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NASSAU COUNTY LEGISLATURE

NORMA GONSALVES,
Presiding Officer

PLANNING, DEVELOPMENT AND THE
ENVIRONMENT COMMITTEE

LAURA SCHAEFER, Chairwoman

1550 Franklin Avenue
Mineola, New York

Wednesday, November 7, 2016
5:36 P.M.

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

LAURA SCHAEFER, (substituted by
Chairwoman William C. Gaylor, III)

DENNIS DUNNE,
Vice Chairman

DENISE FORD

STEPHEN RHOADS

SIELA BYNOE,
Ranking

CARRIE SOLAGES

LAURA CURRAN

MICHAEL PULITZER,
Clerk of the Legislature

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LIST OF SPEAKERS

MARTIN KATZ	5
META MEREDAY	11

1 Planning & Development/11-7-16

2 VICE CHAIRMAN DUNNE: I'll ask
3 the clerk to please call the roll. We have
4 Legislator Gaylor substituting for
5 Legislator Schaefer.

6 CLERK PULITZER: Planning and
7 Development and Environment Committee, roll
8 call. Legislator Laura Curran?

9 LEGISLATOR CURRAN: Here.

10 CLERK PULITZER: Legislator
11 Carrie Solages?

12 LEGISLATOR SOLAGES: Here.

13 CLERK PULITZER: Legislator Delia
14 DeRiggi-Whitton?

15 LEGISLATOR DERIGGI-WHITTON:
16 Here.

17 CLERK PULITZER: Legislator Steve
18 Rhoads?

19 LEGISLATOR RHOADS: Present.

20 CLERK PULITZER: Legislator
21 Denise Ford?

22 LEGISLATOR FORD: Here.

23 CLERK PULITZER: Vice Chairman
24 Dennis Dunne?

25 VICE CHAIRMAN DUNNE: Here.

1 Planning & Development/11-7-16

2 CLERK PULITZER: And also filling
3 in is C. William Gaylor, III.

4 LEGISLATOR GAYLOR: Present.

5 CLERK PULITZER: We have a
6 quorum.

7 VICE CHAIRMAN DUNNE: The first
8 item to come before this committee, is Item
9 507-16, it's a resolution to authorize the
10 release of surety bonds and escrow deposit
11 covering improvements on the map of Grand
12 Manor Estates situated in the Hamlet of
13 Baldwin, Town of Hempstead, County of
14 Nassau, New York.

15 LEGISLATOR GAYLOR: So moved.

16 LEGISLATOR RHOADS: Second.

17 VICE CHAIRMAN DUNNE: Motion by
18 C. William Gaylor, seconded by Legislator
19 Rhoads. Who is here to speak on this?

20 MR. KATZ: Martin Katz, DPW
21 Division of Planning.

22 VICE CHAIRMAN DUNNE: Mr. Katz,
23 this seems pretty self explanatory.

24 MR. KATZ: The applicant applied
25 to the Planning Commission for the release

1 Planning & Development/11-7-16
2 of surety bond and cash escrow for the map
3 of Grand Manor Estate in the Hamlet of
4 Baldwin. It's a 25 unit cooperative
5 subdivision located on the west side of
6 Grand Avenue, north of Atlantic Avenue. All
7 bond and public improvements were inspected
8 by Nassau County DPW chief inspector.

9 The inspection report dated
10 September 7, 2016, it was determined that
11 all bonded public improvements covered under
12 the bond had been completed and found to be
13 in compliance with all applicable codes and
14 standards, and it's duly noted a public
15 hearing held on September 29th, 2016, the
16 Planning Commission recommended release of
17 the surety bond in the amount of
18 \$455,458.79, and cash escrow in the amount
19 of \$16,148.21.

20 No one appeared in opposition to
21 the release of bond surety and the Planning
22 Commission passed it.

23 VICE CHAIRMAN DUNNE: So
24 everything has been satisfied?

25 MR. KATZ: Yes, I was there and

1 Planning & Development/11-7-16
2 everything is ready to go there.

3 VICE CHAIRMAN DUNNE: Our in
4 house expert on planning and environment is
5 Mr. Rhoads, any questions Mr. Rhoads?

6 MR. RHOADS: No.

7 VICE CHAIRMAN DUNNE: No
8 questions from any of the legislators?
9 Legislator Curran.

10 LEGISLATOR CURRAN: Can you
11 explain what you just said in layman's
12 terms, what exactly this means?

13 MR. KATZ: Yes. The applicant,
14 the developer is required to post a bond for
15 all public improvements that are determined
16 in consultation with the Department of
17 Public Works in the course of these public
18 improvements, linear feet of road, and
19 curbing and landscaping and fencing and
20 lighting and water supply systems.

21 And over the course of the
22 development of the subdivision, there are
23 DPW inspectors called to see that things are
24 going in accordance to the posted public
25 bond.

1 Planning & Development/11-7-16

2 When it's all completed, the
3 applicant requests a release to get off the
4 public bond and have the cash escrow
5 returned, and we get an inspector, DPW
6 inspector out to certify and verify that
7 everything is completed in accordance with
8 the bond, and in this case everything was.

9 LEGISLATOR CURRAN: Thank you.

10 VICE CHAIRMAN DUNNE: So the bond
11 and the surety is like an insurance, make
12 sure they complete the work and it's done
13 properly and then we inspect it and it's
14 been inspected and they pass --

15 MR. KATZ: Right. And if there's
16 any opposition they would normally come to
17 the Planning Commission public hearing and
18 it's duly noticed to the residents or
19 property owners within 200 feet of the outer
20 boundary and if there is anybody living in
21 the development they're also notified.

22 VICE CHAIRMAN DUNNE: Excellent.
23 Any legislators have any other questions?

24 (No verbal response.)

25 Is there any public comment?

1 Planning & Development/11-7-16

2 (No verbal response.)

3 There being none, all those in
4 favor indicate by saying aye.

5 (Aye.)

6 Any against?

7 (No verbal response.)

8 Passes seven to nothing.

9 Unanimously.

10 The next item to come before us
11 is Item 533-16, also a resolution to
12 authorize the release of surety bonds and
13 escrow deposit covering improvements on the
14 map of Carman Homes at Salisbury Estates
15 situated in Westbury, Town of Hempstead,
16 County of Nassau, New York.

17 LEGISLATOR RHOADS: So moved.

18 LEGISLATOR GAYLOR: Second.

19 VICE CHAIRMAN DUNNE: Motion by
20 Steve Rhoads, seconded by Colonel Gaylor.
21 Again, Mr. Katz.

22 MR. KATZ: In May of 2016, the
23 applicant, Salisbury Estates Condominiums,
24 L.L.C. applied to the Planning Commission
25 for the release of a surety bond and cash

1 Planning & Development/11-7-16
2 escrow for the subdivision known as map of
3 Carman Homes at Salisbury Estates which is a
4 20 unit condominium subdivision located on
5 the west side of Carman Avenue, about 190
6 feet south of Lake Avenue, in the
7 Unincorporated portion of Wesbury in the
8 Town of Hempstead.

9 All bonded improvements were
10 inspected by the public works chief
11 subdivision inspector and in an inspection
12 report dated September 1st, 2016, it was
13 determined that all said public improvements
14 covered under the bond had been completed
15 and, in fact, were in compliance with all
16 applicable codes and standards.

17 Again, at its duly noticed public
18 hearing on October 20, 2016, the Planning
19 Commission recommended release of the surety
20 bond in the amount of \$286,264.60 and cash
21 escrow in the amount of \$10,315.40. No one
22 appeared in opposition at the Nassau County
23 Planning Commission public hearing and it
24 was recommended for release.

25 VICE CHAIRMAN DUNNE: Thank you.

1 Planning & Development/11-7-16
2 That sits in my district and it's a very
3 pretty bunch of units there and I'm glad it
4 was all done properly and we can release the
5 surety now. Any questions from the
6 legislators?

7 (No verbal response.)

8 Any public comment? Ms. Mereday.

9 MS. MEREDAY: Just a quick
10 question. I guess it can pertain to both of
11 those issues as far as the housing.

12 I'm gathering that these were
13 private developers that were involved in
14 that so there wouldn't be any type of public
15 requirements as it pertained to affordable
16 housing incentives, senior housing supports
17 or veteran housing resources?

18 VICE CHAIRMAN DUNNE: Good
19 question. Mr. Katz?

20 MR. KATZ: Well, I think the
21 golden age designation in the Town of
22 Hempstead has an affordability component. I
23 don't know the specifics of it but I can get
24 back to you on that. But it is a senior age
25 restricted and I think there's a GA

1 Planning & Development/11-7-16
2 designation.

3 VICE CHAIRMAN DUNNE: Most of the
4 seniors that are in these, like the Knolls
5 and all of that, are World War II veterans
6 and Korean war veterans, but it's always
7 good to check it out. Good question. Thank
8 you. Any other questions?

9 (No verbal response.)

10 There being none, all those in
11 favor indicate by saying aye.

12 (Aye.)

13 Any against?

14 (No verbal response.)

15 Passes seven to nothing.

16 Motion to adjourn?

17 LEGISLATOR RHOADS: So moved.

18 LEGISLATOR GAYLOR: Second.

19 VICE CHAIRMAN DUNNE: By Mr.
20 Rhoads, seconded by Lieutenant Colonel
21 Gaylor. All those in favor indicate by
22 saying aye.

23 (Aye.)

24 Any against?

25 (No verbal response.)

1 Planning & Development/11-7-16

2 We are now adjourned. The next
3 committee is Public Works.

4 (Whereupon, the Planning,
5 Development & Environment Committee
6 adjourned at 5:44 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 stated:

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 23rd day of November, 2016.

FRANK GRAY