

REGULAR MEETING
of the
NASSAU COUNTY PLANNING COMMISSION

Thursday, June 25, 2026

10:06 a.m. - 10:42 a.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

5

NEAL LEWIS, Third Vice-Chair

6

DANA DURSO,

7

DENISE GOLD,

8

9

Commissioners

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11 ROBERT O'BRIEN, Esq., Counsel

12

13

14 Staff:

15

GREGORY J. HOESL

16

CAMERON SANDS

17

TIMOTHY WREN

18

19

20 A L S O P R E S E N T:

21 MARIESEL BERRIOS, Stenographer

22

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1 Proceedings

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

5 MR. HOESL: Good morning, and

6 welcome to the June 25th hearing of the

7 Nassau County Planning Commission.

8 Please rise for the Pledge of

9 Allegiance.

10 CHAIRMAN SHAPIRO: Hand over your

11 heart.

12 (Whereupon, the Pledge of

13 Allegiance was recited.)

14 MR. HOESL: I'd like to start

15 with a roll call.

16 Starting with Commissioner Gold?

17 COMMISSIONER GOLD: Present.

18 MR. HOESL: Commissioner Durso?

19 MS. DURSO: Present.

20 MR. HOESL: Vice-Chair

21 Greenfield?

22 VICE-CHAIR GREENFIELD: Present.

23 MR. HOESL: Chair Shapiro?

24 CHAIRMAN SHAPIRO: Here.

25 MR. HOESL: Vice-Chair Lewis?

1 Proceedings

2 THIRD VICE-CHAIR LEWIS: Here.

3 MR. HOESL: Commissioner Forman?

4 (No response given.)

5 MR. HOESL: Commissioner

6 Sakowich?

7 CHAIRMAN SHAPIRO: Excused.

8 MR. HOESL: Commissioner Ellerbe?

9 CHAIRMAN SHAPIRO: Excused.

10 MR. HOESL: I'd like to
11 acknowledge the receipt of the
12 transcript from June 4, 2026.

13 CHAIRMAN SHAPIRO: So moved.
14 Second?

15 COMMISSIONER GOLD: Second.

16 CHAIRMAN SHAPIRO: All in favor?

17 (Chorus of "Ayes.")

18 CHAIRMAN SHAPIRO: Motion
19 carries.

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1 OSPAC 5-2026

2 MR. HOESL: Starting off with
3 OSPAC 5-2026. This is an application to
4 release property to the interested
5 party, Karp Associates. The site
6 location is north of 182 Bethpage Sweet
7 Hollow Road in the Hamlet of Old
8 Bethpage, Town of Oyster Bay.

9 Nassau County is requesting
10 permission to release a portion of Lot
11 310, as shown on the map, outlined in
12 blue. In this portion of County-owned
13 land, would be transferred to the
14 contract vendee located to the south,
15 182 Bethpage Sweet Hollow Road, Karp
16 Associates.

17 This application was previously
18 known as OSPAC 5-2022. It was first
19 brought before the OSPAC board on
20 September 8 2022.

21 This request followed OSPAC
22 2-2020, which was a similar application,
23 where a part of County-owned Lot 310 was
24 sold to the adjacent neighbor to the
25 west, 148 Bethpage Sweet Hollow Road for

1 OSPAC 5-2026

2 use as a turnaround area for trucks.

3 This application was approved and
4 an area of about 38,000 square feet with
5 175-feet of depth was carved out of this
6 lot and sold to the property owner to
7 the west, becoming Lot 309.

8 However, the turnaround area has
9 not been constructed, and is still
10 currently wooded.

11 When OSPAC 5-2022 was originally
12 presented to the Board, members of both
13 the Planning Commission had concerns
14 overselling another portion of Lot 310
15 to an industrial site in the area, and
16 ultimately the application didn't
17 proceed.

18 Additionally, at the time, there
19 were talks with the Legislator Rose
20 Walker's office about using money from
21 the Open Space Fund to purchase back the
22 parcel that was sold to the adjacent
23 business.

24 Unlike the previous conveyance,
25 however, this request involves a smaller

1 OSPAC 5-2026

2 portion of Lot 310. The area proposed
3 for conveyance to the adjoining property
4 owner would extend only approximately
5 100-feet into the lot. This depth is
6 less than the neighboring property
7 owner, which has 175-feet of depth.

8 At the June 9, 2026 OSPAC
9 meeting, the members voted 6-0 to
10 recommend this application.

11 We also have Garrett Gray for any
12 further questions.

13 MR. GRAY: Mr. Chairman, Members
14 of the Board, Garrett Gray, Weber Law
15 Group, 290 Broad Hollow Road, Melville,
16 New York, for the applicant.

17 THIRD VICE-CHAIR LEWIS: Good
18 morning.

19 MR. GRAY: Also with me today is
20 George Kosser, an executive officer of
21 Karp Associates.

22 THIRD VICE-CHAIR LEWIS: We're
23 seeing images of -- this is your
24 client's property, right?

25 MR. GRAY: Yes.

1 OSPAC 5-2026

2 THIRD VICE-CHAIR LEWIS: As
3 stated by staff, the goal here is to
4 provide a little more space. The
5 bird's-eye view does show the property
6 was kind of tight in terms of turnaround
7 space, and such.

8 MR. GRAY: Very tight.

9 THIRD VICE-CHAIR LEWIS: Yeah,
10 very tight. And from the previous
11 conversations, we did talk about the
12 area being smaller than what we
13 initially thought about and what was
14 done with the neighbor.

15 MR. GRAY: Correct.

16 THIRD VICE-CHAIR LEWIS: So, it
17 seems like all those ducks are in a
18 line, so to speak.

19 We did have a meeting of OSPAC,
20 and as various advocates for Open Space,
21 and they reviewed this, and did vote 6-0
22 in support of it. So, that's a very
23 strong recommendation. We're ready to
24 kind of go forward.

25 The question I think the Chairman

1 OSPAC 5-2026

2 wants to address has more to do with the
3 neighboring property. So, we kind of
4 don't want to have the same mistake or
5 same set of facts, so to speak. We want
6 to kind of set some deadline or
7 parameters here.

8 So, Mr. Chairman, did you want to
9 mention the idea of -- maybe
10 conditioning this or setting a timeline.

11 CHAIRMAN SHAPIRO: So, my thought
12 was that since it's been five years, and
13 the other property, which was supposed
14 to be used for a truck turnaround, never
15 happened.

16 MR. GRAY: Fifteen years.

17 CHAIRMAN SHAPIRO: Pardon?

18 MR. GRAY: It's been 15 years.

19 CHAIRMAN SHAPIRO: Did we do it
20 that long ago?

21 MR. GRAY: Yeah.

22 MR. O'BRIEN: 2011, for the other
23 property. That seems wrong. The
24 neighboring property.

25 CHAIRMAN SHAPIRO: What it was,

1 OSPAC 5-2026

2 it really doesn't matter.

3 VICE-CHAIRMAN GREENFIELD: Let me
4 see? It's 24 years out.

5 CHAIRMAN SHAPIRO: No, 27 years.

6 VICE-CHAIRMAN GREENFIELD: 27, 25
7 years.

8 CHAIRMAN SHAPIRO: Every year
9 runs into the other.

10 Be that as it may, does your
11 client have a problem -- I don't have a
12 problem with it being used for truck
13 turnaround. I just want to see the work
14 done. So, let's put a timeline on it.
15 It should be done within, say, the next
16 three years.

17 MR. GRAY: That's acceptable.

18 CHAIRMAN SHAPIRO: And if not --

19 MR. GRAY: Three years from
20 closing.

21 CHAIRMAN SHAPIRO: Three years
22 from closing.

23 MR. GRAY: Yes.

24 CHAIRMAN SHAPIRO: If not, revert
25 back to the County at the same price.

1 OSPAC 5-2026

2 MR. GRAY: Correct.

3 MR. O'BRIEN: For the record, for
4 the people in the audience, this would
5 just be a recommendation.

6 CHAIRMAN SHAPIRO: A
7 recommendation to the legislature.

8 MR. GRAY: Yes.

9 MR. O'BRIEN: We'll make our own
10 decision.

11 VICE-CHAIRMAN GREENFIELD: We're
12 going to put it as a recommendation to
13 the legislature, but I'd just like to
14 point to recite on the record that he's
15 okay with it?

16 MR. KOSSER: My name is George
17 Kosser. I'm vice president of Karp
18 Associates, and yes, we will -- we will
19 pave the turnaround within a three-year
20 timeframe. Thank you.

21 VICE-CHAIRMAN GREENFIELD: Thank
22 you, sir.

23 CHAIRMAN SHAPIRO: Thank you.

24 Commissioners, any other
25 questions?

1 OSPAC 5-2026

2 (No response given.)

3 CHAIRMAN SHAPIRO: Then I will
4 call for a vote.

5 MR. O'BRIEN: You have a
6 recommendation. Someone has to make a
7 motion.

8 CHAIRMAN SHAPIRO: That's true.
9 Somebody has to make a motion.

10 VICE-CHAIRMAN GREENFIELD: Public
11 comment is closed on this item, so we'll
12 go right to vote now that we've
13 discussed amongst the commission.

14 So, it's OSPAC 5-2026 for
15 reference. The motion is that we
16 recommend to the Nassau County
17 Legislature to approve the negative
18 declaration and approve the disposition
19 of the property.

20 CHAIRMAN SHAPIRO: And the
21 recommendation that it be completed
22 within three years, and if not, that it
23 reverts back to the County at the same
24 price.

25 VICE-CHAIRMAN GREENFIELD: I'll

1 OSPAC 5-2026

2 second the motion and the addendum to
3 the motion to the three-year time period
4 from closing.

5 CHAIRMAN SHAPIRO: All in favor?

6 (Chorus of "Ayes.")

7 CHAIRMAN SHAPIRO: Any opposed?

8 (No response given.)

9 CHAIRMAN SHAPIRO: Motion
10 carries.

11 MR. GRAY: Thank you very much.

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1 OSPAC 7-2026

2 MR. HOESL: Up next, we have
3 OSPAC 7-2026. The site location of this
4 subject property is 1425 Old Country
5 Road, Plainview, New York 11803.

6 The County is requesting
7 permission to sell the above-referenced
8 county on subject property, outlined in
9 the yellow triangle to the Town of
10 Oyster Bay.

11 The subject property is located
12 along the south side of Old Country Road
13 in the Hamlet of Old Bethpage, and this
14 parcel represents the last remaining
15 piece of land owned by Nassau County
16 from the former Sanatorium property,
17 which is now the site of a commercial
18 development, Country Point Park at
19 Plainview.

20 The property is situated along
21 the former access road corridor, which
22 now provides access to sports playing
23 fields that are to be conveyed to the
24 Town of Oyster Bay. In order for the
25 town to obtain complete access and fully

OSPAC 7-2026

develop the playing fields, the town is requesting ownership of the remaining County-owned marginal road parcel. This request follows two prior County actions involving nearby county on the property.

In 2022, the County granted an easement to the Town of Oyster Bay to originally provide access to the adjacent soccer fields, and more recently, under OSPAC 1-2025, the County approved the sale of two adjacent lots to the Town of Oyster Bay.

DPW did approve of this proposed sale, and at the June 9, 2026 OSPAC meeting, the members of OSPAC voted 6-0 to recommend approving this application.

We also have an attorney from the Town of Oyster Bay, if you have any questions.

MS. FAUGHNAN: Good morning, Elizabeth Faughnan, F-A-U-G-H-N-A-N. Deputy Town Attorney, Office of the Town Attorney.

We just like to thank the

1 OSPAC 7-2026

2 Planning Commission and Nassau County.

3 Obviously, this is important to
4 us to be able to control the access road
5 into over 56 acres of playing fields for
6 residents and visitors to the Town of
7 Oyster Bay. We pride ourselves on our
8 athletic facilities, and this would just
9 complement and help us improve those
10 facilities.

11 VICE-CHAIRMAN GREENFIELD:

12 Counselor, don't thank us until after we
13 get the vote?

14 MS. FAUGHNAN: Well, I thank you
15 for even considering.

16 VICE-CHAIRMAN GREENFIELD: Okay.

17 MS. FAUGHNAN: It's important to
18 us, and we thank you.

19 VICE-CHAIRMAN GREENFIELD: But
20 any event, I'm familiar with the
21 property because 30 years ago, I was the
22 soccer mom that transported my daughter
23 to soccer on that site.

24 MS. FAUGHNAN: Well, I'm glad to
25 hear that you weren't at --

1 OSPAC 7-2026

2 VICE-CHAIRMAN GREENFIELD: Thirty
3 years ago.

4 MS. FAUGHNAN: - at the
5 sanitarium, back in the day.

6 VICE-CHAIRMAN GREENFIELD: Well,
7 actually, my wife worked as a social
8 worker there. Interned when she was
9 going to Adelphi.

10 MR. O'BRIEN: (Inaudible.)

11 VICE-CHAIRMAN GREENFIELD: No,
12 no, that's not for the record.

13 (Laughter.)

14 THIRD VICE-CHAIR LEWIS: So,
15 Counsel, would this be the last transfer
16 that's needed for the plans that the
17 town has in terms of its property?

18 MS. FAUGHNAN: I believe we're
19 still working with the Postal Service
20 with respect to the postal property.

21 THIRD VICE-CHAIR LEWIS: That's
22 what I was wondering about it.

23 MS. FAUGHNAN: Yes.

24 THIRD VICE-CHAIR LEWIS: You
25 still have that. Is that what's

1 OSPAC 7-2026

2 represented as the blue here?

3 MS. FAUGHNAN: Yes.

4 THIRD VICE-CHAIR LEWIS: But this
5 will give you the access in terms of the
6 entrance to get to the ball fields.

7 MS. FAUGHNAN: Correct.

8 CHAIRMAN SHAPIRO: Any other
9 questions?

10 MR. O'BRIEN: Absolves the County
11 of all maintenance and liability, which
12 is just as important.

13 CHAIRMAN SHAPIRO: Right.

14 MR. O'BRIEN: If not, more
15 important from the County's end.

16 THIRD VICE-CHAIR LEWIS: And it's
17 consistent with some efforts that we've
18 been responsible for here over the
19 years, where some of the parks that make
20 more sense to be run by the towns are
21 transferred to the towns. It makes more
22 sense.

23 CHAIRMAN SHAPIRO: Thank you.
24 Commissioners?

25 (No response given.)

1 OSPAC 7-2026

2 CHAIRMAN SHAPIRO: With that,
3 I'll take a motion.

4 THIRD VICE-CHAIR LEWIS: Mr.
5 Chairman, I'd like to make a motion
6 of OSPAC 7-2026. The motion is to
7 recommend to the Nassau County
8 Legislature that they approve this main
9 neg dec, and that they approve
10 disposition of the property.

11 CHAIRMAN SHAPIRO: Do I have a
12 second?

13 MS. DURSO: Second.

14 CHAIRMAN SHAPIRO: All in favor?
15 (Chorus of "Ayes.")

16 CHAIRMAN SHAPIRO: Any opposed?
17 (No response given.)

18 CHAIRMAN SHAPIRO: Motion
19 carries.

20 MS. FAUGHNAN: Thank you very
21 much.

22 VICE-CHAIRMAN GREENFIELD: Thank
23 you, Counselor.

24 * * *

25 MR. WREN: Good morning. Next

1 NCPC Minor Sub. File No. 30-2026

2 up, we have Minor Subdivisions.

3 First up, is Case 30-2026. We
4 actually adjourn this from our June 4th
5 hearing. The attorney is actually
6 requested to be adjourned again to July
7 16th meeting because they were not able
8 to uh, have a meeting with the
9 Incorporated Village of Saddle Rock in
10 the time period.

11 MR. O'BRIEN: He was here for the
12 work session.

13 CHAIRMAN SHAPIRO: Right.

14 MR. O'BRIEN: We told him he
15 didn't have to stay for the adjournment.

16 CHAIRMAN SHAPIRO: Exactly.

17 So, Commissioners, I'll take a
18 motion to adjourn NCPC File 30-2026 to
19 July 16th.

20 MS. DURSO: Second.

21 CHAIRMAN SHAPIRO: All in favor?

22 (Chorus of "Ayes.")

23 CHAIRMAN SHAPIRO: Motion
24 carries.

25 * * *

1 NCPC Minor Sub. File No. 34-2026

2 MR. WREN: Next up, we have Case
3 34-2026. This is a two-parcel minor
4 subdivision.

5 The 16,493 square foot subject
6 property is situated on the south side
7 of Melville Road in both the
8 Incorporated Village of Farmingdale's
9 Residential-B zoning district and the
10 Hamlet of South Farmingdale, Town of
11 Oyster Bay's, R-1-7 zoning district.

12 The application proposes to
13 subdivide the property, which has 233
14 feet of frontage on Melville Road and
15 Balcom Road, into two separate parcels.

16 Proposed Lot A will have 70-feet
17 of frontage on Melville Road by
18 150-feet, and be 9,300 square feet.

19 Proposed Lot B will be 164-feet
20 of frontage on Melville Road by 90-feet
21 and be a total of 7,193 square feet.

22 Proposed Lot B is situated
23 entirely in the Incorporated Village of
24 Farmingdale and is zoning compliant to
25 their standards.

1 NCPC Minor Sub. File No. 34-2026

2 Lot A did receive a request for
3 variances from the Town of Oyster Bay's
4 Board of Appeals, and that is a variance
5 to construct a new dwelling on
6 subdivided lot having less width of lot
7 at rear yard than from front property
8 line than required by ordinance.

9 We also did see this back in
10 December of 2023 for zoning, and a local
11 determination letter was provided.

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

14 CHAIRMAN SHAPIRO: Good morning.
15 Name and address for the record, please.

16 MR. FILIPAZZI: Good morning.
17 Andrew Filipazzi, attorney with Harras,
18 Bloom & Archer, 445 Broad Hollow Road,
19 Melville, New York. Appearing on
20 behalf of the applicant and owner, Carl
21 Drive LLC.

22 As Mr. Wren had gone through,
23 this is a one into two minor
24 subdivision. Property originally was
25 wholly under the jurisdiction of the

1 NCPC Minor Sub. File No. 34-2026
2 Village of Farmingdale. As we went
3 through the process, it was determined
4 that one of the building lots as part of
5 the subdivision would be under the Town
6 of Oyster Bay jurisdiction.

7 So, it's been a lot of back and
8 forth between both jurisdictions to get
9 both proposed houses, both proposed
10 lots, into conformity with the character
11 of the neighborhood, and the respective
12 --

13 THIRD VICE-CHAIR LEWIS: Can I
14 interrupt you on just the question of
15 jurisdiction? If we look at the image
16 on the screen? So, it's showing the
17 incorporated village is sort of to that
18 light running right through.

19 MR. FILIPAZZI: Correct.

20 THIRD VICE-CHAIR LEWIS: Looks
21 like 48 is the property being divided?

22 MR. FILIPAZZI: Correct. The
23 corner property it's made up of three
24 tax lots as one property. So, the
25 proposed corner lot is going to remain

1 NCPC Minor Sub. File No. 34-2026
2 within the jurisdiction of the Village
3 of Farmingdale. The interior lot will
4 be under the jurisdiction of Town of
5 Oyster Bay.

6 THIRD VICE-CHAIR LEWIS: Is that
7 22, or that's 48, you're referring to?

8 MR. WREN: Go to the next map.
9 Actually shows a little bit clearer.

10 MR. SANDS: That just shows the
11 tax map.

12 THIRD VICE-CHAIR LEWIS: This
13 one's a little bit clearer.

14 MR. FILIPAZZI: Yeah.

15 MR. O'BRIEN: In the end, if this
16 was approved, the new tax lots will be
17 created --

18 MR. FILIPAZZI: Correct.

19 MR. O'BRIEN: -- through
20 assessment.

21 MR. FILIPAZZI: Yeah, new tax
22 lots will be created, and I imagine that
23 will be one for each of the new --

24 MR. O'BRIEN: Probably.

25 MR. FILIPAZZI: -- properties.

1 NCPC Minor Sub. File No. 34-2026
2 'cause right now, there's three tax
3 lots, and I believe one of them is being
4 split by the proposed subdivision. So,
5 an assessment will prepare you to do tax
6 lots.

7 THIRD VICE-CHAIR LEWIS: So, you
8 had to go to both the village and the
9 town?

10 MR. FILIPAZZI: Yes. For full
11 hearings, there was extensive
12 discussion, review by both -- primarily
13 the village, but also the town. The
14 town, as Mr. Wren had mentioned, we did
15 require and receive a variance for lot
16 width. That was only with respect to
17 the rear. You see, there's a bit of a
18 tail.

19 THIRD VICE-CHAIR LEWIS: It's
20 narrower, okay.

21 MR. FILIPAZZI: So, the proposed
22 house conforms to all zoning
23 requirements, including setbacks to the
24 shorter of the rear yard. So, what we
25 received a various for is, you know,

1 NCPC Minor Sub. File No. 34-2026
2 essentially, just an additional narrower
3 rear yard.

4 CHAIRMAN SHAPIRO: Thank you.
5 Any other questions?

6 (No response given.)

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

10 (A gentleman raises his hand.)

11 MR. O'BRIEN: We have a gentleman
12 who raised his hand, Chairman.

13 CHAIRMAN SHAPIRO: When you get
14 done, please say the speaker
15 registration form, please. When you're
16 done.

17 Name and address for the record.

18 MR. STYLE: My name is Joseph
19 Style, and I live at 12 Balcom Road,
20 which is right across the street, where
21 the houses are supposedly going to be
22 proposed, in a way, to be built.

23 My questions have always been,
24 like everything else, safety and the way
25 the houses are there because it's a

1 NCPC Minor Sub. File No. 34-2026
2 multi-stop sign corner, where there's
3 always local, you know, police
4 contouring, always watching that area
5 because of that population; kids,
6 college down the block, the whole thing.

7 So, I always wanted to know how
8 they brought they were gonna get two
9 houses with one, and actually get away
10 with it to try to keep the status quo;
11 if you know what I'm trying to say? But
12 again, the way things will be then, it's
13 gonna be chaotic.

14 I've been there a good amount of
15 years to see what goes on from the house
16 being there and not being there.

17 So, the more or less thinking
18 it's gonna just blend and dwell. I
19 can't see that. I think it's more
20 safety in heart than anything else, you
21 know what I mean.

22 You always try to think is it --
23 is it going to be prosperity or greed.
24 What are we going for? If you know what
25 I'm trying to say?

1 NCPC Minor Sub. File No. 34-2026

2 But like everything else, I know
3 big business has their own little idea
4 on like and what should be. But I'm
5 thinking, the way it was when I first
6 got there, was nowhere near that, if you
7 know what I'm trying to get at?

8 And to have two houses, where
9 there's going to be one, it's that old
10 saying of trying to put five pounds of
11 beef in a two-pound bag, you know what I
12 mean? So, I don't see how you move
13 around in a way.

14 Because like you say, for them to
15 put cops, patrolmen on that corner,
16 where I am, to watch the stop signs
17 being blown left and right, you know
18 there's gonna be an issue, and that's
19 not even saying that they're there yet.

20 VICE-CHAIRMAN GREENFIELD: So.

21 MR. STYLE: Go ahead.

22 VICE-CHAIRMAN GREENFIELD: I
23 fully understand and respect what he's
24 saying. I mean, my daughter was struck
25 by a car in a school zone.

1 NCPC Minor Sub. File No. 34-2026

2 MR. STYLE: Exactly.

3 VICE-CHAIRMAN GREENFIELD: So, no
4 one's more sensitive than I.

5 MR. STYLE: I understand.

6 VICE-CHAIRMAN GREENFIELD: And I
7 got school zones marked in my village
8 and the speed cameras.

9 MR. STYLE: Right, I appreciate
10 that.

11 VICE-CHAIRMAN GREENFIELD: But
12 having said that, here's what we're up
13 against.

14 MR. STYLE: Go ahead.

15 VICE-CHAIRMAN GREENFIELD: The
16 Incorporated Village of Farmingdale,
17 Board of Trustees, approved this
18 subdivision with no variances required.
19 The Town of Oyster Bay, Board of
20 Appeals, has approved this request for a
21 variance.

22 Now, for us to go counter to
23 that, we would invite an Article 78
24 against this Commission and the people
25 of Nassau County, and we have no

1 NCPC Minor Sub. File No. 34-2026
2 jurisdiction over the stop signs or
3 policing or traffic control devices.

4 Everything you say is absolutely
5 valid, and absolutely true, and
6 absolutely a concern of this Commission.
7 However, we're powerless to do something
8 about that, and I encourage you to call
9 to the attention of your county
10 legislator, who can then directed
11 accordingly.

12 Wayne, maybe you could help me
13 with the county legislator, do you know,
14 in that district?

15 MR. WAYNE: Farmingdale?

16 VICE-CHAIRMAN GREENFIELD:
17 Farmingdale, yeah.

18 UNIDENTIFIED SPEAKER: Is it
19 Kennedy?

20 MR. WAYNE: I'll double-check.

21 VICE-CHAIRMAN GREENFIELD: Maybe
22 you can take this gentleman's name and
23 information and put him in touch with
24 his county legislator.

25 MR. O'BRIEN: Also note, Mr.

1 NCPC Minor Sub. File No. 34-2026
2 Perrakis just pointed out to me,
3 Melville Road is a county road, so there
4 will be 239 --

5 VICE-CHAIRMAN GREENFIELD: Oh,
6 good. Explain that to this gentleman.

7 MR. O'BRIEN: So, if the property
8 abuts a county road, under 239, general
9 municipal law, if I remember right, the
10 DPW, County DPW, will be very much
11 involved with the ingress and egress in
12 traffic and everything over there.

13 MR. STYLE: I say that too
14 because the college -- not to interrupt,
15 I'm sorry.

16 But the college and everything
17 too is right down the block, but I'm
18 sure you're all well aware of that.

19 MR. O'BRIEN: More importantly,
20 these Commissioners being aware of it.

21 MR. STYLE: Right.

22 MR. O'BRIEN: DPW knows all about
23 it, and they will give a very detailed
24 look.

25 There have been occasions where

1 NCPC Minor Sub. File No. 34-2026
2 matters have come before this Commission
3 and approval has been given, and never
4 made it out of DPW because of the --
5 we'll call it the scientific or
6 technical aspects of that application.

7 So, you won't be forgotten, and
8 the County will have a much more
9 detailed look for their traffic
10 division.

11 MR. STYLE: I appreciate that.
12 Just the idea that, you know, being,
13 like I said, there, and I see more of it
14 than anybody else is going to see in the
15 rest of our days. But it's just the
16 idea -- you can see in a way that where
17 things can mushroom into something that
18 you wouldn't want to see, if you know
19 what I'm trying to get at, in so many
20 words.

21 Because you still have the school
22 buses on the corner because, again, it
23 is a corner intersection, so you still
24 have the school buses, picking up kids,
25 and then they're thinking, well, the two

1 NCPC Minor Sub. File No. 34-2026

2 houses, would that help or not help?

3 You know what I mean?

4 So, like everything else, we

5 could just see it come together.

6 MR. O'BRIEN: Thank you.

7 CHAIRMAN SHAPIRO: Thank you.

8 MR. STYLE: You're welcome.

9 THIRD VICE-CHAIR LEWIS: So,

10 Counsel, if we could just follow up with

11 a question or two, as a follow-up to the

12 neighbor's comments.

13 Someone that currently lives --

14 moved over a year ago or so into the

15 Village on Farmingdale. Melville Road

16 is a busy road.

17 MR. FILIPAZZI: Yes.

18 THIRD VICE-CHAIR LEWIS: His

19 observations are certainly accurate in

20 that respect, and it can be a little

21 disconcerting how the traffic move

22 there.

23 I noticed a couple of the homes

24 on the other side are usually like half

25 horseshoe type driveways. I think part

1 NCPC Minor Sub. File No. 34-2026
2 of the thinking is it's a busy road.
3 You don't really want the car backing
4 up, trying to either pull in or such.

5 Have you given thoughts like that
6 to try and make sure there'd be less
7 cars, you know, spending time on the
8 road, that they get into the driveway
9 and turn around the driveway, things
10 like that?

11 MR. FILIPAZZI: Yes.

12 VICE-CHAIRMAN GREENFIELD: Tim,
13 the gentleman, you may want to listen to
14 this. This is important to you.

15 THIRD VICE-CHAIR LEWIS: I'm just
16 asking about ways that you can design
17 your homes and driveways with the way
18 you're kind of trying to lessen the
19 impact of getting cars off the street
20 quickly and into the driveway and
21 providing turn around possibly.

22 MR. FILIPAZZI: Yes, access into
23 these properties has been one of the
24 bigger points that have been discussed.
25 I'm not sure if it was this gentleman or

1 NCPC Minor Sub. File No. 34-2026

2 other neighbors, I'd say, almost every
3 meeting with the Village of Farmingdale
4 as well as the town BZA, these issues
5 were raised.

6 It resulted in us relocating the
7 driveway from Balcom to Melville Road,
8 which then requires both of these lots
9 to have to go through 239-F, which will
10 be as John or Counsel had advised, is a
11 much more stringent and extreme review
12 than would be required if it's not on a
13 county road. So, both of these
14 properties are going to be subject to
15 that.

16 There is a lot of discussion and
17 review of how we could do some sort of
18 semi-circular driveway. All of those
19 either resulted in pretty much the
20 entire front yard being paved, and not
21 being in character with the neighborhood,
22 or creating an additional curb cut onto the
23 county road, which would be extremely
24 difficult, if not impossible to get
25 through, on a 239F.

1 NCPC Minor Sub. File No. 34-2026

2 So, there's been a lot of time
3 and effort spent reviewing these
4 properties and designing them in a way
5 that is safe for both the eventual
6 homeowners, but the community, and the
7 neighbors.

8 One other thing that I did want
9 to note is that both of these properties
10 are oversized, and the houses are below
11 what is the maximum that can be
12 permitted, especially with respect to
13 the town lot. I believe that's
14 approximately 1,000 square feet or less,
15 which was something that the village was
16 concerned about how these would blend
17 into the community.

18 So, these are going to be very
19 well done, new houses that are not going
20 to be mc-mansions that are going to
21 overwhelm or dominate the surrounding
22 properties. They are being designed,
23 and the subdivision is designed to
24 compliment the neighborhood on what was
25 a very oversized lot.

1 NCPC Minor Sub. File No. 34-2026

2 MS. DURSO: I'm sorry, I don't
3 know if I missed what you said. What
4 was the reason for not putting the
5 driveway on Belcom for that one house?

6 MR. FILIPAZZI: Part of it was
7 the proximity to the stop sign and
8 creating conflict with the corner, as
9 well as making sure there was properly
10 designed adequate off-street parking.

11 The village had some concern of
12 how we were designing the off-street
13 parking coming off of Belcom, and it was
14 their recommendation based on public
15 comments and their own professionals and
16 their own opinions that both of these
17 lots front on and have access from
18 Melville Road, and that is ultimately
19 what we've done.

20 MR. O'BRIEN: Again, that will
21 all be reviewed by DPW.

22 VICE-CHAIRMAN GREENFIELD: Yeah,
23 yeah, yeah. We were all just having a
24 side cart discussion on that.

25 What about the circular drive?

1 NCPC Minor Sub. File No. 34-2026

2 Are you still pursuing that?

3 MR. FILIPAZZI: No, that was that
4 was explored with the village.

5 VICE-CHAIRMAN GREENFIELD: It
6 doesn't look like it will work.

7 MR. FILIPAZZI: Correct.

8 MR. O'BRIEN: The extra cut up, I
9 think, Counsel explained, it would kill
10 the while --

11 VICE-CHAIRMAN GREENFIELD: No,
12 no, and the County --

13 MR. O'BRIEN: The whole front of
14 Melville is paved, and that wouldn't fit
15 in over there.

16 VICE-CHAIRMAN GREENFIELD: The
17 County DPW may not approve an extra curb
18 cut on a county road.

19 MR. FILIPAZZI: Correct.

20 VICE-CHAIRMAN GREENFIELD: We
21 have that now in my village, where they
22 -- people took it upon themselves to do
23 it, and there's no curb cut.

24 They ask for forgiveness, not for
25 me.

1 NCPC Minor Sub. File No. 34-2026

2 MR. FILIPAZZI: Yes.

3 VICE-CHAIRMAN GREENFIELD: I hope
4 you understand the process better, sir.

5 MR. STYLE: Yeah, I have, but,
6 you know, the whole thing is the way the
7 location of where everything is. It's
8 kind of congested. So, you have too
9 much on Melville, which is like a
10 freeway. That's all Melville is the
11 with stop signs and everything else, you
12 just can't linger away to get back onto
13 Melville there because of the constant
14 stop signs and traffic.

15 So, I know in a way that's going
16 to be kind of an issue. Belcom is more
17 or less like a side street compared to
18 Melville. Melville is like the main
19 drag you down --

20 VICE-CHAIRMAN GREENFIELD: It's
21 on my personal do-not-travel list.

22 MR. STYLE: I would say not
23 because there's always the constable
24 there to remind you if you missed that
25 stop sign. Trust me. He's always

1 NCPC Minor Sub. File No. 34-2026
2 there, and I'll talk to him. We
3 interact back and forth and stuff --

4 MS. DURSO: Which is good.

5 MR. STYLE: So, I do see him
6 quite a bit.

7 VICE-CHAIRMAN GREENFIELD: Okay,
8 good.

9 MR. O'BRIEN: Thank you.

10 CHAIRMAN SHAPIRO: Commissioners,
11 any other questions?

12 (No response given.)

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

16 (No response given.)

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

19 THIRD VICE-CHAIR LEWIS: Mr.
20 Chairman, I'll make a motion on File
21 34-2026, and the motion is to approve a
22 secret termination of a neg dec, and to
23 approved the minor subdivision.

24 CHAIRMAN SHAPIRO: Do I have a
25 second?

1 NCPC Minor Sub. File No. 34-2026

2 COMMISSIONER.

3 COMMISSIONER GOLD: Second.

4 CHAIRMAN SHAPIRO: All in favor?

5 (Chorus of "Ayes.")

6 CHAIRMAN SHAPIRO: Any opposed?

7 (No response given.)

8 CHAIRMAN SHAPIRO: Motion

9 carries.

10 MR. FILIPAZZI: Thank you all for
11 your time today.

12 CHAIRMAN SHAPIRO: Thank you,
13 sir.

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1 Zoning Referral Review

2 VICE-CHAIRMAN GREENFIELD: We're
3 going to do it as a consent on Cases 1,
4 2, 3, 4, 6, 7, 8, and 10. No, we're
5 breaking out 5 and 9 separately.

6 CHAIRMAN SHAPIRO: Right. I'll
7 make a motion.

8 VICE-CHAIRMAN GREENFIELD: Repeat
9 what you're making the motion for.

10 CHAIRMAN SHAPIRO: I'll make a
11 motion on NCPC File 1 -- Zoning Calendar
12 #1, 2, 3, 4, 6, 7, 8, and 10 for an LD.

13 VICE-CHAIRMAN GREENFIELD: So, we
14 have a motion. Do we have a second?

15 THIRD VICE-CHAIR LEWIS: Second.

16 VICE-CHAIRMAN GREENFIELD: We
17 have a second. All those in favor,
18 signify by saying, Aye?

19 (Chorus of "Ayes.")

20 VICE-CHAIRMAN GREENFIELD: Any
21 opposed?

22 (No response given.)

23 VICE-CHAIRMAN GREENFIELD: So
24 carried.

25 * * *

1 Zoning Referral Review

2 VICE-CHAIRMAN GREENFIELD: All
3 right, next case, #9.

4 CHAIRMAN SHAPIRO: I'll do #5.

5 VICE-CHAIRMAN GREENFIELD: You'll
6 do #5?

7 CHAIRMAN SHAPIRO: Right.

8 VICE-CHAIRMAN GREENFIELD: Okay.
9 The record should reflect that I recuse
10 myself on the Rockville Centre case, and
11 filed the form.

12 CHAIRMAN SHAPIRO: I'll take a
13 motion for NCPC Zoning #5 for an LD.

14 Do I have a motion?

15 MS. DURSO: I'd like to make a
16 motion for Case #5, which is -- Case #5
17 with an LD.

18 CHAIRMAN SHAPIRO: Is there a
19 second?

20 THIRD VICE-CHAIR LEWIS: Second.

21 CHAIRMAN SHAPIRO: All those in
22 favor?

23 (Chorus of "Ayes.")

24 CHAIRMAN SHAPIRO: Motion
25 carries.

1 Zoning Referral Review

2 * * *

3 CHAIRMAN SHAPIRO: Jeff, come on
4 back.

5 VICE-CHAIRMAN GREENFIELD: Okay.

6 CHAIRMAN SHAPIRO: Next, we have
7 NCPC File #9. Do I have a motion for an
8 LD?

9 MS. DURSO: I'll make a motion
10 for File #9 with an LD.

11 VICE-CHAIRMAN GREENFIELD: I'll
12 second that motion.

13 CHAIRMAN SHAPIRO: All those in
14 favor?

15 (Chorus of "Ayes.")

16 CHAIRMAN SHAPIRO: Any opposed?

17 MR. FORMAN: (Inaudible.)

18 CHAIRMAN SHAPIRO: Abstained.

19 Motion carries.

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1 Old Business

2 CHAIRMAN SHAPIRO: Now, let's go
3 to the old business. You want me to
4 read it? It's very simple. John, you
5 want to?

6 MR. PERRAKIS: Sure.

7 Under Old Business, we have a
8 re-approval of SEQRA Determination of
9 Significance For Major Subdivision
10 Preliminary Map Application, NCPC File
11 No. 20-P-3 (Map of "The Sayvon"), as
12 it's May 14, 2026 meeting, the Nassau
13 County Planning Commission granted
14 preliminary approval of the application.

15 Upon review of the record, it was
16 noted that the Commission inadvertently
17 omitted its SEQRA determination of
18 significance from the final motion.

19 For the record, we confirmed
20 today that the Nassau County Planning
21 Commission completed the required review
22 of classified action as unlisted, and
23 issued a negative declaration.

24 MR. O'BRIEN: Just for the
25 record, my notes from the hearing

1 Old Business

2 reflect that, that in fact, the SEQRA
3 determination was made, but apparently,
4 whatever reasons, it's not on the
5 record, and this was made to supplement
6 it, and correct, if needed or as needed,
7 the record from that day.

8 CHAIRMAN SHAPIRO: Thank you. Do
9 I have a motion?

10 THIRD VICE-CHAIR LEWIS: Just to
11 clarify. The motion is a motion to
12 amend the previous decision?

13 MR. O'BRIEN: No, to reapprove.

14 THIRD VICE-CHAIR LEWIS: To
15 reapprove.

16 MR. O'BRIEN: And ratify.

17 CHAIRMAN SHAPIRO: Reaffirm --

18 THIRD VICE-CHAIR LEWIS: To
19 reaffirm.

20 CHAIRMAN SHAPIRO: -- a neg dec
21 SEQRA determination.

22 THIRD VICE-CHAIR LEWIS: Motion
23 to reaffirm a neg dec determination of
24 significance on the item in question.

25 MR. O'BRIEN: Yeah, 2010-P-3.

1 New Business

2 CHAIRMAN SHAPIRO: Do I have a
3 second?

4 MS. DURSO: I'll second.

5 CHAIRMAN SHAPIRO: All those in
6 favor?

7 (Chorus of "Ayes.")

8 * * *

9
10 VICE-CHAIRMAN GREENFIELD: Mr.
11 Chairman, before we do the most
12 important motion of the day.

13 CHAIRMAN SHAPIRO: No, we're not
14 done.

15 MS. DURSO: No, we're not done.

16 VICE-CHAIRMAN GREENFIELD: Oh,
17 one more.

18 CHAIRMAN SHAPIRO: New business.

19 VICE-CHAIRMAN GREENFIELD: I'm
20 sorry, I jumped the gun.

21 CHAIRMAN SHAPIRO: All right,
22 let's go.

23 MR. HOESL: Thank you.

24 Planning Division staff has
25 determined that land dedications to the

1 New Business

2 County will require minor subdivision
3 approval from the Planning Commission
4 going forward.

5 Accordingly, staff is requesting
6 that both the filing fees and the
7 noticing requirement associated with
8 minor subdivision applications be waived
9 for these matters because land
10 dedications are necessary to support
11 County infrastructure, staff does not
12 consider it appropriate to require
13 applicants to bear the costs of a filing
14 fee or noticing requirements to be a
15 certified mail.

16 Furthermore, given that these
17 applications are initiated at the
18 County's direction, staff believes that
19 approval should be handled
20 administratively going forward. The
21 plan is to have land dedication
22 subdivisions placed on the Planning
23 Commission agenda under a separate
24 section in which the public comment
25 period is closed. The applications will

1 New Business

2 still be voted upon by the Commission
3 accordingly.

4 Staff will continue to require a
5 letter of zoning compliance from the
6 local municipality. However, this
7 requirement applies to the applicants
8 resulting lot. Following the
9 dedication, not the parcel being
10 dedicated.

11 CHAIRMAN SHAPIRO: That being
12 said, do I have a motion?

13 VICE-CHAIRMAN GREENFIELD: I make
14 a motion that we waive the taxpayers of
15 Nassau County would pay the filing fee
16 with respect to these administrative
17 functions, where we have to install new
18 traffic signal devices.

19 CHAIRMAN SHAPIRO: Do I have a
20 second?

21 MS. DURSO: Second.

22 CHAIRMAN SHAPIRO: All those in
23 favor?

24 (Chorus of "Ayes.")

25 CHAIRMAN SHAPIRO: Any opposed?

1 New Business

2 (No response given.)

3 CHAIRMAN SHAPIRO: Motion
4 carries.

5 * * *

6 VICE-CHAIRMAN GREENFIELD: Now.

7 CHAIRMAN SHAPIRO: I will do it.

8 VICE-CHAIRMAN GREENFIELD: Oh,
9 you will do it.

10 CHAIRMAN SHAPIRO: I would like
11 to mention our Deputy County Executive,
12 Joseph Muscarella. Thank you for
13 showing up and seeing us.

14 VICE-CHAIRMAN GREENFIELD: You're
15 just in time for the most important
16 motion of the day.

17 Motion to adjourn.

18 MS. DURSO: Second.

19 (The meeting was concluded at
20 10:42 A.M.)

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OSPAC NO.

PAGE

5

OSPAC 5-2026

4-12

6

OSPAC 7-2026

13-19

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NCPC NO.

PAGE

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NCPC Minor Sub. File 30-2026

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NCPC Minor Sub. File 34-2026

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NCPC Case No. 61126

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NCPC Case No. 62126

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NCPC Case No. 63126

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NCPC Case No. 63226

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NCPC Case No. 64226

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NCPC Case No. 68126

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NCPC Case No. 610126

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NCPC Case No. 618129

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NCPC Case No. 64126

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NCPC Case No. 610226

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

I, MARIESEL BERRIOS, do hereby
certify that the within transcript is a true,
accurate, and complete transcript of the
Proceedings, which took place in the above
matter.


MARIESEL BERRIOS,
Stenographer



A a.m 1:10,10 50:20 able 16:4 20:7 above-referenced 14:7 absolutely 30:4,5,6 Absolves 18:10 Abstained 44:18 abuts 31:8 acceptable 10:17 access 14:21,22,25 15:9 16:4 18:5 34:22 37:17 accurate 33:19 52:8 acknowledge 4:11 acres 16:5 action 45:22 actions 15:5 addendum 13:2 additional 26:2 35:22 Additionally 6:18 address 9:2 22:15 26:17 Adelphi 17:9 adequate 37:10 adjacent 5:24 6:22 15:10,12 adjoining 7:3 adjourn 20:4,18 50:17 adjourned 20:6 adjournment 20:15 administrative 49:16 administratively 48:20 advised 35:10 advocates 8:20 agenda 48:23 ago 9:20 16:21 17:3 33:14 ahead 28:21 29:14 Allegiance 3:9,13 amend 46:12 amount 27:14 Andrew 22:17 anybody 26:8 32:14 40:14 apparently 46:3 Appeals 22:4 29:20 Appearing 22:19 applicant 7:16 22:20 applicants 48:13 49:7 application 5:3,17,22 6:3,16 7:10 15:17 21:12 32:6 45:10,14 applications 48:8,17,25 applies 49:7 appreciate 29:9 32:11 appropriate 48:12 approval 32:3 45:14 48:3,19 approve 12:17,18 15:14 19:8,9 38:17 40:21 approved 6:3 15:12 24:16 29:17,20 40:23 approving 15:17 approximately 7:4 36:14	Archer 22:18 area 6:2,4,8,15 7:2 8:12 27:4 Article 29:23 asking 34:16 aspects 32:6 assessment 24:20 25:5 associated 48:7 Associates 5:5,16 7:21 11:18 athletic 16:8 attention 30:9 attorney 15:18,23,24 20:5 22:12,17 audience 11:4 Avenue 1:15 aware 31:18,20 Aye 42:18 Ayes 4:17 13:6 19:15 20:22 41:5 42:19 43:23 44:15 47:7 49:24 B B 21:19,22 back 6:21 10:25 12:23 17:5 22:9 23:7 39:12 40:3 44:4 backing 34:3 bag 28:11 Balcom 21:15 26:19 35:7 ball 18:6 based 37:14 Bay 5:8 14:10,24 15:8,13,19 16:7 23:6 24:5 29:19 Bay's 21:11 22:3 bear 48:13 becoming 6:7 beef 28:11 behalf 22:20 Belcom 37:5,13 39:16 believe 17:18 25:3 36:13 believes 48:18 BERRIOS 2:21 52:6,13 Bethpage 5:6,8,15,25 14:13 better 39:4 big 28:3 bigger 34:24 bird's-eye 8:5 bit 24:9,13 25:17 40:6 Bldg 1:14 blend 27:18 36:16 block 27:6 31:17 Bloom 22:18 blown 28:17 blue 5:12 18:2 board 5:19 6:12 7:14 22:4 29:17,19 breaking 42:5 Broad 7:15 22:18 brought 5:19 27:8 building 23:4 built 26:22 buses 32:22,24 business 6:23 28:3 45:1,3,7 46:1	47:1,18 48:1 49:1 50:1 busy 33:16 34:2 BZA 35:4 C C 2:2 3:4 52:3,3 Calendar 42:11 call 3:15 12:4 30:8 32:5 cameras 29:8 CAMERON 2:16 car 28:25 34:3 Carl 22:20 carried 42:24 carries 4:19 13:10 19:19 20:24 41:9 43:25 44:19 50:4 cars 34:7,19 cart 37:24 carved 6:5 case 20:3 21:2 43:3,10,16,16 51:12 51:13,14,15,16,17,18,19,21,22 Cases 42:3 cause 25:2 Centre 43:10 certainly 33:19 certified 48:15 certify 52:7 Chair 2:4 3:23 Chairman 2:3 3:10,24 4:7,9,13,16 4:18 7:13 8:25 9:8,11,17,19,25 10:5,8,18,21,24 11:6,23 12:3,8,20 13:5,7,9 18:8,13,23 19:2,5,11,14 19:16,18 20:13,16,21,23 22:14 26:4,7,12,13 33:7 40:10,13,17,20 40:24 41:4,6,8,12 42:6,10 43:4,7 43:12,18,21,24 44:3,6,13,16,18 45:2 46:8,17,20 47:2,5,11,13,18 47:21 49:11,19,22,25 50:3,7,10 CHAMBER 1:13 chaotic 27:13 character 23:10 35:21 Chorus 4:17 13:6 19:15 20:22 41:5 42:19 43:23 44:15 47:7 49:24 circular 37:25 clarify 46:11 classified 45:22 clearer 24:9,13 client 10:11 client's 7:24 closed 12:11 48:25 closing 10:20,22 13:4 college 27:6 31:14,16 come 32:2 33:5 44:3 coming 37:13 comment 12:11 48:24 comments 33:12 37:15 commercial 14:17 commission 1:5 3:7 6:13 12:13 16:2 29:24 30:6 32:2 45:13,16,21
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48:3,23 49:2 Commissioner 3:16,17,18 4:3,5,8 4:15 41:2,3 Commissioners 2:9 11:24 18:24 20:17 31:20 40:10 community 36:6,17 compared 39:17 complement 16:9 complete 14:25 52:8 completed 12:21 45:21 compliance 49:5 compliant 21:24 compliment 36:24 concern 30:6 37:11 concerned 36:16 concerns 6:13 concluded 50:19 conditioning 9:10 confirmed 45:19 conflict 37:8 conformity 23:10 conforms 25:22 congested 39:8 consent 42:3 consider 48:12 considering 16:15 consistent 18:17 constable 39:23 constant 39:13 construct 22:5 constructed 6:9 continue 49:4 contouring 27:4 contract 5:14 control 16:4 30:3 conversations 8:11 conveyance 6:24 7:3 conveyed 14:23 cops 28:15 corner 23:23,25 27:2 28:15 32:22 32:23 37:8 correct 8:15 11:2 18:7 23:19,22 24:18 38:7,19 46:6 corridor 14:21 costs 48:13 Counsel 2:11 17:15 33:10 35:10 38:9 Counselor 16:12 19:23 counter 29:22 Country 14:4,12,18 county 1:5 3:7 5:9 10:25 12:16,23 14:6,8,15 15:5,6,7,11 16:2 18:10 19:7 29:25 30:9,13,24 31:3,8,10 32:8 35:13,23 38:12,17,18 45:13 45:20 48:2,11 49:15 50:11 County's 18:15 48:18 County-owned 5:12,23 15:4 couple 33:23	created 24:17,22 creating 35:22 37:8 curb 35:22 38:17,23 currently 6:10 33:13 cut 35:22 38:8,18,23	E E 2:2,2,20,20 3:4,4 51:2 52:3 easement 15:8 effort 36:3 efforts 18:17 egress 31:11 either 34:4 35:19 Elizabeth 15:22 Ellerbe 4:8 encourage 30:8 entire 35:20 entirely 21:23 entrance 18:6 especially 36:12 Esq 2:11 essentially 26:2 event 16:20 eventual 36:5 Exactly 20:16 29:2 Excused 4:7,9 executive 1:14 7:20 50:11 Explain 31:6 explained 38:9 explored 38:4 extend 7:4 extensive 25:11 extra 38:8,17 extreme 35:11 extremely 35:23
created 24:17,22 creating 35:22 37:8 curb 35:22 38:17,23 currently 6:10 33:13 cut 35:22 38:8,18,23	D D 3:4 51:2 DANA 2:6 daughter 16:22 28:24 day 17:5 46:7 47:12 50:16 days 32:15 deadline 9:6 dec 19:9 40:22 46:20,23 December 22:10 decision 11:10 46:12 declaration 12:18 45:23 dedicated 49:10 dedication 48:21 49:9 dedications 47:25 48:10 DENISE 2:7 depth 6:5 7:5,7 Deputy 15:23 50:11 design 34:16 designed 36:22,23 37:10 designing 36:4 37:12 detailed 31:23 32:9 determination 22:11 45:8,17 46:3 46:21,23 determined 23:3 47:25 develop 15:2 development 14:18 devices 30:3 49:18 difficult 35:24 directed 30:10 direction 48:18 disconcerting 33:21 discussed 12:13 34:24 discussion 25:12 35:16 37:24 disposition 12:18 19:10 district 21:9,11 30:14 divided 23:21 division 32:10 47:24 do-not-travel 39:21 dominate 36:21 double-check 30:20 DPW 15:14 31:10,10,22 32:4 37:21 38:17 drag 39:19 drive 22:21 37:25 driveway 34:8,9,20 35:7,18 37:5 driveways 33:25 34:17 ducks 8:17 Durso 2:6 3:18,19 19:13 20:20 37:2 40:4 43:15 44:9 47:4,15 49:21 50:18 dwell 27:18 dwelling 22:5	F F 52:3 F-A-U-G-H-N-A-N 15:22 facilities 16:8,10 fact 46:2 facts 9:5 familiar 16:20 Farmingdale 21:10,24 23:2 24:3 29:16 30:15,17 33:15 35:3 Farmingdale's 21:8 Faughnan 15:21,22 16:14,17,24 17:4,18,23 18:3,7 19:20 favor 4:16 13:5 19:14 20:21 41:4 42:17 43:22 44:14 47:6 49:23 fee 48:14 49:15 fees 48:6 feet 6:4 21:14,18,21 36:14 fields 14:23 15:2,10 16:5 18:6 Fifteen 9:16 File 20:1,18 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1,20 41:1 42:11 44:7,10 45:10 51:9,10 filed 43:11 filing 48:6,13 49:15 Filipazzi 22:16,17 23:19,22 24:14

24:18,21,25 25:10,21 33:17 34:11 34:22 37:6 38:3,7,19 39:2 41:10 final 45:18 first 5:18 20:3 28:5 fit 38:14 five 9:12 28:10 follow 33:10 follow-up 33:11 followed 5:21 Following 49:8 follows 15:5 foot 21:5 forgiveness 38:24 forgotten 32:7 form 26:15 43:11 Forman 4:3 44:17 former 14:16,21 forth 23:8 40:3 forward 8:24 48:4,20 Franklin 1:15 freeway 39:10 front 22:7 35:20 37:17 38:13 frontage 21:14,17,20 full 25:10 fully 14:25 28:23 functions 49:17 Fund 6:21 further 7:12 Furthermore 48:16	Greenfield 2:4 3:21,22 10:3,6 11:11,21 12:10,25 16:11,16,19 17:2,6,11 19:22 28:20,22 29:3,6 29:11,15 30:16,21 31:5 34:12 37:22 38:5,11,16,20 39:3,20 40:7 42:2,8,13,16,20,23 43:2,5,8 44:5 44:11 47:10,16,19 49:13 50:6,8 50:14 GREGORY 2:15 Group 7:15 gun 47:20	initiated 48:17 install 49:17 interact 40:3 interested 5:4 interior 24:3 Interned 17:8 interrupt 23:14 31:14 intersection 32:23 invite 29:23 involved 31:11 involves 6:25 involving 15:6 issue 28:18 39:16 issued 45:23 issues 35:4 item 12:11 46:24
G	H	J
G 3:4 Garrett 7:11,14 general 31:8 gentleman 26:10,11 31:6 34:13,25 gentleman's 30:22 George 7:20 11:16 getting 34:19 give 18:5 31:23 given 4:4 12:2 13:8 18:25 19:17 26:6 32:3 34:5 40:12,16 41:7 42:22 48:16 50:2 glad 16:24 go 8:24 12:12 24:8 25:8 28:21 29:14,22 35:9 45:2 47:22 goal 8:3 goes 27:15 going 11:12 17:9 23:25 26:21 27:23 27:24 28:9 32:14 35:14 36:18,19 36:20 39:15 42:3 48:4,20 Gold 2:7 3:16,17 4:15 41:3 gonna 27:8,13,18 28:18 good 3:5 7:17 15:21 19:25 22:14,16 27:14 31:6 40:4,8 granted 15:7 45:13 Gray 7:11,13,14,19,25 8:8,15 9:16 9:18,21 10:17,19,23 11:2,8 13:11 greed 27:23	H 2:3,4 half 33:24 Hamlet 5:7 14:13 21:10 hand 3:10 26:10,12 handled 48:19 happened 9:15 Harras 22:17 hear 16:25 heard 26:9 40:15 hearing 3:6 20:5 45:25 hearings 25:11 heart 3:11 27:20 help 16:9 30:12 33:2,2 HOESL 2:15 3:5,14,18,20,23,25 4:3,5,8,10 5:2 14:2 47:23 Hollow 5:7,15,25 7:15 22:18 homeowners 36:6 homes 33:23 34:17 hope 39:3 horseshoe 33:25 house 25:22 27:15 37:5 houses 23:9 26:21,25 27:9 28:8 33:2 36:10,19	J 2:15 Jeff 44:3 JEFFREY 2:4 John 35:10 45:4 Joseph 26:18 50:12 July 20:6,19 jumped 47:20 June 1:9 3:6 4:12 7:8 15:15 20:4 jurisdiction 22:25 23:6,15 24:2,4 30:2 jurisdictions 23:8
	I	K
	I 9:9 28:3 32:12,16 image 23:15 images 7:23 imagine 24:22 impact 34:19 important 16:3,17 18:12,15 34:14 47:12 50:15 importantly 31:19 impossible 35:24 improve 16:9 inadvertently 45:16 Inaudible 17:10 44:17 including 25:23 incorporated 20:9 21:8,23 23:17 29:16 industrial 6:15 information 30:23 infrastructure 48:11 ingress 31:11 initially 8:13	K 5:5,15 7:21 11:17 keep 27:10 Kennedy 30:19 kids 27:5 32:24 kill 38:9 kind 8:6,24 9:3,6 34:18 39:8,16 know 25:25 27:3,7,11,21,24 28:2,7 28:11,17 30:13 32:12,18 33:3 34:7 37:3 39:6,15 known 5:18 knows 31:22 Kosser 7:20 11:16,17
		L
		L 2:20 land 5:13 14:15 47:25 48:9,21 Laughter 17:13 law 7:14 31:9 LD 42:12 43:13,17 44:8,10 left 28:17 Legislative 1:13,14 legislator 6:19 30:10,13,24 legislature 11:7,13 12:17 19:8 LEONARD 2:3 lessen 34:18 let's 10:14 45:2 47:22 letter 22:11 49:5

Lewis 2:5 3:25 4:2 7:17,22 8:2,9,16
17:14,21,24 18:4,16 19:4 23:13
23:20 24:6,12 25:7,19 33:9,18
34:15 40:19 42:15 43:20 46:10,14
46:18,22
liability 18:11
light 23:18
line 8:18 22:8
linger 39:12
list 39:21
listen 34:13
little 8:4 24:9,13 28:3 33:20
live 26:19
lives 33:13
LLC 22:21
local 22:10 27:3 49:6
located 5:14 14:11
location 5:6 14:3 39:7
long 9:20
look 23:15 31:24 32:9 38:6
Looks 23:20
lot 5:10,23 6:6,7,14 7:2,5 21:16,19
21:22 22:2,6,6 23:7,25 24:3 25:15
35:16 36:2,13,25 49:8
lots 15:12 23:4,10,24 24:16,22 25:3
25:6 35:8 37:17

M

mail 48:15
main 19:8 39:18
maintenance 18:11
Major 45:9
making 37:9 42:9
map 5:11 24:8,11 45:10,11
marginal 15:4
MARIESEL 2:21 52:6,13
marked 29:7
matter 10:2 52:10
matters 32:2 48:9
maximum 36:11
mc-mansions 36:20
mean 27:21 28:12,24 33:3
meeting 1:3 7:9 8:19 15:16 20:7,8
35:3 45:12 50:19
Melville 7:15 21:7,14,17,20 22:19
31:3 33:15 35:7 37:18 38:14 39:9
39:10,13,18,18
members 6:12 7:9,13 15:16
mention 9:9 50:11
mentioned 25:14
Mineola 1:16
minor 20:1,2 21:1,3 22:1,23 23:1
24:1 25:1 26:1 27:1 28:1 29:1
30:1 31:1 32:1 33:1 34:1 35:1
36:1 37:1 38:1 39:1 40:1,23 41:1
48:2,8 51:9,10
missed 37:3 39:24
mistake 9:4

mom 16:22
money 6:20
morning 3:5 7:18 15:21 19:25
22:14,16
motion 4:18 12:7,9,15 13:2,3,9
19:3,5,6,18 20:18,23 40:18,20,21
41:8 42:7,9,11,14 43:13,14,16,24
44:7,9,12,19 45:18 46:9,11,11,22
47:12 49:12,14 50:3,16,17
move 28:12 33:21
moved 4:13 33:14
multi-stop 27:2
municipal 31:9
municipality 49:6
Muscarella 50:12
mushroom 32:17

N

N 2:2,20 3:4 51:2 52:3
name 11:16 22:15 26:17,18 30:22
narrower 25:20 26:2
Nassau 1:5 3:7 5:9 12:16 14:15
16:2 19:7 29:25 45:12,20 49:15
NCPC 20:1,18 21:1 22:1 23:1 24:1
25:1 26:1 27:1 28:1 29:1 30:1
31:1 32:1 33:1 34:1 35:1 36:1
37:1 38:1 39:1 40:1 41:1 42:11
43:13 44:7 45:10 51:8,9,10,12,13
51:14,15,16,17,18,19,21,22
NEAL 2:5
near 28:6
nearby 15:6
necessary 48:10
needed 17:16 46:6,6
neg 19:9 40:22 46:20,23
negative 12:17 45:23
neighbor 5:24 8:14
neighbor's 33:12
neighborhood 23:11 35:21 36:24
neighboring 7:6 9:3,24
neighbors 35:2 36:7
never 9:14 32:3
new 1:16 7:16 14:5 22:5,19 24:16
24:21,23 36:19 47:1,18 48:1 49:1
49:17 50:1
north 5:6
note 30:25 36:9
noted 45:16
notes 45:25
noticed 33:23
noticing 48:7,14

O

O 2:20 3:4 52:3
O'BRIEN 2:11 9:22 11:3,9 12:5
17:10 18:10,14 20:11,14 24:15,19
24:24 26:11 30:25 31:7,19,22
33:6 37:20 38:8,13 40:9 45:24

46:13,16,25
observations 33:19
obtain 14:25
Obviously 16:3
occasions 31:25
off-street 37:10,12
office 6:20 15:23
officer 7:20
Oh 31:5 47:16 50:8
okay 11:15 16:16 25:20 40:7 43:8
44:5
old 5:7 14:4,12,13 28:9 45:1,3,7
46:1
omitted 45:17
one's 24:13 29:4
Open 6:21 8:20
opinions 37:16
opposed 13:7 19:16 41:6 42:21
44:16 49:25
order 14:24
ordinance 22:8
originally 6:11 15:9 22:24
OSPAC 5:1,3,18,19,21 6:1,11 7:1,8
8:1,19 9:1 10:1 11:1 12:1,14 13:1
14:1,3 15:1,11,15,16 16:1 17:1
18:1 19:1,6 51:4,5,6
outlined 5:11 14:8
overselling 6:14
oversized 36:10,25
overwhelm 36:21
owned 14:15
owner 6:6 7:4,7 22:20
ownership 15:3
Oyster 5:8 14:10,24 15:8,13,19
16:7 21:11 22:3 23:6 24:5 29:19

P

P 2:2,2,20 3:4
PAGE 51:4,8
parameters 9:7
parcel 6:22 14:14 15:4 49:9
parcels 21:15
Pardon 9:17
Park 14:18
parking 37:10,13
parks 18:19
part 5:23 23:4 33:25 37:6
party 5:5
patrolmen 28:15
pave 11:19
paved 35:20 38:14
pay 49:15
people 11:4 29:24 38:22
period 13:3 20:10 48:25
permission 5:10 14:7
permitted 36:12
Perrakis 31:2 45:6
personal 39:21

picking 32:24 piece 14:15 place 52:9 placed 48:22 Plainview 14:5,19 plan 48:21 Planning 1:5 3:7 6:13 16:2 45:13 45:20 47:24 48:3,22 plans 17:16 playing 14:22 15:2 16:5 please 3:8 22:12,15 26:14,15 Pledge 3:8,12 point 11:14 14:18 pointed 31:2 points 34:24 police 27:3 policing 30:3 population 27:5 portion 5:10,12 6:14 7:2 possibly 34:21 postal 17:19,20 pounds 28:10 powerless 30:7 preliminary 45:10,14 prepare 25:5 Present 3:17,19,22 presented 6:12 president 11:17 pretty 35:19 previous 6:24 8:10 46:12 previously 5:17 price 10:25 12:24 pride 16:7 primarily 25:12 prior 15:5 Probably 24:24 problem 10:11,12 proceed 6:17 Proceedings 3:1 4:1 52:9 process 23:3 39:4 professionals 37:15 properly 37:9 properties 24:25 34:23 35:14 36:4 36:9,22 property 5:4 6:6 7:3,6,24 8:5 9:3 9:13,23,24 12:19 14:4,8,11,16,20 15:6 16:21 17:17,20 19:10 21:6 21:13 22:7,24 23:21,23,24 31:7 proposed 7:2 15:14 21:16,19,22 23:9,9,25 25:4,21 26:22 proposes 21:12 prosperity 27:23 provide 8:4 15:9 provided 22:11 provides 14:22 providing 34:21 proximity 37:7 public 12:10 26:8 37:14 40:14	48:24 pull 34:4 purchase 6:21 pursuing 38:2 put 10:14 11:12 28:10,15 30:23 putting 37:4 Q question 8:25 23:14 33:11 46:24 questions 7:12 11:25 15:20 18:9 26:5,23 40:11 quickly 34:20 quite 40:6 quo 27:10 R R 2:2,20 3:4 52:3 R-1-7 21:11 raised 26:12 35:5 raises 26:10 ratify 46:16 re-approval 45:8 read 45:4 ready 8:23 reaffirm 46:17,19,23 really 10:2 34:3 reapprove 46:13,15 rear 22:7 25:17,24 26:3 reason 37:4 reasons 46:4 receipt 4:11 receive 22:2 25:15 received 25:25 recite 11:14 recited 3:13 recommend 7:10 12:16 15:17 19:7 recommendation 8:23 11:5,7,12 12:6,21 37:14 record 11:3,14 17:12 22:15 26:17 43:9 45:15,19,25 46:5,7 recuse 43:9 reference 12:15 Referral 42:1 43:1 44:1 referring 24:7 reflect 43:9 46:2 registration 26:15 REGULAR 1:3 release 5:4,10 relocating 35:6 remain 23:25 remaining 14:14 15:3 remember 31:9 remind 39:24 Repeat 42:8 represented 18:2 represents 14:14 request 5:21 6:25 15:5 22:2 29:20 requested 20:6	requesting 5:9 14:6 15:3 48:5 require 25:15 48:2,12 49:4 required 22:8 29:18 35:12 45:21 requirement 48:7 49:7 requirements 25:23 48:14 requires 35:8 Residential-B 21:9 residents 16:6 respect 17:20 25:16 28:23 33:20 36:12 49:16 respective 23:11 response 4:4 12:2 13:8 18:25 19:17 26:6 40:12,16 41:7 42:22 50:2 responsible 18:18 rest 32:15 resulted 35:6,19 resulting 49:8 revert 10:24 reverts 12:23 review 25:12 35:11,17 42:1 43:1 44:1 45:15,21 reviewed 8:21 37:21 reviewing 36:3 right 7:24 12:12 18:13 20:13 23:18 25:2 26:20 28:17 29:9 31:9,17,21 42:6 43:3,7 47:21 rise 3:8 road 5:7,15,25 7:15 14:5,12,21 15:4 16:4 21:7,14,15,17,20 22:18 26:19 31:3,3,8 33:15,16 34:2,8 35:7,13,23 37:18 38:18 ROBERT 2:11 Rock 20:9 Rockville 43:10 roll 3:15 Roosevelt 1:14 Rose 6:19 run 18:20 running 23:18 runs 10:9 S S 2:2,20,20 3:4 Saddle 20:9 safe 36:5 safety 26:24 27:20 Sakowich 4:6 sale 15:12,15 Sanatorium 14:16 SANDS 2:16 24:10 sanitarium 17:5 saying 28:10,19,24 42:18 Sayvon 45:11 school 28:25 29:7 32:21,24 scientific 32:5 screen 23:16 second 4:14,15 13:2 19:12,13 20:20 40:25 41:3 42:14,15,17 43:19,20
--	---	--

44:12 47:3,4 49:20,21 50:18 secret 40:22 section 48:24 see 10:4,13 22:9 25:17 27:15,19 28:12 32:13,14,16,18 33:5 40:5 seeing 7:23 40:17 50:13 sell 14:7 semi-circular 35:18 sense 18:20,22 sensitive 29:4 separate 21:15 48:23 separately 42:5 September 5:20 SEQRA 45:8,17 46:2,21 Service 17:19 session 20:12 set 9:5,6 setbacks 25:23 setting 9:10 Shapiro 2:3 3:10,23,24 4:7,9,13,16 4:18 9:11,17,19,25 10:5,8,18,21 10:24 11:6,23 12:3,8,20 13:5,7,9 18:8,13,23 19:2,11,14,16,18 20:13,16,21,23 22:14 26:4,7,13 33:7 40:10,13,17,24 41:4,6,8,12 42:6,10 43:4,7,12,18,21,24 44:3,6 44:13,16,18 45:2 46:8,17,20 47:2 47:5,13,18,21 49:11,19,22,25 50:3,7,10 shorter 25:24 show 8:5 showing 23:16 50:13 shown 5:11 shows 24:9,10 side 14:12 21:6 33:24 37:24 39:17 sign 27:2 37:7 39:25 signal 49:18 significance 45:9,18 46:24 signify 42:18 signs 28:16 30:2 39:11,14 similar 5:22 simple 45:4 sir 11:22 39:4 41:13 site 5:5 6:15 14:3,17 16:23 situated 14:20 21:6,22 smaller 6:25 8:12 soccer 15:10 16:22,23 social 17:7 sold 5:24 6:6,22 Somebody 12:9 sorry 31:15 37:2 47:20 sort 23:17 35:17 south 5:14 14:12 21:6,10 space 6:21 8:4,7,20 speak 8:18 9:5 speaker 26:14 30:18 speed 29:8 spending 34:7	spent 36:3 split 25:4 sports 14:22 square 6:4 21:5,18,21 36:14 staff 2:14 8:3 47:24 48:5,11,18 49:4 standards 21:25 start 3:14 Starting 3:16 5:2 stated 8:3 status 27:10 stay 20:15 Stenographer 2:21 52:14 step 22:13 stop 28:16 30:2 37:7 39:11,14,25 street 26:20 34:19 39:17 stringent 35:11 strong 8:23 struck 28:24 stuff 40:3 Style 26:18,19 28:21 29:2,5,9,14 31:13,21 32:11 33:8 39:5,22 40:5 Sub 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 51:9,10 subdivide 21:13 subdivided 22:6 subdivision 21:4 22:24 23:5 25:4 29:18 36:23 40:23 45:9 48:2,8 subdivisions 20:2 48:22 subject 14:4,8,11 21:5 35:14 supplement 46:5 support 8:22 48:10 supposed 9:13 supposedly 26:21 sure 31:18 34:6,25 37:9 45:6 surrounding 36:21 Sweet 5:6,15,25	thinking 27:17 28:5 32:25 34:2 Third 2:5 4:2 7:17,22 8:2,9,16 17:14,21,24 18:4,16 19:4 23:13 23:20 24:6,12 25:7,19 33:9,18 34:15 40:19 42:15 43:20 46:10,14 46:18,22 Thirty 17:2 thought 8:13 9:11 thoughts 34:5 three 10:16,19,21 12:22 23:23 25:2 three-year 11:19 13:3 Thursday 1:9 tight 8:6,8,10 Tim 34:12 time 6:18 13:3 20:10 34:7 36:2 41:11 50:15 timeframe 11:20 timeline 9:10 10:14 TIMOTHY 2:17 today 7:19 41:11 45:20 told 20:14 total 21:21 touch 30:23 town 5:8 14:9,24,25 15:2,8,13,19 15:23,23 16:6 17:17 21:10 22:3 23:5 24:4 25:9,13,14 29:19 35:4 36:13 towns 18:20,21 traffic 30:3 31:12 32:9 33:21 39:14 49:18 transcript 4:12 52:7,8 transfer 17:15 transferred 5:13 18:21 transported 16:22 triangle 14:9 truck 9:14 10:12 trucks 6:2 true 12:8 30:5 52:7 Trust 39:25 Trustees 29:17 try 27:10,22 34:6 trying 27:11,25 28:7,10 32:19 34:4 34:18 turn 34:9,21 turnaround 6:2,8 8:6 9:14 10:13 11:19 two 15:5,12 21:15 22:23 27:8 28:8 32:25 33:11 two-parcel 21:3 two-pound 28:11 type 33:25
T		
T 2:20 52:3,3 tail 25:18 take 19:3 20:17 30:22 40:18 43:12 talk 8:11 40:2 talks 6:19 tax 23:24 24:11,16,21 25:2,5 taxpayers 49:14 technical 32:6 termination 40:22 terms 8:6 17:17 18:5 thank 11:20,21,23 13:11 15:25 16:12,14,18 18:23 19:20,22 26:4 33:6,7 40:9 41:10,12 46:8 47:23 50:12 Theodore 1:14 thing 27:6 36:8 39:6 things 27:12 32:17 34:9 think 8:25 27:19,22 33:25 38:9		
U		
uh 20:8 ultimately 6:16 37:18 understand 28:23 29:5 39:4 UNIDENTIFIED 30:18 unlisted 45:22		

use 6:2 usually 33:24 V valid 30:5 variance 22:4 25:15 29:21 variances 22:3 29:18 various 8:20 25:25 vendee 5:14 vice 2:4 11:17 Vice-Chair 2:5 3:20,22,25 4:2 7:17 7:22 8:2,9,16 17:14,21,24 18:4,16 19:4 23:13,20 24:6,12 25:7,19 33:9,18 34:15 40:19 42:15 43:20 46:10,14,18,22 VICE-CHAIRMAN 10:3,6 11:11 11:21 12:10,25 16:11,16,19 17:2 17:6,11 19:22 28:20,22 29:3,6,11 29:15 30:16,21 31:5 34:12 37:22 38:5,11,16,20 39:3,20 40:7 42:2,8 42:13,16,20,23 43:2,5,8 44:5,11 47:10,16,19 49:13 50:6,8,14 view 8:5 village 20:9 21:8,23 23:2,17 24:2 25:8,13 29:7,16 33:15 35:3 36:15 37:11 38:4,21 visitors 16:6 vote 8:21 12:4,12 16:13 voted 7:9 15:16 49:2 W waive 49:14 waived 48:8 Walker's 6:20 want 9:4,5,8 10:13 32:18 34:3,13 36:8 45:3,5 wanted 27:7 wants 9:2 watch 28:16 watching 27:4 way 26:22,24 27:12 28:5,13 32:16 34:17 36:4 39:6,15 Wayne 30:12,15,20 ways 34:16 we'll 11:9 12:11 32:5 we're 7:22 8:23 11:11 17:18 29:12 30:7 42:2,4 47:13,15 we've 12:12 18:17 37:19 Weber 7:14 welcome 3:6 33:8 went 23:2 weren't 16:25 west 5:25 6:7 wholly 22:25 width 22:6 25:16 wife 17:7 wishes 26:8 40:14 wondering 17:22	wooded 6:10 words 32:20 work 10:13 20:12 38:6 worked 17:7 worker 17:8 working 17:19 wouldn't 32:18 38:14 Wren 2:17 19:25 21:2 22:22 24:8 25:14 wrong 9:23 X X 51:2 Y yard 22:7 25:24 26:3 35:20 yeah 8:9 9:21 24:14,21 30:17 37:22 37:23,23 39:5 46:25 year 10:8 33:14 years 9:12,16,18 10:4,5,7,16,19,21 12:22 16:21 17:3 18:19 27:15 yellow 14:9 York 1:16 7:16 14:5 22:19 Z zone 28:25 zones 29:7 zoning 21:9,11,24 22:10 25:22 42:1 42:11 43:1,13 44:1 49:5 0 1 1 42:3,11,12 1-2025 15:11 1,000 36:14 10 42:4,12 10:06 1:10 10:42 1:10 50:20 100-feet 7:5 11803 14:5 12 26:19 13-19 51:6 14 45:12 1425 14:4 148 5:25 15 9:18 150-feet 21:18 1550 1:15 16,493 21:5 164-feet 21:19 16th 20:7,19 175-feet 6:5 7:7 182 5:6,15 2 2 42:4,12 2-2020 5:22	20 51:9 20-P-3 45:11 2010-P-3 46:25 2011 9:22 2022 5:20 15:7 2023 22:10 2026 1:9 4:12 7:8 15:15 45:12 21 51:10 22 24:7 233 21:13 239 31:4,8 239-F 35:9 239F 35:25 24 10:4 25 1:9 10:6 25th 3:6 27 10:5,6 290 7:15 3 3 42:4,12 30 16:21 30-2026 20:1,3,18 51:9 309 6:7 310 5:11,23 6:14 7:2 34-2026 21:1,3 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1,21 41:1 51:10 38,000 6:4 4 4 4:12 42:4,12 4-12 51:5 40 51:12,13,14,15,16,17,18,19 42 51:21 43 51:22 445 22:18 48 23:21 24:7 4th 20:4 5 5 42:5 43:4,6,13,16,16 5-2022 5:18 6:11 5-2026 5:1,3 6:1 7:1 8:1 9:1 10:1 11:1 12:1,14 13:1 51:5 56 16:5 6 6 42:4,12 6-0 7:9 8:21 15:16 610126 51:18 610226 51:22 61126 51:12 618129 51:19 62126 51:13 63126 51:14 63226 51:15
--	---	---

64126 51:21**64226** 51:16**68126** 51:17

7

7 42:4,12**7-2026** 14:1,3 15:1 16:1 17:1 18:1

19:1,6 51:6

7,193 21:21**70-feet** 21:16**78** 29:23

8

8 5:20 42:4,12

9

9 7:8 15:15 42:5 43:3 44:7,10**9,300** 21:18**90-feet** 21:20