REGULAR MEETING

of the

NASSAU COUNTY PLANNING COMMISSION

Thursday, October 22, 2026

10:04 a.m. - 10:56 a.m.

LEGISLATIVE CHAMBER

Theodore Roosevelt Executive & Legislative Bldg.

1550 Franklin Avenue

Mineola, New York

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

LEONARD H. SHAPIRO, Chair
JEFFREY H. GREENFIELD, Vice-Chair
NEAL LEWIS, Third Vice-Chair
DANA DURSO,
MURRAY FORMAN,
ABRAHAM HAMRA,

Commissioners

MICHAEL KWASCHYN, Deputy Commissioner
ROBERT O'BRIEN, Esq., Counsel
PATRICK GALLAGHER, Esq., Counsel

Staff:

GREGORY J. HOESL
JOHN PERRAKIS
CAMERON SANDS
TIMOTHY WREN

Also Present:
STEPHANIE J. VALDER, Stenographer

Proceedings

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

CHAIRMAN SHAPIRO: Good morning and welcome to the October 22nd meeting of the Nassau County Planning Commission.

First of all, gentlemen, I'd like to welcome Commissioner Kwaschyn, who's our Director of Planning.

(Audience participation.)

CHAIRMAN SHAPIRO: And I'd like to ask him to please lead us in the Pledge of Allegiance.

All rise.

(Pledge of Allegiance recited in a body.)

CHAIRMAN SHAPIRO: Play ball.

VICE-CHAIR GREENFIELD: Play ball.

(Laughter.)

CHAIRMAN SHAPIRO: Okay.

MR. SANDS: All right, starting with the roll call.

Commissioner Durso?

COMMISSIONER DURSO: Present.

MR. SANDS: Vice-Chair Greenfield?

VICE-CHAIR GREENFIELD: Present.

Proceedings

MR. SANDS: Chair Shapiro?

CHAIRMAN SHAPIRO: Present.

MR. SANDS: Third Vice-Chair Lewis?

THIRD VICE-CHAIR LEWIS: Present.

MR. SANDS: Commissioner Forman?

COMMISSIONER FORMAN: Present.

MR. SANDS: Commissioner Hamra?

COMMISSIONER HAMRA: Present.

VICE-CHAIR GREENFIELD: He's present.

MR. SANDS: Commissioner Seter?

CHAIRMAN SHAPIRO: Excused.

MR. SANDS: Commissioner Sakowich?

CHAIRMAN SHAPIRO: Excused.

MR. SANDS: Commissioner Ellerbe?

CHAIRMAN SHAPIRO: Unexcused.

(Laughter.)

MR. SANDS: I'd like to acknowledge the receipt of the transcript from the October 1st, 2026 NCPC hearing.

CHAIRMAN SHAPIRO: Do we have a motion?

COMMISSIONER FORMAN: So moved.

THIRD VICE-CHAIR LEWIS: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

Proceedings

CHAIRMAN SHAPIRO: Motion carries.

* * *

NCPC OSPAC File No. 8-2026

MR. SANDS: Okay. Today we have OSPAC Case 8-2026.

Nassau County is requesting permission to grant an easement to the Department of Navy -- if you could go to the map, Greg -- over the above-referenced in yellow, County-owned stormwater basins. The proposed easement would encompass five separate Nassau County basins, located within residential developments just west of Seamans Neck Road in the Hamlet of North Wantagh, Town of Hempstead.

The County has previously worked with the US Navy to obtain a temporary access agreement for use of the above-referenced stormwater basins. The Navy is now seeking to obtain a permanent easement to support and facilitate its ongoing environmental remediation efforts. The Navy is requesting that the five basins be included within a single permanent easement, as all five locations will be utilized as part of the same treatment system and will be needed for the duration of the facility's operations.

The proposed easement is associated

with the Navy's ongoing groundwater remediation program. The Navy is preparing for the next major phase of this program, "Phase III," which is to be located south of the Southern State Parkway. "Phase III" will capture portions of the groundwater plume that extends beyond the reach of the "Phase II Treatment Plant," with allowing contamination to be intercepted as it moves farther south or in the direction of natural groundwater flow.

It is important to note that the current samplings in the area show that site contaminants have not been detected at concentrations above the drinking water standards along the Parkway.

The "Phase III" system will include new groundwater recovery wells, and a treatment plant providing additional protection for the aquifer and surrounding communities. The Navy currently anticipates that the "Phase III Plant" will be operational late 2028.

During construction, temporary treatment systems at existing recovery wells will continue operating to maintain control of the

plume. The five stormwater basins included in the easement will be used solely for the discharge of clean treated groundwater from the nearby treatment facility. No recovery wells or treatment facilities will be constructed within the five County-owned stormwater basins. They will, therefore, just serve as a discharge locations for the treated water generated by the system.

The current request follows "Phase II" of the groundwater project, during which the Navy sought permanent easements over County-owned stormwater basins located further to the north in Levittown. These applications were reviewed by "OSPAC" and the Planning Commission under Cases:

14;

15;

And 16 of 2019.

At the August 13th hearing, the Commission started the public comment period and elected to keep it open. Due to the number of residents who attended and raised questions regarding the project, the Commission wished to allow the US Navy to appear in-person at a future

public hearing to address the residents' concerns.

And at the next public hearing on September 10th, representatives from the US Navy appeared in-person and were able to respond to questions and concerns raised by the neighbors adjacent to the project. Following the discussion with the Navy, the Commission closed the public comment period.

And at the October 6th "OSPAC" meeting, the Committee voted "5-0" to recommend approving the easement. And Nassau County "DPW" approves of the proposed easement request to the Navy.

And I can answer any questions.

CHAIRMAN SHAPIRO: Commissioners, any questions?

THIRD VICE-CHAIR LEWIS: I -- I think when the Navy came, you know, Mr. Chairman, you asked for the Navy to come because we weren't happy with some of the information. And I think that that went a long way towards addressing a lot of the concerns that the neighbors had raised. The -- the Navy put a lot of, you know, a lot of information on the record and responded

to a number of the concerns that were identified.

We now understand with some greater clarity that the, you know, the five locations that we're talking about would be essentially discharge locations for the clean treated water.

And yeah, it just -- it just seems like there was a lot of concerns a couple months ago. But I do think the meeting that you insisted having, Mr. -- the Navy come and speak really went a long away.

CHAIRMAN SHAPIRO: I think it resolved a lot of issues.

So are there any other questions?

(No response.)

CHAIRMAN SHAPIRO: If not, I'll take a motion.

THIRD VICE-CHAIR LEWIS: So I'll -- I'll make a motion for OSPAC No. 8-2026. This includes several different properties listed here. And the motion is to recommend to the Nassau County Legislature that they grant a permanent easement and also a "SEQRA Neg. Dec." on that.

CHAIRMAN SHAPIRO: Is there a second?

NCPC OSPAC File No. 8-2026

COMMISSIONER DURSO: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

* * *

NCPC OSPAC File No. 9-2026

CHAIRMAN SHAPIRO: Okay.

MR. SANDS: Next up we have OSPAC 9-2026. The interested party is the Port Washington Fire Department and they're looking to remove a deed restriction on property formerly owned by Nassau County.

Nassau County previously owned the subject parcel outlined in yellow, located on the west side of Roslyn West Shore Road in the Hamlet of Port Washington, Town of North Hempstead and subsequently conveyed the property to the Port Washington Fire Department.

The current deed conveying the property does contain certain restrictions on the use of the premises, including, but not limited to the following:

Said premises are to be used solely for the municipal and "firematic" purposes of the Port Washington Fire Department, otherwise, the title shall immediately and automatically revert back to the Grantor, County of Nassau, without the necessity of any legal action.

The Port Washington Fire Department is now seeking to amend this existing deed

restriction to permit the Fire Department to enter into a 99-year lease with the Port Washington Water District, solely for the purpose of allowing the Water District:

To construct;

Operate;

Maintain;

And utilize a ground-level water storage tank on the property.

The proposed lease would provide the Fire Department with access to certain security and infrastructure resources associated with the Water District's facility, including the potential use of a generator and other shared resources. The consideration for this proposed lease is anticipated to be nominal in the amount of a dollar.

The requested amendment would modify the existing deed restriction to allow for the proposed long-term lease, while retaining the Fire Department's ownership and use of the property for its municipal and "firematic" purposes. The proposed water storage facility would provide a municipal water infrastructure

benefit to the surrounding Port Washington area, while providing additional resources and security benefits to the Department's planned facility.

We held a public hearing on September 10th, 2026 and the Commission closed it at that time. And at the October 6th "OSPAC" meeting, the Committee voted "5-0" to recommend removing the deed retribution and "DPW" has no objections to this.

And I'd like to call up the attorney for the applicant and Christopher Bollerman from the Port Washington Fire Department.

(Stepping up.)

MR. DeWITT: Thank you, Cameron.

Good morning, gentlemen and lady.

I'm Bill DeWitt. I'm with the law firm Bee Ready Law Group, 170 Old Country Road on behalf of the Fire Department. With me is --

(Stepping up.)

MR. BOLLERMAN: Christopher Bollerman, Director of the Port Washington Fire Department, 423 Port Washington Boulevard.

(Stepping up.)

MR. DeWITT: So --

NCPC OSPAC File No. 9-2026

THIRD VICE-CHAIR LEWIS: You've already kind of made the case to us. We sort of -- I -- I know you feel like we've gone over the -- you know, there's a lot of benefits in terms of shared resources to the plan that you have by working with the Water District. It seems to me the restriction that's in place was really a restriction that said, you know, it should be solely for municipal and "firematic" purposes.

Well, this isn't too far a stretch from that, so this modification to the restriction seems pretty reasonable to me, because you're talking -- it's not like you're talking about taking the land and using it for some kind of commercial business or something.

But if you could just say a word or two about how the benefit of working with the Water District in this manner, so as to why you want to have this lease.

VICE-CHAIR GREENFIELD: We need the "Reader's Digest" summary.

MR. DeWITT: Okay. The Reader's Digest summary is that the Fire Department is not a taxing entity and so it's saves money for the

last 20 years to try and build something on this particular plot of land.

The Water District needed a location to put a groundwater storage tank. It tried several locations which were not available. It approached the Fire Department and said, hey, you've got some extra space there. And the Fire Department said yes. And the Water District said, well, you know, we'll bring in some infrastructure at our cost, and we'll let you use our generator and if you'll lease us this property at a nominal value. And the Fire Department said that would be great, it would really help us offset costs.

And so the Water District is saving on having to purchase land. The Fire Department is saving money on having to bring in certain infrastructure, so a "win-win" for the community.

And of course, I would never not let Chris speak.

(Laughter.)

(Stepping up.)

CHAIRMAN SHAPIRO: Good morning.

MR. BOLLERMAN: The Port Washington

Fire Department needs this drastically. As the counselor has said, we're not a taxing entity, so we can't just set a rate and it's we have to deal with our seven mayors.

So it -- it's a very big win for all the taxpayers that utilize the water department. They don't have to pay for land and -- and use our services from the Fire Department, because we are going to get the infrastructure that we need, which is in the millions.

VICE-CHAIR GREENFIELD: You -- you forgot to mention the most important thing. You corrected Vice-Chair Greenfield and I always thought you were a -- a fire district. And you serve all those villages there. I thought so. And I'm glad that you figured out a way. Mention how, because of the tax cap.

MR. BOLLERMAN: Yeah. So the Port Washington Fire Department is a not-for-profit corporation, operating within the boundaries of the laws of the State of New York. We sell fire protection to seven different municipalities, which include the unincorporated areas of the Town of North Hempstead.

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So we are the largest agency in most of the villages. We are the largest contractor that they have. So if we pierce the tax cap and we charge them more than 2 percent, it -- it runs their -- how we go is how their village goes and they would have to lose services.

So us building this fire headquarters on this piece of land, utilizing the services of the water department, the monies we've served [sic] -- saved, we're going -- our building fund that we keep putting money into each year has saved enough for the deposit and the mortgage rate is going to be the same. So we're not going to raise taxes to build a new fire headquarters, because of the -- the water department being able to come in on our land, if you approve that.

VICE-CHAIR GREENFIELD: Terrific, Chief, terrific.

CHAIRMAN SHAPIRO: It's a "win-win."

Okay. Do you want to --

VICE-CHAIR GREENFIELD: I make a motion that we approve -- what is it -- OSPAC -- what --

COMMISSIONER DURSO: 9.

NCPC OSPAC File No. 9-2026

CHAIRMAN SHAPIRO: 9.

VICE-CHAIR GREENFIELD: Yeah, OSPAC 9-2026 to remove the deed restriction.

THIRD VICE-CHAIR LEWIS: I second it.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

MR. DeWITT: Thank you.

CHAIRMAN SHAPIRO: You're welcome.

VICE-CHAIR GREENFIELD: Start -- start working.

(Audience participation.)

MR. BOLLERMAN: Thank -- thank you very much. Thank you.

CHAIRMAN SHAPIRO: You're welcome.

* * *

Proceedings

VICE-CHAIR GREENFIELD: Okay. Where are we staff?

By the way, are we recording, because last time it said on the air. I hope we're in -- the live stream is working.

MR. HOESL: We are.

MR. WREN: Yeah.

MR. HOESL: We checked, yeah -- yeah.

VICE-CHAIR GREENFIELD: Okay.

(Laughter.)

MR. O'BRIEN: My apologies. I did have to clarify something, Chairman.

* * *

NCPC File No. 2012-F-1

(Stepping up.)

MR. PERRAKIS: Next case on the agenda is NCPC File 2020 [sic] -- I'm sorry, 2012-F-1, Map of Fieldstone at Oceanside, at 2860 Brower Avenue in Oceanside, New York 11572.

This application received preliminary subdivision approval from the Nassau County Planning Commission on August 13th, '26 and is now seeking final subdivision approval to subdivide a 3.9-acre parcel into:

59 condominiums, housed in six two-story buildings ranging in size from 5,824 square feet to 15,329 square feet;

And one common lot to be owned and maintained by a homeowners association.

To make way for the development, two existing residences and the Oceanside Jewish Center will be demolished. Subject property is located in the Hamlet of Oceanside, Town of Hempstead and not within 300 feet of another municipal boundary. Property is surrounded [sic] -- I'm sorry, is bounded by as follows:

To the north, residential uses and a

shopping center;

To the east across Brower Avenue, a multi-unit residential development;

To the south, residential uses;

And to the west across Oceanside Road, residential uses.

The subject premises is situated within the:

Liberty Utilities Water District;

Oceanside -- Oceanside Sanitary District No. 7;

And Oceanside Union Free School District.

The development's nearest transit connection is the "NICE Bus" "n15" route running along Long Beach Road. And the site is in close proximity to the Oceanside Long Island Railroad Station.

The Nassau County Department of Public Works and the Town of Hempstead has reviewed and approved the final subdivision map and engineering plans. The Health Department granted special condition realty subdivision approval which included additional eight

conditions, because the property was not[sic] -- has not been fully investigated and remediated, as normally required prior to the Department's approval of the map.

Finally, the County will require a performance bond to guarantee the proper installation of all public improvements. The required financial guarantees are established as follows:

An inspection fee of $202,433.62;

Cash escrow of $52,608.40;

And a performance bond or cash in lieu of $1,634,338.40.

That's basically it. We have Dan Baker to speak on behalf of the applicant.

CHAIRMAN SHAPIRO: Good morning, Counselor.

Name and address for the record, please.

(Stepping up.)

MR. BAKER: Good morning, all.

Thank you, John.

For the applicant, Daniel Baker, Greenberg Traurig, 501 RXR Plaza, Suite 501E,

NCPC File No. 2012-F-1

Uniondale, New York.

I think Mr. Perrakis did a good job. As the Commission is aware, we were here in August and received preliminary approval. We did a fairly extensive presentation at that time, myself, joined by our -- our engineer who is here today if there are any questions to answer.

But I think the, you know, the simple discussion today is that we received preliminary approval. We prepared final plans. They have been submitted and went around to all of the various reviewing departments within the County:

Nassau County Health;

Nassau County DPW;

Town of Hempstead;

And everybody has, in essence, given us the green light to proceed.

So we are asking that the Commission grant us final approval, based on any conditions and the bond and fees that Mr. Perrakis stated earlier.

CHAIRMAN SHAPIRO: Thank you. We asked a lot of questions in the pre-meeting.

Commissioners, do you have any more

questions?

VICE-CHAIR GREENFIELD: Thank you, counselor, for taking charge of this, and meeting with the community and satisfying the community. And this has been going on so long. My wife used to object to me, because she worked in Oceanside Schools at the prior.

(Laughter.)

VICE-CHAIR GREENFIELD: She since retired, so build away.

MR. BAKER: Yeah. And -- and I think just to that point, that was a big part of the process, particularly with the Town of Hempstead and getting the approvals there. There were considerable meetings with the community and changes to the plans that ultimately led to what we felt and the Town felt was strong support for this project for much -- much-needed housing, as we know everywhere is the case.

CHAIRMAN SHAPIRO: Thank you.

Any other questions?

VICE-CHAIR GREENFIELD: I make a motion --

CHAIRMAN SHAPIRO: No.

NCPC File No. 2012-F-1

VICE-CHAIR GREENFIELD: No?

CHAIRMAN SHAPIRO: You can't, not yet.

VICE-CHAIR GREENFIELD: Okay, maybe we haven't --

THIRD VICE-CHAIR LEWIS: I mean my question is, is there anybody here from the public?

CHAIRMAN SHAPIRO: That's what I --

VICE-CHAIR GREENFIELD: Oh.

CHAIRMAN SHAPIRO: -- was going to get to.

THIRD VICE-CHAIR LEWIS: And it sounds like you've addressed the public concerns, so that speaks to the effort that was made to sit and work with the neighbors, and make changes to the proposal and -- and really come up with something that's a home run, rather than something that people are complaining about.

So, you know, good --

CHAIRMAN SHAPIRO: And --

THIRD VICE-CHAIR LEWIS: -- stuff.

CHAIRMAN SHAPIRO: -- it's been going on quite some time, so --

THIRD VICE-CHAIR LEWIS: Yeah, this is

a long time.

(Laughter.)

CHAIRMAN SHAPIRO: This is a long one.

MR. BAKER: Hopefully not much longer.

(Laughter.)

CHAIRMAN SHAPIRO: So not seeing anybody in the public that wises to be heard, can I have a motion now?

VICE-CHAIR GREENFIELD: Sorry.

Now, I'll make a motion to approve NCPC File No. 2012-F-1, with a "Negative Dec."

CHAIRMAN SHAPIRO: And with:

An inspection fee of $202,433.62;

A cash escrow of 52,608.40;

And a performance bond or cash in lieu of $1,634,338.40.

VICE-CHAIR GREENFIELD: Okay. I'm glad you're the money guy.

(Laughter.)

VICE-CHAIR GREENFIELD: I -- my motion's to include that.

COMMISSIONER DURSO: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

NCPC File No. 2012-F-1

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

MR. BAKER: Excellent. Thank you all very much.

VICE-CHAIR GREENFIELD: All right. Another "win-win" here --

MR. BAKER: Take care.

VICE-CHAIR GREENFIELD: -- today. Start building.

(Laughter.)

MR. BAKER: Thank you.

AUDIENCE MEMBER: Thank you.

* * *

NCPC Minor Sub. File No. 47-2026

(Stepping up.)

MR. WREN: Okay, good morning.

Next up we have NCPC File 47-2026. This is a two-parcel minor subdivision.

The 12,522.5 square foot subject property is situated on the east side of Newbridge Road, in the Hamlet of Hicksville, Town of Oyster Bay's "R-O" Zoning District. Application proposes to subdivide the property, which currently has 140 feet of frontage on Newbridge Road into two separate parcels.

"Proposed Lot A" will have 73.67 feet of frontage on Newbridge Road by 100 feet and be a total of 6,505 square feet.

"Proposed Lot B" will have 63.71 feet of frontage by 98.7 feet on Newbridge Road and be a total of 6,017 square feet.

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

I do want to note that the Planning Commission did see this as a zoning referral back in May of this year, for site plan review for the additions to the existing home and

NCPC Minor Sub. File No. 47-2026

future second home, because this was in the Town's Residential Office Zoning District. A "Local Determination" was issued at that time.

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

CHAIRMAN SHAPIRO: Good morning.

Name and address for the record, please.

(Stepping up.)

MR. EPSTEIN: Good morning, Mr. Chairman, members of the Commission. My name is Sam Epstein of the law firm Sahn Ward Braff Coschignano, address for the record is 333 Earle Ovington Boulevard, Suite 601, Uniondale, New York. I appear on behalf of the applicant, 152-80 Rockaway Boulevard Associates LLC. Joining me today is Brian Fiore (indicating) of Fiore Architecture. And unfortunately my client did not make it, as his wife is recovering from a surgical operation.

So this morning I appear before the Commission seeking a minor two-lot subdivision on the property located at 321 Newbridge Road in Hicksville, designated as Section 45, block 531,

NCPC Minor Sub. File No. 47-2026

lot 29 on the Nassau County Land and Tax Map. The property is located in the "R-O," Residence Office Zoning District in the Hamlet of Hicksville, Town of Oyster Bay. The property totals approximately .29-acres and has frontage on Newbridge Road and Bernadette Court.

The proposed subdivision will consist of two lots, both of which comply with the zoning requirements in "R-O," Residence Office Zoning District. "Lot A," as you heard, consists of 6,505 square feet, whereas "Lot B" consists of 6,017 square feet.

(Vice-Chair Greenfield exits the meeting.)

MR. EPSTEIN: So pursuant to Resolution No. 5-2026, the Town of Oyster Bay's Planning Advisory Board found that the premises is:

Adequate and suitable for the construction of an addition to the existing house;

And the construction of a future second house on the proposed subdivided lot.

This will not constitute an

over-intensification of the land use. Moreover, the intended single-family use will be compatible with the surrounding area and community at large.

This request for a minor subdivision approval for the subject premises will allow my client to:

Expand the existing dwelling on the northern side of the property, identified as "Parcel A" on the map;

While also allowing for the construction of a new single-family dwelling on the resulting subdivided lot to the south known as "Parcel B" on the map.

The "R-O" Zoning District permits single-family dwellings and requires a minimum lot area of 6,000 square feet. And as mentioned earlier, both lots comply with this requirement, as well as all other requirements with respect to the "R-O" Zoning District.

Worth noting is that the zoning and use of the adjacent properties are residential uses and located in the "R1-7" zones on all sides, evidencing the residential context of the surrounding area.

NCPC Minor Sub. File No. 47-2026

I would again like to thank the Commission for your time and attention to this application. Brian and I are both available for any questions the Commission may have. Otherwise, I respectfully request that the minor subdivision approval be rendered in connection with this application as presented.

Thank you.

CHAIRMAN SHAPIRO: Thank you.

Commissioners, any questions?

(No response.)

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

(No response.)

CHAIRMAN SHAPIRO: And not seeing any, I'll take a motion.

(No response.)

CHAIRMAN SHAPIRO: Don't all jump.

COMMISSIONER HAMRA: Motion on -- motion on NCPC File No. 47-2026 to approve with a "Negative Declaration."

COMMISSIONER DURSO: Second.

CHAIRMAN SHAPIRO: All those in favor?

NCPC Minor Sub. File No. 47-2026

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

MR. EPSTEIN: Thank you.

CHAIRMAN SHAPIRO: You're welcome.

* * *

NCPC Minor Sub. File No. 48-2026

(Stepping up.)

MR. WREN: Okay. Next up we have NCPC File 48-2026. This is another two-parcel minor subdivision.

This a 14,000 square foot subject property is situated on the south side of Logue Street in the Hamlet of Bellmore, Town of Hempstead's Residential "B" Zoning District. Application proposes to subdivide the property, which currently has 120 feet of frontage into two equal parcels.

Proposed Parcels "1" and "2" will both be 60 feet by 125 feet on Logue Street and both be 7,000 square feet.

Town of Hempstead's Department of Buildings has issued a letter of zoning compliance for this proposed subdivision.

And I'd like the applicant to please step up.

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

(Stepping up.)

MR. KIRSCH: Good morning.

Lee Kirsch, owner, applicant,

NCPC Minor Sub. File No. 48-2026
33 Rogers Drive, Cold Spring Harbor, New York.

Only one correction, the parcel's 15,000 square feet and they'll each be 7500 square feet.

Other than that, any questions?

CHAIRMAN SHAPIRO: Thank you for that.

Commissioners, any questions?

(No response.)

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

(No response.)

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

COMMISSIONER DURSO: I'd like to approve NCPC File No. 48-2026 with a "Negative Declaration."

COMMISSIONER HAMRA: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: The motion carries.

MR. KIRSCH: Thank you very much.

CHAIRMAN SHAPIRO: You're welcome.

NCPC Minor Sub. File No. 48-2026

(Discussion held among Commissioners off the record.)

CHAIRMAN SHAPIRO: Cameron?

* * *

NCPC Minor Sub. File No. 49-2026

(Vice-Chair Greenfield enters the meeting.)

(Stepping up.)

MR. WREN: Okay. Next up is NCPC File 49-2026. This is a two-parcel minor subdivision.

The 16,875 square foot subject property is situated on the west side of Prospect Avenue, in the Hamlet of East Meadow, Town of Hempstead's Residential "B" Zoning District. Application proposes to subdivide the property which has 135 feet of frontage into two separate lots.

Right now, two houses are currently built there. They were built on the same deed, so we're really just seeing this application to separate the both houses onto one deed each.

So "Proposed Parcel 1" will have 65 feet of frontage by 100 feet on Prospect Avenue and be 8,119 square feet;

"Proposed Parcel 2" will have 67 feet point 90 [sic] -- 67.9 feet of frontage and be a total of 8,675 square feet.

The Town of Hempstead's Department of Building has issued a letter of zoning compliance

NCPC Minor Sub. File No. 49-2026

with one condition per parcel. For "Parcel 2," the condition is that the swimming pool with a waterfall is removed, along with all associated equipment on "Parcel 2." And for "Parcel 1," the detached garage must be demolished with the appropriate building permits obtained.

Now I'd like the -- ask the attorney to please step up.

CHAIRMAN SHAPIRO: Name and address for the record, please.

(Stepping up.)

MR. BIFULCO: Good morning, Mr. Chair, members of the Commission. On behalf of the applicant, Samuel L. Bifulco of Sahn Ward Braff Coschignano PLLC, located at 333 Earle Ovington Boulevard, Suite 601, Uniondale, New York 11553, again, for the applicant this morning.

I think Mr. Wren (indicating) adequately covered the -- the details of the proposal. Two single-family residences were built on the property in 1994, with valid permits from the Department of Buildings. However, the two-lot subdivision, for whatever reason, was never effectuated. Fully zoning compliant with a

NCPC Minor Sub. File No. 49-2026

letter from the Department of Buildings, Town of Hempstead reflecting the same.

And I am happy to answer any questions that you may have. We would respectfully request you approve the application as submitted.

CHAIRMAN SHAPIRO: Is the pool above or below ground?

MR. BIFULCO: It is an in-ground pool. And we've already commenced the process with the Department of Buildings to obtain the required permit to demolish the pool.

CHAIRMAN SHAPIRO: Okay.

THIRD VICE-CHAIR LEWIS: Is the property, new property line -- or maybe it's always been divided, but it was never official. But now the line between the two homes, is that going to be a straight line? It looks like there's a diagonal on the drawing.

MR. BIFULCO: No. The boundary line between the two single-family residences will be a straight shot, right down the middle of the property.

THIRD VICE-CHAIR LEWIS: And what was the reason they had taken down the garages? Were

they like too close --

MR. BIFULCO: The garage on the northern property does not hold the required side and rear-yard setbacks. It's not in the best of condition, and so the decision was for us to just go in and clean that up.

CHAIRMAN SHAPIRO: So how did they get a C.O.?

MR. BIFULCO: For the single-family houses? That is a -- that's a great question.

(Laughter.)

CHAIRMAN SHAPIRO: Also for -- for the garages.

MR. BIFULCO: Sure.

So the answer to that remains unclear. In 1994, building permits were secured from the Department of Buildings. In 1996, there are surveys on file with the Department of Buildings, final surveys with stamps from the Department of Buildings, Town of Hempstead. But I imagine having something to do with the fact that the subdivision was never effectuated at the time, the -- the C.O.s were, you know, were -- were never, you know, furnished. And -- and so that's

what bring us here.

It's been sort of being tossed around for -- for 30 years or so. It was -- it was in the same family. Siblings owned the houses. They went on to -- to pass away or move on and -- and so we're here looking to -- to clean up the property and bring it into compliance.

THIRD VICE-CHAIR LEWIS: Is there a relationship between the two property owners, or is it --

MR. BIFULCO: At this time, it's -- it's one owner of -- of both houses, the -- the lot at large.

THIRD VICE-CHAIR LEWIS: They pay all the taxes?

MR. BIFULCO: Correct.

COMMISSIONER HAMRA: The -- the closing of the pool is a requirement from the Town or is that something that you guys want to do?

MR. BIFULCO: So the pool would have required variance relief, had we chose to maintain the pool. It also would have required us to set up the boundary line configurations in a way that they didn't split the lots evenly. We

did contemplate that. The pool wasn't in great condition.

My client just purchased the property earlier this year, so our thought was let's -- let's clean up the property. Let's remove -- you know, we haven't done it yet, but let's plan to remove that pool, remove the garages, do some nice site work to -- to the rear yards.

(Vice-Chair Greenfield and Mr. O'Brien exit the meeting.)

MR. BIFULCO: And we -- we thought that was, you know, the path of least resistance.

CHAIRMAN SHAPIRO: Thank you.

Any other questions, Commissioners?

(No response.)

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

MR. BLACKMAN: (Gesturing.)

CHAIRMAN SHAPIRO: Come on up.

Name and address for the record, and would you please fill out a speaker registration form after you get done.

(Stepping up.)

MR. BLACKMAN: Okay.

NCPC Minor Sub. File No. 49-2026

Yes. Hi. My name is Jay Blackman. I own the property directly behind the property that is mentioned here. I'm on Gary Street.

Just a -- a couple of points or questions I have for the attorney. Will the removal of the shed and pool be a requirement, before granting the subdivision approval?

MR. BIFULCO: Did you want to -- do you know the answer to that one?

CHAIRMAN SHAPIRO: Well, it's a condition of the Town.

MR. BIFULCO: You want me to come up or --

CHAIRMAN SHAPIRO: Come on up.

So the -- the Town has conditioned it on that.

(Stepping up.)

MR. BIFULCO: We don't have to -- we don't have to list --

MR. BLACKMAN: You're saying it's required first before they --

MR. BIFULCO: Sure.

May I?

MR. BLACKMAN: Sure.

NCPC Minor Sub. File No. 49-2026

(Stepping up.)

MR. BIFULCO: The zoning compliance letter, it's in the record. I'd be happy to provide a copy of same -- stipulates that it's a zoning compliant subdivision subject to the removal of the pool and the removal of the subject shed on the northern property. We fully intend to comply with those conditions, otherwise we will not be able to obtain the C.O.s for the home.

(Stepping up.)

MR. BLACKMAN: Okay.

And another thing is that would there be a restriction on increasing the footprint of the properties that are there now?

(Stepping up.)

MR. BIFULCO: Pursuant to Town of Hempstead zoning requirements, there are coverage restrictions. As it currently sits (indicating), the coverages fall just under the requirements of the Town of Hempstead. Their coverage for this particular zoning district is 27.5. We comply with that.

So if we were -- it is not contemplated

to enlarging these footprints at all, but if we wanted to in the future, if it was a different owner, we would have to go to the Town of Hempstead to obtain variances, at which point you'd have an opportunity to be heard.

(Stepping up.)

MR. BLACKMAN: Okay.

THIRD VICE-CHAIR LEWIS: But in regards to what we're doing today, we're simply drawing a subdivision line and acknowledging that both houses do comply with the code as the Town has confirmed to us. So we're not doing anything today that would allow any house to get larger or such.

MR. BLACKMAN: Yeah, because that's what we were concerned about, that it would be made larger and would accommodate multifamily people moving in. But that's not part of what we're discussing today.

THIRD VICE-CHAIR LEWIS: No.

(Vice-Chair Greenfield and Mr. O'Brien enter the meeting.)

MR. BLACKMAN: The -- the last concern is whether when the -- the shed and the pool are

taken out, will they be paved over? We're concerned about during a heavy rainstorm, the grading is sloped towards my property. And if there's not proper drainage, if there is a pavement cover over that, you know, if there aren't dry wells put in or a trench of some sort to catch the water coming off the pavement --

(Stepping up.)

MR. BIFULCO: Absolutely. And I think that that concern is -- is valid and acknowledged. I actually think that this proposal will help, as far as drainage is concerned. When we talk about the removal of the pool, likely some of that paver patio and the shed on the northern property, the concept is to bring in:

Fill;

Topsoil;

And seed. And of course, we will be required to meet any and all Town of Hempstead Department of Buildings drainage requirements to ensure that the rainfall is retained on our property.

NCPC Minor Sub. File No. 49-2026

MR. BLACKMAN: Okay.

CHAIRMAN SHAPIRO: Thank you.

(Stepping up.)

MR. BLACKMAN: All right. Thank you very much.

CHAIRMAN SHAPIRO: You're welcome.

Is there any -- are there any other questions?

(No response.)

CHAIRMAN SHAPIRO: Anybody else in the public wishes to be heard?

(No response.)

CHAIRMAN SHAPIRO: Commissioners, I'll take a motion.

VICE-CHAIR GREENFIELD: I already made mine for the day.

COMMISSIONER HAMRA: Motion on NCPC File 49-2026 to approve with a "Negative Declaration."

COMMISSIONER DURSO: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

NCPC Minor Sub. File No. 49-2026

CHAIRMAN SHAPIRO: Motion carries.

MR. BIFULCO: Thank you very much.

* * *

NCPC Minor Sub. File No. 50-2026

(Stepping up.)

MR. WREN: Okay. Last up we have NCPC File 50-2026. This is another two-parcel minor subdivision.

This is another 14,000 square foot subject property -- well, this one actually is 14,000 on the south side of Belmont Avenue, in the Hamlet of East Meadow, Town of Resident [sic] -- Town of Hempstead's Residential "B" Zoning District. Application proposes to subdivide the property, which currently has 140 feet of frontage into two equal parcels.

So proposed parcels "1" and "2" will both be 70 feet by 100 feet on Belmont Avenue and both be 7,000 square feet.

Town of Hempstead's Department of Buildings has issued a letter of zoning compliance for this subdivision.

I'd now like the applicant to please step up.

MR. FERRANTELLO: Good morning, Commissioners --

CHAIRMAN SHAPIRO: Name and address for the record.

NCPC Minor Sub. File No. 50-2026

MR. FERRANTELLO: -- members of the Commission, Chairman Shapiro. On behalf of the applicant, Frank Ferrantello, 12 West Mall, Plainview, New York 11803, Ferrantello Group Surveying and Engineering, P.C.

The parcel has existing two drop curbs. We are proposing two 70 by 100 parcels on this property. We previously went before "BZA" for three lots. They were concerned about the nature of being a 40 -- 40 by 100s.

We reconsidered this subdivision proposal and we have before you today two 70 by 100 zoning-compliant parcels. There exists eight 40 by 100s on the block front. So this is a sensitive infill.

It's under -- under-intensification. These are oversized lots, oversized parcels and building envelopes. We sit in more than the minimum setback from the two east and westerly boundary lines on the outside exterior of the subdivision. This is a sensitive, thoughtful proposal before you and is zoning compliant.

Any questions, or comments or concerns, I'm happy to answer them for you.

NCPC Minor Sub. File No. 50-2026

THIRD VICE-CHAIR LEWIS: Well, I'm glad to see it's the 70s, the two 70s rather than trying to get three into that spot. In fact, that -- that would --

CHAIRMAN SHAPIRO: That would have been tight.

THIRD VICE-CHAIR LEWIS: -- that -- that would have been a bit much.

(Vice-Chair Greenfield exits the meeting.)

CHAIRMAN SHAPIRO: Yeah.

MR. O'BRIEN: I'll also note that's probably larger than most of the properties in the area.

MR. FERRANTELLO: Significantly, yeah.

MR. O'BRIEN: Well, these two will be.

MR. FERRANTELLO: Yeah.

MR. O'BRIEN: So it's --

THIRD VICE-CHAIR LEWIS: Most everything is either the 60s or -- or smaller.

MR. FERRANTELLO: Yeah.

THIRD VICE-CHAIR LEWIS: Yeah.

MR. FERRANTELLO: We were trying to do 50s and then what was left over was a 40.

NCPC Minor Sub. File No. 50-2026

MR. O'BRIEN: 40.

MR. FERRANTELLO: They might have considered a 45 or but --

MR. O'BRIEN: Yeah.

MR. FERRANTELLO: -- we decided to go back to the drawing board and do the 70s.

CHAIRMAN SHAPIRO: We had a former Commissioner named Oscar Holt (phonetic), who used to say this was what's known as shoehorning --

MR. FERRANTELLO: Yeah.

CHAIRMAN SHAPIRO: -- if it was the other way.

So we appreciate that you --

MR. FERRANTELLO: Understood --

CHAIRMAN SHAPIRO: -- stayed within the zoning.

Commissioners, any other questions?

(No response.)

CHAIRMAN SHAPIRO: Is there anybody in the public that wished to be heard?

(No response.)

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

NCPC Minor Sub. File No. 50-2026

COMMISSIONER DURSO: I'd like to make a motion to approve NCPC File No. 50-2026 with a "Negative Dec."

COMMISSIONER HAMRA: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

MR. FERRANTELLO: Appreciate it.

* * *

CHAIRMAN SHAPIRO: All right, zoning.

MR. FERRANTELLO: Thank you.

CHAIRMAN SHAPIRO: Greg, we're going to do the short version today.

(Stepping up.)

MR. HOESL: All right.

(Laughter.)

MR. O'BRIEN: The "Reader's Digest" version.

CHAIRMAN SHAPIRO: I don't think it's really necessary to -- we'll go through the "LDLs," but all the "LDs."

Commissioners, do you have any questions on Agenda Items No.:

3;

5;

6;

7;

8;

9;

Or 11?

(No response.)

* * *

MR. HOESL: You want me to discuss

anything for 6?

CHAIRMAN SHAPIRO: Six, let's see.

I don't know if it's really necessary since we had a pre-meeting and discussed Sunrise Mall --

MR. HOESL: Sure.

CHAIRMAN SHAPIRO: -- at that time.

MR. HOESL: Sure.

MR. O'BRIEN: Work session.

CHAIRMAN SHAPIRO: I think all it -- at the work session, I think that all your questions were answered --

COMMISSIONER DURSO: Yes --

CHAIRMAN SHAPIRO: -- at that point.

COMMISSIONER DURSO: -- all my questions were answered.

Yeah, for the record, all questions were answered at the pre-meeting.

MR. O'BRIEN: Work session.

COMMISSIONER DURSO: I'm sorry. I apologize.

(Laughter.)

COMMISSIONER DURSO: Work session.

MR. O'BRIEN: It's my one job.

(Laughter.)

COMMISSIONER DURSO: Yes.

All my questions were answered very thoroughly. They -- they had very thorough information for me and --

CHAIRMAN SHAPIRO: You can bring back to your community.

COMMISSIONER DURSO: -- I will be able to bring back to my community. They will be very pleased with what they gave to me, so I'm good with questions.

MR. HOESL: Perfect, yeah.

COMMISSIONER DURSO: Thank you.

MR. HOESL: And again, the Town did a comprehensive --

COMMISSIONER DURSO: They did.

MR. HOESL: -- review already with the "TEQRA."

COMMISSIONER DURSO: They did and they were very involved with the community, which I do appreciate, being that I am a resident of the community. So I do thank them for that and keeping us involved with that.

I do appreciate anything moving

forward. And they will give us that opportunity, so I do thank them for that.

MR. HOESL: Great.

* * *

CHAIRMAN SHAPIRO: Any other questions on any of those agenda items?

(No response.)

CHAIRMAN SHAPIRO: Not seeing any, I'll take a motion for NCPC Zoning Agenda Items:

3;

5;

6;

7;

8;

9;

And 11.

COMMISSIONER FORMAN: So moved.

THIRD VICE-CHAIR LEWIS: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

* * *

Zoning Referral Review

CHAIRMAN SHAPIRO: Okay, let's go to 1 and 2.

And 4 was pulled; correct?

MR. HOESL: Four will be pulled, yes.

CHAIRMAN SHAPIRO: Okay.

MR. HOESL: We will seeing a new plan.

CHAIRMAN SHAPIRO: All right, good.

* * *

MR. HOESL: Zoning Case 1, basically this is just a proposed 2-1/2 story 12-unit multifamily rental building at this existing site. It will be constructed in the rear there, where you see the grass at the -- the rear of the parking lot.

The new apartment building will comprise a total of 52 residential units. I'm sorry, the site already contains 52 residential units. The new building will have 12 additional units, bringing the total to 64 units.

Additional work associated with the proposal includes the demolition of an existing 7-Eleven convenience store; is that right?

MR. SANDS: Yeah.

MR. HOESL: Okay.

And vehicle circulation within the complex is provided by a one-way driveway that loops around the property and leads to a designated one-way exit.

(Vice-Chair Greenfield enters the meeting.)

MR. HOESL: Access to the parking lot will be provided through the existing one-way entrance, with vehicles turning left into the new parking area. The parking lot will only be accessible from the internal driveway that circulates around the complex.

(Mr. O'Brien exits the meeting.)

MR. HOESL: The surrounding area consists primarily -- primarily of a mix of residential and commercial uses. Residential homes are located to the east and west of the subject property. A business parking lot is located to the north and local businesses are situated to the south.

(Chairman Shapiro exits the meeting.)

MR. HOESL: Staff's recommending a "Local Determination with a Letter" reminding the referring municipality that since Merrick Road is

a County-owned roadway, New York State GML "239-F" review and approval will be required prior to the issuance of any building permits.

THIRD VICE-CHAIR LEWIS: So did the staff have any concerns about parking in terms of, you know, we're goes to lose a bunch of spots for the building?

MR. HOESL: There was a parking variance that was already granted by the Town of Hempstead, so I don't believe so.

(Chairman Shapiro enters the meeting.)

MR. HOESL: It's a deficiency of 29 spaces. 150 are required, but again, this is only 64 total units in there.

THIRD VICE-CHAIR LEWIS: Yeah, I know.

CHAIRMAN SHAPIRO: Uh-huh.

THIRD VICE-CHAIR LEWIS: But I'm -- I'm looking at the drawing. It looks different, you know, the image it looks different than when you just read from it. You know, when you look at the image, this (indicating), you're going to lose all that parking in the back; right?

(Mr. Gallagher exits the meeting.)

(Mr. O'Brien enters the meeting.)

MR. HOESL: No, they'll still be parking in the back, because the building will be constructed where the grass is there (indicating). You see?

THIRD VICE-CHAIR LEWIS: Yeah. Show the image where the building is.

MR. HOESL: (Indicating.)

THIRD VICE-CHAIR LEWIS: Right there.

MR. HOESL: It's the shaded footprint at the top there (indicating).

THIRD VICE-CHAIR LEWIS: Okay.

MR. SANDS: There should be a photo.

THIRD VICE-CHAIR LEWIS: Okay.

Okay. All right.

CHAIRMAN SHAPIRO: All right. Any other questions?

(No response.)

THIRD VICE-CHAIR LEWIS: Bless you.

COMMISSIONER DURSO: Bless you.

CHAIRMAN SHAPIRO: Excuse me.

(Laughter.)

CHAIRMAN SHAPIRO: Not seeing any.

(Laughter.)

CHAIRMAN SHAPIRO: Excuse me.

MR. HOESL: Bless you.

(Laughter.)

CHAIRMAN SHAPIRO: Sorry.

(Laughter.)

CHAIRMAN SHAPIRO: I will take a motion on NCPC Agenda Item No. 1 for an "LDL."

COMMISSIONER FORMAN: So moved.

VICE-CHAIR GREENFIELD: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

* * *

CHAIRMAN SHAPIRO: No. 2.

MR. HOESL: No. 2, this is a proposed 17-lot major subdivision in the Incorporated Village of North Hill's residential "R-3" Zoning District. The Village requires minimum lot width of 115 feet and a minimum lot area of 20,000 square feet. All 17 of the proposed lots are zoning compliant under the Village zoning code. There'll be private roadways within -- within there with cul-de-sacs,

as you can see.

These plans have been submitted to the local fire department and they have reviewed everything. It's the Manhasset Lakeville Fire Department. Their fire chief has sent back a letter. They've added two fire hydrants per the Fire Department request. And they've also -- the Fire Department has also signed off saying they'll be able to adequately access the properties, in case of any structural fires to any of the proposed homes.

Since the North Service Road, also known as Powerhouse Road is a County roadway, again, we're asking for a "Local Determination with a Letter" reminding them that they will have to go through the "239-F" review process.

(Mr. Gallagher enters the meeting.)

CHAIRMAN SHAPIRO: Commissioners, any questions?

(No response.)

CHAIRMAN SHAPIRO: If not, I'll take a motion on NCPC Agenda No. 2, with a "Local Determination with a Letter."

COMMISSIONER FORMAN: So moved.

Zoning Referral Review

COMMISSIONER DURSO: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

* * *

CHAIRMAN SHAPIRO: New business.

Hold on one second.

MR. HOESL: No. 10 in Glen Cove.

CHAIRMAN SHAPIRO: Oh, we missed 10. I'm sorry.

VICE-CHAIR GREENFIELD: Yeah.

MR. O'BRIEN: Yup.

(Discussion held among Commissioners off the record.)

MR. HOESL: All right, so real quickly, this is Zoning Case 10. This is in the City of Glen Cove.

The Planning Commission previously saw this property for a change of zone in on December 12th, 2024 when a "Local Determination" was issued. The change of zone was from their Industrial Zoning District to their "Orchard

Zoning Referral Review

Neighborhood Redevelopment Incentive District."

The City also has undertaken a comprehensive plan since that time, where they are looking to prioritize "TOD" projects near public transportation. This project is proposing 120 units in a multifamily residence building and 1500 square feet of retail space on the ground floor. As you can see, it's located right next to the Glen Street Long Island Railroad Train -- Train Station.

The -- as part of that rezoning, the City made it known that they wanted to have 50 to 75 percent of all units in these developments considered affordable and workforce housing, which means that those earning 50 to 130 percent of the area median income would be able to afford the units. They are setting aside 75 percent or 90 units as affordable in this development. The other 30 will be market -- market rate.

The project requires a total of 182 parking spaces, which they are meeting by generating those (indicating) 40 parking spaces to the north of the tracks with the -- in

collaboration with the "MTA," so that the project is parking compliant.

CHAIRMAN SHAPIRO: So -- so Greg.

MR. HOESL: Yup, that's it.

CHAIRMAN SHAPIRO: So they share those spaces?

MR. HOESL: They will share those spaces, yes. They -- yeah --

CHAIRMAN SHAPIRO: They definitely, they need them. And knowing the area, those lots fill up.

MR. HOESL: Yup, yeah.

It -- I mean and -- and as you know, what's there now is this vacant Retro Fitness building, which is in disrepair, so --

CHAIRMAN SHAPIRO: Yeah, it's a mess.

MR. HOESL: Yeah.

CHAIRMAN SHAPIRO: That -- that -- that piece of property never really took off. It's had a lot of turnover and --

MR. HOESL: Yes --

CHAIRMAN SHAPIRO: -- it's a -- a -- it's a good project.

MR. HOESL: -- absolutely.

And yup, as Cedar Swamp Road is a County Road, we're recommending that we remind them about the "239-F" review and approval.

VICE-CHAIR GREENFIELD: Sounds good.

We -- we -- we got to move that forward in a positive direction.

MR. HOESL: Agree.

CHAIRMAN SHAPIRO: Okay.

COMMISSIONER FORMAN: You got a motion?

VICE-CHAIR GREENFIELD: I'll make a motion --

CHAIRMAN SHAPIRO: Go ahead.

VICE-CHAIR GREENFIELD: -- that we approve --

CHAIRMAN SHAPIRO: NCPC Agenda Item No. 10 with a letter.

VICE-CHAIR GREENFIELD: -- with a letter, "LDL."

CHAIRMAN SHAPIRO: Yeah.

COMMISSIONER FORMAN: Second.

CHAIRMAN SHAPIRO: All in favor?

(Chorus of "ayes.")

CHAIRMAN SHAPIRO: Any opposed?

(No response.)

CHAIRMAN SHAPIRO: Motion carries.

* * *

COMMISSIONER FORMAN: Motion to adjourn?

CHAIRMAN SHAPIRO: No, wait. Let's talk about December 17th.

THIRD VICE-CHAIR LEWIS: Fast approaching.

VICE-CHAIR GREENFIELD: Yes, save the date.

COMMISSIONER DURSO: Yes.

VICE-CHAIR GREENFIELD: Details to follow and we're finalizing, Bob, the last speaker?

MR. O'BRIEN: Yeah, finalizing the last speaker.

VICE-CHAIR GREENFIELD: We have the fire marshal firmed up?

MR. O'BRIEN: It could -- it could wind up being Patrick and I talking about "RLUIPA," but we'd like to --

VICE-CHAIR GREENFIELD: Okay, that would be good.

MR. O'BRIEN: No, but we're -- we're hoping --

CHAIRMAN SHAPIRO: What about the place we're going to have it?

MR. O'BRIEN: -- to find somebody who has actively participate in a court case, because I know Neal and I've had the discussion, it always seems that we -- it comes with up parking on -- on it.

VICE-CHAIR GREENFIELD: Okay.

MR. O'BRIEN: So we'd like to get an idea of parameters.

VICE-CHAIR GREENFIELD: Okay. And we -- we -- we got our former staff member, John Armitano (phonetic) speaking about "SEQRA."

MR. O'BRIEN: "SEQRA."

VICE-CHAIR GREENFIELD: And then good for our new members, our new member to be, and the fire marshal is always good. And we have a change of venue. The Bar Association, there was some conflicts and we're going to go to "The Lannin" in East Meadow --

MR. O'BRIEN: Okay.

VICE-CHAIR GREENFIELD: -- okay, for

lunch. Details to follow.

CHAIRMAN SHAPIRO: Jeff -- Jeff made the arrangements. Sorry Greg, we weren't sure.

MR. HOESL: No, that's fine.

(Laughter.)

VICE-CHAIR GREENFIELD: No, the venue will follow. I got to finalize it.

MR. HOESL: Okay.

VICE-CHAIR GREENFIELD: I went there the other day. He wasn't there.

MR. HOESL: Do I -- do I have to alert the Bar Association?

CHAIRMAN SHAPIRO: Yeah, alert the Bar Association --

MR. HOESL: Okay --

CHAIRMAN SHAPIRO: -- at this point, that we're not going to be using their venue.

MR. HOESL: -- will do. Thanks.

CHAIRMAN SHAPIRO: And maybe they ought to take a look at what they're doing.

MR. HOESL: I know. Yeah.

(Laughter.)

(Discussion held among Commissioners off the record.)

CHAIRMAN SHAPIRO: Okay.

VICE-CHAIR GREENFIELD: Okay, Mr. Chairman, 11:00 [sic], motion to adjourn.

Best motion of the day.

COMMISSIONER FORMAN: Second.

CHAIRMAN SHAPIRO: So moved.

COMMISSIONER DURSO: Perfect.

COMMISSIONER FORMAN: Second.

All in favor? Aye.

(Laughter.)

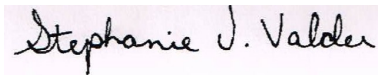
(The meeting was concluded at 10:56 a.m.)

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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.



STEPHANIE J. VALDER,
Stenographer

A

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