

REGULAR MEETING
of the
NASSAU COUNTY PLANNING COMMISSION

Thursday, June 4, 2026
10:02 a.m. - 11:09 a.m.

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

1

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

3

LEONARD H. SHAPIRO, Chairman

4

JEFFREY H. GREENFIELD, Vice Chair

5

NEAL LEWIS, Third Vice-Chair

6

DANA DURSO,

7

DENISE GOLD,

8

Commissioners

9

10 ROBERT O'BRIEN, Esq., Counsel

11 PATRICK GALLAGHER, Esq., Counsel
(10:28 a.m. - 11:09 a.m.)

12

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Staff:

14

GIANNI ANDRIANO

15

GREGORY J. HOESL

16

KEITH HOLLOWAY

17

CAMERON SANDS

18

TIMOTHY WREN

19

20 Also Present:

21 STEPHANIE J. VALDER, Stenographer

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1 Proceedings

2

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

4 CHAIRMAN SHAPIRO: Good morning and
5 welcome to the June 4th Nassau County Planning
6 Commission meeting.

7 All rise for the Pledge of Allegiance.

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

10 CHAIRMAN SHAPIRO: Hand over your heart.

11 VICE-CHAIR GREENFIELD: Play ball.

12 MR. O'BRIEN: Play ball.

13 CHAIRMAN SHAPIRO: Before we get
14 started, agendas are to my left (indicating),
15 your right (indicating), and speaker registration
16 forms are over there too. Speaker -- attorneys
17 will have ten minutes to plead their case, and
18 speakers will have three minutes and we will be
19 very firm on the timing.

20 Okay, Cameron, call the roll.

21 (Stepping up.)

22 MR. SANDS: Starting with
23 Commissioner Gold.

24 COMMISSIONER GOLD: Present.

25 MR. SANDS: Commissioner Durso?

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Proceedings

COMMISSIONER DURSO: Present.

MR. SANDS: Vice-Chair Greenfield?

VICE-CHAIR GREENFIELD: Present.

MR. SANDS: Chair Shapiro?

CHAIRMAN SHAPIRO: Present.

MR. SANDS: Third Vice-Chair Lewis?

THIRD VICE-CHAIR LEWIS: Present.

MR. SANDS: Commissioner Ellerbe?

MR. O'BRIEN: Excused.

CHAIRMAN SHAPIRO: Excused.

MR. SANDS: Commissioner Forman?

MR. O'BRIEN: Excused.

CHAIRMAN SHAPIRO: Excused.

MR. SANDS: Commissioner Sakowich?

COMMISSIONER SAKOWICH: Excused.

I'd like to acknowledge the receipt of
the transcript from the May 14th, 2020 [sic] --

VICE-CHAIR GREENFIELD: So moved.

CHAIRMAN SHAPIRO: Is there a second?

COMMISSIONER DURSO: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Motion carries.

* * *

1 NCPC Minor Sub. File No. 23-2026

2 CHAIRMAN SHAPIRO: Let's proceed,
3 Case No. 1.

4 MR. SANDS: Tim will be starting.
5 (Stepping up.)

6 MR. WREN: Good morning.

7 First off is NCPC File 23-2026. This
8 is a three-parcel minor subdivision.

9 The 52,556 square foot subject property
10 is situated on the east side of Old Shelter Rock
11 Road, in the Incorporated Village of North Hill's
12 "R-5" Zoning District. The property currently
13 has 79.83 feet of frontage onto Old Shelter
14 Rock Road and they want to divide it into three
15 separate parcels.

16 "Proposed Lot A" will have 136 feet
17 of frontage by 120 and be a total of 17,392
18 square feet;

19 "Proposed Lot B" will have 129 feet of
20 frontage by 120 feet and will have -- I'm sorry,
21 and the square foot parcel will be 16,483;

22 "Proposed Lot C" will have 129 feet of
23 frontage by 120 and be a total of 18,680.

24 The Incorporated Village of
25 North Hills Plan of Boarding has approved

1 NCPC Minor Sub. File No. 23-2026

2 this subdivision.

3 I'd now like -- excuse me, I'd like to
4 ask the attorney to please come up.

5 CHAIRMAN SHAPIRO: Good morning.

6 (Stepping up.)

7 MR. CHASE: Good morning every --
8 excuse me. Good morning, everybody.

9 Just for the record, John Chase,
10 Chase, Rathkopf and Chase, 48 Forest Avenue in
11 Glen Cove. I also have with me today
12 Michael Rant with Northcoast Civil. And I'm
13 hoping he will use up most of the allotted ten
14 minutes and not I. And I also have here
15 Nirav Patel, who's the managing member of the
16 LLC.

17 I won't go through everything
18 Mr. Wren just testified to for brevity.
19 But as he indicated, by resolution dated
20 February 19th, 2026, after two or three years of
21 an arduous review by the Village of North Hills,
22 the Village granted preliminary subdivision
23 approval of the map. That decision has been
24 filed with you.

25 Of course, like any decision, it was

1 NCPC Minor Sub. File No. 23-2026
2 subject to numerous variances by the Village, by
3 the Planning Board. But the only condition
4 that's relevant here is it was conditioned on
5 us appearing before this Board pursuant to
6 "Section 1610" of the Nassau County Charter,
7 because the proposed subdivision is located
8 within 300 feet of the Town of North Hempstead.
9 And that's why we're here before you.

10 Just by way of a little bit of
11 housekeeping, the proposed roadway is going to be
12 a private roadway. It will not be dedicated to
13 the Village. We're proposing to record a
14 "declaration of covenants and restrictions"
15 against all the lots on the map, which will
16 provide that each lot owner will be responsible
17 for one-third of all the costs and maintenances
18 of the road:

19 The repairs;

20 The snowplowing;

21 The sanding;

22 And so forth. And that declaration
23 will be recorded against all the parcels on the
24 map.

25 Lastly, just by way of housekeeping,

1 NCPC Minor Sub. File No. 23-2026
2 this was referred to the Commission under "239-M"
3 of the General Municipal Law. And as the Board
4 may remember, this was referred to the Village of
5 North Hills for a "local determination." And as
6 I said, after an arduous three years with the
7 Village, we're here, as I said, under the
8 Charter. Having said that --

9 THIRD VICE-CHAIR LEWIS: If I could
10 interrupt, counsel?

11 MR. CHASE: Sure.

12 THIRD VICE-CHAIR LEWIS: During our
13 referral, I think we also sent a letter raising
14 that concern about making sure that there was the
15 turnaround for emergency vehicles and such.

16 MR. CHASE: Yeah.

17 THIRD VICE-CHAIR LEWIS: So we -- we
18 did do --

19 MR. CHASE: Yeah --

20 THIRD VICE-CHAIR LEWIS: -- the "LD,"
21 I'm agreeing with that.

22 MR. CHASE: -- yeah.

23 THIRD VICE-CHAIR LEWIS: But it
24 included that, which appears you've addressed
25 that --

1 NCPC Minor Sub. File No. 23-2026

2 MR. CHASE: Yeah.

3 THIRD VICE-CHAIR LEWIS: -- item and
4 you may also --

5 MR. CHASE: It'll all -- it'll all be
6 done.

7 The -- the Planning Board's preliminary
8 approval provides that when we go back for final
9 approval, not only do we have to satisfy this
10 Board, but we have to go back and obviously
11 satisfy North Hills with respect to all of that
12 as well.

13 I don't know if you remember, I'm
14 getting old, I hardly remember, but you also
15 asked me to appear before the Commission for a
16 Work Session on this map. And that issue, I
17 believe was raised at that time.

18 THIRD VICE-CHAIR LEWIS: Yes.

19 MR. CHASE: The only thing in
20 conclusion is the map fully complies with the
21 Village's Zoning Code. As you can see, the
22 lots are oversized.

23 There was, under the Village's
24 subdivision regulations, not their zoning code,
25 we had to get some variances for the Planning

1 NCPC Minor Sub. File No. 23-2026

2 Board with respect to:

3 The width;

4 And the length;

5 And the size of the cul-de-sac.

6 All of those variances were granted by
7 the Village -- by the Village of North Hills.
8 That's in your decision that you have before
9 you.

10 So in conclusion, I think as a matter
11 of law, once all those variances are granted,
12 this map is deemed to fully comply with not only
13 the zoning code, but the subdivision regulations
14 as well.

15 So if you have no more questions, I'd
16 like to introduce Mr. Rant.

17 THIRD VICE-CHAIR LEWIS: Okay.

18 MR. CHASE: Thank you.

19 (Stepping up.)

20 MR. RANT: Good morning, Mr. Chairman,
21 members of the Board. My name is Michael Rant
22 from Northcoast Civil, 39 West Main Street,
23 Oyster Bay, New York.

24 We prepared the site subdivision map
25 before you. As explained, these are three

1 NCPC Minor Sub. File No. 23-2026
2 zoning-compliant building lots, and with a
3 proposed private right-of-way and cul-de-sac.
4 The right-of-way is 40 feet wide, which includes
5 a -- a 28 foot wide paved roadway and 10 foot
6 planting buffer.

7 This subdivision was submitted to the
8 Nassau County Fire Marshal's so -- and they
9 reviewed it for compliance with fire code
10 apparatus. We comply with the minimum and we
11 exceed the minimum 26 foot wide paved width, as
12 well as we meet the requirement for a 96-foot
13 diameter turnaround area cul-de-sac.

14 The -- the plans provide an 8 inch
15 rainfall for the roadway, and all tributary areas
16 improvements, and meet and exceed all of the --
17 the Village requirements.

18 I'm happy to answer any other
19 site-related questions the Board may have.

20 VICE-CHAIR GREENFIELD: So we --
21 the staff has a copy of the letter from the
22 Fire Marshal?

23 MR. RANT: Yes, correct. I believe so.

24 MR. WREN: Yeah.

25 VICE-CHAIR GREENFIELD: I don't want a

1 NCPC Minor Sub. File No. 23-2026

2 believe so. We have it?

3 MR. RANT: Yes.

4 MR. WREN: Yes, we do.

5 VICE-CHAIR GREENFIELD: I just want the
6 record to reflect that.

7 Thank you.

8 THIRD VICE-CHAIR LEWIS: And just
9 maybe just amplify, so the width of the driveway,
10 how does that compare to like a typical road?

11 MR. RANT: A public roadway which
12 would serve multiple dwellings is typically
13 30 feet wide. This -- this roadway is 28 feet
14 wide, and the minimum required New York State
15 requirement is 26 feet wide. Parking would be
16 limited to one side. That way, it would allow
17 for parking on one side of the street, and still
18 allow for two-way traffic to enter and exit the
19 property. We provided a new proposed fire
20 hydrant, again, to comply with fire apparatus
21 access.

22 THIRD VICE-CHAIR LEWIS: And you also
23 put a buffer zone on the other side of that,
24 where you're -- you're showing some plantings
25 there?

1 NCPC Minor Sub. File No. 23-2026

2 MR. RANT: Correct. To the south is --
3 is the rear of a bunch of -- a number of
4 residential properties. So we provided, as
5 per the Planning Board's request, a 10 foot
6 wide planted buffer to protect their visual
7 view.

8 CHAIRMAN SHAPIRO: Any other questions,
9 Commissioners?

10 (No response.)

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

13 (No response.)

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

16 COMMISSIONER DURSO: I'd like to make a
17 motion to approve NCPC File 23-2026 with a
18 "Negative Declaration."

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

20 CHAIRMAN SHAPIRO: All in favor?

21 (Chorus of "ayes.")

22 CHAIRMAN SHAPIRO: Any opposed?

23 (No response.)

24 MR. RANT: Thank you very much.

25 CHAIRMAN SHAPIRO: Motion carries.

1 NCPC Minor Sub. File No. 26-2026

2 MR. RANT: Thank you.

3 (Discussion held off the record.)

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

6 (Stepping up.)

7 MR. WREN: I'll -- I'll talk to you
8 later. I'm sorry.

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1 NCPC Minor Sub. File No. 26-2026

2 MR. WREN: Next up is 26-2026. This is
3 a two-parcel minor subdivision.

4 The 14,400 square foot subject property
5 is situated on the west side of the Wilson Avenue
6 in the Hamlet of North Bellmore, Town of
7 Hempstead's Residential "B" Zoning District. The
8 application proposes to subdivide the property,
9 which has a 120 foot of frontage on Wilson Avenue
10 into two equal parcels.

11 Proposed Lots "A" and "B" will both
12 have 60 feet of frontage by 120 feet and both be
13 7,200 square foot.

14 The Town of Hempstead's Department of
15 Buildings has issued a "letter of zoning
16 compliance" for this proposed subdivision.

17 Now, I'd like the attorney to please
18 step up.

19 CHAIRMAN SHAPIRO: Morning, counselor.
20 (Stepping up.)

21 MR. AVRUTINE: Good morning. Appearing
22 for the applicant, Howard Avrutine,
23 66 North Village Avenue, Rockville Centre.

24 As Mr. Wren indicated, this is a
25 zoning-compliant parcel, on which two homes are

1 NCPC Minor Sub. File No. 26-2026
2 actually presently being constructed. The
3 scenario under which this unfolded is that there
4 are two separate tax lots comprising the
5 property. That's Tax Lots "23" and "24." The
6 existing homes or the new homes that are under
7 construction, each are of the -- the line between
8 them. The boundary line is the existing
9 tax lot line, so there's no change to that.

10 The permit applications were filed.
11 The Town issued permits. Construction began, and
12 then what occurred was when the applicant sought
13 to us have an assessment application done to get
14 separate tax bills for each lots, each of the
15 lots, we were referred to the Commission and then
16 advised that the Planning Commission subdivision,
17 albeit after the fact in this case, was
18 nonetheless required. And we are here today
19 seeking that approval.

20 CHAIRMAN SHAPIRO: How long ago did
21 they get the permits on this?

22 MR. AVRUTINE: One moment please. My
23 client's checking.

24 AUDIENCE MEMBER: October 6th.

25 MR. AVRUTINE: October 6th, 2025.

1 NCPC Minor Sub. File No. 26-2026

2 CHAIRMAN SHAPIRO: Okay.

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

5 MR. AVRUTINE: Just to -- to -- to --

6 THIRD VICE-CHAIR LEWIS: I guess it's a
7 good thing that the tax folks caught this,
8 because part of my question was going to be if
9 it's been, you know, a year or so having --
10 having just noticed that the taxes are -- are not
11 being properly recorded --

12 MR. AVRUTINE: Well, because they're
13 still under common ownership.

14 THIRD VICE-CHAIR LEWIS: They're still
15 under the common --

16 MR. AVRUTINE: And so now I'm getting
17 ready to actually get the "C.O.s" and proceed to
18 closing, they needed to -- to take care that.

19 VICE-CHAIR GREENFIELD: And you weren't
20 the attorney originally; right?

21 MR. AVRUTINE: No, I was not.

22 VICE-CHAIR GREENFIELD: That's good.
23 I'm just -- it wouldn't happen if you were the
24 attorney.

25 (Laughter.)

1 NCPC Minor Sub. File No. 26-2026

2 MR. AVRUTINE: Well, it -- it
3 certainly --

4 VICE-CHAIR GREENFIELD: I'll let you
5 put that on the record.

6 MR. AVRUTINE: Well, thank you.

7 (Laughter.)

8 MR. AVRUTINE: Yeah, this was just an
9 honest mistake, in all fairness to them. They --
10 they -- they do a lot of work and they come
11 before this Commission all the time and --

12 VICE-CHAIR GREENFIELD: That's why I
13 have a problem of an honest mistake with someone
14 that does work a lot and comes before us all the
15 time.

16 MR. AVRUTINE: But I think they --

17 VICE-CHAIR GREENFIELD: But I'll take
18 your representation on --

19 MR. AVRUTINE: Well --

20 VICE-CHAIR GREENFIELD: -- the record.

21 MR. AVRUTINE: -- only -- only because
22 of the fact that they, as lay people, didn't
23 realize that they would need a subdivision, even
24 though there were existing tax lots, separate
25 tax lots for each of the lots. So it is an

1 NCPC Minor Sub. File No. 26-2026

2 innocent -- an innocent mistake. They didn't try
3 to --

4 MR. O'BRIEN: I will share that, you
5 know, this developer, we've never had this
6 situation with this developer before, so I don't
7 know if --

8 VICE-CHAIR GREENFIELD: Okay,
9 counselor.

10 CHAIRMAN SHAPIRO: No, actually the --
11 the Town --

12 VICE-CHAIR GREENFIELD: We've had it
13 with other people.

14 MR. O'BRIEN: We've had it with other
15 people.

16 CHAIRMAN SHAPIRO: If it's common
17 owner -- ownership, the Town would not even --

18 MR. O'BRIEN: Yeah --

19 CHAIRMAN SHAPIRO: -- look at it.

20 MR. O'BRIEN: -- exactly right.

21 CHAIRMAN SHAPIRO: So that's why I --

22 VICE-CHAIR GREENFIELD: Okay --

23 CHAIRMAN SHAPIRO: -- asked.

24 VICE-CHAIR GREENFIELD: -- right.

25 THIRD VICE-CHAIR LEWIS: We see that.

1 NCPC Minor Sub. File No. 26-2026

2 CHAIRMAN SHAPIRO: Okay.

3 MR. AVRUTINE: Thank you. I have
4 nothing further, unless the Board has additional
5 questions.

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 MS. ROMERO: (Gesturing.)

11 CHAIRMAN SHAPIRO: Come on up. Give
12 your name and address for the record, and please
13 fill out the speak -- speaker registration forms
14 afterwards --

15 MS. ROMERO: First?

16 CHAIRMAN SHAPIRO: -- and give them to
17 staff.

18 MS. ROMERO: Or I talk to you first?

19 CHAIRMAN SHAPIRO: You can talk first.

20 (Stepping up.)

21 MS. ROMERO: Okay.

22 My name's Eileen Romero. I live on
23 the property behind the said property you're
24 talking about. I live at 874 Grant Place,
25 North Bellmore.

1 NCPC Minor Sub. File No. 26-2026

2 I had spoken to one of the developers
3 about -- he built the land up on the two
4 properties, 5 inches above my land. I had
5 discussed with him that my property would --
6 would flood. He said don't worry about it, we do
7 this all the time.

8 So last week on Wednesday when it
9 rained that heavy rain, all the dirt from his
10 property ran into my backyard and muddied my
11 whole backyard, came up right to my house. Thank
12 God it stopped. And every time it rains, my
13 yard, his new seed, all his mud comes into my
14 yard, -not just at the edge where the fence is,
15 all the way up to my house.

16 So I have a video of it flooding, so
17 if there's any question to it. He did send a
18 power washer to get all the mud out of my yard.

19 My issue is, I just want him to regrade
20 the land. He told me he was going to regrade it,
21 but I've never -- I haven't seen anything in good
22 faith being done.

23 So he said he was going to put
24 wood retaining walls under the fences, which I
25 think wood would rot after a while. So he also

1 NCPC Minor Sub. File No. 26-2026
2 said he was going to build the land up higher,
3 which it is already up 5 inches above my land,
4 which it was never was, so that the water would
5 flow into the center of the new property, not
6 into my property.

7 So I want the -- I just want it
8 regraded and the retaining wall, just so I don't
9 flood.

10 COMMISSIONER DURSO: So I'd like to
11 interrupt for just a second.

12 So back in October prior, do you --
13 have you spoken to Town of -- where are we here,
14 Town of Hempstead at all?

15 MS. ROMERO: No, I haven't spoken to
16 anybody --

17 COMMISSIONER DURSO: Okay. Only --

18 MS. ROMERO: -- because the flooding
19 happened on Wednesday.

20 COMMISSIONER DURSO: I understand.

21 MS. ROMERO: Yeah.

22 COMMISSIONER DURSO: So technically,
23 when these homes were built and he did go for
24 permits back in --

25 MS. ROMERO: Uh-huh --

1 NCPC Minor Sub. File No. 26-2026

2 COMMISSIONER DURSO: -- October.

3 Town of Hempstead needs to be aware, because they
4 should have -- they went for permits. There was
5 inspections that need -- there's a process that
6 gets done through these -- these homes that are
7 built. Inspections need to be done.

8 MS. ROMERO: Uh-huh.

9 COMMISSIONER DURSO: I would speak to
10 the Town of Hempstead to find out if this final
11 inspection was done, to see if there was anything
12 done along the lines --

13 MS. ROMERO: Yeah.

14 COMMISSIONER DURSO: -- because someone
15 needs to be aware of this situation and it was
16 obviously not done --

17 MS. ROMERO: Yeah.

18 COMMISSIONER DURSO: -- or it wasn't
19 checked.

20 MS. ROMERO: Yeah. He had told me, I'm
21 like, my yard's going to flood. And he's like
22 don't worry about it. And I, you know --

23 COMMISSIONER DURSO: Were these
24 permits --

25 MS. ROMERO: -- I don't know what --

1 NCPC Minor Sub. File No. 26-2026

2 COMMISSIONER DURSO: -- closed? Do we
3 have any of that information?

4 MS. ROMERO: I've never seen anyone
5 come back and inspect --

6 AUDIENCE MEMBER: We did not close the
7 permits yet.

8 MS. ROMERO: -- inspect the grading
9 that he did.

10 COMMISSIONER DURSO: We have nothing
11 closed. Okay.

12 MS. ROMERO: He said he had a permit to
13 grade. He got approval. But I've never seen
14 anyone come back and inspect the grading that he
15 did. But he said he was going to regrade it.

16 VICE-CHAIR GREENFIELD: So can we --

17 MS. ROMERO: (Gesturing.)

18 VICE-CHAIR GREENFIELD: Thank you for
19 your good comments.

20 COMMISSIONER DURSO: Thank you.

21 VICE-CHAIR GREENFIELD: Can we ask
22 Howard? Where are you?

23 MS. ROMERO: Okay. Should I -- should
24 I walk away?

25 VICE-CHAIR GREENFIELD: Okay. Do you

1 NCPC Minor Sub. File No. 26-2026

2 have any further comment?

3 MR. AVRUTINE: Yes.

4 MS. ROMERO: Should I stay?

5 MR. AVRUTINE: I'm sorry?

6 MS. ROMERO: Should I sit?

7 (Stepping up.)

8 MR. AVRUTINE: You can if you'd like.

9 My client is here. What we'll do is
10 we'll speak outside and we'll make sure --

11 VICE-CHAIR GREENFIELD: Okay, good.

12 MR. AVRUTINE: -- that all of these
13 problems that the young lady just indicated --

14 VICE-CHAIR GREENFIELD: How about if
15 you speak outside and we hold it for 30 days for
16 the next, since you've been in no rush since
17 October, your client, and -- and have a good
18 faith effort to do it between now and the next
19 meeting?

20 MR. O'BRIEN: Three weeks.

21 MR. AVRUTINE: Well, unfortunately --

22 VICE-CHAIR GREENFIELD: Three weeks.

23 It's not 30 days. I'm corrected, yeah.

24 MR. AVRUTINE: If -- if it's at all
25 possible and we can -- we assure you, and I

1 NCPC Minor Sub. File No. 26-2026
2 can -- we can step up (indicating) representative
3 of -- of the applicant.

4 MR. O'BRIEN: Let's call it, if --
5 if -- if you want to do it today, talk to the
6 neighbor, see if you work something out and we'll
7 call it again, Chair.

8 MR. AVRUTINE: Okay.

9 VICE-CHAIR GREENFIELD: Then come back
10 on the record later.

11 MR. AVRUTINE: Wonderful.

12 MR. O'BRIEN: We'll -- we'll -- we'll
13 make it second call.

14 MR. AVRUTINE: Thank you.

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

17 MS. ROMERO: Thank you.

18 COMMISSIONER DURSO: Thank you.

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1 NCPC Minor Sub. File No. 27-2026

2 (Stepping up.)

3 MR. WREN: Okay. Next up is
4 Case 27-2026. This is a two-parcel minor
5 subdivision.

6 The 12,001 square foot subject
7 property is situated on the northeast corner
8 of Stewart Avenue and Elda Lane in Westbury,
9 in the Town of Hempstead's Residential "B"
10 Zoning District. The application proposes to
11 subdivide the property, which has 109 feet of
12 frontage on Stewart Avenue into two separate
13 parcels.

14 "Proposed Lot A" will have 55 feet
15 of frontage by 102 and be a total of
16 6,000 square feet.

17 "Proposed Lot B" will have 55 feet of
18 frontage and [sic] 109 -- by 109, both of these
19 will front out onto Elda Lane and the property is
20 6,001 square feet.

21 Town of Hempstead's Department of
22 Buildings has issued a "letter of zoning
23 compliance."

24 I'd like to ask Mike Gregory to come
25 up.

1 NCPC Minor Sub. File No. 27-2026

2 (Stepping up.)

3 MR. GREGORY: Good morning.

4 Michael Gregory of Permits-R-Us LLC,
5 204 Westbury Avenue, Carle Place, New York 11514.

6 Good morning, Commissioners. I'm here
7 representing Handsome Acquisitions Inc., who
8 is proposing a two-lot subdivision in the
9 Residence "B" Zone, located in the Town of
10 Hempstead.

11 A "letter of zoning compliance" was
12 issued by the Town of Hempstead. These will
13 be two single-family homes, four bedrooms,
14 2 1/2 baths.

15 The parcel to the north is
16 6,000 square feet. The corner parcel will be
17 6,001.84 square feet. We are meeting all the
18 criteria of the Town of Hempstead zoning in the
19 Residence "B" Zone, all setbacks, lot coverage.

20 The existing curb cut on Stewart Avenue
21 will be closed up and two new proposed curb cuts
22 will be on Elda Lane, on the Town of Hempstead
23 road. My client is in the process of obtaining a
24 "239-F." He already has the paperwork going and
25 we'll submit it to the County for approval, as

1 NCPC Minor Sub. File No. 27-2026

2 Stewart Avenue is a County Road.

3 I open to the Board with any questions
4 you may have.

5 CHAIRMAN SHAPIRO: Commissioners?

6 THIRD VICE-CHAIR LEWIS: If you could,
7 maybe just explain that last point again. So I
8 thought you said you were switching from -- to
9 Elda Lane?

10 MR. GREGORY: Yes, the -- the new
11 curb cuts. There's an existing curb cut on
12 Stewart Avenue.

13 THIRD VICE-CHAIR LEWIS: Okay.

14 MR. GREGORY: That curb cut will be
15 closed off and there'll be one curb cut for each
16 single-family home on Elda Lane.

17 THIRD VICE-CHAIR LEWIS: Okay. Gotcha.
18 Great.

19 MR. GREGORY: And I did a "Google"
20 street view. There are -- there is a
21 fire hydrant located approximately 100 feet away.

22 CHAIRMAN SHAPIRO: Okay.

23 All right. Any other questions?

24 (No response.)

25 CHAIRMAN SHAPIRO: Is there anybody

1 NCPC Minor Sub. File No. 27-2026

2 from the public that wishes to be heard?

3 (No response.)

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

6 COMMISSIONER DURSO: I'll make a motion
7 to approve NCPC File 27-2026 with a "Negative
8 Declaration."

9 CHAIRMAN SHAPIRO: Is there a second?

10 THIRD VICE-CHAIR LEWIS: Second.

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. GREGORY: Thank you.

17 THIRD VICE-CHAIR LEWIS: Thank you.

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1 NCPC Minor Sub. File No. 28-2026

2 (Stepping up.)

3 MR. WREN: Okay, next up is
4 Case 28-2026. This is a two-parcel minor
5 subdivision.

6 The 15,000 square foot subject property
7 is situated on the west side of Union Street, in
8 the Hamlet of Lawrence, Town of Hempstead's
9 Residential "B" Zoning District. Application
10 proposes to subdivide the property, which has a
11 100 feet of frontage on Union Street into
12 two equal parcels.

13 Proposed Lots "A" and "B" will both
14 have 50 feet of frontage by 150 feet onto
15 Union Street and both be 7,500 square feet.

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

18 So "Lot A" variance:

19 Subdivision of lot;

20 Front width from and on street line to
21 front setback;

22 Maintain dwelling on a lesser lot;

23 Demolish existing garage.

24 For "Lot B," it's variance;

25 Subdivision of lot;

1 NCPC Minor Sub. File No. 28-2026

2 Lot area;

3 Front width from and on street line to
4 front setback line;

5 Construct a dwelling.

6 We actually did see this for a zoning
7 back in March of this year, which we -- it was a
8 proposed two-lot subdivision with insufficient
9 frontage. We made a "local determination" on
10 that.

11 I'd now like the attorney to please
12 step up.

13 (Stepping up.)

14 MR. D'AGOSTINO: Good morning,
15 Mr. Chairman, members of the Commission. My name
16 is Albert D'Agostino. The law firm is
17 Minerva and D'Agostino PC, 107 South Central
18 Avenue, Valley Stream, New York.

19 There's not a lot that I can add to the
20 presentation that was made by staff. I will
21 point out that the dividing lot line between
22 the -- the two parcels is actually not only a tax
23 lot line, and I -- I hear people referring to tax
24 lot lines, it's a subdivision line that exists.
25 The -- and just for record, the designated lots,

1 NCPC Minor Sub. File No. 28-2026
2 Lots "18" and "19" appear in block H on a map
3 entitled, quote, Map of Fair Oaks, property of
4 Summit Realty Company at Lawrence and Cedarhurst,
5 New York -- I'm sorry, Nassau County, New York,
6 surveyed September 1905 by F.W. Conklin, City
7 Surveyor, and appearing in the records of
8 the Nassau County Clerk as Lot No. 274, Case
9 No. 2023, which was filed in the Office of the
10 Nassau County Clerk on December 13th, 1905.

11 All variances requisite for the --
12 the individual lots have been granted by the Town
13 of Hempstead. And I would respectfully submit
14 that the individual lots are therefore deemed
15 zoning compliant, in terms of the applicable
16 zoning.

17 If either the Commission has any
18 questions or any member of the public has any
19 questions, I would attempt to respond.

20 CHAIRMAN SHAPIRO: Commissioners, any
21 questions?

22 (No response.)

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

25 (No response.)

1 NCPC Minor Sub. File No. 28-2026

2 CHAIRMAN SHAPIRO: Not seeing any, I'll
3 take a motion.

4 COMMISSIONER GOLD: I make a motion to
5 approve NCPC 28-2026 with a "Negative
6 Declaration."

7 CHAIRMAN SHAPIRO: Is there a second?

8 COMMISSIONER DURSO: Second.

9 CHAIRMAN SHAPIRO: All in favor?
10 (Chorus of "ayes.")

11 CHAIRMAN SHAPIRO: Any opposed?
12 (No response.)

13 CHAIRMAN SHAPIRO: Motion carries.

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1 NCPC Minor Sub. File No. 29-2026

2 (Stepping up.)

3 MR. WREN: Okay. Next up is NCPC File
4 29-2026. This is a lot line adjustment.

5 The 2.5-acre subject property is
6 situated on the west side of Garden Lane, in the
7 Hamlet of Lawrence, Town of Hempstead's
8 Industrial Zoning District. Application proposes
9 to convey 2,000 square feet from the southern
10 portion of "Parcel A" to the eastern portion of
11 "Parcel B" by means of a lot line adjustment.

12 "Proposed Parcel A" will have a
13 frontage of 425 feet and be a total of 1.95 acres
14 after the reapportionment;

15 "Parcel B" will have a frontage of
16 120 feet and be 24,000 square feet.

17 The Town of Hempstead's Department of
18 Building has issued a "letter of zoning
19 compliance" for this proposed lot line
20 adjustment.

21 (Mr. Gallagher enters the meeting.)

22 MR. WREN: Now I'd like the attorney to
23 please step up.

24 (Stepping up.)

25 MR. BELLO: Good morning. On behalf of

1 NCPC Minor Sub. File No. 29-2026
2 the applicant, Michael Bello, on behalf of
3 McLaughlin and Stern, 1122 Franklin Avenue,
4 Garden City. Good morning.

5 I don't think there's a lot I can add
6 to this. But basically, this is a slight line
7 adjustment to Tax Lots "233" and "234." The
8 application contains the composite survey with
9 the represented lot line adjustment to both tax
10 lots. I believe it's an approximate 10,000
11 square foot section that's being adjusted from
12 "Parcel A" to "Parcel B."

13 (Mr. Gallagher exits the meeting.)

14 THIRD VICE-CHAIR LEWIS: Can I ask
15 the -- can I ask the staff to go back to the
16 previous slide?

17 So can we just clarify, what are --
18 what are we switching here? What -- what's --
19 where is -- do you see on the image on the
20 screen?

21 MR. BELLO: Oh, I'm sorry.

22 So that, I guess I'll say that
23 (indicating) slender sliver of that lot is being
24 adjusted and added to the other parcel.

25 MR. O'BRIEN: Looks like a flag pole?

1 NCPC Minor Sub. File No. 29-2026

2 MR. BELLO: Basically, yeah.

3 MR. O'BRIEN: Thank you.

4 MR. BELLO: I'm sorry. That would be
5 an apt --

6 THIRD VICE-CHAIR LEWIS: Okay.

7 MR. BELLO: -- description.

8 THIRD VICE-CHAIR LEWIS: And so this is
9 meant to address, to -- to give more access to
10 the site?

11 (Mr. Gallagher enters the meeting.)

12 MR. BELLO: It's -- it's just meant to
13 clean up both parcels, I guess, is how I would
14 describe it.

15 And as stated, both parcels are in
16 compliance with all zoning that's gone through
17 the Town of Hempstead. And I don't think it was
18 included in the application, but I think it was
19 separately included, but there is a letter from
20 the Lawrence and Cedarhurst Fire Department
21 that's dated March 30th, 2026, that basically
22 stated that the proposed adjustment won't impact
23 their operations in any way and won't impede
24 their abilities to do their job, so --

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

1 NCPC Minor Sub. File No. 29-2026

2 CHAIRMAN SHAPIRO: Commissioners?

3 (No response.)

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

6 (No response.)

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

9 COMMISSIONER DURSO: I'd like to make a
10 motion to approve NCPC File No. 29-2026 with a
11 "Negative Declaration."

12 VICE-CHAIR GREENFIELD: Second.

13 CHAIRMAN SHAPIRO: All in favor?

14 (Chorus of "ayes.")

15 CHAIRMAN SHAPIRO: Any opposed?

16 (No response.)

17 CHAIRMAN SHAPIRO: Motion carries.

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1 NCPC Minor Sub. File No. 30-2026

2 CHAIRMAN SHAPIRO: All right. Also, at
3 this time, next case, NCPC File 30-2026, we're
4 going to adjourn to the next meeting, which is?
5 Staff?

6 MR. WREN: June 25th, yeah.

7 CHAIRMAN SHAPIRO: You sure?

8 (Laughter.)

9 MR. WREN: It might be the 26th.

10 COMMISSIONER DURSO: It's the 25th.

11 MR. WREN: Oh, okay.

12 CHAIRMAN SHAPIRO: Okay. So I'll take
13 a motion to adjourn 30-2026 to June 25th?

14 COMMISSIONER GOLD: So moved.

15 COMMISSIONER DURSO: Second.

16 CHAIRMAN SHAPIRO: All in favor?

17 (Chorus of "ayes.")

18 CHAIRMAN SHAPIRO: Any opposed?

19 (No response.)

20 CHAIRMAN SHAPIRO: Motion carries.

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1 NCPC Minor Sub. File No. 26-2026

2 MR. WREN: Before we go on,
3 Mr. Avrutine has returned. Should we bring him
4 up to finish 26?

5 CHAIRMAN SHAPIRO: (Nodding head yes.)

6 MR. WREN: Okay.

7 VICE-CHAIR GREENFIELD: Sure.

8 CHAIRMAN SHAPIRO: Go ahead.

9 (Stepping up.)

10 MR. AVRUTINE: Good morning again.

11 We conferred out in the hallway and
12 we -- we agreed with the neighbors that the
13 applicant will, as soon as practicable, as
14 immediate as practicable:

15 Put in a silt fence at the property and
16 hay bales to prevent any possible runoff;

17 There's going to be a retaining wall
18 installed, which is going to be a permanent
19 concrete retaining wall, not -- not a wooden
20 retaining wall;

21 And that we also will have agreed to
22 regrade the property, soon, as soon as we can, to
23 prevent any further incidents.

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

25 MR. AVRUTINE: And of course, at the

1 NCPC Minor Sub. File No. 26-2026
2 end of the process, all of the -- the drainage
3 will be inspected by the Town, the grading will
4 be inspected by the Town in order to obtain
5 final approval and a final certificate of
6 occupancy.

7 VICE-CHAIR GREENFIELD: Sounds like you
8 did a good job, counsel.

9 MR. AVRUTINE: I tried.
10 Does that accurately reflect what we
11 discussed?

12 MS. ROMERO: Yes.

13 VICE-CHAIR GREENFIELD: You want to go
14 on the record and say that?

15 MS. ROMERO: Do you want me to?

16 VICE-CHAIR GREENFIELD: We got it.
17 Okay, we got it.

18 MR. AVRUTINE: We got it.

19 MR. O'BRIEN: We gotcha -- we gotcha.

20 (Laughter.)

21 VICE-CHAIR GREENFIELD: We're good.

22 MS. ROMERO: I just --

23 VICE-CHAIR GREENFIELD: Okay.

24 MS. ROMERO: -- okay.

25 MR. AVRUTINE: Thank you.

1 NCPC Minor Sub. File No. 26-2026

2 COMMISSIONER DURSO: Thank you for
3 that. Appreciate it.

4 MR. AVRUTINE: Thank you.

5 CHAIRMAN SHAPIRO: So Commissioners,
6 now that that has been resolved, do I have a
7 motion to include that in the --

8 COMMISSIONER DURSO: I would like to
9 make a motion to approve NCPC File 26-2026 with
10 the modifications, and that information provided
11 by their attorney that the agreement will be made
12 and it is on the record, that those repairs will
13 be made and the satisfaction of the neighbor will
14 be addressed, with a "Negative Declaration."

15 Thank you.

16 CHAIRMAN SHAPIRO: Is there a second?

17 MR. O'BRIEN: I -- I think -- think it
18 is that -- that the -- that -- that the concerns
19 of the neighbor will be addressed and it will be
20 done to Town of Hempstead standards.

21 Fair enough?

22 VICE-CHAIR GREENFIELD: Yes.

23 COMMISSIONER DURSO: That would be
24 fair.

25 MR. O'BRIEN: Okay.

1 NCPC Minor Sub. File No. 26-2026

2 COMMISSIONER DURSO: Thank you.

3 MR. AVRUTINE: Thank you.

4 VICE-CHAIR GREENFIELD: I'll second

5 that, as amended by our learned counsel. And

6 thank you Howard for --

7 COMMISSIONER DURSO: Yes.

8 VICE-CHAIR GREENFIELD: -- working that

9 out.

10 MR. AVRUTINE: Of course.

11 COMMISSIONER DURSO: Thank you.

12 CHAIRMAN SHAPIRO: All in favor?

13 (Chorus of "ayes.")

14 CHAIRMAN SHAPIRO: Any opposed?

15 (No response.)

16 MR. AVRUTINE: Thank you.

17 CHAIRMAN SHAPIRO: Motion carries.

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1 NCPC Minor Sub. File No. 31-2026

2 (Stepping up.)

3 MR. WREN: Okay. Next up is
4 Case 31-2026. This is a three-parcel minor
5 subdivision.

6 The 33,524 square foot subject property
7 is situated on the north side of Atlas Court
8 in the Incorporated Village of Malverne's
9 Residential "A" Zoning District. Application
10 proposes -- application proposes of subdividing
11 the property, which currently has 354 feet of
12 frontage on Atlas Court into three separate
13 parcels.

14 "Lot A" will have 60 feet of
15 frontage by 100 feet on Atlas Court and be
16 6,000 square feet;

17 "Lot B" will have 52 feet of frontage
18 by 100 and be 6,712 square feet;

19 "Proposed Lot C" will have 442 feet of
20 frontage by 100 feet on Atlas Court and be a
21 total of 20,812 square feet.

22 The Incorporated Village of Malverne
23 has issued a letter of approval for this
24 subdivision. The Town of Hempstead's Department
25 of Building has issued a letter ceding zoning

1 NCPC Minor Sub. File No. 31-2026
2 district to the Incorporated Village of Malverne.
3 Now, I'd like the attorney to please
4 step up.

5 (Stepping up.)

6 MR. D'AGOSTINO: Again, good morning,
7 Mr. Chairman, members of the Commission.

8 Once again, the -- I believe the -- the
9 staff has adequately described the application.
10 I would just note for the record, that at least
11 one of the -- one of the lots is -- "Lot No. 3"
12 is a little over 19,000 square feet or -- or more
13 than three times the -- the Residence "B"
14 standard.

15 I do have the green cards for the
16 staff.

17 (Handing.)

18 MR. WREN: (Receiving.)

19 MR. D'AGOSTINO: And if there are any
20 specific questions that either the Commission or
21 members of the public might have, the -- the --
22 I'll -- I'll withdraw that.

23 I'll -- I'll -- I'll respond to any
24 questions you might have. Thank you.

25 THIRD VICE-CHAIR LEWIS: Just so, one

1 NCPC Minor Sub. File No. 31-2026
2 of the general rules is for all new development,
3 has all the like hookups we call it.

4 MR. D'AGOSTINO: Yes.

5 THIRD VICE-CHAIR LEWIS: So you're
6 going to have access to the road, you're going to
7 have access to drinking water, you're going to
8 have access to sewer, so for this one, for
9 example, electric, other things, gas. So for
10 this one, is everything in place in that regard?
11 I understand there's some concerns regarding
12 sewer.

13 MR. D'AGOSTINO: My understanding
14 and -- and that's one of the reasons I backed off
15 waiting for the question, is that "DPW" is
16 awaiting the -- and -- and I -- I don't mean to
17 speak for "DPW." I stress "my understanding" is
18 that "DPW" is awaiting the formal subdivision of
19 the property to review a proposed sewer easement,
20 which has not been submitted yet, because they
21 want to condition it on -- on subdivision.

22 THIRD VICE-CHAIR LEWIS: Interesting.

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

25 CHAIRMAN SHAPIRO: Counsel, isn't that

1 NCPC Minor Sub. File No. 31-2026

2 almost the cart before the horse?

3 MR. O'BRIEN: Yeah, I -- I -- I think
4 there's some concern about the Commissioners and
5 that -- that, you know, that that should be first
6 before coming here. Maybe you can address that,
7 Mr. D'Agostino, and your -- your -- your
8 understanding.

9 MR. D'AGOSTINO: My -- my understanding
10 is we're dealing with two independent -- and I
11 stress that -- "jurisdictions," that of this
12 Commission --

13 MR. O'BRIEN: Right.

14 MR. D'AGOSTINO: -- and that of "DPW."
15 This Commission has the jurisdiction
16 to -- to approve it subject to, and -- and
17 depending on what position the -- the Department
18 of -- of Public Works has taken, which, my
19 understanding is that that's what they would
20 prefer.

21 MR. O'BRIEN: Uh-huh.

22 MR. D'AGOSTINO: And -- and obviously
23 we need the hookups to bring this to full
24 completion.

25 MR. O'BRIEN: So you would accept a

1 NCPC Minor Sub. File No. 31-2026

2 grant subject to the -- that -- that -- that --

3 MR. D'AGOSTINO: Yes --

4 MR. O'BRIEN: -- that condition?

5 MR. D'AGOSTINO: -- yes.

6 VICE-CHAIR GREENFIELD: Okay, I would

7 accept the subject to --

8 MR. O'BRIEN: Yes --

9 VICE-CHAIR GREENFIELD: -- also.

10 MR. O'BRIEN: It makes complete sense.

11 VICE-CHAIR GREENFIELD: Okay.

12 So then someone make a motion or you --

13 MR. O'BRIEN: No. See if anybody is

14 out there.

15 VICE-CHAIR GREENFIELD: Oh, first, yes.

16 CHAIRMAN SHAPIRO: Is there anybody in

17 the public that wishes to be heard?

18 (No response.)

19 CHAIRMAN SHAPIRO: Not seeing any, I'll

20 take a motion.

21 VICE-CHAIR GREENFIELD: I make a motion

22 on -- oops.

23 I make a motion that we approve

24 NCPC Minor Sub. File 31-2026, subject to the

25 approval from Nassau County "DPW" regarding the

1 NCPC Minor Sub. File No. 31-2026

2 easement agreement --

3 MR. O'BRIEN: Sewer -- sewer easement.

4 VICE-CHAIR GREENFIELD: -- sewer --

5 sewer easement agreement.

6 CHAIRMAN SHAPIRO: Do I have a second?

7 MR. O'BRIEN: Is that your
8 understanding, Mr. D'Agostino? That's --

9 MR. D'AGOSTINO: Yes.

10 MR. O'BRIEN: Right. Okay.

11 THIRD VICE-CHAIR LEWIS: I'll second
12 that.

13 CHAIRMAN SHAPIRO: All in favor?

14 (Chorus of "ayes.")

15 CHAIRMAN SHAPIRO: Any opposed?

16 (No response.)

17 CHAIRMAN SHAPIRO: Motion carries.

18 THIRD VICE-CHAIR LEWIS: Okay.

19 MR. D'AGOSTINO: Thank you,
20 Mr. Chairman, members of the Commission.

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

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1 NCPC Minor Sub. File No. 32-2026

2 (Stepping up.)

3 MR. WREN: Okay. Next up is
4 NCPC File 32-2026. This is a four-parcel
5 minor subdivision.

6 The 24,879 square foot property sits on
7 the north side of Carman Avenue in Westbury, in
8 the Town of Hempstead's "LPRD" Zoning District.
9 The application proposes of subdividing the
10 property, which currently has 291 feet of
11 frontage in the -- on Carman Avenue into two four
12 separate parcels.

13 "Proposed Lot A" will have 71 feet of
14 frontage by 84 feet on Carman Avenue and be a
15 total of 6,007 square feet.

16 "Proposed Lot B" will have 70 feet
17 of frontage by 86 feet and be a total of
18 6,008 square feet.

19 "Proposed Lot C" will have 70 feet of
20 frontage by 86 feet and be a total of
21 6,008 square feet.

22 And "Proposed Lot D" will have 80 feet
23 of frontage by 80 feet and be a total of
24 6,856 square feet.

25 The Town of Hempstead's Board of

1 NCPC Minor Sub. File No. 32-2026

2 Appeals has approved the requests for variances.

3 So "Lot A" variances:

4 Maintain dwelling and garage on a lot
5 created by subdividing the lot, on a filled [sic]
6 "Levitt Map" with lot area occupied and lot depth
7 variances;

8 Only one dwelling permitted.

9 For "Lot B" variances:

10 Lot area occupied;

11 Rear yard;

12 Maintain deck attached to dwelling on a
13 lesser lot.

14 "Lot C" variance to:

15 Construct a dwelling with a garage on a
16 created [sic] -- on a lot created by a
17 subdivision of a lot -- of a lot filed "Levitt
18 Map" with lot area occupied and lot -- lot depth
19 variance -- variances;

20 Only one dwelling permitted.

21 And "Lot D" has the same exact variance
22 for "Lot C."

23 I now ask the attorney to come up. And
24 I do have some e-mails from the public that were
25 sent to me ahead of time.

1 NCPC Minor Sub. File No. 32-2026

2 (Stepping up.)

3 MR. BONESSO: Good morning,

4 Mr. Chairman, members of the Commission.

5 William Bonesso, Forchelli Deegan Terrana,

6 333 Earle Ovington Boulevard, Uniondale,

7 New York, here on behalf of the applicants in

8 connection with this property known as,

9 excuse me, 6 [sic] -- excuse me, 868 and

10 870 Carman Avenue.

11 This is a large parcel, as noted

12 by Mr. Wren. This is a large parcel

13 of property situated on the east side of

14 Carman Avenue in Westbury.

15 This morning with me are Ed and

16 Patricia Dobbins. Patricia Demonaco Dobbins is

17 the daughter of Theresa Dobbins, whose estate

18 owned this property. It's been in the

19 Demonaco family for many, many years.

20 The property is presently developed

21 with:

22 Two single-family houses on it;

23 A one-story house at -- at the -- the

24 southerly end of the property;

25 And a two-story house just to the north

1 NCPC Minor Sub. File No. 32-2026

2 of that.

3 The proposal before this Board is to
4 subdivide the parcel into a total of four lots.
5 They're going to maintain the one-story dwelling
6 at the southerly end of the property, and then
7 they are going to demolish the two-story dwelling
8 that is adjacent to that. And on the three lots
9 to the north, they will build or the proposal is
10 for three new single-family homes.

11 This application went before the
12 Board of Appeals in February of this year seeking
13 minor zoning relief, and variances were granted
14 by notice of decision dated March 5th, 2026.
15 Conditions were imposed, including that:

16 The homes be single -- maintained as
17 single-family dwellings;

18 That the garages be main -- and that
19 the garages be maintained as garages;

20 And that the attic space not be
21 converted to living space;

22 And there are a number of other
23 standard conditions that the Board imposed.

24 They required the recording of a
25 "declaration of restrictive covenants," which has

1 NCPC Minor Sub. File No. 32-2026
2 been -- has been done. Those were executed,
3 notarized, and then provided to the Zoning Board
4 to -- to record and they have been recorded
5 against the property.

6 So today we're here seeking simply to
7 create the four lots, which will accommodate the
8 three new houses and the one house to be
9 maintained. The three new houses do not require
10 any rear-yard setback variances. They do back up
11 to properties existing on -- on West Cypress just
12 to the east. But the homes are fully zoning
13 compliant in terms of the rear yard. Each of the
14 new homes will be 25.5 feet from the rear yard
15 lot line and 25 feet is the requirement.

16 THIRD VICE-CHAIR LEWIS: So what --
17 what were the variances, then? As I'm looking
18 at it -- it --

19 MR. BONESSO: Sure.

20 THIRD VICE-CHAIR LEWIS: -- it looks
21 pretty consistent with the zoning all around it.

22 MR. BONESSO: Yes. The --

23 THIRD VICE-CHAIR LEWIS: So you had to
24 get a use variance? I -- I didn't understand.

25 MR. BONESSO: I'll explain the

1 NCPC Minor Sub. File No. 32-2026

2 use variance requirement.

3 This is the Levittown Planned
4 Residence District, and that is a
5 special district that was created, I think
6 it was 1975 when the Town wanted to string
7 together all of the Levitt filed maps. They took
8 every map, and if you look at the zoning code,
9 you'll see that the description of the property
10 encompassed in the "LPRD" is, it lists every
11 Levitt filed map that was filed in:

12 Levittown;
13 Parts of Wantagh;
14 Parts of Merrick;
15 All around that area;
16 East Meadow.

17 And then it included a legal
18 description of all the kind of areas in between
19 that were gaps, so to speak, between the maps.
20 And it basically created a perimeter.

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

22 VICE-CHAIR GREENFIELD: Yeah.

23 MR. BONESSO: And that became the
24 "LPRD."

25 VICE-CHAIR GREENFIELD: But we're --

1 NCPC Minor Sub. File No. 32-2026
2 we're familiar with it. At our last meeting, we
3 amended the Levittown --

4 MR. BONESSO: Yes, that's right.

5 VICE-CHAIR GREENFIELD: -- District,
6 because of the issue of mega mansions.

7 MR. BONESSO: Right. They were
8 modifying the lot coverage requirement.

9 VICE-CHAIR GREENFIELD: Right. So
10 we -- we -- we're -- we're familiar.

11 MR. BONESSO: Right.

12 So the "LPRD" basically has the same
13 requirements as the Residence "B" District,
14 except for one. They have a lot depth
15 requirement. So whereas other -- the other
16 zoning -- residential zoning districts in the
17 Town of Hempstead have a lot width requirement at
18 the street and a lot area requirement, they --
19 this district has a lot depth requirement in
20 addition to those.

21 VICE-CHAIR GREENFIELD: So --

22 MR. BONESSO: The lot depth requirement
23 is 100 feet.

24 VICE-CHAIR GREENFIELD: -- so your Town
25 hearing --

1 NCPC Minor Sub. File No. 32-2026

2 MR. BONESSO: Pardon?

3 VICE-CHAIR GREENFIELD: I'm sorry. I
4 don't mean to cut you off.

5 Your Town hearing was before the
6 amendments to the Levittown District?

7 MR. BONESSO: Yes, it was.

8 VICE-CHAIR GREENFIELD: Would -- would
9 those amendments affect the prior approval?

10 MR. BONESSO: The Building Department
11 has not indicated if they're -- they're going to
12 allow grandfathered cases to -- to maintain the
13 27.5 lot coverage or -- or they're going to
14 require that separately.

15 It's -- it's really -- it's really an
16 academic question, because while we have shown
17 residences on these properties and gotten
18 approvals for the footprints, we don't have a
19 builder yet --

20 VICE-CHAIR GREENFIELD: When was
21 your -- when was your hearing before the
22 Town Board?

23 MR. BONESSO: It was February 4th.

24 VICE-CHAIR GREENFIELD: So should --
25 shouldn't we hold this -- and we'll take the

1 NCPC Minor Sub. File No. 32-2026
2 public's comment today, but shouldn't we hold
3 this 'til you get a determination from the Town
4 if you're grandfathered?

5 MR. BONESSO: No, because and I --

6 VICE-CHAIR GREENFIELD: Okay.

7 MR. BONESSO: -- I would argue no,
8 because all we --

9 VICE-CHAIR GREENFIELD: I would expect
10 you to.

11 (Laughter.)

12 MR. BONESSO: Well, all you're doing is
13 creating the lots. All you're doing is creating
14 the lots.

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

16 MR. BONESSO: If it turns out that the
17 houses that are proposed for this property are
18 required to meet the -- the 27.5 percent building
19 coverage, then a builder will have to go back to
20 the Zoning Board and obtain relief for that.

21 THIRD VICE-CHAIR LEWIS: That just
22 affects the application for the building
23 permit --

24 MR. BONESSO: Exactly --

25 THIRD VICE-CHAIR LEWIS: -- and in

1 NCPC Minor Sub. File No. 32-2026
2 terms of the nature of the building permit.

3 MR. BONESSO: -- exactly.

4 There are no, you know, there are
5 building permit applications filed now, because
6 you have to start with that with the Town of
7 Hempstead to get to the Zoning Board. And they
8 are for spec houses that show -- that are laid
9 out the way they are laid out on the composite
10 plan that you have.

11 But if the Building Department
12 determines that no, we're not going to
13 grandfather in those lots, then -- then the
14 applicant or the builder, if he sells the
15 property, will have to go back to the Board
16 and obtain relief for either -- either the
17 27.5 percent building coverage or they'll have to
18 modify the homes.

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

20 VICE-CHAIR GREENFIELD: Well, then he
21 has to --

22 MR. BONESSO: But it doesn't -- doesn't
23 change the lot size.

24 VICE-CHAIR GREENFIELD: They have to
25 come back to two boards.

1 NCPC Minor Sub. File No. 32-2026

2 MR. BONESSO: They wouldn't have to
3 come back -- well, you would get --

4 VICE-CHAIR GREENFIELD: Us, on the
5 Zoning Calendar.

6 MR. BONESSO: You would get a referral.

7 VICE-CHAIR GREENFIELD: Referral, a
8 referral?

9 MR. BONESSO: Yeah.

10 But you wouldn't have to come back here
11 for the subdivision, because if you --

12 VICE-CHAIR GREENFIELD: Right,
13 agreed -- agreed.

14 MR. BONESSO: -- if you approve the
15 lots, the lots are the lots.

16 VICE-CHAIR GREENFIELD: Okay.

17 So the -- so I -- I now understand
18 where you're coming from. The subdivision for
19 the lots are separate and independent from the
20 approval of the house that will sit on the lot.

21 THIRD VICE-CHAIR LEWIS: Yeah.

22 MR. BONESSO: Precisely.

23 VICE-CHAIR GREENFIELD: Okay.

24 I get it now.

25 And I -- and I ask you this question in

1 NCPC Minor Sub. File No. 32-2026

2 case --

3 MR. BONESSO: Yeah --

4 VICE-CHAIR GREENFIELD: -- we have some
5 people signed up.

6 MR. BONESSO: -- no, that's fine.

7 And be -- and by the way, each lot
8 exceeds the width requirement of 60 feet.
9 Each lot exceeds the lot area requirement of
10 6,000 square feet. They just didn't have the lot
11 depth.

12 But if you look at the properties on
13 Cypress, they don't have the lot depth either.
14 They were created by a subdivision back, I don't
15 know what year, but it was actually off of this
16 property, which was a larger property at that
17 time. So it -- they're almost identical in terms
18 of size -- size and width.

19 VICE-CHAIR GREENFIELD: Okay. Got it.

20 MR. BONESSO: And I -- I already noted
21 the conditions that were imposed. So these will
22 remain single-family houses. They're required
23 to -- they each provide a garage. They each
24 provide parking for at least two --

25 VICE-CHAIR GREENFIELD: So the Town

1 NCPC Minor Sub. File No. 32-2026

2 of --

3 MR. BONESSO: -- two vehicles off the
4 street.

5 VICE-CHAIR GREENFIELD: -- Hempstead is
6 very good with their conditions. We have no
7 problem with that.

8 MR. BONESSO: That's our direct
9 presentation.

10 VICE-CHAIR GREENFIELD: Okay, thank
11 you.

12 CHAIRMAN SHAPIRO: Thank you.
13 Any other questions, Commissioners?

14 (No response.)

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

17 AUDIENCE MEMBER: (Gesturing.)

18 CHAIRMAN SHAPIRO: Not seeing any, I'll
19 take a motion.

20 COMMISSIONER DURSO: Oh, somebody's
21 raising their hand (indicating).

22 CHAIRMAN SHAPIRO: Wait.

23 THIRD VICE-CHAIR LEWIS: Okay. I see a
24 hand (indicating).

25 CHAIRMAN SHAPIRO: Wait.

1 NCPC Minor Sub. File No. 32-2026

2 Where's their hand?

3 VICE-CHAIR GREENFIELD: Nobody's signed
4 up, but --

5 (Stepping up.)

6 MR. WREN: No one signed up, but I did
7 receive e-mails.

8 MR. O'BRIEN: Can you put them on the
9 record please?

10 AUDIENCE MEMBER: Yes, can you please
11 read the e-mail that you received?

12 VICE-CHAIR GREENFIELD: Okay.

13 MR. WREN: Okay. I've received
14 several.

15 VICE-CHAIR GREENFIELD: Can you
16 summarize, because we're going to lose the quorum
17 at 11:30? Summarize them, because especially,
18 I'm sure they're redundant.

19 MR. O'BRIEN: Or if you can't summarize
20 it, just put it in and get it done.

21 MR. WREN: Okay. Yeah, some of these
22 are very, very detailed.

23 (Laughter.)

24 MR. WREN: Dear Mr. Wren. I'm writing
25 to express my concern over the possibility of

1 NCPC Minor Sub. File No. 32-2026
2 having houses built on the corner of my street,
3 Choir Lane and Carman Avenue. If they were to go
4 through this, it would cause, I'm sure, a greater
5 risk of accidents on this corner, and it is
6 already difficult to maneuver with traffic --

7 VICE-CHAIR GREENFIELD: Is that person
8 a traffic expert that wrote that letter?

9 MR. WREN: I have no idea.

10 VICE-CHAIR GREENFIELD: Probably not.

11 So --

12 MR. WREN: Okay.

13 VICE-CHAIR GREENFIELD: -- Mr. Bonesso,
14 did anyone come to your Town hearing on this
15 subject?

16 (Stepping up.)

17 MR. BONESSO: No, there was no one.

18 VICE-CHAIR GREENFIELD: So you had
19 no one from the public?

20 MR. BONESSO: No one appeared --

21 VICE-CHAIR GREENFIELD: Okay.

22 MR. BONESSO: -- to oppose or express
23 any concerns at all.

24 VICE-CHAIR GREENFIELD: All right. So
25 maybe this gentleman wants to speak then. I'm --

1 NCPC Minor Sub. File No. 32-2026

2 I'm fine with that.

3 And fill out a form after and give your
4 name and address for the record.

5 MR. WREN: All right, so --

6 VICE-CHAIR GREENFIELD: You can let him
7 speak. It may make it quicker.

8 (Stepping up.)

9 MR. BISHOP: Yeah, Mr. Mike Bishop.
10 Thank you, council. One Choir Lane, Westbury.

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

12 MR. BISHOP: The proposed lot that he's
13 suggesting is on a very -- I'm not a traffic
14 expert. We'll -- we'll put that aside.

15 There are 100-year-old oak trees that I
16 believe would have to be cut down to provide
17 driveways for these individuals to get to their
18 homes. I don't know if anybody's looked into
19 this. The Town of Hempstead would have to give
20 approval to cut down these oak trees that line
21 the street.

22 VICE-CHAIR GREENFIELD: Unfortunately,
23 I don't believe the Town of Hempstead has a tree
24 ordinance like other towns do.

25 MR. BISHOP: Okay. So then they --

1 NCPC Minor Sub. File No. 32-2026

2 VICE-CHAIR GREENFIELD: We'll let --
3 we'll let the counsel answer that question, but
4 that's a good question.

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

6 VICE-CHAIR GREENFIELD: Do you have the
7 footprint, counsel, on the --

8 MR. BONESSO: I -- I can --

9 VICE-CHAIR GREENFIELD: I don't see
10 100-foot trees, but --

11 (Stepping up.)

12 MR. BONESSO: I don't know what, if any
13 trees will have to be removed. I do know that
14 the Town requires a tree plan be submitted and --

15 VICE-CHAIR GREENFIELD: Oh, they do
16 require it?

17 MR. BONESSO: Yeah, the Town does try
18 to maintain as many trees as possible, if they
19 are of a certain age and a certain caliper. So
20 that will be part of the building permit process.

21 VICE-CHAIR GREENFIELD: So sir, to your
22 answer question, that's outside of our
23 jurisdiction.

24 MR. BISHOP: Outside of your
25 jurisdiction.

1 NCPC Minor Sub. File No. 32-2026

2 VICE-CHAIR GREENFIELD: With the Town,
3 you -- you have to talk to them. And according
4 to Mr. Bonesso, they require it now, a tree
5 planting.

6 (Stepping up.)

7 MR. BISHOP: Okay.

8 Thank you.

9 VICE-CHAIR GREENFIELD: Okay.

10 MR. WREN: (Handing.)

11 MR. BISHOP: (Receiving.)

12 THIRD VICE-CHAIR LEWIS: Well, I think
13 on that point, if it's possible for the developer
14 to look at the site and consider, you know,
15 sometimes you have a choice whether the
16 driveway's on the right or the left. And if
17 there is, you know, a 50-year-old tree there that
18 is worth protecting, then those are options that
19 I hope could be considered.

20 (Stepping up.)

21 MR. BONESSO: Surely.

22 Listen, street trees are always
23 desirable. In addition to providing shade,
24 they're aesthetically pleasing. So consequently,
25 whatever can be maintained will be maintained.

1 NCPC Minor Sub. File No. 32-2026

2 VICE-CHAIR GREENFIELD: Is your client
3 here?

4 MR. BONESSO: Yes.

5 VICE-CHAIR GREENFIELD: Oh, well --

6 MR. BONESSO: Yes --

7 VICE-CHAIR GREENFIELD: -- does he want
8 to say that on the record?

9 MR. BONESSO: -- yeah. I'm sure they
10 would agree.

11 (Discussion held off the record.)

12 MR. O'BRIEN: No, it's fine.

13 VICE-CHAIR GREENFIELD: It's fine.

14 MR. BONESSO: Yeah.

15 MR. O'BRIEN: Counsel is making the
16 representation.

17 VICE-CHAIR GREENFIELD: Okay, that's
18 fine. Okay.

19 MR. BONESSO: Yeah.

20 VICE-CHAIR GREENFIELD: Fine.

21 MR. BONESSO: Yeah.

22 VICE-CHAIR GREENFIELD: But they're
23 here to hear that.

24 Okay, thank you.

25 MR. BONESSO: Uh-huh.

1 NCPC Minor Sub. File No. 32-2026

2 VICE-CHAIR GREENFIELD: All right.

3 Any other quick summaries of anything
4 different or significant? That was certainly
5 significant and different from Mr. Bishop?

6 (Stepping up.)

7 MR. WREN: I'm sorry. I wasn't
8 expecting to summarize this.

9 More concerns about the traffic, asking
10 for a traffic signal. This is from Lorraine --
11 Lorraine Bauer of 14 Choir Lane.

12 VICE-CHAIR GREENFIELD: We don't give
13 out traffic signals.

14 MR. WREN: But once again, it was the
15 traffic signal, backing in and out.

16 And there was also some concern that
17 not all the neighbors received notice of this. I
18 believe she's talking -- I believe she's talking
19 about the fact that it only goes out 200 feet for
20 the notices.

21 MR. O'BRIEN: That -- that --

22 MR. WREN: Because I -- we definitely
23 know the notices were sent out.

24 MR. O'BRIEN: -- and -- and for the
25 record, for the public, that's -- that's set by

1 NCPC Minor Sub. File No. 32-2026
2 the County Charter, who gets notices. It's not a
3 pick and choose by --

4 MR. WREN: Right --

5 MR. O'BRIEN: -- anybody here or by --
6 by counsel.

7 MR. WREN: -- okay.

8 And that's -- so that's Lorraine. And
9 then that's actually it.

10 THIRD VICE-CHAIR LEWIS: So counsel, on
11 the question about traffic and traffic concerns,
12 one is that the -- the one of the speaker's
13 e-mails was talking about that corner of, what is
14 it, Choir and Carman? It looks like the -- the
15 last house is not going to be quite up to that
16 corner. So hopefully that --

17 (Stepping up.)

18 MR. BONESSO: Correct.

19 THIRD VICE-CHAIR LEWIS: -- that
20 particular concern hopefully won't be as big a
21 concern.

22 But my understanding, this is Carman,
23 so this is a County Road.

24 MR. BONESSO: Yes.

25 THIRD VICE-CHAIR LEWIS: So you will

1 NCPC Minor Sub. File No. 32-2026
2 need to go before "DPW" to request the curb cuts.

3 MR. BONESSO: Correct -- correct.

4 THIRD VICE-CHAIR LEWIS: So that would
5 be an opportunity for the issue of any mitigation
6 or any suggestions about things that can be done
7 to address --

8 MR. BONESSO: Right.

9 THIRD VICE-CHAIR LEWIS: -- traffic.

10 MR. BONESSO: And the property, in its
11 entirety, does not extend to either the corner of
12 Choir Lane, as you've -- as you've pointed out,
13 nor down to the corner of Cardinal Lane, because
14 there is a Town of Hempstead-owned property that
15 is on the, I guess it's the northeast corner of
16 Cardinal and Carman. And then to the north of --
17 of my client's property is all property owned by
18 the Town of Hempstead.

19 So this will not extend to either
20 corner. And it -- the -- while we're creating
21 four lots, there are already two single-family
22 houses on the property, so we're only really
23 talking about adding two additional curb cuts.

24 And if you saw the composite plan,
25 each -- each of the new houses has a turnaround

1 NCPC Minor Sub. File No. 32-2026
2 space in the front that will allow to avoid
3 backing out onto Carman Avenue.

4 MR. O'BRIEN: And in any event, it's a
5 "239-F," so you -- you need "DPW" approval,
6 whatever you do, because they're going to make
7 sure it's as safe as possibly can be.

8 MR. BONESSO: Correct.

9 And -- and lastly, with regard to the
10 notice, every adjacent neighbor who was required
11 to receive certified mail, I have the green cards
12 for all of those neighbors from the Zoning Board
13 hearing, to establish that all -- all the
14 required people were noticed for the Zoning Board
15 hearing, and we also have the green cards for
16 today's hearings.

17 THIRD VICE-CHAIR LEWIS: And how -- how
18 many off-street parking spots are you looking at
19 fitting --

20 MR. BONESSO: The -- the driveways --

21 THIRD VICE-CHAIR LEWIS: -- in -- into
22 each driveway?

23 MR. BONESSO: -- there will be a
24 garage, which must be maintained as a garage, and
25 then there's a double-wide driveway. And then

1 NCPC Minor Sub. File No. 32-2026
2 off to the side of the driveway is an area where
3 a car can back into, in order to pull out forward
4 onto the road, as opposed to back out onto the
5 road.

6 THIRD VICE-CHAIR LEWIS: That does
7 seem like good features to help address concerns
8 for --

9 MR. BONESSO: Yeah.

10 THIRD VICE-CHAIR LEWIS: -- traffic and
11 impact on the traffic, so okay.

12 MR. O'BRIEN: And just to add,
13 Mr. Bonesso, one other thing when you had the
14 zoning hearing, you had this -- the -- the large
15 sign up announcing the date and time of the
16 hearing, what the application was.

17 MR. BONESSO: Yes, the zoning --

18 MR. O'BRIEN: That's part of the
19 Town requirement now with zonings.

20 MR. BONESSO: Yeah, the Zoning
21 Ordinance some time ago required the posting of
22 the signage in --

23 MR. O'BRIEN: Besides the
24 newspapers --

25 MR. BONESSO: -- addition to the

1 NCPC Minor Sub. File No. 32-2026

2 mailing of --

3 MR. O'BRIEN: -- and the mailings --

4 MR. BONESSO: -- notices.

5 MR. O'BRIEN: -- there's a sign.

6 CHAIRMAN SHAPIRO: Is there anybody

7 else in the public that needs to be heard?

8 MS. BISHOP: (Gesturing.)

9 CHAIRMAN SHAPIRO: Come on up, fill out
10 a speaker registration form when you're done
11 please.

12 MS. BISHOP: Hello, everybody. My name
13 is Anna Bishop. I live at 1 Choir. I am across
14 the way from 870 Carman Avenue. I have lived
15 there since 1974, so I have a good idea how the
16 area is and how it's developed.

17 One of my concerns with the new homes
18 being built is pedestrian safety. You cannot
19 cross over that area. You can't pull out
20 comfortably from the side street. So my concerns
21 are more like how is the County going to address
22 not just the traffic, but the way that the cars
23 are going to pull out of their driveway?

24 It's a four-lane highway. People get
25 up to 50, 60 miles an hour on that road, though

1 NCPC Minor Sub. File No. 32-2026
2 they shouldn't. And these cars backing up could
3 possibly encounter some difficulty, because it's
4 coming up to a curve in the road where people are
5 heading down to the Wantagh Parkway. And the
6 other way goes to the old courthouses. And just
7 recently, there was a four-car accident about
8 four nights ago on that corner there.

9 I just want them to reassess and look
10 at that issue with these new additional cars
11 pulling out, backing up. They may need to have a
12 circular driveway for safety. And there needs to
13 be a pedestrian crosswalk for the children coming
14 home from school, because there isn't one. And
15 with more families living there, that's going to
16 become more of a concern, at least for me anyway.

17 Lastly, besides the trees -- and
18 they're iconic -- is the burden on the electric,
19 the water. Will we be notified when they have
20 shutoffs to do the new homes, because they're
21 going to have to put in, you know, I don't know
22 what the word is for it, when they have to put in
23 the new water, the new electric for the new
24 homes. I do want to be notified when they're
25 going to shut that off, so that -- because I'm

1 NCPC Minor Sub. File No. 32-2026

2 Hicksville Water as well as they will be.

3 VICE-CHAIR GREENFIELD: The Water
4 District has that responsibility.

5 MS. BISHOP: Okay.

6 CHAIRMAN SHAPIRO: Also, the "DPW" will
7 have the responsibility of dealing with the
8 driveways and the traffic.

9 MS. BISHOP: Okay, all right. Those
10 are just some of the concerns that I had and
11 I --

12 VICE-CHAIR GREENFIELD: Just out of
13 curiosity.

14 MS. BISHOP: Uh-huh.

15 VICE-CHAIR GREENFIELD: Did you go to
16 the Town hearing?

17 MS. BISHOP: I was unable to. I had a
18 funeral that day.

19 VICE-CHAIR GREENFIELD: Oh, I'm sorry
20 to hear that. Okay.

21 MS. BISHOP: So, you know, I wanted to
22 and I would've been there, but you can't make
23 everything.

24 (Laughter.)

25 MS. BISHOP: But that -- that is it.

1 NCPC Minor Sub. File No. 32-2026

2 And I also sent one of --

3 CHAIRMAN SHAPIRO: Thank you.

4 MS. BISHOP: -- the e-mails in.

5 CHAIRMAN SHAPIRO: All right. Thank
6 you very much.

7 MS. BISHOP: Thank you for your time.

8 CHAIRMAN SHAPIRO: Is there anybody --
9 please fill out a speaker registration form,
10 ma'am.

11 And is there anybody else who wishes to
12 be heard?

13 (No response.)

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

16 COMMISSIONER GOLD: I make a
17 motion to approve NCPC 32-2026 with a
18 "Negative Declaration."

19 CHAIRMAN SHAPIRO: Is there a second?

20 THIRD VICE-CHAIR LEWIS: Second.

21 CHAIRMAN SHAPIRO: All in favor?

22 (Chorus of "ayes.")

23 CHAIRMAN SHAPIRO: Any opposed?

24 (No response.)

25 CHAIRMAN SHAPIRO: Motion carries.

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NCPC Minor Sub. File No. 32-2026
MR. BONESSO: Thank you very much.

* * *

1 NCPC Minor Sub. File No. 33-2026

2 (Stepping up.)

3 MR. WREN: Okay. Next up is
4 NCPC File 33-2026. This is a two-parcel minor
5 subdivision.

6 The 22,341 square foot subject property
7 is situated on the north side of the Woodbury Road
8 in the Hamlet of Woodbury, Town of Oyster Bay's
9 "R1-10" Zoning District. Application proposes to
10 subdivide the property, which currently has
11 118 feet of frontage on Woodbury Road, into two
12 separate parcels.

13 "Proposed Lot A" will have 80 feet of
14 frontage by 142 feet and front out onto
15 Glen Drive and be a total of 11,408 square feet.

16 "Proposed Lot B" will have 114 feet of
17 frontage by 76 onto Gloria Drive and be a total
18 of 10,932 square feet.

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

22 I'd now like the developer to please
23 step up.

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

1 NCPC Minor Sub. File No. 33-2026

2 (Stepping up.)

3 MR. ERFAN: Good morning. My name is
4 David Erfan, Max Home Developers. I am a
5 managing member of the property. It's a half an
6 acre lot, proposed two home subdivision.

7 THIRD VICE-CHAIR LEWIS: And you're --
8 and you're switching the driveway from the
9 one street --

10 MR. ERFAN: Yeah. Woodbury Road is --
11 is a very busy road. We're going to switch it up
12 on the other side.

13 THIRD VICE-CHAIR LEWIS: That makes a
14 lot of sense.

15 MR. ERFAN: Yeah. We're going to close
16 the curb cut on Woodbury Road. We're going to
17 make two curb cuts on Glen Drive.

18 VICE-CHAIR GREENFIELD: Good idea.

19 COMMISSIONER DURSO: Yup.

20 VICE-CHAIR GREENFIELD: Okay. Anyone
21 from the public?

22 CHAIRMAN SHAPIRO: Any questions?

23 (No response.)

24 CHAIRMAN SHAPIRO: Commissioners?

25 (No response.)

1 NCPC Minor Sub. File No. 33-2026

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

4 (No response.)

5 (Stepping up.)

6 MR. WREN: I did also receive an e-mail
7 on this one.

8 CHAIRMAN SHAPIRO: Will you read it?

9 MR. WREN: It does have a summary
10 though.

11 CHAIRMAN SHAPIRO: Okay.

12 VICE-CHAIR GREENFIELD: Summary --
13 summary.

14 MR. WREN: Excuse me?

15 CHAIRMAN SHAPIRO: Go for it.

16 VICE-CHAIR GREENFIELD: You could ask
17 "AI" to give you summaries of things.

18 MR. WREN: Okay. Yeah, I will do that
19 in the future.

20 (Laughter.)

21 MR. WREN: This is from Jennifer Talbon
22 [sic], 9 Glen Drive.

23 Existing traffic and safety concerns at
24 Woodbury Road, Sunnyside Boulevard intersection.
25 Property location in -- at a key neighborhood

1 NCPC Minor Sub. File No. 33-2026
2 entrance and exit point. Potential congestion
3 and visibility issues associated with the new
4 driveways and on-street parking on Glen Drive.
5 Impact of increased density of the neighborhood
6 character. Removal of the trees and vegetations
7 of the new dwelling will increase the noise and
8 pollution throughout the neighborhood, existing
9 traffic on Woodbury Road as well. And the
10 Long Island Expressway and 135, significant
11 concerns of the residents. So tree -- tree
12 removal. And the precedence -- the precedence of
13 this approval could set for future subdivision
14 applications within Woodbury. Proposals that may
15 satisfy zoning requirements compliance, but do
16 not meet the interest of the surrounding
17 community.

18 (Stepping up.)

19 MR. ERFAN: The homes are situated on
20 Glen Drive, so we don't get into the traffic of
21 Woodbury Road. So it's a very quiet street and
22 there's no intersection that goes across the
23 street, so I don't see that as a traffic issue.

24 THIRD VICE-CHAIR LEWIS: And to circle
25 back to the question of these homes are going to

1 NCPC Minor Sub. File No. 33-2026

2 comply with the zoning code's current
3 requirements?

4 MR. ERFAN: Correct. The house, the
5 lots comply with the -- with zoning.

6 CHAIRMAN SHAPIRO: Staff, didn't
7 we just recently approve a subdivision on
8 Glen Drive, or a minor subdivision?

9 MR. WREN: I don't believe so.

10 CHAIRMAN SHAPIRO: There was something
11 that was off of, I thought it was off of
12 Woodbury Road and Glen Drive.

13 MR. WREN: Not that Cameron and I can
14 remember, but I can check it out once I get back
15 to the office.

16 CHAIRMAN SHAPIRO: Okay. All right.

17 MR. ERFAN: But -- but the homes will
18 have two-car garages and, you know, big driveway.

19 CHAIRMAN SHAPIRO: Okay.

20 COMMISSIONER DURSO: Can I just ask one
21 question? Just, it's hard to tell on this
22 picture, where the -- actually, it's probably
23 close.

24 The driveway for the second property,
25 is it going to be close to where Gloria Drive is?

1 NCPC Minor Sub. File No. 33-2026

2 I'm just concerned about that intersection.

3 MR. ERFAN: It's -- it's a few feet
4 away, but yes, it's going to be to that
5 (indicating) side, to the northern side of it.
6 The reason being is I believe there's like a --
7 like a drain on the left side, so we can't really
8 park.

9 VICE-CHAIR GREENFIELD: There's a storm
10 drain?

11 MR. ERFAN: Yeah, there's a storm drain
12 on the left, otherwise --

13 VICE-CHAIR GREENFIELD: Okay, that's a
14 good answer.

15 Thank you.

16 MR. ERFAN: Yeah.

17 CHAIRMAN SHAPIRO: Thank you.

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

20 (No response.)

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

23 COMMISSIONER DURSO: I'd like to make a
24 motion to approve NCPC File No. 33-2026 with a
25 "Negative Declaration."

1 NCPC Minor Sub. File No. 33-2026
2 VICE-CHAIR GREENFIELD: Second.
3 CHAIRMAN SHAPIRO: All in favor?
4 (Chorus of "ayes.")
5 CHAIRMAN SHAPIRO: Any opposed?
6 (No response.)
7 CHAIRMAN SHAPIRO: The motion carries.
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1 NCPC Minor Sub. File No. 11-2025

2 CHAIRMAN SHAPIRO: Next we have a --

3 (Discussion held off the record.)

4 (Stepping up.)

5 MR. WREN: Next up --

6 CHAIRMAN SHAPIRO: -- an extension of

7 time.

8 MR. WREN: -- is an extension -- oh,

9 I'm sorry, an extension of time.

10 So this is NCPC File 11-2025. This was

11 a four-parcel minor subdivision in the

12 Incorporated Village of Brookville.

13 We approved this back in April, on

14 April 10th, 2025. The applicant just needs to

15 apply for their first extension of time, which

16 would put the new deed filing date at

17 November 22nd, 2026.

18 I'd now like the attorney to come up.

19 (Stepping up.)

20 MR. HOEBICH: Thank you.

21 Mr. Chairman, members of the Board, my

22 name is Patrick Hoebich, H-o-e-b, as in boy,

23 i-c-h. I'm an attorney for the applicant.

24 And for the reasons set forth in the

25 extension application, we respectfully request

1 NCPC Minor Sub. File No. 11-2025

2 this first extension.

3 CHAIRMAN SHAPIRO: Commissioners, any
4 questions?

5 VICE-CHAIR GREENFIELD: No.

6 CHAIRMAN SHAPIRO: Thank you.

7 Not seeing any, I'll -- is there
8 anybody in the public that wishes to be heard?

9 (No response.)

10 CHAIRMAN SHAPIRO: Not seeing anyone,
11 I'll take a motion.

12 COMMISSIONER DURSO: I'd like to make a
13 motion to approve NCPC File No. 11-2025, for the
14 extension of time with a "Negative Declaration."

15 MR. O'BRIEN: And that'll be to
16 November 22nd, 2026.

17 COMMISSIONER DURSO: We're going to
18 date this 'til November 22nd, 2026.

19 CHAIRMAN SHAPIRO: Is there a second?

20 COMMISSIONER GOLD: Second.

21 THIRD VICE-CHAIR LEWIS: Second.

22 CHAIRMAN SHAPIRO: All in favor?

23 (Chorus of "ayes.")

24 CHAIRMAN SHAPIRO: Any opposed?

25 (No response.)

1 NCPC Minor Sub. File No. 11-2025
2 CHAIRMAN SHAPIRO: Motion carries.
3 MR. HOEBICH: Thank you.
4 CHAIRMAN SHAPIRO: You're welcome.
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1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: All right.

3 THIRD VICE-CHAIR LEWIS: Zoning.

4 CHAIRMAN SHAPIRO: Greg, you're up.

5 We're going to do this really --

6 VICE-CHAIR GREENFIELD: Short form.

7 CHAIRMAN SHAPIRO: -- short form.

8 (Laughter.)

9 MR. O'BRIEN: Reader's Digest.

10 * * *

11 CHAIRMAN SHAPIRO: First we'll --

12 (Stepping up.)

13 MR. HOESL: Yes --

14 CHAIRMAN SHAPIRO: -- we'll take a
15 motion to adjourn NCPC File Agenda Item No. 2,
16 515126. That'll be adjourned to the
17 June meeting.

18 COMMISSIONER DURSO: So moved.

19 CHAIRMAN SHAPIRO: June 25th?

20 MR. HOESL: 25th, yup.

21 CHAIRMAN SHAPIRO: Okay.

22 MR. HOESL: Thank you.

23 COMMISSIONER DURSO: I'll second.

24 CHAIRMAN SHAPIRO: All in favor?

25 (Chorus of "ayes.")

1 Zoning Referral Review

2 CHAIRMAN SHAPIRO: Any opposed?

3 (No response.)

4 CHAIRMAN SHAPIRO: Motion carries.

5 MR. HOESL: Thanks.

6 * * *

7 CHAIRMAN SHAPIRO: Do you want me to
8 read the rest in?

9 MR. HOESL: I mean you --

10 CHAIRMAN SHAPIRO: Or do you want to
11 just do it?

12 (Laughter.)

13 MR. HOESL: Yeah. I mean if you don't
14 want to discuss anything.

15 CHAIRMAN SHAPIRO: No.

16 MR. HOESL: Yup.

17 CHAIRMAN SHAPIRO: Do we have any other
18 questions on the other?

19 COMMISSIONER DURSO: I don't think we
20 do.

21 CHAIRMAN SHAPIRO: I don't think we
22 did.

23 VICE-CHAIR GREENFIELD: That was the
24 only one.

25 CHAIRMAN SHAPIRO: Okay. So

1 Zoning Referral Review

2 Commissioners, I will take a motion to "LD" the
3 following items, Agenda Item:

4 1

5 3;

6 4;

7 5;

8 6;

9 7;

10 8;

11 And 9.

12 Do I have a motion?

13 THIRD VICE-CHAIR LEWIS: I'll make that
14 motion for "LDs" on those numbers.

15 CHAIRMAN SHAPIRO: Is there a second?

16 COMMISSIONER DURSO: Second.

17 CHAIRMAN SHAPIRO: All in favor?

18 (Chorus of "ayes.")

19 CHAIRMAN SHAPIRO: Any opposed?

20 (No response.)

21 CHAIRMAN SHAPIRO: Motion carries.

22 * * *

23

24

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1 Proceedings

2 CHAIRMAN SHAPIRO: And last motion of
3 the day.

4 VICE-CHAIR GREENFIELD: So moved to
5 adjourn, but what, do we got students back there
6 (indicating)?

7 AUDIENCE MEMBERS: (Nodding head yes.)

8 VICE-CHAIR GREENFIELD: Okay. Hope you
9 had a good learning experience today.

10 (Laughter.)

11 VICE-CHAIR GREENFIELD: Thanks for
12 joining us. Thanks for not asking a question on
13 the record.

14 THIRD VICE-CHAIR LEWIS: If you have
15 any questions --

16 CHAIRMAN SHAPIRO: Which --

17 THIRD VICE-CHAIR LEWIS: -- Jeff will
18 be happy to take your questions.

19 CHAIRMAN SHAPIRO: -- which -- which
20 school are you from?

21 AUDIENCE MEMBER: Touro.

22 AUDIENCE MEMBER: Hofstra.

23 COMMISSIONER DURSO: Touro.

24 VICE-CHAIR GREENFIELD: Touro.

25 CHAIRMAN SHAPIRO: Touro.

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Proceedings

THIRD VICE-CHAIR LEWIS: Touro.

VICE-CHAIR GREENFIELD: All right, very
nice.

(Discussion held among Commissioners
off the record.)

(The meeting was concluded at
11:09 a.m.)

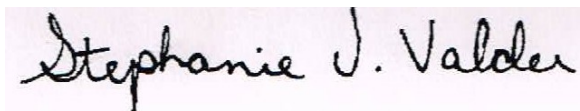
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C E R T I F I C A T I O N

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.

A handwritten signature in black ink that reads "Stephanie J. Valder". The signature is written in a cursive style and is placed on a light pink rectangular background.

STEPHANIE J. VALDER,
Stenographer

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