

NASSAU COUNTY LEGISLATURE

NORMA GONSALVES,  
PRESIDING OFFICER

PLANNING, DEVELOPMENT AND  
THE ENVIRONMENT COMMITTEE

LAURA SCHAEFER,  
CHAIRWOMAN

1550 Franklin Avenue  
Mineola, New York

June 26, 2016  
3:05 p.m.

REGAL REPORTING SERVICES  
516-747-7353

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

LAURA SCHAEFER (Not Present)  
Chair

ROSE MARIE WALKER (Sitting in for Laura Schaefer)  
DENNIS DUNNE  
Vice-Chair

DENISE FORD

STEVEN RHOADS

JUDY JACOBS  
Ranking

CARRIE SOLAGES

LAURA CURRAN

WILLIAM C. PULITZER  
Clerk of the Legislature

LIST OF SPEAKERS

MARTIN KATZ. . . . . 6

1 Planning, Development & Environment Committee - 6-27-16 4  
2 CHAIRMAN DUNNE: The Planning,  
3 Development and the Environment Committee will  
4 now come to order. Would the Clerk please read  
5 the roll?  
6 CLERK PULITZER: Thank you.  
7 Legislator Laura Curran?  
8 LEGISLATOR CURRAN: Here.  
9 CLERK PULITZER: Legislator Carrie  
10 Solages?  
11 LEGISLATOR SOLAGES: Here.  
12 CLERK PULITZER: Ranking Member Judith  
13 Jacobs?  
14 LEGISLATOR JACOBS: Here.  
15 CLERK PULITZER: Legislator Steven  
16 Rhoads?  
17 LEGISLATOR RHOADS: Present.  
18 CLERK PULITZER: Legislator Denise Ford?  
19 LEGISLATOR FORD: Here.  
20 CLERK PULITZER: Substituting for Laura  
21 Schaefer is Rose Marie Walker.  
22 LEGISLATOR WALKER: Here.  
23 CLERK PULITZER: And the Chairman today  
24 is Dennis Dunne.  
25 CHAIRMAN DUNNE: And we have a quorum.

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2 CLERK PULITZER: We have a quorum.  
3 CHAIRMAN DUNNE: Excellent.  
4 I'll ask for a motion to suspend the  
5 rules.  
6 LEGISLATOR WALKER: So moved.  
7 LEGISLATOR RHOADS: Second.  
8 CHAIRMAN DUNNE: Moved by Walker,  
9 seconded by Rhoads.  
10 All in favor indicate by saying aye.  
11 (Aye.)  
12 Any against?  
13 (No verbal response.)  
14 This is an addendum, which is why we had  
15 to suspend the rules, just to clarify for the  
16 people in the audience that are so interested in  
17 this. All three are on the topic, so it is  
18 recommended by the minority that we call them all  
19 together.  
20 Item 255-16, 256-16, and 257-16, they all  
21 read similar, and they read, as follows: A  
22 resolution to authorize the release of the surety  
23 bond and escrow deposit covering improvements on  
24 the "Section 4 Map of Meadowbrook Pointe",  
25 situated in Westbury, Town of Hempstead, County

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2 of Nassau, New York. 256 and 257 are all read  
3 similarly.

4 Motion on that is made by Legislator  
5 Walker, seconded by Legislator Rhoads.

6 On these items, do we have somebody to  
7 speak?

8 MR. KATZ: Yes. Martin Katz, Division  
9 of Planning, Department of Public Works.

10 Section 4 is one of three remaining  
11 sections of the Meadowbrook Pointe subdivision on  
12 your agenda today that the Nassau County Planning  
13 Commission previously recommended for release at  
14 its hearing in May 2016. These three sections  
15 represent the final sections to be released out  
16 of a total of seven sections in Meadowbrook  
17 Pointe. Just for the record, Meadowbrook Pointe  
18 consists of 700-plus townhouse condominium units  
19 located between Zeckendorf Boulevard to the  
20 north, Meadowbrook Parkway to the south and east  
21 of Merchants Concourse, in unincorporated  
22 Westbury.

23 They all have been duly - all remaining  
24 sections have been inspected by Nassau County DPW  
25 Chief Inspector who issued a report stating that

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2 all public improvements pertaining to the surety  
3 bond have been satisfied and comply with all  
4 applicable county codes and standards. He  
5 recommended that the bond and escrow be released  
6 for each of the sections.

7 For Section 4, the applicant is  
8 requesting release of the remaining surety bond  
9 and cash escrow deposit. The remaining surety  
10 bond to be released is \$216,960.12, and the  
11 amount of cash escrow to be released is  
12 \$29,875.20. This is for remaining work that was  
13 done on grading, paving, sidewalks, storm drains,  
14 fencing, street lighting, and seeding and  
15 fertilizing. That's the one before you right  
16 now.

17 CHAIRMAN DUNNE: So 255-16, which is  
18 Section 4 of the map - I just want to correct my  
19 motion before. 255-16 was for Section 4. 256-16  
20 is Section 6 map. 257-16 is Section 5 map. They  
21 were not identical. Those were the differences  
22 between them.

23 My question on this are we satisfied with  
24 the work that is done?

25 MR. KATZ: Yes. The chief inspector is

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2 satisfied. Also, these sections to be released  
3 were duly noticed at the Planning Commission's  
4 May hearing surrounding residents and the  
5 residents living within the subdivision.  
6 Surrounding property owners were notified and we  
7 didn't have anybody come out in opposition to  
8 this.

9 CHAIRMAN DUNNE: So not only did people  
10 not object to it in the community or say anything  
11 about it, but our inspector said it was - it met  
12 the required -

13 MR. KATZ: That is correct. Yes.

14 CHAIRMAN DUNNE: Any questions from any  
15 of the legislators?

16 (No verbal response.)

17 Any public comment?

18 (No verbal response.)

19 There being none; all in favor of 255-16,  
20 256-16, and 257-16 indicate by saying aye.

21 (Aye.)

22 Any against?

23 (No verbal response.)

24 It passes on to Rules.

25 There being no other business to come

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2 before this committee, Rhoads makes a motion to  
3 adjourn -  
4 LEGISLATOR WALKER: Second.  
5 CHAIRMAN DUNNE: Seconded by Walker.  
6 All in favor indicate by saying aye.  
7 (Aye.)  
8 Any against?  
9 (No verbal response.)  
10 We're looking good. We are adjourned.  
11 (Whereupon, the Planning, Development and  
12 the Environment Committee is adjourned at 3:11  
13 p.m.)  
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C E R T I F I C A T E

I, FRANK GRAY, a Shorthand Reporter and  
Notary Public in and for the State of New York,  
do hereby state:

THAT I attended at the time and place above  
mentioned and took stenographic record of the  
proceedings in the above-entitled matter;

THAT the foregoing transcript is a true and  
accurate transcript of the same and the whole  
thereof, according to the best of my ability and  
belief.

IN WITNESS WHEREOF, I have hereunto set my  
hand this 5th day of July, 2016.

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FRANK GRAY