assuming were addressed during this.

20 MR. BONESSO: -- yes, absolutely. The

21 Board -- the -- the Village went through a great

22 deal.

23 It's a fully landscaped site. There's

24 fencing and tall plantings along the north side

25 of the property to provide privacy and aesthetic

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2 improvement for some of the -- there -- there are
3 a couple of residences to the north and then some
4 other improvement benefits.

5 There will be no curb cuts on Rockaway
6 Turnpike. Right now, there are two, I think
7 maybe even three curb cuts on Rockaway Turnpike
8 for the small parcels that are there. This will
9 do away with all curb cuts on Rockaway Turnpike.
10 All access to these buildings will be from
11 Pearsall Avenue, thus reducing some of the
12 activity, some of the, you know, intersection
13 activity with Rockaway Turnpike.

14 Also, Pearsall Avenue will be widened
15 by 5 -- 5 feet. There'll be a dedication of a
16 portion of property owned by my clients, in order
17 to provide additional traffic circulation
18 improvement, and -- and improve the working of
19 the intersection of Rockaway Turnpike and
20 Pearsall Avenue.

21 I already noted that this is a
22 transit-oriented development. And as a result
23 of the incentive zoning district requirements,
24 the -- the Village will receive a significant
25 incentive zoning payment of \$4 million.

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2 CHAIRMAN SHAPIRO: Thank you.

3 VICE-CHAIR GREENFIELD: Mr. Bonesso?

4 MR. BONESSO: Yes.

5 VICE-CHAIR GREENFIELD: I -- I

6 visited the site. It was the former home of

7 Spitz and Peck Florist. I remember --

8 MR. BONESSO: That's correct --

9 VICE-CHAIR GREENFIELD: -- that corner
10 well.

11 MR. BONESSO: -- that's right. Yes.

12 VICE-CHAIR GREENFIELD: And there's a
13 construction fence around and there's work being
14 done. Please reassure me that's just demolition.

15 MR. BONESSO: It's all -- it's all
16 demolition work. There's no --

17 VICE-CHAIR GREENFIELD: Okay. You --
18 you never know in some of these --

19 MR. BONESSO: They have --

20 VICE-CHAIR GREENFIELD: -- villages.

21 MR. BONESSO: -- you've not received
22 any --

23 VICE-CHAIR GREENFIELD: Is your client
24 here?

25 MR. BONESSO: They -- yes, my client is

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2 here.

3 They've not received any building
4 permits. It's all demo work.

5 VICE-CHAIR GREENFIELD: But they got a
6 demolition permit; right?

7 MR. BONESSO: Yes -- yes.

8 VICE-CHAIR GREENFIELD: Okay.

9 The next question is, I understand
10 they're paying a amenity fee or a facility fee?

11 MR. BONESSO: They're paying an
12 incentive zoning district fee of \$4 million.

13 VICE-CHAIR GREENFIELD: To the Village?

14 MR. BONESSO: To the Village.

15 VICE-CHAIR GREENFIELD: Lucky village.
16 (Laughter.)

17 MR. BONESSO: Well, that's where --
18 that's where all the impacts will be.

19 VICE-CHAIR GREENFIELD: Okay.

20 MR. BONESSO: That's our direct
21 presentation. As I mentioned, we have our
22 principals here.

23 VICE-CHAIR GREENFIELD: It sounds like
24 a good project, Mr. Bonesso.

25 MR. BONESSO: We have our experts here,

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2 if the Board has any questions or the Commission
3 has any questions. I would just like the
4 opportunity to respond to any public comment.

5 CHAIRMAN SHAPIRO: Commissioners, any
6 other questions?

7 (No response.)

8 CHAIRMAN SHAPIRO: I don't have anybody
9 signed up.

10 Is there anybody in the public that
11 wishes to be heard?

12 (No response.)

13 (Laughter.)

14 COMMISSIONER SAKOWICH: With that
15 proposal, I -- nobody could oppose it.

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

18 THIRD VICE-CHAIR LEWIS: I -- I would
19 just -- oh, it looks like we do have a hand.
20 Okay.

21 MS. POPACK: (Gesturing.)

22 CHAIRMAN SHAPIRO: I can't see behind.

23 VICE-CHAIR GREENFIELD: In the back,
24 come on down. As Bob Barker would say, "come on
25 down," unless she ducked under the table. Okay.

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2 CHAIRMAN SHAPIRO: And please fill out
3 a speaker registration form when you're finished.
4 Name and address for the record,
5 please.

6 (Stepping up.)

7 MS. POPACK: Yes. Hi, I'm
8 Paris Popack. I live in Lawrence, New York.

9 VICE-CHAIR GREENFIELD: Your address?

10 MS. POPACK: 371 Kenridge Road.

11 Okay. I first want to clarify that
12 "TOD" means no cars and they're providing --

13 VICE-CHAIR GREENFIELD: No, it doesn't
14 mean that. Transit-oriented development means --

15 MS. POPACK: Yeah --

16 VICE-CHAIR GREENFIELD: -- vicinity
17 of -- of a public transportation train station.

18 MS. POPACK: Okay. Thank you.

19 Okay. I think that this is premature.
20 This development really never should have been
21 approved. The Town [sic] of the -- Village of
22 Cedarhurst approved it for the \$4 million to
23 reconstruct their gourmet parking lot. That was
24 their goal in providing housing that we don't
25 need. We are surrounded and being crushed by

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2 developments. I'm not sure that you're aware of
3 that, but we have the Woodmere --

4 VICE-CHAIR GREENFIELD: I said I
5 visited the site.

6 MS. POPACK: Okay, but the neighborhood
7 itself --

8 VICE-CHAIR GREENFIELD: And I went
9 through the gourmet lot to get a parking spot.
10 And I'm glad they're rebuilding it. It's in a
11 horrific condition.

12 MS. POPACK: Oh, I agree.

13 VICE-CHAIR GREENFIELD: It's a hazard.

14 MS. POPACK: I do agree with that, but
15 that doesn't mean you have to build 95 apartments
16 on Rockaway Turnpike.

17 VICE-CHAIR GREENFIELD: Did you hear
18 that they could do it "as-of-right?"

19 COMMISSIONER SAKOWICH: Just hold up
20 one second. Can you start the -- the clock
21 please?

22 MR. WREN: (Gesturing.)

23 MS. POPACK: Okay. My position is that
24 it never should have been approved. The Village
25 of Lawrence still hasn't approved it and I hope

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2 they don't. I really hope they don't.

3 This -- this development requires full
4 impact studies, no short cuts and it needs to be
5 from a third-party, a third-party engineer like
6 Nelson Pope, not something that the client
7 provides or the Village provides.

8 Okay. Our roads are already
9 horrendous. They're dangerous. There's -- it's
10 just a nightmare. We're being crushed in all
11 directions.

12 I am not a standalone voice here.
13 There are thousands and thousands of residents
14 that are -- are against this project. And we all
15 came out to speak out against it. And the
16 Village of Cedarhurst, you know, they approved it
17 anyway.

18 Okay. We are in a -- we are in a
19 finite community and it was never designed to
20 handle the traffic that's going to be coming down
21 the road. I mean you need to be aware, as the
22 Nassau County Planning Commission, that the
23 Woodmere Club is -- is -- is going forward to
24 some degree. We have this Pearsall project and
25 then there's the "TOD" development in Lawrence

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2 across the tracks, where they plan -- where they
3 hope to build hundreds and hundreds of
4 apartments. And then there's already over a
5 thousand apartments right over the 878 in
6 Far Rockaway.

7 Okay. There's tons going on and
8 no one's paying attention to each other. They're
9 getting approve -- they're giving approval
10 without checking on what's going near in the next
11 door to them. And it's -- it's just more and
12 more of a problem. We don't have the capacity to
13 handle this kind of growth.

14 Okay. Anyway we, as I said, we don't
15 really need the project. And the traffic studies
16 and all other studies should be by third party
17 and they should be conducted on days that are not
18 Friday, Saturday or other Jewish holidays, since
19 that makes up of the community that we're
20 discussing.

21 Thank you so much.

22 COMMISSIONER SAKOWICH: Thank you.

23 CHAIRMAN SHAPIRO: Thank you.

24 Let me just make a comment just so you
25 understand. We didn't set the zoning in this

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2 area. The villages do. This is as a matter of
3 right. In other words, it complies with the
4 zoning for the area.

5 MS. POPACK: Okay.

6 But I think that as the Nassau County
7 Planning Commission, you should insist that all
8 studies are done by third-party engineering, not
9 by their own people that they're paying.

10 CHAIRMAN SHAPIRO: But the bottom line
11 is it's a matter of right. And if you want to
12 change that, I would suggest you go back to the
13 Village and let the Village up zone the area.
14 It's up to them.

15 VICE-CHAIR GREENFIELD: But she lives
16 in Lawrence, not in Cedarhurst. So she --

17 CHAIRMAN SHAPIRO: It all merges there.

18 MS. POPACK: What's the -- we all -- it
19 all runs into each other. That's why I was --

20 VICE-CHAIR GREENFIELD: I understand.

21 CHAIRMAN SHAPIRO: Right.

22 MS. POPACK: Yeah.

23 CHAIRMAN SHAPIRO: So --

24 VICE-CHAIR GREENFIELD: Can I ask
25 Mr. O'Brien a question --

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2 MR. O'BRIEN: Yes.

3 VICE-CHAIR GREENFIELD: -- that was
4 brought up by the speaker --

5 MR. O'BRIEN: -- yes.

6 VICE-CHAIR GREENFIELD: -- who made the
7 mention that Lawrence hasn't approved?

8 Do we have the right to approve this,
9 regardless of what Lawrence's position --

10 MR. O'BRIEN: -- yeah, we --

11 VICE-CHAIR GREENFIELD: -- is?

12 MR. O'BRIEN: -- we -- we have -- we
13 have the right to give preliminary approval.

14 VICE-CHAIR GREENFIELD: And that means
15 it's going to come back to us at some future
16 point?

17 MR. O'BRIEN: It's zoning compliant.
18 Yes, because it's zoning compliant. It will come
19 back. This will come back to the Commission at
20 some point for final approval --

21 CHAIRMAN SHAPIRO: Final.

22 MR. O'BRIEN: -- which is -- so this --
23 this just allows it to move forward at this point
24 in time. No construction, no permits --

25 VICE-CHAIR GREENFIELD: Okay.

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2 MR. O'BRIEN: -- until that time.

3 VICE-CHAIR GREENFIELD: I want the
4 speaker to understand that you'll have the right
5 to come back before us at a future date.

6 MR. O'BRIEN: And -- and -- and just to
7 remember, everything has to go through all the --
8 the various County agencies in order to get
9 approved there, "DPW," Health, you know, Traffic.

10 MS. POPACK: Yeah. Right.

11 My main concern is that the engineering
12 reports, traffic and otherwise, are all done by
13 third-party -- third-party engineering, not their
14 own companies that they pay.

15 MR. O'BRIEN: The County does its own.

16 MS. POPACK: Okay. Thank you.

17 CHAIRMAN SHAPIRO: Thank you.

18 Is there anybody else in the public
19 that wishes to be heard?

20 MR. LIEBERMANN: Yes.

21 (Gesturing.)

22 CHAIRMAN SHAPIRO: Please fill out the
23 speaker registration forms and come up --

24 VICE-CHAIR GREENFIELD: Come on down.

25 CHAIRMAN SHAPIRO: -- to the mic.

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2 Name and address for the record,
3 please.

4 (Stepping up.)

5 MR. LIEBERMANN: Thomas Liebermann,
6 65 Sutton Place, Lawrence, New York. I am one of
7 the developers for the Pearsall Project.

8 I just want to answer something that
9 was mentioned before. This project, I mean it's
10 nine years in the making. Everything was done in
11 detail. The amount of people that call me every
12 day for the last two years to -- that want a unit
13 in this building, to say that nobody needs this
14 project, it's a -- it's a joke. All the people
15 in this neighborhood want to sell their units, to
16 sell their houses, and they need a place to move
17 to. And that's the people that call me every
18 day.

19 I don't make a list because it's more
20 than a list. My 98 units are not going to be
21 enough to fill the needs of this community and --

22 THIRD VICE-CHAIR LEWIS: Could I ask --
23 could I ask a question on that? When you're
24 speaking with people, does the fact that this
25 would be ownership rather than apartment rentals,

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2 is that something that people respond to?

3 MR. LIEBERMANN: Yes, because they --
4 they own homes, and they want to sell their homes
5 and buy something. They don't want to rent.
6 They want to own it. You know, maybe it's 1031,
7 I don't know exactly, but they just want to go
8 into something that they own. I'm -- I'm
9 speaking to -- I'm telling you. I know that my
10 wife has a website of about over a thousand
11 people, ladies that she's in constant contact.
12 And she always, every day she tells me, call them
13 back -- call them back. I says I can't call them
14 back. I don't, you know, I don't have a date.

15 I don't want to get into -- I'm telling
16 you, this is every day. There's a tremendous
17 need in the community, not for 100 units, like 98
18 units that we have, maybe for like two, three
19 hundred units.

20 But anyway, I just want to say that.
21 Thank you very much for the attention.

22 COMMISSIONER DURSO: Thank you.

23 VICE-CHAIR GREENFIELD: Next. Come on
24 down.

25 (Stepping up.)

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2 MR. JACOBOWITZ: Hi. How are you,
3 everyone?

4 Paul Jacobowitz here. I grew up in
5 Lawrence, New York.

6 VICE-CHAIR GREENFIELD: Your address
7 please, your address.

8 MR. JACOBOWITZ: Currently live at
9 266 Randall Avenue, which is part of the
10 Unincorporated, I think it's officially Inwood.

11 Now I'm just a few blocks away from
12 Pearsall. And I came out today because the
13 Pearsall Project, as you just heard from
14 Mr. Liebermann, is something that when I heard
15 about it made a ton of sense. And I think as he
16 said, this neighborhood really needs more, not
17 less.

18 I live in the neighborhood. I'm a
19 single person. I happen to have probably close
20 to 100 relatives in the neighborhood between my,
21 you know:

22 Aunts;

23 Uncles;

24 Grandparents;

25 Great aunts;

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2 Great uncles. We're in Lawrence for
3 quite some --

4 VICE-CHAIR GREENFIELD: "Mishpachah."

5 MR. JACOBOWITZ: -- time.

6 Yeah, "mishpachah."

7 And there's a big need. I'm sure, you
8 know, many people here know that the Regency
9 development was built probably about 15 years
10 ago, whenever it was and it is packed. From the
11 moment it went up, people were buying, people
12 want to get in. There's actually a waiting list
13 right now of people that want to get in. So when
14 people heard -- when people heard, when I heard
15 about the Pearsall Project, I'm only excited
16 about it. There are people in the neighborhood,
17 my own grandmother actually lives in The Regency.
18 My great aunt and uncle, even my parents who are
19 getting on in their years, these are people that
20 would like to downsize and they would like
21 specifically to own a condo. You can't ask
22 someone who's lived in a home that they've owned
23 for 40, 30, 40, 50 years, now they're going to
24 move into a rental. They want to own something.
25 They want to be part of something.

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2 And that's just the people in the
3 neighborhood. Then you have tons of families in
4 the neighborhood. I'm talking:

5 Kids;

6 Grand kids;

7 And the grandparents;

8 The matriarch;

9 The patriarchs, they live outside the
10 neighborhood. They'd like to sell their homes
11 outside the neighborhood and move to be near
12 their children.

13 This is the perfect -- the perfect
14 thing for the neighborhood. I can't even
15 imagine, you know, like -- like Mr. Liebermann
16 had said, if they were building more, it would be
17 better.

18 And yes, you know, there's traffic and
19 people are always concerned about the traffic in
20 the neighborhood. Growing up in Lawrence, I'm
21 well aware firsthand. But I think that little
22 bit of added traffic is a necessary sacrifice to
23 be able to have people in the neighborhood that
24 could downsize respectably, live in their own
25 condos.

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2 People from outside that want to come
3 and live near their families in their, you know,
4 older years, I think this is a wonderful project.
5 I know that in my family alone, like I said, I
6 have probably close to 100 relatives that live in
7 Lawrence itself, you know, between Lawrence and
8 some of the other villages. They already are
9 some of the people that are calling the
10 developers and asking, you know, could we please
11 put us on line? We don't want to be, you know,
12 we don't want to be left out of this.

13 So I just wanted to register that here
14 with the Commission.

15 CHAIRMAN SHAPIRO: Thank you very much.

16 COMMISSIONER SAKOWICH: I think it's
17 important -- I think it's important --

18 CHAIRMAN SHAPIRO: Yeah.

19 COMMISSIONER SAKOWICH: -- Lenny, I've
20 been discussing this, is that "as-of-right," they
21 could've built an apartment building. So in all
22 honesty, the developers have went a little above
23 and beyond doing the condos and, you know,
24 they're probably forfeiting a substantial amount
25 of money in the future for that. So I think that

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2 that has to be taken into considering too, that
3 they are building condos.

4 VICE-CHAIR GREENFIELD: You're
5 absolutely right --

6 COMMISSIONER SAKOWICH: Not --

7 VICE-CHAIR GREENFIELD: --
8 Commissioner.

9 COMMISSIONER SAKOWICH: -- not
10 apartments. And -- and that's --

11 VICE-CHAIR GREENFIELD: And it's
12 "as-of-right" and also exceeds the parking
13 requirement.

14 COMMISSIONER SAKOWICH: We -- we
15 questioned --

16 VICE-CHAIR GREENFIELD: Those are good.

17 COMMISSIONER SAKOWICH: -- this. We
18 questioned this when we've seen condos, that
19 there was a typographical mistake made, because
20 we don't see many condos anymore coming in front
21 of this Board. Most of it's apartment rentals,
22 so we --

23 CHAIRMAN SHAPIRO: All rentals.

24 COMMISSIONER SAKOWICH: -- all rentals.
25 So we commend the owners on that, because that's

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2 without a doubt.

3 VICE-CHAIR GREENFIELD: That's what the
4 public wants.

5 COMMISSIONER SAKOWICH: And that's --
6 and that's something that if you oppose it, you
7 should really look into researching that, because
8 the world is full of apartments, but not condos.
9 And condos, people want to own. And I think
10 it's -- it's a compliment to the -- to the
11 builder and the owners.

12 Okay.

13 VICE-CHAIR GREENFIELD: And -- and then
14 the other thing, if we were to turn this down, we
15 could have an "Article 78" brought against us and
16 I understand there's already pending litigation
17 on the property.

18 MR. O'BRIEN: Again, just remember,
19 this was only a preliminary.

20 VICE-CHAIR GREENFIELD: Oh, I, so I
21 understand there's still time for the
22 "Article 78." I get it.

23 CHAIRMAN SHAPIRO: Yeah.

24 (Laughter.)

25 COMMISSIONER SAKOWICH: Okay. Let's

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2 go.

3 MR. JACOBOWITZ: Thank you.

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

6 (No response.)

7 CHAIRMAN SHAPIRO: Not seeing any, I
8 will take a -- Mr. --

9 VICE-CHAIR GREENFIELD: Quick
10 summation.

11 CHAIRMAN SHAPIRO: -- Bonesso --

12 COMMISSIONER SAKOWICH: I make a --

13 CHAIRMAN SHAPIRO: -- yeah, a quick --
14 (Stepping up.)

15 MR. BONESSO: Just --

16 CHAIRMAN SHAPIRO: -- quick summation.

17 MR. BONESSO: -- very quickly -- quick,
18 very quickly in closing, just to address a couple
19 of things.

20 It was very heartening to hear from the
21 young man saying that there is a tremendous
22 desire and I can -- I can confirm that. We did
23 have two public hearings before the Village of
24 Cedarhurst Board of Trustees. We did have people
25 come out in opposition. But we also had a lot of

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2 people come out in support of this application
3 and I think that is evidenced by what that
4 gentleman said.

5 The assertion that the Village only
6 went by what the applicant's experts said
7 couldn't be further from the truth. The -- as I
8 mentioned, the Village hired its own "SEQRA"
9 consultant to review it -- the submissions by my
10 client. In terms of the environmental review, he
11 would give -- provide comments, we would do more
12 analysis, and he would review it and proceed that
13 way. Same with the parking and traffic. Not --
14 not only did the Village hire its own traffic
15 expert, but my client had to pay for it. So he
16 paid for his own traffic expert and he was
17 required to pay for the Village's traffic expert,
18 who -- who only answered to the Village, not to
19 us.

20 THIRD VICE-CHAIR LEWIS: I think that's
21 a strong point that you're making, that the --
22 that the Village did have the benefit of
23 expertise in evaluating each step, because many
24 times you do wonder whether the developer is
25 doing all this stuff and is the Village really

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2 able to follow all these little details. So
3 bringing our own experts, I think the point that
4 was made by the -- by the speaker, however, is
5 that "SEQRA" doesn't require like a third-party
6 in the sense that --

7 MR. BONESSO: No --

8 THIRD VICE-CHAIR LEWIS: -- in this
9 case, if the Village gets this project, the
10 Village will benefit financially from the
11 project. So there is a little issue of -- of --
12 of, you know, whether or not the Village is going
13 to push their experts to make sure they're being
14 as thorough as they should.

15 (Mr. Gallagher exits the meeting.)

16 THIRD VICE-CHAIR LEWIS: I think that
17 was the point she was making. I --

18 MR. BONESSO: Perhaps.

19 THIRD VICE-CHAIR LEWIS: -- I think the
20 fact that they're -- that these people are
21 providing these reports and such are all licensed
22 experts, you know, engineers and such. So there
23 are standards for how these documents are done.
24 There's public hearings. There's opportunities
25 to review --

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2 MR. BONESSO: Yeah --

3 THIRD VICE-CHAIR LEWIS: -- it all.

4 MR. BONESSO: -- right.

5 THIRD VICE-CHAIR LEWIS: So I do think
6 what you're saying is a strong point in favor of
7 your -- the process that you followed, maybe
8 slightly different than the point that the
9 applicant [sic] -- that the speaker made.

10 MR. BONESSO: Thank you.

11 THIRD VICE-CHAIR LEWIS: Yeah.

12 MR. BONESSO: And then lastly --

13 CHAIRMAN SHAPIRO: There's also
14 something else here.

15 MR. BONESSO: Yeah.

16 CHAIRMAN SHAPIRO: This has been going
17 on since July of 2020.

18 MR. BONESSO: Yes, correct --

19 CHAIRMAN SHAPIRO: It originally
20 started out with --

21 MR. BONESSO: -- correct.

22 CHAIRMAN SHAPIRO: -- the Nassau County
23 Planning Commission giving a "Local Determination
24 with a Letter" for the creation of the overlay
25 district. After that, in June of 2021, we gave

1 NCPC File No. 2010-P-3

2 them a letter and adopting the zoning overlay
3 district.

4 (Mr. Gallagher enters the meeting.)

5 CHAIRMAN SHAPIRO: And then in
6 June of 2021, we gave them an "LDL" with -- a
7 "Local Determination with a Letter" for the
8 site plan review. So this has been going on for
9 quite a long time.

10 VICE-CHAIR GREENFIELD: And I applaud
11 the Village for getting -- what did you call it,
12 Bill? I --

13 MR. BONESSO: An incentive zoning
14 payment.

15 VICE-CHAIR GREENFIELD: A payment,
16 okay.

17 MR. BONESSO: Yes.

18 VICE-CHAIR GREENFIELD: I -- I applaud
19 the Village for extracting that from the
20 applicant.

21 (Laughter.)

22 MR. BONESSO: Yes. I don't know if my
23 client does, but -- but I'm glad you do.

24 VICE-CHAIR GREENFIELD: That lot needs
25 it real bad. I go down there for a good kosher

1 NCPC File No. 2010-P-3

2 meal.

3 (Laughter.)

4 VICE-CHAIR GREENFIELD: I -- I know
5 where I'm going.

6 MR. BONESSO: Two other things.

7 The reason why we're here first is
8 because when we started talking about applying
9 for subdivisions, we spoke to the Village. And
10 the Village said, look, go to the County first.
11 They have the ability to do a robust engineering
12 review, more so than -- than we would do.

13 So they're basically -- they've relied
14 on:

15 The County "DPW;"

16 County Department of Health;

17 The Wastewater Services Review.

18 All of that, they have all provided
19 their review and comments. We've responded.
20 More comments, responded.

21 The last set of responses came out in
22 March, and we have apparently satisfied them
23 sufficiently to allow this hearing to take place.
24 But they basically said, go get your preliminary
25 subdivision approval, and then come to us and

1 NCPC File No. 2010-P-3

2 we'll address it. And then obviously, we do need
3 to go to Lawrence.

4 And lastly, I'm glad the young
5 gentleman brought up The Regency. That is really
6 the last large condo that was developed in the
7 area. That's in the Village of Lawrence. But
8 just a -- by comparison, I'd like you to just
9 hear this.

10 The Regency is four stories,
11 48 1/2 feet tall. That these are 3 stories,
12 35 feet tall. That has a total of
13 144 residential units. This is
14 98 units. That Regency has 213 parking spaces,
15 for a parking ratio of 1.48 to the -- to the
16 per unit, which is acceptable for a
17 transit-oriented development, albeit that one is
18 actually further from the train station than
19 ours. We are at better than 2 1/4 spaces per
20 unit. And -- and we --

21 VICE-CHAIR GREENFIELD: It's across the
22 street from --

23 MR. BONESSO: -- fully --

24 VICE-CHAIR GREENFIELD: -- Cho-Sen.

25 MR. BONESSO: -- I'm sorry.

1 NCPC File No. 2010-P-3

2 VICE-CHAIR GREENFIELD: It's across the
3 street from Cho-Sen, very good kosher Chinese
4 restaurant.

5 (Laughter.)

6 MR. BONESSO: Correct.

7 CHAIRMAN SHAPIRO: Could I -- could I
8 make a suggestion, Mr. Bonesso?

9 MR. BONESSO: Yes, sir.

10 CHAIRMAN SHAPIRO: You've pleaded your
11 case.

12 MR. BONESSO: Okay.

13 (Laughter.)

14 CHAIRMAN SHAPIRO: And the horse is
15 dying here.

16 (Laughter.)

17 MR. BONESSO: Okay.

18 CHAIRMAN SHAPIRO: So let's not beat a
19 dead horse.

20 MR. BONESSO: Very good.

21 Thank you for your -- thank you for the
22 opportunity to --

23 CHAIRMAN SHAPIRO: You're welcome.

24 MR. BONESSO: -- provide those -- that
25 information.

1 NCPC File No. 2010-P-3

2 CHAIRMAN SHAPIRO: Okay.

3 Commissioners, I will now take a motion
4 on NCPC File -- what file is it?

5 MR. O'BRIEN: 2010.

6 CHAIRMAN SHAPIRO: 2010-P-3.

7 COMMISSIONER SAKOWICH: I make a
8 motion --

9 VICE-CHAIR GREENFIELD: So moved.

10 COMMISSIONER SAKOWICH: -- I make a
11 motion on NCPC 2010-P-3.

12 VICE-CHAIR GREENFIELD: I'll second it.

13 MR. O'BRIEN: For the preliminary
14 approval.

15 COMMISSIONER SAKOWICH: Preliminary
16 approval.

17 VICE-CHAIR GREENFIELD: That too.

18 CHAIRMAN SHAPIRO: All those in favor?

19 (Chorus of "ayes.")

20 CHAIRMAN SHAPIRO: Any opposed?

21 (No response.)

22 CHAIRMAN SHAPIRO: Motion carries.

23 MR. BONESSO: Thank you very much.

24 VICE-CHAIR GREENFIELD: If the
25 "Article 78" goes through, he'll be made the

1 NCPC File No. 2010-P-3

2 motion.

3 (Laughter.)

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1 NCPC File No. 1999-F-2

2 (Stepping up.)

3 MR. HOESL: Next up is an application
4 for a major subdivision final map approval. This
5 is NCPC File No. 1999, the Map of Pironi Homes
6 located at 772 Clocks Boulevard in the Hamlet of
7 East Massapequa, Town of Oyster Bay "R1-7"
8 Zoning District. The application has received
9 variances from the Town of Oyster Bay for:

10 Lot width;

11 Lot area;

12 And exceeding the maximum building
13 coverage.

14 This application received preliminary
15 subdivision approval on July 1st, 2021 and is now
16 requesting final subdivision approval of a
17 1.11-acre parcel into seven single-family
18 residential units, two stories with a basement.
19 To make way for this development, an existing
20 unimproved public roadway, which is
21 Margaretta Avenue -- and it runs -- if you go
22 back to the map for a second, it runs right to
23 the right of the yellow lots highlighted there
24 (indicating). That will be improved and then
25 dedicated to Town of Oyster Bay. The property is

1 NCPC File No. 1999-F-2

2 located in the Hamlet of East Massapequa,
3 Town of Oyster Bay and not within 300 feet of an
4 incorporated village or city.

5 The subject property is completely
6 surrounded by residential units to the north,
7 south, east and west. The development is located
8 in the New York American Water District, the
9 Nassau County "2WH" Sanitary Sewer District and
10 in the Amityville "BA-6" School District. The
11 development's nearest bus route is the "N19,"
12 which runs along Unqua Road and is closest to
13 the Amityville Long Island Railroad Station.

14 Nassau County Department of Public
15 Works and Nassau County Health Department have
16 signed the final subdivision plans, and the Town
17 of Oyster Bay has issued their approval.

18 The County will require a performance
19 bond to ensure that all public improvements of
20 the development are installed correctly. These
21 amounts are as follows:

22 For the bond, \$199,645;

23 For the cash escrow, \$8,236;

24 And for the inspection fee, \$24,945.

25 Planning Commission previously saw that

1 NCPC File No. 1999-F-2

2 this as a zoning referral back in January of
3 2018, where a "Local Determination" was issued
4 for the site plan.

5 Staff, today, is recommending this
6 application be approved and:

7 The submission of bond or cash in lieu
8 in the amount of \$199,645;

9 Cash escrow and inspection free
10 [sic] -- fee be instituted;

11 The -- contact the County Inspector
12 before installing any public improvements;

13 File the final map within one year;

14 And comply with "Section 1610" of the
15 County Charter.

16 Here today representing the applicant,
17 we have Elisabetta D. [sic] -- T. Coschignano and
18 we do have one comment from the public.

19 (Stepping up.)

20 MS. COSCHIGNANO: Good morning,
21 Chairman, members of the Commission.

22 Elisabetta Coschignano, offices at Sahn Ward
23 Braff Coschignano, located at 333 Earle Ovington
24 Boulevard, Suite 601, Uniondale, New York.

25 Thank you very much for your time this

1 NCPC File No. 1999-F-2

2 morning and -- and for all the various municipal
3 agencies that reviewed this application
4 throughout.

5 With me today are my clients:

6 Angelo Silvana and Paolo Pironi of
7 Elite Meadows Estates;

8 And Ken VanHelden, project manager at
9 Nelson and Pope.

10 As you heard, this is a seven-lot
11 subdivision, which was previously approved by the
12 Town of Oyster Bay. We are building
13 single-family dwellings, which is really
14 everything in the area are single-family
15 dwellings of the same size as what we're
16 proposing to build. They are in the "R1-7"
17 Residential Zone. They abut Clocks Boulevard to
18 the east.

19 And the applicant, as I said, appeared
20 before the Town of Oyster Bay, received all of
21 their approvals there. We have extended those
22 approvals yearly, so they are in compliance with
23 that and they are all valid.

24 The design professionals have
25 coordinated with the Nassau County Department of

1 NCPC File No. 1999-F-2
2 Public Works, the Nassau County Department of
3 Health with respect to:
4 Grading;
5 Drainage;
6 Stormwater;
7 Sanitary sewage needs of the proposed
8 subdivision.

9 We have received approvals from all
10 Town and County departments, including
11 Environmental. So as you heard, we're basically
12 here today for final map approval.

13 And at this time, I'd like to call Ken
14 to just, you know, briefly go over the overview
15 of the site map and confirm the bond, which we --
16 we are aware of.

17 CHAIRMAN SHAPIRO: Thank you.

18 Good morning. Name and address for the
19 record, please.

20 (Stepping up.)

21 MR. VANHELDEN: Good morning,
22 Chairman, ladies and gentlemen of the Board.
23 Name is Kenneth VanHelden of Nelson and Pope,
24 70 Maxess Road, Melville, New York 11747.

25 Everything that was already said is

1 NCPC File No. 1999-F-2

2 accurate. It's a 1.11 overall acre lot area
3 being subdivided into seven individual lots, five
4 of which will be 6500 square foot and two will be
5 7875 square feet.

6 The improvements on Margarett Avenue
7 will include drainage, specifically leaching
8 pools and catch basins to supplement -- to
9 accommodate and supplement peak flow of any
10 existing additional flow for the existing
11 conditions and for the proposed improvements.

12 The proposed sewer line on Margaret --
13 Margarett Avenue will tie into the existing
14 sewer lines on New Street and Mott Street.
15 Individual lots will contain their own stormwater
16 on sites with individual systems. A "SWPPP" has
17 been submitted and we have received first round
18 of review comments as of last week. Requests and
19 revisions are being addressed currently.

20 As stated before, we have approval
21 already from Nassau County Department of Health.
22 We have conditional approval. The bond review
23 and audit has been completed and approved by
24 Nassau County Department of Public Works.

25 I'm available to address any additional

1 NCPC File No. 1999-F-2

2 comments, concerns that may come up.

3 THIRD VICE-CHAIR LEWIS: Could you just
4 summarize the number of units in the zoning, the
5 number of homes in the zoning space for each?

6 MR. VANHELDEN: There will be seven
7 different lots.

8 THIRD VICE-CHAIR LEWIS: Right.

9 MR. VANHELDEN: Five of those lots
10 are 6500 square feet. Two of those lot are
11 7875 square feet.

12 THIRD VICE-CHAIR LEWIS: Thank you.

13 CHAIRMAN SHAPIRO: Commissioners, any
14 other questions?

15 (No response.)

16 CHAIRMAN SHAPIRO: Is there anybody in
17 the public that wishes to be heard?

18 MS. HIGHLAND: (Gesturing.)

19 CHAIRMAN SHAPIRO: Come on up and fill
20 out a speaker registration form.

21 (Stepping up.)

22 MS. HIGHLAND: Good morning.

23 CHAIRMAN SHAPIRO: Good morning. Name
24 and address for the record, please.

25 MS. HIGHLAND: Good morning, Board. My

1 NCPC File No. 1999-F-2

2 name is Valerie Highland, 8 Mott Street in
3 Massapequa is my address.

4 A concern that we have, myself, I've
5 lived in the area for 30 years. In that area is:

6 Retired law enforcement;

7 Retired inactive FDNY EMS;

8 Myself, I'm retired law enforcement and
9 veteran and we have quite a few veterans in the
10 area as well.

11 One thing that's very important for us
12 is peace and quiet. When you bring construction
13 to the area, it's very disturbing. We also have
14 quite a few autistic children in the area who
15 have sensory issues. The noise of construction
16 will be very disturbing to the children in the
17 area.

18 We also have a concern with the
19 overpopulation. I've, like I said, I've been
20 there for 30 years. We've never had any type of
21 issues. It's been very peaceful for 30 years and
22 we want to keep it that way.

23 The other issue is that we've never,
24 ever had any type of infrastructure. We've never
25 had any problem with drainage, sewage, anything

1 NCPC File No. 1999-F-2

2 like that.

3 And for the most part, it is a
4 close-knit community. We don't even wait for
5 street cleaning when it comes to snow removal.
6 We do our own snow removal to allow people to get
7 out and to get to work on time.

8 We have additional people here, so now
9 we're looking at a larger population. We're
10 looking at overcrowding in the area. And it's
11 been really peaceful and tranquil for 30 years
12 that I've been there. So the is a concern of
13 ours.

14 The other concern is our taxes. Are
15 our taxes going to be affected by this new
16 development? And we are worried about the
17 over-crowdedness. It's very important to us.

18 Thank you.

19 CHAIRMAN SHAPIRO: Thank you.

20 THIRD VICE-CHAIR LEWIS: Thank you.

21 MS. HIGHLAND: Thank you.

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

24 (No response.)

25 (Stepping up.)

1 NCPC File No. 1999-F-2

2 MR. HOESL: (Gesturing.)

3 CHAIRMAN SHAPIRO: Not seeing any, I do
4 have one --

5 MR. HOESL: Yeah.

6 MR. O'BRIEN: Greg said there was a
7 comment.

8 MR. HOESL: You guys have the letter
9 that I -- Karolina --

10 VICE-CHAIR GREENFIELD: We'll summarize
11 it for the record.

12 MR. HOESL: -- yup, that she provided
13 you. She's also here to speak about the -- the
14 deck issue as well.

15 CHAIRMAN SHAPIRO: Well, you know what,
16 instead of reading -- reading the letter, let her
17 come up and talk --

18 MR. HOESL: Yeah -- yeah.

19 CHAIRMAN SHAPIRO: -- about the letter
20 and the deck issue.

21 MR. HOESL: Okay.

22 (Stepping up.)

23 MS. CASTELLANI: Yes, good morning.

24 My name is --

25 CHAIRMAN SHAPIRO: Good morning.

1 NCPC File No. 1999-F-2

2 Name -- name and address for the record, please.

3 MS. CASTELLANI: Karolina Castellani,
4 18 New Street, Massapequa.

5 I had sent a letter previously because
6 voicing my concerns. In addition on that, there
7 seems to be a discrepancy in where the property
8 line lays between my property and the adjacent.
9 I believe that was -- that is lots 34 and 36 and
10 lots 32 and 30. According to my survey, the
11 property line sits right at the edge of the --
12 where my current deck is located.

13 But when I looked at the map yesterday,
14 it seems to be encroaching a few feet onto my
15 deck. So it's not clear --

16 VICE-CHAIR GREENFIELD: What map did
17 you look at?

18 MS. CASTELLANI: The one that I was
19 sent --

20 VICE-CHAIR GREENFIELD: Oh, okay.
21 That's --

22 MS. CASTELLANI: -- yesterday. Yes.

23 VICE-CHAIR GREENFIELD: Your survey
24 governs better than that map.

25 MS. CASTELLANI: Okay. I wasn't sure

1 NCPC File No. 1999-F-2

2 which one was the more accurate one.

3 VICE-CHAIR GREENFIELD: This is only
4 approximate from --

5 MS. CASTELLANI: Okay --

6 VICE-CHAIR GREENFIELD: -- the County
7 system.

8 MS. CASTELLANI: -- all right.

9 VICE-CHAIR GREENFIELD: But -- but your
10 deck --

11 MS. CASTELLANI: Yeah, so my --

12 VICE-CHAIR GREENFIELD: -- when you
13 installed your deck, you got a building permit;
14 right?

15 MS. CASTELLANI: No, this deck was
16 there --

17 VICE-CHAIR GREENFIELD: No, you didn't.

18 MS. CASTELLANI: -- by two previous
19 owners and --

20 VICE-CHAIR GREENFIELD: So it's not
21 kosher.

22 MS. CASTELLANI: -- and I was told it
23 was grandfathered in when I purchased this
24 property in January of 2020.

25 VICE-CHAIR GREENFIELD: I -- I never

1 NCPC File No. 1999-F-2

2 heard of that.

3 Do you have title insurance?

4 MS. CASTELLANI: Yes, I do.

5 VICE-CHAIR GREENFIELD: I think you
6 have a claim against the title insurance company.

7 MR. O'BRIEN: Well, actually, a "C.O."
8 is a -- for information only, so it really
9 isn't -- isn't a title claim. But I -- I think
10 you would need to go down to Town Hall and -- and
11 speak to the Building Department, because it --
12 it sounds to me, and I think the First Vice-Chair
13 was alluding to it, to if your deck is right on
14 the property line, I have -- I have a feeling
15 you're in violation of a building code. And --
16 and you -- and -- and if you want to maintain it,
17 you might need a variance in order to do so.

18 MS. CASTELLANI: Liberty National Title
19 Agency was my title company at the time.

20 VICE-CHAIR GREENFIELD: You could try
21 to put in a claim.

22 MS. CASTELLANI: Okay.

23 VICE-CHAIR GREENFIELD: But more
24 important, listen to our learned counsel and go
25 to the Building Department.

1 NCPC File No. 1999-F-2

2 MS. CASTELLANI: Oh, okay.

3 VICE-CHAIR GREENFIELD: Is that it?

4 MS. CASTELLANI: Do you want me to read
5 the letter or?

6 MR. HOESL: They --

7 VICE-CHAIR GREENFIELD: We have the
8 letter.

9 MS. CASTELLANI: Oh, okay.

10 VICE-CHAIR GREENFIELD: You don't have
11 to repeat it.

12 Thank you.

13 MS. CASTELLANI: Oh, in --

14 THIRD VICE-CHAIR LEWIS: You know --

15 MS. CASTELLANI: -- in -- in
16 addition --

17 THIRD VICE-CHAIR LEWIS: -- so --

18 MS. CASTELLANI: Yeah, go ahead.

19 THIRD VICE-CHAIR LEWIS: -- what --
20 what we're dealing with is -- is the question
21 about these properties being developed. And we
22 understand the neighbors that have raised
23 concerns and you indicated in your letter, this
24 will be a big change.

25 MS. CASTELLANI: Yes.

1 NCPC File No. 1999-F-2

2 THIRD VICE-CHAIR LEWIS: You have a lot
3 of open space that's now going to have --

4 MS. CASTELLANI: I do have a question
5 about the roadway, because currently where my
6 property is, and -- and the pavement ends, that's
7 where there is a barrier, and then there is
8 another barrier on the opposite side of the
9 block.

10 Will this road be completely through
11 and through, or will there a dead end just like
12 it is on the Irving Place, on the other end of
13 Margaretta Avenue? There's a dead end, so I'm
14 just -- I'm wondering if --

15 VICE CHAIR GREENFIELD: May be.

16 MR. O'BRIEN: The counsel would know,
17 but it's --

18 VICE-CHAIR GREENFIELD: Maybe the
19 applicant's attorney or engineer can answer that
20 question.

21 MR. O'BRIEN: Yeah.

22 VICE-CHAIR GREENFIELD: We -- we don't
23 have plans.

24 MR. O'BRIEN: Because I would think
25 it'd be up to the Town, but counsel would

1 NCPC File No. 1999-F-2

2 probably know better what the plan is.

3 MS. CASTELLANI: Okay. Thank you so
4 much.

5 VICE-CHAIR GREENFIELD: I watched the
6 speaker too.

7 THIRD VICE-CHAIR LEWIS: Okay.

8 CHAIRMAN SHAPIRO: Thank you.

9 Do you want to answer that?

10 (Stepping up.)

11 MR. VANHELDEN: Yes.

12 The proposed improvements on
13 Margaretta Avenue, which was an approved road on
14 the original filed map, we're just improving it
15 at this time. The improvements will go from
16 New Street through to Mott Street. It'll be a
17 through road.

18 THIRD VICE-CHAIR LEWIS: So you're
19 saying Margaretta Avenue is -- is currently an
20 existing road, but you're going to -- you're
21 going to redo it?

22 MR. VANHELDEN: We're improving it.
23 It's been --

24 THIRD VICE-CHAIR LEWIS: So what does
25 that mean?

1 NCPC File No. 1999-F-2

2 MR. VANHELDEN: It was on a filed map
3 as approved.

4 THIRD VICE-CHAIR LEWIS: Okay.

5 VICE-CHAIR GREENFIELD: The old filed
6 map?

7 MR. VANHELDEN: Yeah --

8 VICE-CHAIR GREENFIELD: Oh --

9 MR. VANHELDEN: -- just never built.

10 CHAIRMAN SHAPIRO: Yeah.

11 VICE-CHAIR GREENFIELD: -- ah.

12 (Laughter.)

13 MR. O'BRIEN: Oh, I see, yes.

14 THIRD VICE-CHAIR LEWIS: So when you
15 say you're improving it, the road doesn't exist?

16 MR. O'BRIEN: It's a paper street;
17 right?

18 MR. VANHELDEN: It's a paper street.

19 THIRD VICE-CHAIR LEWIS: Right.

20 VICE-CHAIR GREENFIELD: Oh.

21 MR. O'BRIEN: That's why, yes.

22 MR. VANHELDEN: The asphalt, the
23 drainage, et cetera.

24 COMMISSIONER SAKOWICH: What is
25 improving. I think that's the --

1 NCPC File No. 1999-F-2

2 MR. VANHELDEN: The way I'm --

3 COMMISSIONER SAKOWICH: They will be
4 building the whole road?

5 MR. VANHELDEN: We're building it, the
6 asphalt, the drainage, the sewer infrastructure.

7 COMMISSIONER SAKOWICH: Right. So
8 you -- you're upgrading that?

9 MR. VANHELDEN: Yes -- yes.

10 VICE-CHAIR GREENFIELD: So you can
11 change --

12 COMMISSIONER SAKOWICH: Okay. So
13 that -- that's --

14 CHAIRMAN SHAPIRO: You're upgrading the
15 paper road?

16 COMMISSIONER SAKOWICH: You're
17 update -- you're at least rebuilding the road,
18 'cause it's --

19 MR. VANHELDEN: We're building the
20 road, yes.

21 VICE-CHAIR GREENFIELD: Okay. So you
22 could change the names. No, that's -- that's
23 only good on "Cinco de Mayo" then.

24 (Laughter.)

25 MR. O'BRIEN: And -- and also, the --

1 NCPC File No. 1999-F-2

2 the one -- the other neighbor brought up a
3 comment about hours of construction. I believe
4 the Town has certain hours and times you work.

5 MR. VANHELDEN: Yeah, construction will
6 be within the --

7 MR. O'BRIEN: And I know -- I -- I -- I
8 know the Commissioners always like it when a
9 builder tries to work with the neighbors and to
10 accommodate them, you know, as -- as far as:

11 Times;

12 And -- and amount of noise;

13 Dust;

14 Debris;

15 And all the other good stuff that --
16 that comes with construction.

17 CHAIRMAN SHAPIRO: The code is --

18 MR. O'BRIEN: So whatever can be done
19 would be very much appreciated by the -- the
20 Commissioners.

21 MR. VANHELDEN: Yes, they can
22 definitely work within the hours of construction
23 and work with the neighbors. We also have
24 erosion control measures.

25 COMMISSIONER SAKOWICH: Do the

1 NCPC File No. 1999-F-2

2 neighbors -- do the neighbors that spoke, do you
3 understand what we're speaking about right now,
4 or with paper road and what they're -- do -- do
5 you guys understand that?

6 VICE-CHAIR GREENFIELD: Maybe the
7 neighbors wait in the --

8 COMMISSIONER SAKOWICH: What I'm saying
9 is, why don't you guys go outside in the back --

10 VICE-CHAIR GREENFIELD: Outside.

11 COMMISSIONER SAKOWICH: -- and talk
12 about this, because I think that that really --

13 VICE-CHAIR GREENFIELD: Yeah, I was
14 going to -- yeah.

15 COMMISSIONER SAKOWICH: -- impacts this
16 tremendously in a positive way. So why don't --

17 MR. O'BRIEN: Before we --

18 COMMISSIONER SAKOWICH: -- you know,
19 but we encourage that, because I think that we
20 were not -- we didn't understand that as --

21 VICE-CHAIR GREENFIELD: Right.

22 COMMISSIONER SAKOWICH: -- as a Board
23 when this all started. So this application got a
24 little -- got a lot better based on what you just
25 talked about. So I think maybe you might want to

1 NCPC File No. 1999-F-2

2 make a trip outside.

3 MR. VANHELDEN: Okay.

4 (Stepping up.)

5 MS. COSCHIGNANO: Sure. Absolutely.

6 VICE-CHAIR GREENFIELD: Then we'll come
7 back to you on the record.

8 COMMISSIONER SAKOWICH: Yeah.

9 MR. VANHELDEN: Sure.

10 MS. COSCHIGNANO: Perfect. Thank you.

11 MR. VANHELDEN: Sure.

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1 Proceedings

2 MR. O'BRIEN: Get our minors going?

3 What are you --

4 VICE-CHAIR GREENFIELD: Yeah, we'll
5 come back.

6 MR. O'BRIEN: Oh, you want to do zoning
7 while you're waiting for them to come back?

8 VICE-CHAIR GREENFIELD: Yes.

9 MR. O'BRIEN: Your -- your choice.

10 VICE-CHAIR GREENFIELD: Yes.

11 CHAIRMAN SHAPIRO: Yeah, let's do
12 zoning.

13 VICE-CHAIR GREENFIELD: A quick zoning.
14 (Discussion held Commissioners off the
15 record.)

16 * * *

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1 Zoning Referral Review

2 VICE-CHAIR GREENFIELD: What?

3 (No response.)

4 VICE-CHAIR GREENFIELD: We're going to
5 do the quick zoning.

6 All right, who's introducing the
7 zoning?

8 (Stepping up.)

9 MR. HOESL: Yup.

10 VICE-CHAIR GREENFIELD: Okay. We want
11 to do the --

12 CHAIRMAN SHAPIRO: Okay, wait. We're
13 going to do the short version of a zoning, so
14 Commissioners?

15 (No response.)

16 CHAIRMAN SHAPIRO: Commissioners?

17 (No response.)

18 CHAIRMAN SHAPIRO: Okay. The short
19 version is the following.

20 VICE-CHAIR GREENFIELD: "LD."

21 CHAIRMAN SHAPIRO: We're going to do
22 all the "LDs" first, which is Agenda Items:

23 1;

24 2;

25 3;

1 Zoning Referral Review

2 4;

3 6;

4 7;

5 8;

6 9;

7 And 11.

8 Do I have a motion?

9 COMMISSIONER SAKOWICH: Make a
10 motion -- make a motion that those numbers --

11 VICE-CHAIR GREENFIELD: So moved.

12 CHAIRMAN SHAPIRO: All those in favor?

13 (Chorus of "ayes.")

14 CHAIRMAN SHAPIRO: Any opposed?

15 (No response.)

16 CHAIRMAN SHAPIRO: Motion carries.

17 * * *

18 CHAIRMAN SHAPIRO: Now, you can go on 5
19 and then 8 [sic].

20 MR. HOESL: Okay. Thank you.

21 * * *

22 MR. HOESL: Case 5. This is an
23 application at 3309 Merrick Road in the Town of
24 Hempstead, Hamlet of Wantagh and the Town's
25 Business "X" Zoning District.

1 Zoning Referral Review

2 (Chairman Shapiro exits the meeting.)

3 MR. HOESL: This is a proposed day care
4 center in an existing storefront, which was
5 previously a children's gymnasium. The subject
6 property, as I mentioned, is in the Business "X"
7 Zoning District. A use variance is required
8 through the Town's Board of Appeals, as well as a
9 variance to waive off-street parking and a
10 variance for no on-site maneuvering aisle for
11 pickup and drop off of children and attendees.

12 Merrick Road is a County-owned roadway
13 that is heavily trafficked. There are two lanes
14 in either direction, as well as a shoulder on
15 both sides for on-street parking. The subject
16 property is part of a retail strip that has a
17 shade and blinds outlet, as well as a dance
18 studio.

19 To the north are residential
20 single-family homes. To the west is a gas
21 station. To the south across Merrick Road are
22 commercial uses such as a veterinary hospital, a
23 kitchen and bath outlet and a dentist office.
24 Directly to the east is a real estate office.

25 There is no parking lot associated with

1 Zoning Referral Review

2 the retail strip where the day care center will
3 be located, nor are there any municipal parking
4 lots nearby. Additionally, there is no
5 designated drop-off and pickup area for children
6 attending the day care.

7 Staff, at this time, is recommending
8 a "denial" of the application being that
9 Merrick Road is a heavily-trafficked roadway and
10 is just not the ideal location for a children's
11 day care center. There are no parking lots in
12 the immediate vicinity, and the only place where
13 children would be dropped off would be right out
14 front on Merrick Road, which may present a
15 dangerous situation.

16 MR. O'BRIEN: Greg, is it also fair to
17 say it doesn't meet a number of the guidelines
18 that this Commission has adopted regarding day
19 care centers, as -- as an overview of the whole
20 thing?

21 (Chairman Shapiro enters the meeting.)

22 MR. HOESL: Absolutely true, yes.

23 THIRD VICE-CHAIR LEWIS: Did we share
24 our guidelines with the applicant?

25 MR. HOESL: Yes.

1 Zoning Referral Review

2 VICE-CHAIR GREENFIELD: They're on our
3 website also.

4 MR. HOESL: They are, yes.

5 VICE-CHAIR GREENFIELD: And we told the
6 legal community about them. And I'm -- I, too,
7 share the concern of staff with respect to the
8 drop-off and pick up, which is critical.

9 So I'll entertain a motion at this time
10 to deny.

11 COMMISSIONER SAKOWICH: I'll second it.

12 VICE-CHAIR GREENFIELD: We have a
13 motion made.

14 THIRD VICE-CHAIR LEWIS: I'll second.

15 VICE-CHAIR GREENFIELD: And seconded.

16 All those in favor to deny?

17 (Chorus of "ayes.")

18 VICE-CHAIR GREENFIELD: Any opposed to
19 the motion?

20 (No response.)

21 VICE-CHAIR GREENFIELD: So carried.

22 * * *

23 VICE-CHAIR GREENFIELD: Let's call the
24 next case.

25 CHAIRMAN SHAPIRO: Go to 10.

1 Zoning Referral Review

2 VICE-CHAIR GREENFIELD: 10.

3 MR. HOESL: Thank you.

4 Next case is Zoning Case 10. This is
5 located in the Town of Hempstead, East Meadow in
6 the Town's Business "X" Zoning District.

7 This is site plan review. We
8 previously saw this for special exception and
9 variance. Site plan review for proposed
10 construction of a 10,000 square foot one-story
11 children's day care center, as well as a
12 510 square foot one-story 7 Brew Coughing
13 [sic] -- Coffee building with a drive-thru.
14 Subject site located on the north side of
15 Hempstead Turnpike, six-lane State roadway.
16 Service run [sic] -- Service Road runs parallel
17 to Hempstead Turnpike along the north side,
18 providing access to adjacent commercial
19 properties.

20 Subject property is currently
21 developed with a one-story "TD Bank" building
22 at 2549 Hempstead Turnpike, at the south of the
23 subject property, which faces Hempstead Turnpike.
24 Proposed day care center is to be located north
25 of the existing bank within an area of the

1 Zoning Referral Review

2 parking lot currently utilized for vehicle
3 storage associated with a nearby car dealership.
4 Proposed day care center will consist of
5 10,000 square foot building, and a 6,000 square
6 foot outdoor play area consisting of playground
7 equipment.

8 As mentioned before, this previously
9 was subject to a special exception approval with
10 the Town. Also, special exception approval was
11 needed, as there is no provisions for the on-site
12 maneuvering aisle, and pickup and drop-off of
13 children and attendees.

14 Surrounding land uses are commercial in
15 nature. The proposed use complies with the
16 applicable zoning requirements for the Town of
17 Hempstead.

18 For parking, 35 parking spaces are
19 required for the day care, one per employee and
20 one per -- per -- one space per 15 children.
21 Applicant's proposing 46 total parking spaces.
22 However, there still does not appear to be a
23 vehicular queuing lane for pickup and drop-off of
24 the children and attendees. This does raise
25 concerns regarding on-site circulation and the

1 Zoning Referral Review

2 ability to safely and efficiently accommodate
3 peak traffic associated with the day care use.

4 Staff is recommending a "denial" at
5 this time.

6 VICE-CHAIR GREENFIELD: I'll entertain
7 a motion at this time for a denial.

8 CHAIRMAN SHAPIRO: So moved.

9 VICE-CHAIR GREENFIELD: We have a
10 motion made.

11 Do we have a second?

12 COMMISSIONER SAKOWICH: I'll second.

13 VICE-CHAIR GREENFIELD: All those in
14 favor of the denial?

15 (Chorus of "ayes.")

16 VICE-CHAIR GREENFIELD: Any opposed?

17 (No response.)

18 VICE-CHAIR GREENFIELD: So carried.

19 VICE-CHAIR GREENFIELD: Thank you,
20 Greg.

21 MR. HOESL: Thank you.

22 * * *

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25

1 Proceedings

2 VICE-CHAIR GREENFIELD: Now what do we
3 go to?

4 MR. O'BRIEN: Minors.

5 VICE-CHAIR GREENFIELD: Minor.

6 CHAIRMAN SHAPIRO: Minor subdivision.

7 MR. O'BRIEN: Minor subdivision.

8 VICE-CHAIR GREENFIELD: Then we're back
9 to minor. Okay.

10 MR. O'BRIEN: They're diligently
11 working back there. You can see them.

12 VICE-CHAIR GREENFIELD: Yeah, we see
13 them through the window, yes.

14 MR. O'BRIEN: Yes.

15 VICE-CHAIR GREENFIELD: That's good.
16 The window's good, yeah, new window.

17 * * *

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1 NCPC Minor Sub. File No. 14-2026

2 (Stepping up.)

3 MR. WREN: Okay. First up we have
4 NCPC File 14-2026. This is a two-parcel minor
5 subdivision.

6 The 11.5-acre subject property is
7 situated on the west side of Haskett Drive in the
8 Hamlet of Syosset, Town of Oyster Bay's Light
9 Industrial Zoning District. Application proposes
10 to subdivide the property, which currently has
11 300 feet of frontage on Haskett Drive into
12 two separate parcels.

13 "Proposed Lot A" will have 300 feet of
14 frontage by 579.35 on Haskett Drive and be a
15 total of 8.8 acres.

16 "Proposed Lot B" will have 502.59 feet
17 of frontage by 331.5 feet on Oak Street and be a
18 total of 2.7 acres.

19 Town of Oyster Bay's Department of
20 Build -- Planning Development has issued a
21 "letter of zoning compliance" for this proposed
22 subdivision, and the Incorporated Village of
23 Muttontown has issued a letter of non-objection
24 to this subdivision.

25 I'd like the attorneys to please step

1 NCPC Minor Sub. File No. 14-2026

2 up.

3 (Vice-Chair Greenfield exits the
4 meeting.)

5 (Stepping up.)

6 MR. VIGLIOTTA: Hello. Good morning,
7 Mr. Chairman, members of the Committee. My name
8 is Michael Vigliotta from Volz and Vigliotta,
9 280 Smithtown Boulevard in Nesconset. We are
10 attorneys for Nassau "BOCES."

11 This application that we have submitted
12 here is for a minor subdivision on Haskett Drive
13 and was already part of a vote to the residents
14 of Nassau County in October. It was approved by
15 over 85 percent of the voters. The concept here
16 is to subdivide the property, so that the
17 Nassau "BOCES" can sell it. It was also used in
18 conjunction with a -- the vote included in
19 conjunction with that, the purchase of the
20 property from the Levittown School District. So
21 it become a -- as close to a net zero as possible
22 for the -- from a tax perspective for the
23 community.

24 THIRD VICE-CHAIR LEWIS: So -- so how
25 active would this site be? Do you have a plan

1 NCPC Minor Sub. File No. 14-2026

2 for traffic, and parking and such?

3 MR. VIGLIOTTA: We are, at this point,
4 looking to have it subdivided so that we can sell
5 it to a company that's planning on using it as a
6 concrete soil transfer station and we'll be
7 submitting a separate application for that.

8 THIRD VICE-CHAIR LEWIS: So that's
9 essentially the purpose of the subdivision to
10 make it so you're easier to make that sale?

11 MR. VIGLIOTTA: Yes.

12 THIRD VICE-CHAIR LEWIS: So would you
13 sell all the property or?

14 MR. VIGLIOTTA: No. If -- the -- it --
15 it's to be split into two. If you look on the
16 map, you see essentially the -- the lower portion
17 of undeveloped property. That's what we're
18 looking to sell.

19 We will maintain the -- the property to
20 the north of that and continue to use it for
21 "BOCES" purposes. We've also negotiated into the
22 transaction easements to prevent the use of the
23 property for any businesses of disrepair and what
24 have you, as we are very interested as being
25 their neighbor moving forward.

1 NCPC Minor Sub. File No. 14-2026

2 THIRD VICE-CHAIR LEWIS: And going back
3 to your opening comments, so this was what was
4 laid out to the community fully when -- when you
5 voted on it?

6 MR. VIGLIOTTA: Yes. It was -- this
7 has all been -- we were in contract prior to the
8 vote, subject to approval of the voters and that
9 went to the voters in October.

10 CHAIRMAN SHAPIRO: Commissioners?

11 (No response.)

12 CHAIRMAN SHAPIRO: We do have one
13 speaker, Mr. Martins.

14 Good morning, Senator.

15 (Stepping up.)

16 SENATOR MARTINS: Good morning.
17 Jack Martins, Harris Beach Murtha Cullina,
18 333 Earle Ovington Boulevard, Uniondale,
19 New York.

20 Mr. Chairman, members of the
21 Commission, my office represents "Sportime,"
22 which is located on the corner of Haskett and
23 Jericho Turnpike. I just wanted to make sure
24 that as part of the subdivision, it was my
25 understanding that -- and we have no objection to

1 NCPC Minor Sub. File No. 14-2026
2 the subdivision. AND we're not here to oppose
3 it, but we just want clarification. We were told
4 that as part of the subdivision, the parcel
5 that'll be subdivided would only have access off
6 of Oak Drive and not off of Haskett.

7 That's important. There are not only
8 the activities for "BOCES," but also for
9 "Sportime" itself. That area does see a lot of
10 pedestrian traffic, and so the type of use and
11 the access points for the subdivided property
12 become important for the neighborhood, certainly
13 for my client.

14 (Vice-Chair Greenfield enters the
15 meeting.)

16 MR. MARTINS: And so I am here only to
17 ask that we confirm for the record that the
18 subdivided parcel that will be transferred will
19 be limited to access off of Oak Drive, and not
20 off of Haskett.

21 And with that, thank you.

22 CHAIRMAN SHAPIRO: Isn't -- that's
23 where the Speedway station is and Conti Auto Body
24 is across from "Sportime" I think; is that right?

25 MR. MARTINS: Exactly -- exactly, right

1 NCPC Minor Sub. File No. 14-2026

2 there on the corner.

3 CHAIRMAN SHAPIRO: Yeah, that's a very
4 busy -- that's a very busy street.

5 MR. MARTINS: It is. And to the extent
6 that there is going to be a transfer station or
7 truck use, again, we're not opposed to the
8 property being sold. We're not here to -- to
9 interfere with that, just to clarify that the
10 access will be off of Oak, which is less busy and
11 certainly more appropriate, I believe, to that
12 type of use than to have these trucks coming up
13 and down Haskett.

14 CHAIRMAN SHAPIRO: And Haskett really
15 can't handle the -- the traffic.

16 COMMISSIONER SAKOWICH: Well, we can
17 put that as a condition.

18 MR. MARTINS: And -- and we would ask
19 to the extent that the Board is open to it, to --
20 to make that a condition of the approval as well.

21 CHAIRMAN SHAPIRO: Okay.

22 MR. MARTINS: Thank you.

23 CHAIRMAN SHAPIRO: You're welcome.

24 MR. O'BRIEN: You have a question?

25 VICE-CHAIR GREENFIELD: I -- I have

1 NCPC Minor Sub. File No. 14-2026
2 question for the attorney for "BOCES," please.

3 Was this -- was this property the
4 subject of the last year's referendum in the
5 public vote?

6 (Stepping up.)

7 MR. VIGLIOTTA: In October of 2025,
8 yes.

9 VICE-CHAIR GREENFIELD: And it was a
10 public vote?

11 MR. VIGLIOTTA: It was, yes.

12 VICE-CHAIR GREENFIELD: I voted against
13 it, one of the few people that voted in a "BOCES"
14 election. So I think I should abstain myself.

15 MR. O'BRIEN: I think --

16 VICE-CHAIR GREENFIELD: I -- I thank
17 you.

18 MR. VIGLIOTTA: Yes.

19 VICE-CHAIR GREENFIELD: Okay. I recuse
20 myself on the record.

21 MR. VIGLIOTTA: Okay.

22 VICE-CHAIR GREENFIELD: And hopefully,
23 your client will call me back on other things
24 that I've discussed with him.

25 MR. VIGLIOTTA: Understood. I will

1 NCPC Minor Sub. File No. 14-2026

2 mention that to them.

3 VICE-CHAIR GREENFIELD: Jeff Greenfield.

4 MR. VIGLIOTTA: Yes.

5 VICE-CHAIR GREENFIELD: Tell him, they
6 know me.

7 MR. O'BRIEN: Just verify what counsel
8 said about the access --

9 THIRD VICE-CHAIR LEWIS: Yeah, that's
10 what I was about -- about to ask.

11 MR. VIGLIOTTA: Yes, I did -- I did
12 speak with counsel actually before today and
13 provided that assurance. But I'm happy to do it
14 on the record here that, the intent, and there --
15 there was actually a request for an easement down
16 Haskett Drive that Nassau "BOCES" rejected and
17 that we'd be going down Oak Street.

18 THIRD VICE-CHAIR LEWIS: So you
19 would -- you're agreeing that you would utilize
20 Oak Street for access to which of the two
21 properties, because we're doing a subdivision?
22 One's going to be what you retain, one is what
23 you're giving up.

24 MR. VIGLIOTTA: So the -- the northern
25 property that we are going to retain would be

1 NCPC Minor Sub. File No. 14-2026

2 used in the same manner as it is now. The new
3 property would only be accessed from Oak Street.

4 THIRD VICE-CHAIR LEWIS: So that means
5 that has to be clear to the purchaser, because
6 the purchaser, in theory, could always try and
7 change the agreement?

8 MR. VIGLIOTTA: They -- they understand
9 that.

10 (Vice-Chair Greenfield exits the
11 meeting.)

12 THIRD VICE-CHAIR LEWIS: So it's clear
13 by everybody involved?

14 MR. VIGLIOTTA: Yes, it is.

15 THIRD VICE-CHAIR LEWIS: All right. I
16 think that's what we wanted to get on the record.

17 MR. VIGLIOTTA: Yes. Thank you.

18 CHAIRMAN SHAPIRO: On the record, we
19 will only approve it subject to using Oak Street
20 for access --

21 MR. VIGLIOTTA: Understood.

22 Thank you.

23 CHAIRMAN SHAPIRO: Okay.

24 Commissioners, anybody else in the
25 public wishes to be heard?

1 NCPC Minor Sub. File No. 14-2026

2 (No response.)

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

5 MR. O'BRIEN: Would someone like to
6 move to approve minor subdivision 14-2026 with a
7 "Neg. Dec."

8 COMMISSIONER SAKOWICH: I'll make that
9 motion.

10 CHAIRMAN SHAPIRO: And with access
11 being --

12 COMMISSIONER SAKOWICH: With access --
13 with access be --

14 CHAIRMAN SHAPIRO: For the back
15 property.

16 COMMISSIONER SAKOWICH: -- for the back
17 property that was subdivided, actually both
18 properties that -- that access would be --

19 MR. O'BRIEN: Off Oak Drive.

20 COMMISSIONER SAKOWICH: -- off
21 Oak Drive.

22 COMMISSIONER DURSO: I'll second.

23 (Discussion held among Commissioners
24 off the record.)

25 (Stepping up.)

1 NCPC Minor Sub. File No. 14-2026

2 MR. WREN: It -- it is just the
3 southern property that is being subdivided that
4 would be on Oak Drive.

5 CHAIRMAN SHAPIRO: Just the southern
6 property, not the northern one.

7 MR. WREN: Not the northern, just
8 the --

9 CHAIRMAN SHAPIRO: Because "BOCES" --
10 "BOCES" comes through Haskett.

11 MR. WREN: Right, yeah.

12 COMMISSIONER SAKOWICH: Right. I'm
13 sorry. Yes.

14 MR. WREN: Yeah.

15 CHAIRMAN SHAPIRO: So it's just to --

16 COMMISSIONER SAKOWICH: So it's the
17 southern parcel that's being subdivided into the
18 concrete re -- whatever it is. The station would
19 be through Oak Drive access only.

20 MR. WREN: Correct.

21 CHAIRMAN SHAPIRO: Do I have a second?

22 COMMISSIONER DURSO: Second.

23 CHAIRMAN SHAPIRO: All those in favor?

24 (Chorus of "ayes.")

25 CHAIRMAN SHAPIRO: Any opposed?

1 NCPC Minor Sub. File No. 14-2026

2 (No response.)

3 CHAIRMAN SHAPIRO: Motion carries.

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1 NCPC Minor Sub. File No. 19-2026

2 CHAIRMAN SHAPIRO: Okay.

3 MR. WREN: Okay. Next up we have
4 19-2026. This is a two-parcel minor subdivision.

5 The 12,000 square foot subject property
6 is on the northeast corner of North Hickory
7 Street in the Hamlet of Massapequa, Town of
8 Oyster Bay's "R1-7" Zoning District. Application
9 proposes to subdivide the property, which
10 currently has 120 feet of frontage onto North
11 Hickory into two equal parcels.

12 Both proposed lots "A" and "B" will
13 have 60 feet of frontage by 100 on North Hickory
14 and both be 6,000 square feet.

15 The Town of Oyster Bay's Board of
16 Appeals has approved the request for variances.
17 The variances for Lot "A" and "B" are -- are
18 identical, so I'll just read out the one.
19 Variances to construct new dwelling on subdivided
20 land having:

21 Less width of lot area at street;
22 Width of lot from front property line
23 to required rear yard;

24 And lot area than -- oh, I'm sorry, and
25 lot area than permitted by ordinance.

1 NCPC Minor Sub. File No. 19-2026

2 We actually saw this back as a
3 zoning referral case back in November of 2025 and
4 we issued a "Local Determination" to the Town.

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

7 (Stepping up.)

8 MR. BUTLER: Good morning to the
9 Commission. For the record, Philip Butler with
10 the law firm of Forchelli Deegan Terrana,
11 333 Earle Ovington Boulevard in Uniondale,
12 New York. Good morning.

13 I'm here today with my client,
14 Mr. Joe Piegare (phonetic), the applicant. I
15 don't really have anything to add to Mr. Wren's
16 summary. I think the application is very
17 straight forward.

18 We are, of course, happy to respond to
19 any questions the Commission may have for us.

20 CHAIRMAN SHAPIRO: Commissioners, any
21 questions?

22 THIRD VICE-CHAIR LEWIS: I'm -- I'm
23 trying to remember why we adjourned it. Was
24 there some reason?

25 CHAIRMAN SHAPIRO: Oh, we didn't have

1 NCPC Minor Sub. File No. 19-2026

2 it -- from last time?

3 MR. BUTLER: My understanding was that
4 there was a quorum issue.

5 MR. O'BRIEN: Yeah. That's right, we
6 had the quorum issue.

7 MR. BUTLER: Okay.

8 CHAIRMAN SHAPIRO: We had to be done by
9 10:30, remember?

10 THIRD VICE-CHAIR LEWIS: Yeah.

11 MR. BUTLER: Okay.

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

14 (No response.)

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

17 COMMISSIONER SAKOWICH: Make a motion
18 NCPC Minor Subdivision File 19-2026 with a
19 "Neg. Dec."

20 COMMISSIONER DURSO: I'll second.

21 CHAIRMAN SHAPIRO: All in favor?

22 (Chorus of "ayes.")

23 CHAIRMAN SHAPIRO: Any opposed?

24 (No response.)

25 CHAIRMAN SHAPIRO: Motion carries.

1 NCPC Minor Sub. File No. 19-2026

2 MR. BUTLER: Thank you.

3 CHAIRMAN SHAPIRO: Next victim.

4 (Laughter.)

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1 Proceedings

2 (Stepping up.)

3 MR. HOESL: Real quick, I think the
4 Pironi Homes application is ready for --

5 MR. O'BRIEN: Still stand -- do one
6 more minor.

7 MR. HOESL: Oh, okay.

8 MR. O'BRIEN: They're still standing
9 there. Take the -- if it's okay with you, Chair.
10 I'm sorry.

11 CHAIRMAN SHAPIRO: No, go right ahead.

12 COMMISSIONER SAKOWICH: Let's go --
13 let's go.

14 MR. O'BRIEN: I'm trying to keep us
15 moving.

16 COMMISSIONER SAKOWICH: Let's go.

17 MR. O'BRIEN: My apologies.

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1 NCPC Minor Subdivision File No. 20-2026

2 (Stepping up.)

3 MR. WREN: Okay. Next up 20-2026, a
4 two-parcel minor subdivision.

5 The 21,041 square foot subject property
6 is situated on the west side of Valentines Road,
7 in Westbury, in the Town of Hempstead's
8 Residential "B" Zoning District. Application
9 proposes to subdivide the property, which
10 currently has 160 feet of frontage on
11 Valentines Road into two separate parcels.

12 "Proposed Lot A" will have 64 feet
13 of frontage by 124 and be a total of
14 8,035 square feet.

15 "Proposed Lot B" will have 96 feet
16 of frontage by 126 and be a total of 13,006
17 square feet.

18 The Town of Hempstead's Board of
19 Appeals has approved the request for variance
20 just for "Lot A," because "Lot B" is zoning
21 compliant. So for "Lot A," variance:

22 Side yard;

23 Side-yard aggregated;

24 Maintain dwelling on a lesser lot.

25 And I'd like the attorney to please

1 NCPC Minor Subdivision File No. 20-2026
2 step up.

3 (Stepping up.)

4 MR. BONESSO: Good morning again,
5 Mr. Chairman, members of the Commission.
6 William Bonesso, Forchelli Deegan Terrana,
7 333 Earle Ovington Boulevard, Uniondale,
8 New York, here on behalf of the applicants, the
9 Carmine Petti Family Trust.

10 The subject property is situated in the
11 Salisbury area of the Town of Hempstead. There
12 is an existing dwelling on the property known
13 as 2101 Valentines Road.

14 This is a large oversized parcel of
15 property, having over 20,000 square feet of
16 property, in fact, over 21,000 square feet.
17 Presently, there's one single-family dwelling on
18 the property with a -- a large swimming pool on
19 the southerly portion of the property.

20 The applicant proposes to subdivide the
21 property into two compliant lots from a land
22 [sic] -- from a size and width perspective, so
23 that a second house can be built or a new house
24 can be built on the new property, so that the
25 family member, Mr. Carmine Petti can reside

1 NCPC Minor Subdivision File No. 20-2026
2 there. And his -- the rest of his family will be
3 in the other home that is currently existing.

4 This did go to the Zoning Board for
5 minor side yard and side-yard aggregate relief.
6 The -- the -- the visual impact will be nil,
7 because the -- the setbacks aren't changing at
8 all on the existing dwelling. But because the
9 lot line, a new lot line got smaller, that
10 required the side yard and side-yard aggregate
11 relief.

12 So from a visual standpoint, there's no
13 change to any of the -- to anything to do with
14 the new -- the existing house. And the new house
15 is fully compliant in terms of:

16 Lot area;
17 Width;
18 Setbacks;
19 Front yard;
20 Side -- front;
21 Side;

22 And rear. So we ask that the Board
23 grant the two-lot subdivision requested.

24 CHAIRMAN SHAPIRO: Commissioners, any
25 questions?

1 NCPC Minor Subdivision File No. 20-2026

2 COMMISSIONER GOLD: No.

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

5 (No response.)

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

8 COMMISSIONER DURSO: I'd like to make a
9 motion to approve NCPC File 20-2026 with a
10 "Negative Dec."

11 CHAIRMAN SHAPIRO: Is there a second?

12 COMMISSIONER SAKOWICH: I second it.

13 CHAIRMAN SHAPIRO: All in favor?

14 (Chorus of "ayes.")

15 CHAIRMAN SHAPIRO: Any opposed?

16 (No response.)

17 CHAIRMAN SHAPIRO: Motion carries.

18 MR. BONESSO: Thank you very much.

19 CHAIRMAN SHAPIRO: Commissioner
20 Greenfield, come on back.

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1 NCPC File No. 1999-F-2

2 MR. O'BRIEN: And Chair, do you want
3 a recall of major subdivision final map, File
4 No. 1 -- 1999-F-2 at this time?

5 (Stepping up.)

6 MS. COSCHIGNANO: Okay. We're on
7 Massapequa; right?

8 CHAIRMAN SHAPIRO: Yeah.

9 You just called us back up?

10 MR. O'BRIEN: Yup.

11 MS. COSCHIGNANO: Yes, we spoke to the
12 neighbors. Obviously, there's the one issue with
13 the deck there that seems to be on or over the
14 property line. We have a little bit of an issue
15 with that, but I think --

16 COMMISSIONER SAKOWICH: I think that
17 needs to be worked out --

18 MS. COSCHIGNANO: That'll -- right.

19 COMMISSIONER SAKOWICH: -- by surveys.

20 MS. COSCHIGNANO: Yes.

21 COMMISSIONER SAKOWICH: And surveys
22 don't lie and --

23 MS. COSCHIGNANO: Exactly.

24 COMMISSIONER SAKOWICH: -- that's the
25 bottom line. And attorneys are going to get

1 NCPC File No. 1999-F-2

2 involved with that part.

3 MS. COSCHIGNANO: Yes.

4 COMMISSIONER SAKOWICH: That's

5 something this Board isn't going to solve --

6 MS. COSCHIGNANO: Right, that's a --

7 COMMISSIONER SAKOWICH: -- or -- or

8 answer.

9 MS. COSCHIGNANO: -- that's going to be

10 a private matter between the --

11 COMMISSIONER SAKOWICH: So if that's

12 the --

13 MS. COSCHIGNANO: -- property owners.

14 COMMISSIONER SAKOWICH: -- only issue,

15 the -- the neighbors, can they just stand up? I

16 mean, right?

17 MS. COSCHIGNANO: So there's one other

18 issue. The -- the one lady, she's concerned with

19 overcrowding. It appears there are maybe some

20 illegal rentals on the block and whatnot, so

21 there is. But we explained that we -- they're

22 going to have a brand new road there, which is

23 expanded, that will be able to be accommodate --

24 how many cars did you say on the street -- on the

25 street parking?

1 NCPC File No. 1999-F-2

2 MR. VANHELDEN: The length is about
3 325, so it'll probably be 50 to --

4 MS. COSCHIGNANO: 50 to 60 cars.

5 So we don't really believe there's
6 going to be a, you know, a -- a dramatic increase
7 in the parking issue or traffic on Margaretta,
8 with the addition of the five new single-family
9 dwellings.

10 THIRD VICE-CHAIR LEWIS: Well, that is
11 an interesting point. I hadn't thought about
12 that, the paper road, that you can't park on it
13 the way you would normally park on a road where
14 you can be on each side of the street kind of
15 thing.

16 MS. COSCHIGNANO: Right.

17 THIRD VICE-CHAIR LEWIS: Yeah.

18 Okay. Did you address any other
19 issues?

20 MS. COSCHIGNANO: We also let them
21 know that our clients, once they do begin
22 construction, will notify all the neighbors in
23 advance, work with them in terms of, you know,
24 the -- if there's any issues with trucks going
25 through while the road is being built. So we're

1 NCPC File No. 1999-F-2

2 going to work with them, and -- and my client has
3 done this before in other areas and will
4 certainly -- they're going to do their best.
5 They're a family-owned business and they want to
6 be good neighbors. So they're going to
7 accommodate the neighbors.

8 THIRD VICE-CHAIR LEWIS: Good.

9 CHAIRMAN SHAPIRO: Neighbors, are you
10 satisfied?

11 AUDIENCE MEMBER: I am.

12 CHAIRMAN SHAPIRO: Okay.

13 And the woman that has the problem with
14 the deck?

15 MR. O'BRIEN: I don't -- I don't know
16 if she's still here.

17 MS. COSCHIGNANO: I think she might've
18 left.

19 COMMISSIONER SAKOWICH: She left?

20 MS. COSCHIGNANO: Yeah.

21 MR. O'BRIEN: She left.

22 COMMISSIONER SAKOWICH: She's on her
23 way to the Town to legalize it.

24 (Laughter.)

25 CHAIRMAN SHAPIRO: Okay. Thank you

1 NCPC File No. 1999-F-2

2 very much.

3 MS. COSCHIGNANO: Thank you.

4 MR. VANHELDEN: Thank you.

5 CHAIRMAN SHAPIRO: Is there anybody
6 else in the public that wishes to be heard?

7 (No response.)

8 CHAIRMAN SHAPIRO: Not seeing any, I
9 will take a motion.

10 THIRD VICE-CHAIR LEWIS: Mr. Chairman,
11 on NCPC File No. 1999-F-2, I would like to make a
12 motion to approve the final map. And that's it,
13 to approve the final map.

14 MR. O'BRIEN: With a bond of
15 \$199,645.93;

16 An escrow of \$8,236.47;

17 And inspection fees of \$24,945.89.

18 THIRD VICE-CHAIR LEWIS: Okay. With
19 those three numbers for the bond, as was just
20 read by our attorney --

21 COMMISSIONER SAKOWICH: I second it.

22 CHAIRMAN SHAPIRO: All those in favor?

23 (Chorus of "ayes.")

24 CHAIRMAN SHAPIRO: Any opposed?

25 (No response.)

1 NCPC File No. 1999-F-2
2 CHAIRMAN SHAPIRO: Motion carries.
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1 NCPC Minor Subdivision File No. 21-2026

2 (Stepping up.)

3 MR. WREN: Okay. Next up is minor
4 subdivision 21-2026. This is just a lot line
5 adjustment.

6 So the 45,000 square foot subject
7 property is situated on the east side of -- of
8 Loring Road in the Hamlet of Levittown, Town of
9 Hempstead's Levittown Planning Residence Zoning
10 District. Application proposes to convey
11 4,500 square feet from the southern portion of
12 "Parcel A" to the northern portion of "Parcel B"
13 by means of a lot line.

14 "Parcel A" will now have 80 feet of
15 frontage and be a total of 18,000 square feet
16 after reappointment.

17 "Parcel B" will now have a frontage of
18 120 feet and be a total of 27,000 square feet
19 after reappointment.

20 The Town of Hempstead's Department of
21 Building has issued a "letter of zoning
22 compliance."

23 Now, I'd like the applicant to please
24 step up.

25 (Stepping up.)

1 NCPC Minor Subdivision File No. 21-2026

2 MR. ZAMPINI: Hi. Giuseppe Zampini,
3 14 Loring Road. I also own the adjacent parcel.

4 Does the Board have any questions for
5 me?

6 THIRD VICE-CHAIR LEWIS: No, this looks
7 pretty straightforward. You and your neighbor
8 are basically make -- concluding this transaction
9 where you're swapping the land from the one house
10 to --

11 MR. ZAMPINI: I am the neighbor. I own
12 both parcels.

13 THIRD VICE-CHAIR LEWIS: And you are
14 your own neighbor.

15 (Laughter.)

16 MR. ZAMPINI: Yes.

17 THIRD VICE-CHAIR LEWIS: It makes it
18 easier to reach agreement.

19 MR. ZAMPINI: Yeah.

20 THIRD VICE-CHAIR LEWIS: I don't know
21 if --

22 CHAIRMAN SHAPIRO: And it's all zoning
23 compliant.

24 THIRD VICE-CHAIR LEWIS: -- I don't
25 know if you want to say for the record, but the

1 NCPC Minor Subdivision File No. 21-2026
2 property with the 120, are you looking to
3 subdivide that further?

4 MR. ZAMPINI: In the future, correct.

5 THIRD VICE-CHAIR LEWIS: Yeah.

6 CHAIRMAN SHAPIRO: Okay.

7 Any other questions?

8 (No response.)

9 CHAIRMAN SHAPIRO: Not seeing any, is
10 there anybody in the public that wishes to be
11 heard?

12 (No response.)

13 CHAIRMAN SHAPIRO: Not seeing anyone,
14 I'll take a motion.

15 COMMISSIONER DURSO: I'll make a motion
16 to approve NCPC File 21-2026 with a "Negative Dec."

17 COMMISSIONER GOLD: Second.

18 CHAIRMAN SHAPIRO: All those in favor?

19 (Chorus of "ayes.")

20 CHAIRMAN SHAPIRO: Any opposed?

21 (No response.)

22 CHAIRMAN SHAPIRO: Motion carries.

23 CHAIRMAN SHAPIRO: Let's go to 2022.

24 MR. ZAMPINI: Very good, thank you.

25 CHAIRMAN SHAPIRO: You're welcome.

1 NCPC Minor Subdivision File No. 21-2026

2 MR. ZAMPINI: Thank you.

3 MR. WREN: I'll be in touch.

4 (Stepping up.)

5 MR. WREN: Okay.

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1 NCPC Minor Subdivision File No. 22-2026

2 MR. WREN: Next up we have
3 NCPC File 22-2026. This is a two-parcel minor
4 subdivision.

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

6 MR. WREN: The 20,600 square foot
7 subject property is on the south side of
8 Field Avenue in the Hamlet of Hicksville, the
9 Town of Oyster Bay's "R1-10" Zoning District.
10 Application proposes to subdivide the property,
11 which currently has 103 feet of frontage on
12 Fields [sic] Avenue into two equal parcels.

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

14 MR. WREN: Proposed lots "A" and "B"
15 will both have 103 feet of frontage by 100 feet.

16 (Vice-Chair Greenfield enters the
17 meeting.)

18 MR. WREN: "Proposed Parcel A" will
19 frontage out onto Fields Avenue [sic], while
20 "Proposed Parcel B" will frontage out onto
21 Meadow Lane. And both -- both parcels will be
22 10,300 square feet.

23 Town of Oyster Bay's Department of
24 Planning and Development has issued a letter of
25 zoning compliance for this subdivision.

1 NCPC Minor Subdivision File No. 22-2026

2 I did receive one public comment that
3 wished to be read on the record for e-mail.

4 Would you like me to do that now?

5 CHAIRMAN SHAPIRO: Go ahead.

6 MR. WREN: Okay.

7 This is from Dimitrios Pang -- Pangosos
8 [sic]. I hope I'm saying that right.

9 I would like to know and say this for
10 the two-home, single-family split for this lot:

11 Will this cause any additional traffic
12 to the neighborhood;

13 Will there be tax increases from the
14 rest of the area, since I noticed that this
15 company has been building new homes, which sell
16 over -- over the area average;

17 When will the work begin;

18 How long are we going to live with
19 these constructions on either streets, Meadows
20 [sic] and Field Lane.

21 And his address was 37 Fields Avenue in
22 Hicksville.

23 Sir (gesturing)?

24 And I'd like the attorney to please
25 step up.

1 NCPC Minor Subdivision File No. 22-2026

2 (Stepping up.)

3 MR. CHASE: Good morning, everybody.

4 Just for the record, John Chase with Chase,

5 Rathkopf and Chase, 48 Forest Avenue in

6 Glen Cove.

7 I've crossed everything off my

8 presentation, as Mr. Wren has already covered it

9 all. And considering the lateness of the

10 morning, I won't belabor the point except to say

11 that we did get a zoning compliance letter from

12 the Town of Oyster Bay.

13 CHAIRMAN SHAPIRO: Yup.

14 MR. CHASE: Everything is fully

15 compliant. We need no variances. The applicant

16 intends to construct houses on the lot fully and

17 comply with the zoning. He's not seeking any

18 variances for the house.

19 And that pretty much concludes the

20 presentation.

21 As far as the e-mail or the letter you

22 got, the construction will take, for the two

23 houses about six to nine months. I don't mean to

24 be overly brief, but thank you very much.

25 VICE-CHAIR GREENFIELD: Okay.

1 NCPC Minor Subdivision File No. 22-2026

2 CHAIRMAN SHAPIRO: Thank you. Perfect.

3 VICE-CHAIR GREENFIELD: So the fence
4 looks very nice. Are we keeping the fence?

5 MR. CHASE: (Gesturing.)

6 My understanding is he was going to
7 construct a new 5-foot "PVC" fence around three
8 sides, but let me just verify that with him.

9 (Stepping up.)

10 MR. PATEL: Hi. Nirav Patel,
11 Luxury Homes LI, LLC.

12 That fence (indicating) in the picture,
13 that's in the front yard, which isn't code
14 compliant, so we intend to -- to remove it, and
15 only have fences in the side yard and the rear
16 yards of the property.

17 VICE-CHAIR GREENFIELD: Okay.

18 CHAIRMAN SHAPIRO: Thank you.

19 MR. PATEL: You're welcome.

20 VICE-CHAIR GREENFIELD: Are you going
21 to get a permit for the fence?

22 MR. PATEL: Absolutely.

23 VICE-CHAIR GREENFIELD: Good fences
24 make good neighbors.

25 MR. PATEL: Absolutely.

1 NCPC Minor Subdivision File No. 22-2026

2 COMMISSIONER DURSO: 22?

3 CHAIRMAN SHAPIRO: 22.

4 Is there anybody else in the public
5 that wishes to be heard?

6 (No response.)

7 CHAIRMAN SHAPIRO: Not seeing, anyone I
8 will take a --

9 COMMISSIONER SAKOWICH: I'll make a
10 motion on NCPC File Minor Subdivision File
11 22-2026, "Neg. Dec."

12 COMMISSIONER DURSO: Second.

13 CHAIRMAN SHAPIRO: All in favor?

14 (Chorus of "ayes.")

15 CHAIRMAN SHAPIRO: Any opposed?

16 (No response.)

17 CHAIRMAN SHAPIRO: The motion carries.
18 Next.

19 MR. CHASE: Thank you.

20 MR. PATEL: Thank you.

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1 NCPC Minor Subdivision File No. 24-2026

2 (Stepping up.)

3 MR. WREN: Okay. Next up is NCPC File
4 24-2026. This is a two-parcel minor subdivision.

5 The 55.47-acre subject property is
6 situated on the west side of Meadow Drive in the
7 Hamlet of Woodmere, Town of Hempstead's "CA"
8 Zoning District.

9 The application proposes to subdivide
10 the property, which has 1,786 feet of frontage on
11 Meadows Drive [sic] into two --

12 VICE-CHAIR GREENFIELD: Mr. Chase,
13 please see Mr. O'Brien.

14 CHAIRMAN SHAPIRO: John?

15 MR. WREN: John?

16 CHAIRMAN SHAPIRO: See -- see Bob.

17 MR. WREN: -- frontage on Meadow Drive
18 into two separate parcels.

19 "Proposed Lot A" will have 1,010 feet
20 of frontage by 1,412 feet on Meadow Drive and be
21 a total of 34 acres.

22 "Proposed Lot B" will have 1,476 feet
23 of frontage by 776 on Keene Lane and be a total
24 of 21.47 acres.

25 The Town of Hempstead's Department of

1 NCPC Minor Subdivision File No. 24-2026
2 Building has issued a "letter of zoning
3 compliance" for this subdivision. The villages
4 of:
5 Cedarhurst;
6 Lawrence;
7 And Woodborough [sic] have --
8 VICE-CHAIR GREENFIELD: Woodsburgh.
9 MR. WREN: -- issued waiver --
10 VICE-CHAIR GREENFIELD: Woodsburgh.
11 MR. WREN: -- Woodsburgh, sorry.
12 VICE-CHAIR GREENFIELD: Woodsborough is
13 Upstate, New York on I-17.
14 MR. WREN: Sorry. I got a lot on my
15 mind today.
16 -- have issued a waiver of jurisdiction
17 for this subdivision.
18 And I'd now like the attorney to please
19 step up.
20 (Stepping up.)
21 MR. MARTINS: Good morning.
22 Jack Martins, Harris Beach Murtha Cullina,
23 333 Earle Ovington Boulevard, Uniondale,
24 New York, on behalf of the applicant.
25 Morning, Mr. Chair and members of the

1 NCPC Minor Subdivision File No. 24-2026
2 Commission.

3 This is a two-lot subdivision, as was
4 described, 55 acres being subdivided into two
5 lots, a 34-acre lot and a 21-acre lot.

6 The 21-acre lot:

7 Would be closest to the water;

8 Would be deed-restricted;

9 Prevent any future development on that
10 parcel.

11 In return, the 34-acre lot closer to
12 Broadway will be the subject of a future
13 development. There will be a subdivision
14 application before this Board in the future.

15 We did receive waivers from:

16 Cedarhurst;

17 Woodsburgh;

18 And Lawrence, with also the
19 understanding that when the project returns for
20 the major subdivision, that they will be
21 involved.

22 The Town of Hempstead approved a change
23 of zone for this property back in December of
24 2025, from its "then" zone to now the "CA" Zone,
25 which allows up to 20 units per acre. This

1 NCPC Minor Subdivision File No. 24-2026
2 subdivision and the subsequent development will
3 be pursuant to a settle agreement that was
4 entered into between:

5 The developer;

6 The Town of Hempstead;

7 The Village of Woodsburgh;

8 And the Village of Lawrence, that would
9 limit that development and also further limit
10 the development to age-restricted use, and so
11 155 units, total, age-restricted use.

12 The balance of the property will be
13 deed restricted for no further development with
14 the exception of the parcel, again, unrelated to
15 what's before the Commission today, but the
16 exception of the parcel where the existing
17 clubhouse is, which is in the Village of
18 Woodsburgh, which will be developed consistent
19 with their -- with their zoning and with
20 decisions that'll be made within the Village of
21 Woodsburgh apart from this.

22 CHAIRMAN SHAPIRO: Thank you.

23 So just to let the record state, to
24 make it very clear, this is a two-lot subdivision
25 that is zoning compliant. I just want that to be

1 NCPC Minor Subdivision File No. 24-2026

2 read for the record.

3 MR. MARTINS: It is a two-lot
4 subdivision. It is zoning compliant. And -- and
5 Mr. Chair, if I may, I neglected to point out
6 with me today is the project consultant from
7 "VHB," the Kevin Walsh, PE. I know there are a
8 lot of Kevin Walshes that we're all familiar
9 with.

10 (Laughter.)

11 MR. O'BRIEN: We collect them --

12 MR. MARTINS: This is --

13 MR. O'BRIEN: -- all.

14 MR. MARTINS: -- this is the
15 Kevin Walsh on this project.

16 VICE-CHAIR GREENFIELD: It only gets
17 confusing when I tell "Siri" to dial a phone
18 number.

19 MR. MARTINS: And there are about four
20 or five of them --

21 VICE-CHAIR GREENFIELD: Yes --

22 MR. MARTINS: -- all related to
23 things --

24 VICE-CHAIR GREENFIELD: -- especially
25 since I come from Rockville Centre, there's a

1 NCPC Minor Subdivision File No. 24-2026

2 few.

3 MR. MARTINS: Understood.

4 And so yes, Mr. Chairman, this is a --
5 an "as-of-right." Frankly, it is zoning
6 compliant, waivers from all applicable
7 jurisdictions. And I will point out the Town of
8 Hempstead, as part of their change of zone, also
9 did a full zoning analysis. They determined that
10 this was a "Type I Action." They "Neg. Dec.'ed"
11 it, and, you know, I believe included the County
12 in their review as an interested party for a
13 coordinated review. So we are full circle back
14 to a two-lot subdivision "as-of-right" and zoning
15 compliant.

16 CHAIRMAN SHAPIRO: Thank you.

17 MR. O'BRIEN: And Mr. Martins, I'm just
18 looking at the -- the broader picture here. If
19 this is granted, the -- the one -- one thing that
20 comes out from the one lot, it'll be the
21 greenbelt. And the other part, which your client
22 hopes to develop, no -- no -- no shovel will be
23 put in the ground. You're going to come back and
24 you're -- you're going to have to make a -- an
25 application to do that. Am I correct?

1 NCPC Minor Subdivision File No. 24-2026

2 MR. MARTINS: That is correct. We will
3 have to come back. If -- if we -- if we work
4 through the timeline --

5 MR. O'BRIEN: Right.

6 MR. MARTINS: -- the parcels closest to
7 the water will be deed restricted.

8 MR. O'BRIEN: Right.

9 MR. MARTINS: The parcel that is
10 set for development closest to Broadway will
11 have to go through the Hempstead Town's
12 Building Department for their application --

13 MR. O'BRIEN: Right.

14 MR. MARTINS: -- will be reviewed.
15 There's an expectation, as -- as a matter of
16 fact, I can tell you there will be a -- a zoning,
17 a hearing held before the Town with regard to
18 certain minor variances that the Town will be
19 considering. And as a condition of moving
20 forward, these properties are meant to be
21 condo'ed [sic]. And if they are condo'ed [sic]
22 or when they are condo'ed [sic], they will be
23 subject to this Board --

24 VICE-CHAIR GREENFIELD: They're not
25 ready.

1 NCPC Minor Subdivision File No. 24-2026

2 MR. MARTINS: -- as well as the -- the
3 Village.

4 MR. O'BRIEN: I -- I was going to say,
5 because -- because it seems to me it's a
6 no-brainer. Half the property is being taken off
7 the market and being dedicated to a greenbelt.
8 And the other part is subject to whatever zoning
9 laws and hearings with the Town and -- and this
10 Board. So that should --

11 MR. MARTINS: And we would -- go ahead.

12 MR. O'BRIEN: -- no -- no ground is
13 going to be broken as a result of --

14 MR. MARTINS: No ground will be broken
15 as --

16 MR. O'BRIEN: Right --

17 MR. MARTINS: -- a result of --

18 MR. O'BRIEN: -- if the approval --

19 COMMISSIONER SAKOWICH: And I also
20 think you touched on something saying they're
21 going to be condos again and this is -- this is
22 important of ownership and -- and not apartments.
23 And I think that --

24 VICE-CHAIR GREENFIELD: Age-restricted
25 condos.

1 NCPC Minor Subdivision File No. 24-2026

2 COMMISSIONER SAKOWICH: Age-restricted.

3 VICE-CHAIR GREENFIELD: 55 and over --

4 COMMISSIONER SAKOWICH: And even so

5 I -- I think --

6 VICE-CHAIR GREENFIELD: -- so no kids

7 in the school.

8 COMMISSIONER SAKOWICH: Yeah, this

9 is -- this is a -- a win-win for that area. And

10 I -- this --

11 VICE-CHAIR GREENFIELD: Except if

12 you're name's D'Amato.

13 COMMISSIONER SAKOWICH: -- you know,

14 we're talking this to be very fast, you know, in

15 front of a -- a quick hearing. But this has been

16 being in front of this Board, and been discussed

17 over and over many times by this Board. So this

18 is not the first time we've heard of this

19 project.

20 MR. MARTINS: It's not. And thank you,

21 Commissioner Sakowich.

22 The issue here also -- and I want

23 to accentuate, this is the product of a

24 long-negotiated and --

25 COMMISSIONER SAKOWICH: Yeah.

1 NCPC Minor Subdivision File No. 24-2026

2 MS. MARTINS: -- and agreement between
3 various municipalities and a developer that has
4 gone through the "SEQRA" process. And this is
5 but a minor step into, you know, counsel's point.

6 COMMISSIONER SAKOWICH: It's three of
7 the -- probably the hardest municipalities in
8 Nassau County. So --

9 VICE-CHAIR GREENFIELD: So it also
10 brings us a step closer to ending all the
11 litigation.

12 COMMISSIONER SAKOWICH: No, they're
13 keeping it on --

14 MR. MARTINS: I -- I -- I couldn't
15 agree more --

16 VICE-CHAIR GREENFIELD: And -- and --

17 MR. MARTINS: -- Commissioner
18 Greenfield.

19 Thank you.

20 VICE-CHAIR GREENFIELD: And I -- I
21 commend you -- I -- I commend you, Mr. Martins,
22 for bringing closure. You're at least the third
23 attorney on this case.

24 (Laughter.)

25 VICE-CHAIR GREENFIELD: Or the fourth.

1 NCPC Minor Subdivision File No. 24-2026

2 And -- and you made a lot of progress here and I
3 commend you for that.

4 MR. MARTINS: I appreciate that.

5 It is a long line of distinguished
6 colleagues who have appeared, I'm sure, before
7 this Board. And I'm -- I'm happy to be a part of
8 them.

9 VICE-CHAIR GREENFIELD: I -- I have
10 their names on summonses and complaints. I know
11 them well.

12 MR. MARTINS: Thank you very much.
13 And -- and I thank the Board for your -- the
14 Commission for your consideration.

15 VICE-CHAIR GREENFIELD: Okay.

16 CHAIRMAN SHAPIRO: We do have two
17 speakers.

18 Paris Popack. Please come up and name
19 and address for the record.

20 (Stepping up.)

21 MS. POPACK: Thank you.

22 Paris Popack, 371 Kenridge Road in
23 Lawrence, New York.

24 VICE-CHAIR GREENFIELD: Start the
25 clock.

1 NCPC Minor Subdivision File No. 24-2026

2 MS. POPACK: Sorry here.

3 Okay. Thank you for hearing our
4 comments today. We really appreciate it.

5 As I said, my name is Paris Popack.
6 I'm a resident and civic leader in my
7 neighborhood. I have been fighting over
8 development for seven years on many different
9 fronts.

10 Okay. So the Woodmere Club Project and
11 the Pearsall Project really need to do the full
12 environmental impact study. You must make sure
13 they do a complete analysis.

14 There is a significant impact on our
15 neighborhoods on both projects. The studies must
16 include not just the main streets, but the impact
17 on secondary and tertiary roads. They are also
18 currently overtaxed.

19 You must open the radius of traffic
20 studies, real traffic studies, not on Friday
21 nights, not on Saturdays or during -- or during
22 Jewish holidays. They are notorious for doing
23 this. That's why we need third party.

24 The infrastructure was built over a
25 hundred years ago. The streets are narrow and

1 NCPC Minor Subdivision File No. 24-2026
2 not built for the current capacity now or what
3 would be put on them going forward.

4 This is property that never had any
5 homes on it. And now you're going to have, I
6 don't know, you said 155 units. This is virgin
7 land, on a two-way road in and out of the
8 connecting neighborhoods. Broadway is
9 essentially the highway through our towns, the
10 lifeline of these five towns. It is not equipped
11 to handle what is going on here.

12 Also, Rockaway Turnpike with Pearsall
13 is the other -- is the other way out of Town.
14 I -- I -- I really I don't mean this in any
15 disrespect, but I wish you guys would come to our
16 neighborhood and just experience it for a week.
17 You'd understand what we live through.

18 You also need to take into
19 consideration the other development projects in
20 our area, including Far Rockaway and all the
21 traffic coming out of there as well. The people
22 with Pearsall said there's no housing. There's
23 tons. There's thousands in our neighborhood.

24 Additionally, all the towns have their
25 own zoning policies and don't take into

1 NCPC Minor Subdivision File No. 24-2026
2 consideration the impact of development around
3 them, even right next door. You have the broader
4 jurisdiction of all Nassau County. You can see
5 the full picture and take into consideration:

6 Lawrence;

7 Cedarhurst;

8 Woodmere;

9 Inwood;

10 And the adjacent towns.

11 You can consider the impact on all
12 parts of it and around it. You, the Commission,
13 have a larger oversight and responsibility to
14 make sure they don't have negative impacts in our
15 communities. Please look at the entire Five
16 Towns. Our community deserves it, demands it and
17 needs a full environmental impact study.

18 We are concerned about:

19 Flooding waterways;

20 The storm drains;

21 The crippling traffic;

22 And electric grid.

23 Flooding is horrendous at the
24 Woodmere Club and it stays for days. You need to
25 rethink the road network and sidewalks, the

1 NCPC Minor Subdivision File No. 24-2026

2 current and future speeding on all of our
3 streets.

4 We must have traffic studies. And
5 secondary and tertiary roads, there are daily car
6 accidents and regular pedestrian accidents. We
7 live with daily dangers. The developers don't
8 know what we live through. We are living with
9 life and death. Please protect us.

10 VICE-CHAIR GREENFIELD: Thank you.

11 MS. POPACK: Yeah, I did e-mail you.
12 I'm going to e-mail you again with my revised
13 speech, because I said I couldn't come here. But
14 in there, there's a link to a -- oh my gosh, a
15 "Change.org," that was written by an urban
16 planner and a Woodmere resident. And I'd like
17 you to take a look at that.

18 Thanks so much.

19 THIRD VICE-CHAIR LEWIS: Thank you.

20 CHAIRMAN SHAPIRO: Thank you for your
21 comments.

22 MS. POPACK: Appreciate it --
23 appreciate it.

24 CHAIRMAN SHAPIRO: Commissioners, just
25 remember one thing before we have the next

1 NCPC Minor Subdivision File No. 24-2026
2 speaker. This is a two-lot subdivision that is
3 zoning compliant. This is not a major
4 subdivision. Major subdivision comes later, but
5 this just a two-lot subdivision.

6 At this point, I'll ask
7 Naftali Honikman, please come up. Name and
8 address for the record, please.

9 (Stepping up.)

10 MR. HONIKMAN: Naftali Honikman,
11 4 Tulip Street, Cedarhurst, New York.

12 Good morning [sic], Chairman, members
13 of the Commission and neighbors.

14 VICE-CHAIR GREENFIELD: It's good
15 afternoon already.

16 MR. HONIKMAN: Good afternoon already;
17 right?

18 We find ourself in a world where us,
19 and more importantly, our children are glued to
20 their phones. I'm very involved with the teens,
21 and they sit in groups and they stare at their
22 phones. We very desperately need a natural space
23 to come back to nature and to come back to
24 ourselves.

25 And more -- and more importantly is the

1 NCPC Minor Subdivision File No. 24-2026
2 environmental impact. The -- the golf course is
3 so beautiful. It's full of life and full of --
4 of -- of wonderful creatures. There's a family
5 of bald eagles there. And I have a photograph
6 (indicating) that I want to give to Tim maybe, so
7 you could see it.

8 And -- and I know that bald eagles are
9 protected under Section "110303" and "110537" of
10 the Environmental Conservation Law. And I was
11 just really hoping -- I know that we need to grow
12 as community and we may need housing, but if it
13 could just be minimal -- minimal and with the
14 least amount of environmental impact, and if the
15 rest of the property could be opened up to the
16 public, so -- so we have a place to really go
17 enjoy nature and come back to nature.

18 THIRD VICE-CHAIR LEWIS: So I -- I
19 would just ask, have you heard that the
20 development in terms of what we're talking about
21 today is that 21 acres, the southern portion,
22 would all be preserved and protected? That's
23 the --

24 MR. HONIKMAN: Yes. So I understand
25 growth, but if it could just be very --

1 NCPC Minor Subdivision File No. 24-2026

2 VICE-CHAIR GREENFIELD: So you're in
3 favor of it, because of that?

4 MR. HONIKMAN: I'm -- I'm in favor of
5 minimal impact.

6 VICE-CHAIR GREENFIELD: Okay.

7 So this is it?

8 THIRD VICE-CHAIR LEWIS: Well, I
9 would -- I would argue that even for the part
10 that's going to be developed, there was also --
11 there's also a lot of talk about the new zoning
12 code and that does minimize impact.

13 MR. HONIKMAN: And it's just there's so
14 many really old, beautiful trees there, and it'll
15 be really heartbreaking for them to get cut down.

16 THIRD VICE-CHAIR LEWIS: Well, I'm not
17 saying all those issues are resolved today.
18 We're just saying that as of today, though, we
19 are going -- we're looking at drawing a line
20 where we're subdividing the property.

21 Staff, I think he wants to hand you
22 something.

23 MR. WREN: Got it.

24 MR. HONIKMAN: (Handing.)

25 MR. WREN: (Receiving.)

1 NCPC Minor Subdivision File No. 24-2026

2 THIRD VICE-CHAIR LEWIS: Sorry.

3 So yeah, I just want -- you know, as
4 someone that cares about the environment, I want
5 you to know that what -- part of what's taking
6 place today is that --

7 MR. HONIKMAN: So there's a family of
8 eagles. There's at least three adults, and three
9 children and --

10 THIRD VICE-CHAIR LEWIS: I believe the
11 21 acres we're protecting is the most
12 environmentally sensitive. It's the southern
13 portion closer to the water. So based on our
14 familiarity with it, hopefully --

15 MR. HONIKMAN: Yes.

16 THIRD VICE-CHAIR LEWIS: -- you would
17 see the value in what we're doing.

18 VICE-CHAIR GREENFIELD: Yeah.

19 THIRD VICE-CHAIR LEWIS: Okay.

20 VICE-CHAIR GREENFIELD: They're
21 protecting a lot of lost golf balls that I have
22 in there, in the water there.

23 MR. HONIKMAN: Oh, so many. Me and my
24 son --

25 VICE-CHAIR GREENFIELD: Yes, I know

1 NCPC Minor Subdivision File No. 24-2026

2 where it is.

3 MR. HONIKMAN: -- collect dozens of
4 them all the time.

5 VICE-CHAIR GREENFIELD: I've been there
6 before.

7 MR. HONIKMAN: I've -- I'm there every
8 day.

9 CHAIRMAN SHAPIRO: Thank you. Mic.
10 off -- mic. off.

11 VICE-CHAIR GREENFIELD: Okay. Can I
12 ask Mr. Martins a question and his consultant
13 please?

14 MR. MARTINS: (Stepping up.)

15 VICE-CHAIR GREENFIELD: Just not in
16 detail, but there's a -- there has been multiple
17 full environmental impact statements done and
18 filed with each of the jurisdictions?

19 MR. MARTINS: The -- the environmental
20 impact statement that was prepared for this
21 project was actually prepared by the Town's
22 independent consultant, in addition and with the
23 cooperation of the developer's consultant. The
24 Town had Nelson and Pope as their consultants on
25 the environmental review, and the developer had

1 NCPC Minor Subdivision File No. 24-2026

2 "VHB" who worked collaboratively.

3 But ultimately, the decision with -- by
4 the Town with regard to "SEQRA" was not on in
5 reliance on the developer's consultants, but on
6 their own. And so I think that's a point --

7 VICE-CHAIR GREENFIELD: So -- so --

8 MR. MARTINS: -- that -- that --

9 VICE-CHAIR GREENFIELD: -- if a prior
10 speaker wanted to see a copy, they can "FOIL" it
11 with the Town of Hempstead?

12 MR. MARTINS: Of course.

13 VICE-CHAIR GREENFIELD: Okay.

14 MR. MARTINS: Of course. They're all
15 public records.

16 VICE-CHAIR GREENFIELD: That's what I
17 wanted to get to.

18 Secondly, I -- I want to know if you
19 have a Jewish calendar or I should bring you one
20 from "Guttermans." It's a very good calendar,
21 the "Guttermans" calendar.

22 MR. MARTINS: I would appreciate it.
23 I'm always willing to --

24 VICE-CHAIR GREENFIELD: Okay --

25 MR. MARTINS: -- accept --

1 NCPC Minor Subdivision File No. 24-2026

2 VICE-CHAIR GREENFIELD: -- okay --

3 MR. MARTINS: -- anything from you,
4 Mr. Greenfield.

5 VICE-CHAIR GREENFIELD: -- okay.

6 MR. MARTINS: But here -- here's
7 the --

8 VICE-CHAIR GREENFIELD: The value is
9 nothing on that.

10 MR. MARTINS: I -- I -- I appreciate
11 that.

12 You know, and -- and Commissioner Lewis,
13 you -- you mentioned it. This will preserve
14 literally the most sensitive areas of this
15 property. This area and the area closest to
16 the -- to the water has been described as a
17 sponge, and as a -- a way for the water to
18 recycle into, you know, into the -- the coastal
19 wetlands. And -- and that was the most
20 environmentally sensitive.

21 This is only one lot. And so putting
22 it into a larger context, this entire property is
23 approximately 140 acres.

24 And so those portions that are outside
25 of this one lot that we're asking to subdivide

1 NCPC Minor Subdivision File No. 24-2026
2 will similarly, not all of it -- as I mentioned,
3 there's a portion of it that has to do with
4 clubhouse that'll be developed separately. But
5 there probably is close to 100 acres of property
6 that is going to be deed restricted as a result
7 of this, in -- in perpetuity.

8 This is a win-win for everyone,
9 certainly a win-win for the environment. And,
10 you know, with regard to density, and with regard
11 to impacts and the like, the idea of a developer,
12 as part of an agreement, agreeing to 100 acres or
13 so of deed-restricted property on the water,
14 closest to the water, in what could be
15 financially some of the most valuable real estate
16 that we have, certainly in -- in on Long Island,
17 is a testament to the great work that the Town
18 did, and the great work that these villages did
19 and the developer in terms of reaching an
20 agreement. And I do want to recognize that as
21 well.

22 And so, Chairman, to your point:
23 "As-of-right;"
24 Two-lot subdivision;
25 Zoning compliant;

1 NCPC Minor Subdivision File No. 24-2026
2 Waivers from the three villages;
3 But the broader picture here with
4 regard to what is actually being done
5 inter-generationally in terms of protecting the
6 environment and protecting the -- the open space
7 that we heard from -- from the two neighbors who
8 spoke today, I -- I think is equally as
9 important.

10 COMMISSIONER SAKOWICH: Mr. Chairman,
11 I'll make a motion to NCPC File Minor Subdivision
12 File 24-2026 with a "Neg. Dec."

13 VICE-CHAIR GREENFIELD: I'll second
14 that.

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

17 CHAIRMAN SHAPIRO: Any opposed?
18 (No response.)

19 CHAIRMAN SHAPIRO: Motion --

20 VICE-CHAIR GREENFIELD: So carried.

21 CHAIRMAN SHAPIRO: -- carries.

22 MR. MARTINS: Thank you.

23 * * *

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1 NCPC Minor Subdivision File No. 25-2026

2 CHAIRMAN SHAPIRO: On to new business.

3 MR. O'BRIEN: North Bellmore.

4 THIRD VICE-CHAIR LEWIS: Nope, one
5 more.

6 COMMISSIONER DURSO: No, 25.

7 CHAIRMAN SHAPIRO: Oh, wait. We got
8 one more?

9 Sorry, Bill.

10 THIRD VICE-CHAIR LEWIS: Bellmore.
11 Sorry Bill.

12 (Laughter.)

13 (Stepping up.)

14 MR. WREN: Okay. Last up we have
15 25-2026. This is a three-parcel minor
16 subdivision.

17 The 2-acre subject property is situated
18 on the north side of Old Britton Road in the
19 Hamlet of Bellmore [sic], Town of Hempstead's
20 Residential "A" Zoning District. Application
21 proposes to subdivide the property which
22 currently has 325 feet of frontage into three
23 separate parcels:

24 "Lot A" will have 60 feet of frontage
25 by 240 feet and be a total of 14,400 square feet;

1 NCPC Minor Subdivision File No. 25-2026

2 "Lot B" will have 145 feet by 240 feet
3 and be 34,407 square feet;

4 And "Lot C" will have 120 feet of
5 frontage by 240 and be a total of 40,407.

6 Town of Hempstead's Department of
7 Buildings issued a "letter of zoning
8 compliance."

9 One last time, Bill Bonesso.

10 (Stepping up.)

11 MR. BONESSO: Good afternoon,
12 Mr. Chairman, members of the Commission.
13 William Bonesso, Forchelli Deegan Terrana,
14 333 Earle Ovington Boulevard, Uniondale,
15 New York, here on behalf of the applicant and
16 owner of the subject property.

17 I'm going for the trifecta today.

18 (Laughter.)

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

20 MR. BONESSO: The -- the property is
21 comprised of two single-family dwellings,
22 1072 Old Britton Road and 1046 Old Britton Road,
23 both owned by the same family. They are seeking
24 to subdivide this very, very large overall
25 parcel, which is over 2 acres and over

1 NCPC Minor Subdivision File No. 25-2026
2 89,000 square feet into three parcels and to
3 create one additional building lot, which would
4 be situated in between the two existing
5 single-family houses.

6 And even with that, the proposed new
7 parcel will still be over 14,000 square feet,
8 whereas the Residence "A" District requires
9 6,000 square feet, 60 feet of width. It will be
10 60 feet of width. We have a zoning compliance
11 letter from the Town of Hempstead Department of
12 Buildings indicating that all three proposed lots
13 will be zoning compliant.

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

15 MR. BONESSO: And as such, we would ask
16 the Board and -- and just as an aside, if you
17 look at the radius map, you'll see that this --
18 these lots are the largest on the entire radius
19 map and all of the maps -- map. Lots on
20 Melissa Lane, Locust Avenue are far smaller than
21 what is even proposed.

22 So with that, we would ask the Board to
23 grant the application.

24 THIRD VICE-CHAIR LEWIS: There really
25 wasn't any need for any local hearings?

1 NCPC Minor Subdivision File No. 25-2026

2 MR. BONESSO: Nope, no variances
3 whatsoever.

4 VICE-CHAIR GREENFIELD: Okay.

5 Based upon that, let --

6 CHAIRMAN SHAPIRO: And there's nobody
7 in the public that wishes to be heard, because
8 we're empty.

9 VICE-CHAIR GREENFIELD: Yeah, we have
10 no public.

11 COMMISSIONER DURSO: Yeah.

12 VICE-CHAIR GREENFIELD: -- no public.
13 (Laughter.)

14 COMMISSIONER DURSO: I'd like to make
15 a motion --

16 VICE-CHAIR GREENFIELD: Okay.

17 CHAIRMAN SHAPIRO: Yes, thank you.

18 COMMISSIONER DURSO: -- to
19 approve NCPC File 25-2026 with a "Negative
20 Declaration."

21 CHAIRMAN SHAPIRO: Is there a second?

22 COMMISSIONER GOLD: Second.

23 CHAIRMAN SHAPIRO: All those in favor?
24 (Chorus of "ayes.")

25 CHAIRMAN SHAPIRO: Any opposed?

1 NCPC Minor Subdivision File No. 25-2026

2 (No response.)

3 CHAIRMAN SHAPIRO: Motion carries.

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1 New Business

2 CHAIRMAN SHAPIRO: New business.

3 MR. BONESSO: Thank you.

4 VICE-CHAIR GREENFIELD: Mr. Bonesso,
5 don't run off. I have an unrelated.

6 CHAIRMAN SHAPIRO: So I am going to
7 have counsel read into the record a motion, a
8 resolution.

9 MR. O'BRIEN: Yeah. I -- I believe
10 there's a matter pending over at the --

11 VICE-CHAIR GREENFIELD: Put your mic.
12 on.

13 MR. O'BRIEN: Yes, I'm sorry.

14 CHAIRMAN SHAPIRO: Talk into it.

15 MR. O'BRIEN: There's a matter pending
16 over with planning that is being held right now.
17 It's for a property known as -- it's an
18 application by 275 Old Shelter Rock LLC. So I
19 believe a motion is going to be made or if
20 someone would like to make a motion that to move
21 that the application of 275 Old Shelter Rock LLC,
22 for a development to be known as Lila, L-i-l-a
23 Court in the Incorporated Village of North Hills,
24 be:

25 Deemed a minor subdivision;

1 New Business

2 That it be assigned a minor subdivision
3 case number;

4 And that it be added to the
5 Commission's agenda for the June 4th public
6 hearings as a minor subdivision.

7 CHAIRMAN SHAPIRO: I will make that
8 motion.

9 VICE-CHAIR GREENFIELD: I will second
10 it.

11 CHAIRMAN SHAPIRO: All in favor?

12 (Chorus of "ayes.")

13 CHAIRMAN SHAPIRO: Any opposed?

14 (No response.)

15 CHAIRMAN SHAPIRO: Motion carries.

16 MR. O'BRIEN: Mr. Chair, may I, just
17 before we conclude, last -- last year, pursuant
18 to a resolution, you were given the authority to
19 add or subtract matters from the calendar. Would
20 you also, as part and parcel of the motion that
21 was just made, direct that that matter be added
22 to the June 4th calendar as a minor subdivision?

23 VICE-CHAIR GREENFIELD: So moved.

24 COMMISSIONER GOLD: Second.

25 MR. O'BRIEN: The Chair has to say yes.

1 New Business

2 VICE-CHAIR GREENFIELD: Oh.

3 MR. O'BRIEN: It's so moved.

4 CHAIRMAN SHAPIRO: My -- my Vice Chair
5 is jumping in.

6 (Stepping up.)

7 MR. WREN: And that will not be a
8 problem at all for notices.

9 CHAIRMAN SHAPIRO: Thank you.

10 MR. O'BRIEN: Yup.

11 Thank you, Tim.

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1 Proceedings

2 VICE-CHAIR GREENFIELD: All right.

3 Motion to adjourn.

4 (The meeting was concluded at

5 10:18 a.m.)

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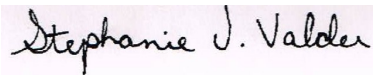
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C E R T I F I C A T I O N

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.



STEPHANIE J. VALDER,

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