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NASSAU COUNTY LEGISLATURE

NORMA GONSALVES,
Presiding Officer

PLANNING, DEVELOPMENT AND THE
ENVIRONMENT COMMITTEE

MICHAEL VENDITTO, Chairman

1550 Franklin Avenue
Mineola, New York

Monday, December 3, 2012
1:40 P.M

REGAL REPORTING SERVICE
(516) 747-7353

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

MICHAEL VENDITTO,
Chairman

DAVID DUNNE,
Vice Chairman

RICHARD NICOLELLO

DENISE FORD

JUDY JACOBS,
Ranking

DAVID DENENBERG

KEVAN ABRAHAMS

WILLIAM J. MULLER, III
Clerk of the Legislature

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LIST OF SPEAKERS

MARTIN KATZ, Nassau County
Department of Planning/DPW..... 5

Planning & Development Committee/12-3-12

2 CHAIRMAN VENDITTO: Will the
3 Planning, Development & Environment
4 Committee take their seats? Thank you. At
5 this time I will call the committee to
6 order. I'll ask the clerk to please call
7 the roll.

8 CLERK MULLER: Legislator
9 Abrahams?

10 LEGISLATOR ABRAHAMS: Here.

11 CLERK MULLER: Legislator
12 Denenberg?

13 LEGISLATOR DENENBERG: Here.

14 CLERK MULLER: Ranking Member
15 Jacobs?

16 LEGISLATOR BOSWORTH: Here.

17 CLERK MULLER: Legislator Ford?

18 LEGISLATOR FORD: Here.

19 CLERK MULLER: Legislator

20 Nicoletto?

21 LEGISLATOR NICOLELLO: Here.

22 CLERK MULLER: Vice Chairman

23 Dunne?

24 LEGISLATOR DUNNE: Here.

25 CLERK MULLER: Chairman Venditto?

Planning & Development Committee/12-3-12

2 CHAIRMAN VENDITTO: Here.

3 CLERK MULLER: We have a quorum.

4 CHAIRMAN VENDITTO: We have one
5 item on the agenda and it is Clerk Item
6 673-12 which is a resolution authorizing the
7 release of a surety bond and cash escrow
8 monies for the Map of the Seasons at
9 Massapequa subdivision.

10 LEGISLATOR DUNNE: So moved.

11 LEGISLATOR NICOLELLO: Second.

12 CHAIRMAN VENDITTO: Motion made
13 by Legislator Dunne, seconded by Legislator
14 Nicolello. The item is before us. Mr. May?

15 MR. MAY: We have Mr. Martin Katz
16 from Planning/DPW to answer any questions on
17 this item.

18 CHAIRMAN VENDITTO: Welcome, Mr.
19 Katz. Briefly summarize this item

20 MR. KATZ: Okay. Nassau County
21 Planning Commission approved the final map
22 of the Seasons of Massapequa in December of
23 2006 which consists of 210 multi-family
24 units including 30 next generation units.

25 In May of 2009, the applicant

Planning & Development Committee/12-3-12
2 submitted an application for the reduction
3 of surety bond from 3,216,833.30 to
4 \$377,442.30.

5 In July of 2009, visual
6 inspection of the public improvements were
7 made. The inspection report indicated that
8 the applicant had completed a substantial
9 portion of required public improvements and
10 a few minor issues were identified as
11 needing attention.

12 In June of 2012, the applicant
13 applied for the release of the remaining
14 surety bond which is \$377,442.30 and escrow
15 and deposit which is \$42,788.56.

16 An inspection by DPW inspector
17 the outstanding public improvements was
18 conducted and on August of 2012, the
19 inspection report concluded that all work
20 remaining on the punch list had been
21 resolved and that all paving, curbing, and
22 walks and lighting meet appropriate
23 standards and specifications, and that the
24 surety bond and escrow be released.

25 On 1-11-2012, the release of the

Planning & Development Committee/12-3-12
2 remaining surety bond and cash escrow was
3 approved by resolution by the Nassau County
4 Planning Commission.

5 CHAIRMAN VENDITTO: Thank you for
6 that summary. Are there any questions for
7 Mr. Katz from any of the legislators?
8 Legislator Denenberg.

9 LEGISLATOR DENENBERG: Who did
10 the inspection for the planning department?

11 MR. KATZ: Well, it's not the
12 planning -- it's Division of Public Works.
13 It was a subdivision inspector from the
14 Department of Public Works.

15 LEGISLATOR DENENBERG: Who was
16 that?

17 MR. KATZ: I think John O'Darity.

18 LEGISLATOR DENENBERG: Did he
19 sign off on it?

20 MR. KATZ: Yes, he did.

21 LEGISLATOR DENENBERG: And the
22 recommendation was that the bond would be
23 released?

24 MR. KATZ: Yes.

25 LEGISLATOR DENENBERG: And the

Planning & Development Committee/12-3-12

2 work is complete?

3 MR. KATZ: The work is complete.

4 LEGISLATOR DENENBERG: Okay. I
5 mean, usually we have -- maybe I'm just
6 missing it, but usually we have some
7 indication of the inspection report, the
8 date, and who it was by, but I see that the
9 planning commission okayed this too.

10 MR. KATZ: Yes. That was all
11 provided to the planning commission when it
12 was heard.

13 LEGISLATOR DENENBERG: Unless I'm
14 missing it in backup. You know, my request
15 would be in the future, we at least see the
16 person for public works that did the
17 inspection and there their -- the date of
18 their inspection and the results. Usually
19 that's attached to the planning commission
20 report and I just don't see it.

21 MR. KATZ: We'll make that sure
22 that we do that. We have another one coming
23 up pretty soon and we'll try to make sure
24 that that happens.

25 LEGISLATOR DENENBERG: Okay.

Planning & Development Committee/12-3-12

2 Thank you.

3 MR. KATZ: Thank you.

4 CHAIRMAN VENDITTO: Is there any
5 public comment on this item?

6 (No verbal response.)

7 Let me take the vote. All those
8 in favor of passing this item, please
9 signify by saying aye.

10 (Aye.)

11 Any opposed?

12 (No verbal response.)

13 Any abstentions?

14 (No verbal response.)

15 LEGISLATOR DENENBERG: So that's
16 the first item you called?

17 CHAIRMAN VENDITTO: Not bad,
18 right?

19 LEGISLATOR DENENBERG: Great job,
20 Legislator Venditto. There is no other
21 business in front of this committee, may I
22 have a motion to adjourn, please?

23 LEGISLATOR DUNNE: So moved.

24 LEGISLATOR FORD: Second.

25 CHAIRMAN VENDITTO: Moved by

Planning & Development Committee/12-3-12

2 Legislator Dunne, seconded by Legislator
3 Ford. All those in favor, signify by saying
4 aye.

5 (Aye.)

6 This committee is now adjourned.
7 Health is up next. Thank you.

8 (Whereupon, the Planning,
9 Development and Environment Committee
10 adjourned at 1:44 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 13th day of December, 2012.

FRANK GRAY