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VILLAGE OF NORTH HILLS
PLANNING BOARD

-----X

IN THE MATTER OF THE
APPLICATION OF Case #23-15pb-a
NORTHWELL HEALTH, INC., 600 Community Drive,
Manhasset, New York,
Applicant.

-----X

BEFORE: DOREEN SEVERIN, Chairperson
MARGO KANE, Member
RAYMOND KOTCHER, Member
GARY SCHUBERT, Member
SHARON STRUMINGER, Member

DATE: December 11, 2024
TIME: 7:30 p.m.
PLACE: VILLAGE HALL
One Shelter Rock Road
Roslyn, New York 11576

VILLAGE OF NORTH HILLS
2024 DEC 13 AM 10:45
RECEIVED

A. THOMAS LEVIN, ESQ, Village Attorney
(By telephone)
PETER CINQUEMANI, R.A., Superintendent of
Building Department
VILLAGE ADMINISTRATOR: MARIANNE C. LOBACCARO
REPORTED BY: JOANNE HORROCKS, CSR

1 Northwell Health, Inc. 2

2 (Applicant's Exhibit 1 marked.)

3 THE CHAIRPERSON: This evening we
4 do have a public hearing, Case Number
5 23-15pb-a, application of Northwell
6 Health, Inc. for approval of an amended
7 site plan in connection with the change
8 of use of subject property from 100
9 percent general office use to 68
10 percent medical office use and 32
11 percent general office use.

12 Premises are known as 600
13 Community Drive, Manhasset, New York
14 and is designated as Section 3, Block
15 E, Lot 1136 on the Nassau County Land
16 and Tax Map.

17 Is there representation here on
18 behalf of the application?

19 MR. SAHN: Thank you so much.
20 Good evening, Chair, and members of the
21 Board. Michael Sahn, Sahn, Ward,
22 Braff, Coschignano, 333 Earle Ovington
23 Boulevard, Uniondale, New York. And
24 Mr. Levin, good evening to you.

25 MR. LEVIN: Good evening,

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Northwell Health, Inc.

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Michael. Nice to hear from you.

MR. SAHN: Likewise.

I am pleased to present this application tonight on behalf of Northwell Health. Joining me in the hearing room are various representatives of Northwell Health and VHB which has prepared the plans that are before the Board tonight. Also present is my partner at the law firm, Joseph Bjarnson.

This is an application as indicated in the legal notice that was read to change the site plan for this particular property for a medical office use of 68 percent of the space in the building for medical use with the remaining 32 percent to be for --

THE CLERK: Excuse me for a second. Tom, Ray Kotcher is present at the meeting.

MR. LEVIN: Okay.

MR. KOTCHER: Excuse me. I'm sorry.

1 Northwell Health, Inc. 4

2 MR. SAHN: My pleasure, and I'll
3 continue when you're settled.

4 The Board is familiar with this
5 property. It's in the C-1 District.
6 It has a total of 222,510 square feet.

7 MR. LEVIN: Can you speak more
8 into the microphone, please?

9 MR. SAHN: Yes. My apologies.
10 It has a total of 222,510 square feet
11 within the building. It is a
12 four-story building, and it comprises
13 of a lot of 8.94 acres.

14 With the proposed change in the
15 usage, 151,300 square feet of the
16 building would be used for medical
17 office use and the remainder 71,200
18 square feet for general office use, and
19 that general office use would be for
20 Northwell Health, not for the
21 third-party tenants.

22 Previously in Case 22-12za, the
23 Zoning Board granted various variances
24 to allow for this change, principally
25 among them an off-street parking

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variance.

In that application, the Board permitted the change to be made with 999 spaces onsite, whereas tonight after various reviews with the Village's engineering consultant, there are 1,002 spaces onsite on the plan that is before the Board.

With your permission and in a few moments, I will ask Courtney Riley of VHB to present the site plan in particular. The site plan again is something that's familiar with the Board generally.

The last time the case was -- this application was before the Board, this property, was in February of 2018. In that regard, the Board approved changes to the parking layout on the site, principally being to allow the front of the site to be developed for parking so that now circulation onsite can go around the entire building.

We're utilizing that site plan

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Northwell Health, Inc. 6

approval and building upon it with some additional changes for the proposal tonight.

With that background and your permission, I would like to ask Courtney Riley to speak.

THE CHAIRPERSON: Yes, please.

MS. RILEY: Good evening. My name is Courtney Riley. I am the original leader in Glen Development Civil Engineering at VHB Engineering located at 100 Motor Parkway, Hauppauge, New York.

As Michael said, this existing four-story building is approximately 200,000 square feet and would remain the same amount. There are some minor changes we made to the site plan to allow now for the 68 percent medical office use and 32 percent general office use.

Some of these minor improvements are the rear of the building will have now a canopy, a loading dock canopy, a

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Northwell Health, Inc.

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reconfiguration of the staff lot, a reconfiguration of existing curb cut exiting the lot.

MR. LEVIN: Excuse me, I'm having trouble hearing you. Can you speak more into the microphone?

MS. RILEY: Yes, sir. Is that better?

MR. LEVIN: Yes, it is.

MS. RILEY: Sorry about that.

We've also received some comments from the Village consultant, R & M Engineering, and we have incorporated some of those comments into the plan that you are going to see today or at least photos to further explain these minor modifications that they requested.

As mentioned before, we have circulation starting at Community Drive. So the existing entrance where there's a traffic light today will remain the same, patients, staff who come through that traffic light, and

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Northwell Health, Inc. 8

they could either come to the front of the building which, again, as Michael mentioned was just added recently or to the rear of the building.

As you can see in the packets in the exhibit that was distributed, we have color coded three things: One would be the physicians which will be in the parking garage. Two is the patients and visitors, and three is the staff. As you look at these plans you'll notice that what we're trying to do is essentially get the patients and any visitors into the building at the closest points. So as someone comes off that main access from Community Drive, they can, again, come to the back and go towards what we're calling as lot B, and the staff can go through lot A.

You'll notice in the rear of the property of lot A, there are security gates.

Sir, I'll get you a copy.

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So the staff lot is in blue. You'll see gates in the rear of that so the staff can come in, go through the gated access. And then one of the changes that you'll see is that we have currently existing onsite there's a curb cut, and that's a two-way curb cut right at the bottom of that staff exit. We are now converting that to just an exit only, so instead of it being two ways, it is now one way.

As you'll notice in B, you can see this is for patients and visitors. One of the other modifications is if you went to the existing site today, you would see that the rear entrance at the building where we are adding a canopy that it would go from southbound to northbound, and we're modifying that. So based on the circulation of the plan, patients are able to come in, and if they are being dropped off, they can be dropped off at that back rear entrance.

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Northwell Health, Inc.

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And we had to make some modifications, and one of the modifications we made is that we actually will widen out the sidewalk to allow for ADA accessibility as well as a wider sidewalk in the rear of the property. As you work yourself around the building, there is also a loading dock entrance, and then you can come back through the front at another entrance.

One other comment that was made by R & M was we have physician parking inside the parking garage. When we get to the parking garage, I'll fix the screen in a second, that's on the second page of your exhibit, you'll see some parking stalls for physicians, there's 24 parking of them, and those will be marked in red.

Once again, with the patients and visitors being first and foremost primary, they will have access in and out of the garage.

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Northwell Health, Inc. 11

If you went to the site today, staff of Northwell goes into the garage, they have a gated access. Those gates would be removed, and patients and visitors would have access to it and physicians parking would only be -- would only be if they were in that spot.

MR. LEVIN: I'm not hearing anything.

THE CHAIRPERSON: There's technical difficulty.

MS. RILEY: I apologize, Mr. Levin. My computer keeps timing out on our screen here.

MR. LEVIN: No okay, I just didn't know what's happening.

MS. RILEY: That's on us. So the east canopy is located in the rear. It's 20 feet wide by five foot long. Again, it's at the visitor-patient access for drop off. And this one way access would include underneath that canopy.

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Northwell Health, Inc. 12

The loading dock per Village code requires only one loading dock. We did request for six loading docks. Currently there's ADA stalls which have now been replaced in other places along where the staff -- rather where the physicians would be. And we've also added a covering which is 50 feet long by 12 feet wide to the loading dock.

THE CHAIRPERSON: Could you point out where the loading dock is?

MS. RILEY: Sure. I'm just going to go to the screen.

THE CHAIRPERSON: Thank you.

MS. RILEY: So right here is that loading dock.

THE CHAIRPERSON: Thank you.

MS. RILEY: Can you hear me, Mr. Levin?

MR. LEVIN: Yes, I can.

MS. RILEY: All right. So right here is the loading dock. This is the south side of the building. Currently it's an existing loading dock, but it

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only has one space, and there's some ADA stalls. Those ADA stalls have now been located at more appropriate places at the entrances and within the garage, and this now is about 50 feet long and has six.

The largest truck that would even be located is a box truck is the largest truck that would be -- would come to the site.

THE CHAIRPERSON: Thank you.

MS. RILEY: As mentioned before, we did get a variance for 999 stalls. The site plans that were in your package that were provided originally did have 1,004 spaces.

Further comments from R & M, there was two spaces when they went to the existing site that are existing stalls that they wanted due to the maneuverability of a car that they thought be should be removed. Those two stalls I could show you on the plan, but I'll point to it in a second,

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Northwell Health, Inc.

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have been removed, and we are still over the amount being 1,002 spaces now. We are still meeting our 999 spaces.

Those spaces are there was one in the corner on the south side in here, a little hard to get into and out, and there was another existing stall that actually kind of poked out a little bit into the drive aisle, and so that has also been replaced.

And just going to the second picture on your exhibits, you'll see here where we have the physician parking. These are 24 spaces. This is for physicians if, God forbid, there's an emergency, we have to get them in quick. They will have red striping which was one of the final comments that the Village consultant made that we agree with and would put some red striping there.

At this point, this concludes my testimony. And as Michael mentioned, we have experts here if you have any

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Northwell Health, Inc.

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other questions.

THE CHAIRPERSON: Thank you.

MR. SAHN: Thank you. As Courtney mentioned, we have other representatives of VHB including Pat Lenihan who altered the traffic study that was the subject of the original variance application. He can answer any additional questions.

But to sum up tonight's presentation, the site plan that is before the Board conforms to the Zoning Board approved site for the parking variance and the other variances and incorporates the comments that we received from R & M Engineering during the course of their review of the application.

We understand that the Nassau County Planning Commission has not yet ruled on the case and that they meet tomorrow, and we understand that the Board cannot act on the application tonight.

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Northwell Health, Inc. 16

But respectfully we are hopeful that the Board will consider all that we have presented and the entire record and when you reconvene at the appropriate time be in a position to approve the application.

THE CHAIRPERSON: Thank you, Mr. Sahn.

MR. SAHN: Thank you.

THE CHAIRPERSON: Does the Board have any questions for Mr. Sahn or any other representatives here?

I do have a question regarding the traffic flow, and I'm not sure who the appropriate person is to ask. It appears on the south side of the building, there's a two-way entrance and exit, correct? I'm looking at number C, right, just west of that C number. That's an entrance and exit, correct?

MS. RILEY: Just an exit.

THE CHAIRPERSON: Just an exit. So where's the entrance?

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Northwell Health, Inc. 17

MS. RILEY: The entrance, there's a traffic signal that exists here.

THE CHAIRPERSON: Right, yes.

MS. RILEY: This is the only entrance. There's now -- and this on the south side of the building, this exists as an exit only currently.

THE CHAIRPERSON: And will remain as exit only?

MS. RILEY: And would remain. On the staff lot, this is an entrance and an exit. We are taking away the entrance and making it an exit.

And this traffic signal is part of the TIS is modified to ensure the proper in-and-out flow from this traffic light.

THE CHAIRPERSON: Okay. So if you come that one entranceway, what is the flow of traffic? Can you go to the left or to the right?

MS. RILEY: Yes. So if traffic -- when traffic enters, they can go to the right to this entrance

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Northwell Health, Inc. 18

here. They can come in to the parking garage which would also be here. They can come in and go to the right and go to the rear of the property to drop off, and then they can -- staff would essentially come through go straight and down towards A.

And obviously we put the staff at the furthest point away. And as part of the improvements, you'll see a small crosswalk with a stop sign that allows staff to get from parking lot A into the building.

THE CHAIRPERSON: Thank you for clarifying that. I appreciate it.

Peter, any questions, comments?

MR. CINQUEMANI: No.

MR. KOTCHER: I do have one question. So from the time you actually put the shovel to the ground to start the work, how long would you anticipate this work going on, and what would it do to the traffic flow when you drive in the meantime while you're

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Northwell Health, Inc. 19
driving and in an interruption to that?

MR. SAHN: We don't anticipate any disruption because the work is really internal to the building. It's all interior renovation.

The site modifications are very minor, and in the meantime, of course, Northwell is occupying the building for its own general offices. So we don't expect any disruption.

As to how long it will take to complete the interior renovations, I don't know that we could give you an exact number on that.

MR. KOTCHER: I was asking that because Community Drive is a little bit important, and I was curious what it might do to impede emergency visits to the hospital and so forth. That's all.

MR. SAHN: We don't anticipate -- I don't anticipate any impact on that.

MR. SCHUBERT: I have one question. Parking lot A with the amount of people that will be using it,

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Northwell Health, Inc. 20

comes 5 o'clock, how do you try to come out onto Community Drive going up towards the Expressway? Traffic now is bad. What's going to happen when you have 200 cars coming out approximately at 5 o'clock? How is that going to impair the traffic situation?

MR. SAHN: I'm going to ask Mr. Lenihan from VHB to answer that. That was part of the study.

MR. SCHUBERT: Because I know right now, it's been bad.

MR. SAHN: It really will be the same condition that now exists assuming the building was fully occupied, and that's not going to change. It's still the same finite number of people.

But Mr. Lenihan, would you give your appearance and respond to that.

MR. LENIHAN: Absolutely. Thank you, Michael.

Good evening. Patrick Lenihan. I am the director of transportation for VHB's Long Island office, and I was

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Northwell Health, Inc. 21

responsible for the traffic study that was done to evaluate the application.

Specifically to your question, Miss Riley mentioned the traffic signal that stayed and will remain, although there will be a closure of the entrance just to the north.

MR. LEVIN: Again, could you speak in to the microphone, please?

MS. RILEY: I'm sorry, Mr. Levin. I'm a little taller than that.

MR. LEVIN: They are adjustable.

MS. RILEY: The one thing that came out of the traffic study which as in regards to mitigation to changes that should be made was actually at that traffic light. So the traffic study looks at how many folks are going to exit there in the p.m., and what we find is we're going to do a small signal timing adjustment to make sure that the folks leaving the site because there will be more, slightly more leaving the site from that signalized

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entrance after the change than before the change.

So we take some small amount of signal timing and give it to the driveway, and that cleans things up nicely. It works rather well. So and now, you know, everybody that leaves the site and goes south will do so under the protection of the traffic signal. Okay? Thank you.

MR. SCHUBERT: Thank you.

THE CHAIRPERSON: Any other questions, comments, concerns?

MR. SAHN: If not, that concludes our presentation, and thank you again for your consideration of the application.

THE CHAIRPERSON: Thank you, Mr. Sahn.

Is there anyone else here to speak on behalf of the applicant?

Is there anyone here to speak against the applicant?

Excellent, okay, thank you.

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Northwell Health, Inc. 23

Thank you, Mr. Sahn, Mr. Lenihan, Miss Riley.

MR. SAHN: Thank you very much.

THE CHAIRPERSON: At this time, as you know, we cannot move forward with closing the hearing because Nassau County Planning Commission will be meeting tomorrow. So at this time I'm looking for a motion to move this till the next meeting.

MS. LOBACCARO: You are going to make a motion to continue the hearing to January 8th, 2025 at 7:30.

THE CHAIRPERSON: Is there a motion?

MR. KOTCHER: I'll make a motion.

MS. STRUMINGER: Second.

THE CHAIRPERSON: All in favor?

(Whereupon, all Board members indicate in the affirmative.)

MR. LEVIN: I'm sorry, two people were talking.

THE CLERK: Ray Kotcher made the motion, Sharon Struminger second the

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Northwell Health, Inc. 24

motion, and the vote was unanimous.

MR. LEVIN: Okay, thank you very
much.

* * * * *

This is certified to be a true and accurate
transcript of my stenographic notes taken in
the above-captioned matter.



Joanne Horrocks, CSR
Official Court Reporter

<p style="text-align: center;">1</p> <p>1 [1] - 2:2 1,002 [2] - 5:8, 14:3 1,004 [1] - 13:17 100 [2] - 2:8, 6:13 11 [1] - 1:15 1136 [1] - 2:15 11576 [1] - 1:18 12 [1] - 12:10 151,300 [1] - 4:15</p>	<p style="text-align: center;">A</p> <p>able [1] - 9:22 above-captioned [1] - 24:8 absolutely [1] - 20:21 access [7] - 8:17, 9:5, 10:24, 11:4, 11:6, 11:23, 11:24 accessibility [1] - 10:6 accurate [1] - 24:6 acres [1] - 4:13 act [1] - 15:24 ADA [4] - 10:6, 12:5, 13:3 added [2] - 8:4, 12:9 adding [1] - 9:18 additional [2] - 6:3, 15:10 adjustable [1] - 21:13 adjustment [1] - 21:22</p>	<p>approval [2] - 2:6, 6:2 approve [1] - 16:7 approved [2] - 5:19, 15:14 assuming [1] - 20:15 Attorney [1] - 1:19</p>	<p>12:11, 12:15, 12:18, 13:12, 15:3, 16:8, 16:11, 16:24, 17:4, 17:9, 17:19, 18:15, 22:13, 22:19, 23:5, 23:15, 23:19 change [8] - 2:7, 3:15, 4:14, 4:24, 5:4, 20:17, 22:2, 22:3 changes [5] - 5:20, 6:3, 6:19, 9:6, 21:16 CINQUEMANI [2] - 1:20, 18:18 circulation [3] - 5:23, 7:21, 9:21 Civil [1] - 6:12 clarifying [1] - 18:16 cleans [1] - 22:6 CLERK [2] - 3:20, 23:24 closest [1] - 8:16 closing [1] - 23:7 closure [1] - 21:7 code [1] - 12:2 coded [1] - 8:8 color [1] - 8:8 coming [1] - 20:6 comment [1] - 10:13 comments [7] - 7:12, 7:15, 13:18, 14:19, 15:16, 18:17, 22:14 Commission [2] - 15:21, 23:8 Community [6] - 1:7, 2:13, 7:21, 8:17, 19:17, 20:3 complete [1] - 19:13 comprises [1] - 4:12 computer [1] - 11:15 concerns [1] - 22:14 concludes [2] - 14:23, 22:15 condition [1] - 20:15 conforms [1] - 15:13 connection [1] - 2:7 consider [1] - 16:3 consideration [1] - 22:17 consultant [3] - 5:7, 7:13, 14:20 continue [2] - 4:3, 23:13 converting [1] - 9:10 copy [1] - 8:25 corner [1] - 14:6 correct [2] - 16:19, 16:22 Coschignano [1] - 2:22 County [3] - 2:15,</p>	<p>15:21, 23:8 course [2] - 15:18, 19:8 Court [1] - 24:12 Courtney [4] - 5:11, 6:7, 6:10, 15:5 covering [1] - 12:9 crosswalk [1] - 18:12 CSR [2] - 1:23, 24:11 curb [3] - 7:3, 9:8 curious [1] - 19:18 cut [3] - 7:3, 9:8</p>
<p style="text-align: center;">2</p> <p>20 [1] - 11:21 200 [1] - 20:6 200,000 [1] - 6:17 2018 [1] - 5:18 2024 [1] - 1:15 2025 [1] - 23:14 22-12za [1] - 4:22 222,510 [2] - 4:6, 4:10 23-15pb-a [2] - 1:6, 2:5 24 [2] - 10:20, 14:15</p>	<p>ADMINISTRATOR [1] - 1:22 agree [1] - 14:21 aisle [1] - 14:10 allow [4] - 4:24, 5:21, 6:20, 10:6 allows [1] - 18:12 altered [1] - 15:7 amended [1] - 2:6 amount [4] - 6:18, 14:3, 19:25, 22:4 answer [2] - 15:9, 20:10 anticipate [4] - 18:23, 19:3, 19:21, 19:22 apologies [1] - 4:9 apologize [1] - 11:14 appearance [1] - 20:20 Applicant [1] - 1:9 applicant [2] - 22:22, 22:24 applicant's [1] - 2:2 APPLICATION [1] - 1:6 applicatlon [12] - 2:5, 2:18, 3:5, 3:13, 5:3, 5:17, 15:9, 15:19, 15:24, 16:7, 21:3, 22:18 appreciate [1] - 18:16 appropriate [3] - 13:4, 16:6, 16:16</p>	<p style="text-align: center;">B</p> <p>background [1] - 6:5 bad [2] - 20:5, 20:13 based [1] - 9:21 BEFORE [1] - 1:11 behalf [3] - 2:18, 3:5, 22:22 better [1] - 7:9 bit [2] - 14:9, 19:17 Bjarnson [1] - 3:12 Block [1] - 2:14 blue [1] - 9:2 Board [15] - 2:21, 3:10, 4:4, 4:23, 5:3, 5:9, 5:15, 5:17, 5:19, 15:13, 15:14, 15:24, 16:3, 16:11, 23:20 BOARD [1] - 1:3 bottom [1] - 9:9 Boulevard [1] - 2:23 box [1] - 13:9 Braff [1] - 2:22 Building [1] - 1:21 building [20] - 3:18, 4:11, 4:12, 4:16, 5:24, 6:2, 6:16, 6:24, 8:3, 8:5, 8:15, 9:18, 10:9, 12:24, 16:18, 17:7, 18:14, 19:5, 19:9, 20:16 BY [1] - 1:23</p>	<p>changes [5] - 5:20, 6:3, 6:19, 9:6, 21:16 CINQUEMANI [2] - 1:20, 18:18 circulation [3] - 5:23, 7:21, 9:21 Civil [1] - 6:12 clarifying [1] - 18:16 cleans [1] - 22:6 CLERK [2] - 3:20, 23:24 closest [1] - 8:16 closing [1] - 23:7 closure [1] - 21:7 code [1] - 12:2 coded [1] - 8:8 color [1] - 8:8 coming [1] - 20:6 comment [1] - 10:13 comments [7] - 7:12, 7:15, 13:18, 14:19, 15:16, 18:17, 22:14 Commission [2] - 15:21, 23:8 Community [6] - 1:7, 2:13, 7:21, 8:17, 19:17, 20:3 complete [1] - 19:13 comprises [1] - 4:12 computer [1] - 11:15 concerns [1] - 22:14 concludes [2] - 14:23, 22:15 condition [1] - 20:15 conforms [1] - 15:13 connection [1] - 2:7 consider [1] - 16:3 consideration [1] - 22:17 consultant [3] - 5:7, 7:13, 14:20 continue [2] - 4:3, 23:13 converting [1] - 9:10 copy [1] - 8:25 corner [1] - 14:6 correct [2] - 16:19, 16:22 Coschignano [1] - 2:22 County [3] - 2:15,</p>	<p style="text-align: center;">D</p> <p>DATE [1] - 1:15 december [1] - 1:15 Department [1] - 1:21 designated [1] - 2:14 developed [1] - 5:22 Development [1] - 6:11 difficulty [1] - 11:13 director [1] - 20:24 disruption [2] - 19:4, 19:11 distributed [1] - 8:7 District [1] - 4:5 dock [9] - 6:25, 10:10, 12:2, 12:3, 12:10, 12:12, 12:17, 12:23, 12:25 docks [1] - 12:4 done [1] - 21:3 DOREEN [1] - 1:11 down [1] - 18:8 drive [2] - 14:10, 18:25 Drive [6] - 1:7, 2:13, 7:22, 8:18, 19:17, 20:3 driveway [1] - 22:6 driving [1] - 19:2 drop [2] - 11:23, 18:5 dropped [2] - 9:23, 9:24 due [1] - 13:21 during [1] - 15:17</p>
<p style="text-align: center;">3</p> <p>3 [1] - 2:14 32 [3] - 2:10, 3:19, 6:21 333 [1] - 2:22</p>	<p>ADMINISTRATOR [1] - 1:22 agree [1] - 14:21 aisle [1] - 14:10 allow [4] - 4:24, 5:21, 6:20, 10:6 allows [1] - 18:12 altered [1] - 15:7 amended [1] - 2:6 amount [4] - 6:18, 14:3, 19:25, 22:4 answer [2] - 15:9, 20:10 anticipate [4] - 18:23, 19:3, 19:21, 19:22 apologies [1] - 4:9 apologize [1] - 11:14 appearance [1] - 20:20 Applicant [1] - 1:9 applicant [2] - 22:22, 22:24 applicant's [1] - 2:2 APPLICATION [1] - 1:6 applicatlon [12] - 2:5, 2:18, 3:5, 3:13, 5:3, 5:17, 15:9, 15:19, 15:24, 16:7, 21:3, 22:18 appreciate [1] - 18:16 appropriate [3] - 13:4, 16:6, 16:16</p>	<p style="text-align: center;">C</p> <p>C-1 [1] - 4:5 cannot [2] - 15:24, 23:6 canopy [5] - 6:25, 9:19, 11:20, 11:25 captioned [1] - 24:8 car [1] - 13:22 cars [1] - 20:6 case [2] - 5:16, 15:22 Case [3] - 1:6, 2:4, 4:22 certified [1] - 24:6 Chair [1] - 2:20 Chairperson [1] - 1:11 CHAIRPERSON [20] - 2:3, 6:8, 11:12,</p>	<p>changes [5] - 5:20, 6:3, 6:19, 9:6, 21:16 CINQUEMANI [2] - 1:20, 18:18 circulation [3] - 5:23, 7:21, 9:21 Civil [1] - 6:12 clarifying [1] - 18:16 cleans [1] - 22:6 CLERK [2] - 3:20, 23:24 closest [1] - 8:16 closing [1] - 23:7 closure [1] - 21:7 code [1] - 12:2 coded [1] - 8:8 color [1] - 8:8 coming [1] - 20:6 comment [1] - 10:13 comments [7] - 7:12, 7:15, 13:18, 14:19, 15:16, 18:17, 22:14 Commission [2] - 15:21, 23:8 Community [6] - 1:7, 2:13, 7:21, 8:17, 19:17, 20:3 complete [1] - 19:13 comprises [1] - 4:12 computer [1] - 11:15 concerns [1] - 22:14 concludes [2] - 14:23, 22:15 condition [1] - 20:15 conforms [1] - 15:13 connection [1] - 2:7 consider [1] - 16:3 consideration [1] - 22:17 consultant [3] - 5:7, 7:13, 14:20 continue [2] - 4:3, 23:13 converting [1] - 9:10 copy [1] - 8:25 corner [1] - 14:6 correct [2] - 16:19, 16:22 Coschignano [1] - 2:22 County [3] - 2:15,</p>	<p style="text-align: center;">E</p> <p>Earle [1] - 2:22 east [1] - 11:20 either [1] - 8:2 emergency [2] - 14:17, 19:19 engineering [1] - 5:7 Engineering [4] -</p>

6:12, 7:14, 15:17 ensure [1] - 17:16 enters [1] - 17:24 entire [2] - 5:24, 16:4 entrance [15] - 7:22, 9:17, 9:25, 10:10, 10:12, 16:18, 16:21, 16:25, 17:2, 17:6, 17:12, 17:14, 17:25, 21:7, 22:2 entrances [1] - 13:5 entranceway [1] - 17:20 ESQ [1] - 1:19 essentially [2] - 8:14, 18:7 evaluate [1] - 21:3 evening [6] - 2:3, 2:20, 2:24, 2:25, 6:9, 20:23 exact [1] - 19:15 excellent [1] - 22:25 Excuse [1] - 7:5 excuse [2] - 3:20, 3:24 Exhibit [1] - 2:2 exhibit [2] - 8:7, 10:18 exhibits [1] - 14:13 existing [9] - 6:15, 7:3, 7:22, 9:7, 9:16, 12:25, 13:20, 14:8 exists [3] - 17:3, 17:8, 20:15 exit [11] - 9:9, 9:11, 16:19, 16:21, 16:23, 16:24, 17:8, 17:10, 17:13, 17:14, 21:20 exiting [1] - 7:4 expect [1] - 19:11 experts [1] - 14:25 explain [1] - 7:17 Expressway [1] - 20:4	five [1] - 11:21 fix [1] - 10:16 flow [4] - 16:15, 17:17, 17:21, 18:24 folks [2] - 21:19, 21:23 foot [1] - 11:21 forbid [1] - 14:16 foremost [1] - 10:23 forth [1] - 19:20 forward [1] - 23:6 four [2] - 4:12, 6:16 four-story [2] - 4:12, 6:16 front [3] - 5:22, 8:2, 10:11 fully [1] - 20:16 furthest [1] - 18:10	Impair [1] - 20:8 impede [1] - 19:19 important [1] - 19:18 improvements [2] - 6:23, 18:11 IN [1] - 1:5 in-and-out [1] - 17:17 INC [1] - 1:7 Inc [1] - 2:6 include [1] - 11:24 including [1] - 15:6 Incorporated [1] - 7:14 Incorporates [1] - 15:16 indicate [1] - 23:21 indicated [1] - 3:14 inside [1] - 10:15 instead [1] - 9:11 Interior [2] - 19:6, 19:13 Internal [1] - 19:5 Interruption [1] - 19:2 Island [1] - 20:25	left [1] - 17:22 legal [1] - 3:14 Lenihan [5] - 15:7, 20:10, 20:19, 20:23, 23:2 LENIHAN [1] - 20:21 LEVIN [13] - 1:19, 2:25, 3:23, 4:7, 7:5, 7:10, 11:10, 11:17, 12:21, 21:9, 21:13, 23:22, 24:3 Levin [4] - 2:24, 11:15, 12:20, 21:11 llight [4] - 7:23, 7:25, 17:18, 21:18 likewise [1] - 3:3 loading [10] - 6:25, 10:9, 12:2, 12:3, 12:4, 12:10, 12:12, 12:17, 12:23, 12:25 LOBACCARO [2] - 1:22, 23:12 located [4] - 6:13, 11:20, 13:4, 13:9 look [1] - 8:12 looking [2] - 16:19, 23:10 looks [1] - 21:19	microphone [3] - 4:8, 7:7, 21:10 might [1] - 19:19 minor [4] - 6:18, 6:23, 7:18, 19:8 Miss [2] - 21:5, 23:2 mitigation [1] - 21:16 modifications [5] - 7:18, 9:15, 10:3, 10:4, 19:7 modified [1] - 17:16 modifying [1] - 9:20 moments [1] - 5:11 motion [6] - 23:10, 23:13, 23:16, 23:17, 23:25, 24:2 Motor [1] - 6:13 move [2] - 23:6, 23:10 MR [33] - 2:19, 2:25, 3:3, 3:23, 3:24, 4:2, 4:7, 4:9, 7:5, 7:10, 11:10, 11:17, 12:21, 15:4, 16:10, 18:18, 18:19, 19:3, 19:16, 19:21, 19:23, 20:9, 20:12, 20:14, 20:21, 21:9, 21:13, 22:12, 22:15, 23:4, 23:17, 23:22, 24:3 MS [19] - 6:9, 7:8, 7:11, 11:14, 11:19, 12:13, 12:16, 12:19, 12:22, 13:13, 16:23, 17:2, 17:5, 17:11, 17:23, 21:11, 21:14, 23:12, 23:18
F	G	J	M	N
familiar [2] - 4:4, 5:14 favor [1] - 23:19 February [1] - 5:18 feet [9] - 4:6, 4:10, 4:15, 4:18, 6:17, 11:21, 12:9, 12:10, 13:6 few [1] - 5:10 final [1] - 14:19 finite [1] - 20:18 firm [1] - 3:11 first [1] - 10:23	garage [7] - 8:10, 10:15, 10:16, 10:25, 11:4, 13:5, 18:3 GARY [1] - 1:13 gated [2] - 9:5, 11:4 gates [3] - 8:24, 9:3, 11:5 general [6] - 2:9, 2:11, 4:18, 4:19, 6:21, 19:10 generally [1] - 5:15 Glen [1] - 6:11 God [1] - 14:16 granted [1] - 4:23 ground [1] - 18:21	January [1] - 23:14 JOANNE [1] - 1:23 Joanne [1] - 24:11 Joining [1] - 3:6 Joseph [1] - 3:12	main [1] - 8:17 maneuverability [1] - 13:22 Manhasset [2] - 1:8, 2:13 Map [1] - 2:16 MARGO [1] - 1:12 MARIANNE [1] - 1:22 marked [2] - 2:2, 10:21 matter [1] - 24:8 MATTER [1] - 1:5 meantime [2] - 18:25, 19:8 medical [5] - 2:10, 3:16, 3:18, 4:16, 6:20 meet [1] - 15:22 meeting [4] - 3:22, 14:4, 23:9, 23:11 Member [4] - 1:12, 1:12, 1:13, 1:13 members [2] - 2:20, 23:20 mentioned [6] - 7:20, 8:4, 13:13, 14:24, 15:5, 21:5 Michael [6] - 2:21, 3:2, 6:15, 8:3, 14:24, 20:22	name [1] - 6:10 Nassau [3] - 2:15, 15:20, 23:7 New [5] - 1:8, 1:18, 2:13, 2:23, 6:14 next [1] - 23:11 nice [1] - 3:2 nicely [1] - 22:7 NORTH [1] - 1:2 north [1] - 21:8 northbound [1] - 9:20 Northwell [6] - 2:5, 3:6, 3:8, 4:20, 11:3, 19:9 NORTHWELL [1] - 1:7 notes [1] - 24:7 notice [4] - 3:14, 8:13, 8:22, 9:13
H	I	K	L	
HALL [1] - 1:17 hard [1] - 14:7 Hauppauge [1] - 6:14 Health [4] - 2:6, 3:6, 3:8, 4:20 HEALTH [1] - 1:7 hear [2] - 3:2, 12:19 hearing [6] - 2:4, 3:7, 7:6, 11:10, 23:7, 23:13 HILLS [1] - 1:2 hopeful [1] - 16:2 HORROCKS [1] - 1:23 Horrocks [1] - 24:11 hospital [1] - 19:20	impact [1] - 19:22	KANE [1] - 1:12 keeps [1] - 11:15 kind [1] - 14:9 known [1] - 2:12 KOTCHER [1] - 23:17 Kotcher [2] - 3:21, 23:24 KOTCHER [4] - 1:12, 3:24, 18:19, 19:16	Land [1] - 2:15 largest [2] - 13:8, 13:10 last [1] - 5:16 law [1] - 3:11 layout [1] - 5:20 leader [1] - 6:11 least [1] - 7:17 leaves [1] - 22:8 leaving [2] - 21:23, 21:25	

<p>number [4] - 16:20, 16:21, 19:15, 20:18 Number [1] - 2:4</p>	<p>people [3] - 19:25, 20:18, 23:22 per [1] - 12:2 percent [7] - 2:9, 2:10, 2:11, 3:17, 3:19, 6:20, 6:21 permission [2] - 5:10, 6:6 permitted [1] - 5:4 person [1] - 16:16 Peter [1] - 18:17 PETER [1] - 1:20 photos [1] - 7:17 physician [2] - 10:14, 14:14 physicians [5] - 8:9, 10:19, 11:7, 12:8, 14:16 picture [1] - 14:13 PLACE [1] - 1:17 places [2] - 12:6, 13:4 plan [11] - 2:7, 3:15, 5:8, 5:12, 5:13, 5:25, 6:19, 7:15, 9:22, 13:25, 15:12 PLANNING [1] - 1:3 Planning [2] - 15:21, 23:8 plans [3] - 3:9, 8:12, 13:15 pleased [1] - 3:4 pleasure [1] - 4:2 point [4] - 12:11, 13:25, 14:23, 18:10 points [1] - 8:16 poked [1] - 14:9 position [1] - 16:6 Premises [1] - 2:12 prepared [1] - 3:9 present [4] - 3:4, 3:11, 3:21, 5:12 presentation [2] - 15:12, 22:16 presented [1] - 16:4 previously [1] - 4:22 primary [1] - 10:24 principally [2] - 4:24, 5:21 proper [1] - 17:17 property [7] - 2:8, 3:16, 4:5, 5:18, 8:23, 10:8, 18:5 proposal [1] - 6:3 proposed [1] - 4:14 protection [1] - 22:10 provided [1] - 13:16 public [1] - 2:4 put [3] - 14:21, 18:9,</p>	<p>18:21</p>	<p>review [1] - 15:18 reviews [1] - 5:6 Riley [5] - 5:11, 6:7, 6:10, 21:5, 23:3 RILEY [17] - 6:9, 7:8, 7:11, 11:14, 11:19, 12:13, 12:16, 12:19, 12:22, 13:13, 16:23, 17:2, 17:5, 17:11, 17:23, 21:11, 21:14 Road [1] - 1:17 Rock [1] - 1:17 room [1] - 3:7 Roslyn [1] - 1:18 ruled [1] - 15:22</p>	<p>21:23, 21:25, 22:9 situation [1] - 20:8 six [2] - 12:4, 13:7 slightly [1] - 21:24 small [3] - 18:11, 21:21, 22:4 someone [1] - 8:16 sorry [4] - 3:25, 7:11, 21:11, 23:22 south [5] - 12:24, 14:6, 16:17, 17:7, 22:9 southbound [1] - 9:19 space [2] - 3:17, 13:2 spaces [8] - 5:5, 5:8, 13:17, 13:19, 14:3, 14:4, 14:5, 14:15 specifically [1] - 21:4 spot [1] - 11:9 square [5] - 4:6, 4:10, 4:15, 4:18, 6:17 staff [13] - 7:2, 7:24, 8:12, 8:20, 9:2, 9:4, 9:9, 11:3, 12:7, 17:12, 18:6, 18:9, 18:13 stall [1] - 14:8 stalls [7] - 10:19, 12:5, 13:3, 13:14, 13:21, 13:24 start [1] - 18:22 starting [1] - 7:21 stayed [1] - 21:6 stenographic [1] - 24:7 still [3] - 14:2, 14:4, 20:17 stop [1] - 18:12 story [2] - 4:12, 6:16 straight [1] - 18:7 street [1] - 4:25 striping [2] - 14:18, 14:22 STRUMINGER [2] - 1:13, 23:18 Struminger [1] - 23:25 study [5] - 15:7, 20:11, 21:2, 21:15, 21:19 subject [2] - 2:8, 15:8 sum [1] - 15:11 Superintendent [1] - 1:20</p>	
<p>O</p>		<p>Q</p>			
<p>o'clock [2] - 20:2, 20:7 obviously [1] - 18:9 occupied [1] - 20:16 occupying [1] - 19:9 OF [3] - 1:2, 1:5, 1:6 off-street [1] - 4:25 office [10] - 2:9, 2:10, 2:11, 3:17, 4:17, 4:18, 4:19, 6:21, 6:22, 20:25 offices [1] - 19:10 Official [1] - 24:12 once [1] - 10:22 One [1] - 1:17 one [15] - 8:8, 9:5, 9:12, 9:15, 10:3, 10:13, 11:23, 12:3, 13:2, 14:5, 14:19, 17:20, 18:19, 19:23, 21:14 onsite [4] - 5:5, 5:8, 5:23, 9:7 original [2] - 6:11, 15:8 originally [1] - 13:16 Ovington [1] - 2:22 own [1] - 19:10</p>		<p>questions [5] - 15:2, 15:10, 16:12, 18:17, 22:14 quick [1] - 14:18</p>	<p>RA [1] - 1:20 rather [2] - 12:7, 22:7 Ray [2] - 3:21, 23:24 RAYMOND [1] - 1:12 read [1] - 3:15 really [2] - 19:5, 20:14 rear [9] - 6:24, 8:5, 8:22, 9:3, 9:17, 9:24, 10:7, 11:20, 18:5 received [2] - 7:12, 15:17 recently [1] - 8:4 reconfiguration [2] - 7:2, 7:3 reconvene [1] - 16:5 record [1] - 16:4 red [3] - 10:21, 14:18, 14:21 regard [1] - 5:19 regarding [1] - 16:14 regards [1] - 21:16 remain [5] - 6:17, 7:24, 17:9, 17:11, 21:6 remainder [1] - 4:17 remaining [1] - 3:19 removed [3] - 11:5, 13:23, 14:2 renovation [1] - 19:6 renovations [1] - 19:13 replaced [2] - 12:6, 14:11 REPORTED [1] - 1:23 Reporter [1] - 24:12 representation [1] - 2:17 representatives [3] - 3:8, 15:6, 16:13 request [1] - 12:4 requested [1] - 7:19 requires [1] - 12:3 respectfully [1] - 16:2 respond [1] - 20:20 responsible [1] - 21:2</p>	<p>R</p>	<p>S</p>
<p>P</p>		<p>R</p>	<p>SAHN [12] - 2:19, 3:3, 4:2, 4:9, 15:4, 16:10, 19:3, 19:21, 20:9, 20:14, 22:15, 23:4 Sahn [6] - 2:21, 16:9, 16:12, 22:20, 23:2 SCHUBERT [4] - 1:13, 19:23, 20:12, 22:12 screen [3] - 10:17, 11:16, 12:14 second [7] - 3:21, 10:17, 10:18, 13:25, 14:12, 23:18, 23:25 Section [1] - 2:14 security [1] - 8:23 see [9] - 7:16, 8:6, 9:3, 9:6, 9:14, 9:17, 10:18, 14:13, 18:11 settled [1] - 4:3 SEVERIN [1] - 1:11 Sharon [1] - 23:25 SHARON [1] - 1:13 Shelter [1] - 1:17 shovel [1] - 18:21 show [1] - 13:24 side [4] - 12:24, 14:6, 16:17, 17:7 sidewalk [2] - 10:5, 10:7 sign [1] - 18:12 signal [6] - 17:3, 17:15, 21:5, 21:22, 22:5, 22:11 signalized [1] - 21:25 site [19] - 2:7, 3:15, 5:12, 5:13, 5:21, 5:22, 5:25, 6:19, 9:16, 11:2, 13:11, 13:15, 13:20, 15:12, 15:14, 19:7,</p>		
<p>p.m. [2] - 1:16, 21:20 package [1] - 13:16 packets [1] - 8:6 page [1] - 10:18 parking [15] - 4:25, 5:20, 5:23, 8:10, 10:14, 10:15, 10:16, 10:19, 10:20, 11:7, 14:15, 15:14, 18:2, 18:13, 19:24 Parkway [1] - 6:13 part [3] - 17:15, 18:10, 20:11 particular [2] - 3:16, 5:13 partner [1] - 3:11 party [1] - 4:21 Pat [1] - 15:6 patient [1] - 11:22 patients [7] - 7:24, 8:11, 8:14, 9:14, 9:22, 10:22, 11:6 Patrick [1] - 20:23</p>		<p>R</p>	<p>T</p>	<p>T</p>	
<p>P</p>		<p>R</p>	<p>taller [1] - 21:12</p>	<p>taller [1] - 21:12</p>	

<p>Tax [1] - 2:16 technical [1] - 11:13 telephone [1] - 1:19 tenants [1] - 4:21 testimony [1] - 14:24 THE [24] - 1:5, 2:3, 3:20, 6:8, 11:12, 12:11, 12:15, 12:18, 13:12, 15:3, 16:8, 16:11, 16:24, 17:4, 17:9, 17:19, 18:15, 22:13, 22:19, 23:5, 23:15, 23:19, 23:24 third [1] - 4:21 third-party [1] - 4:21 THOMAS [1] - 1:19 three [2] - 8:8, 8:11 TIME [1] - 1:16 timing [3] - 11:15, 21:22, 22:5 TIS [1] - 17:16 today [4] - 7:16, 7:23, 9:16, 11:2 Tom [1] - 3:21 tomorrow [2] - 15:23, 23:9 tonight [5] - 3:5, 3:10, 5:5, 6:4, 15:25 tonight's [1] - 15:11 total [2] - 4:6, 4:10 towards [3] - 8:19, 18:8, 20:4 traffic [19] - 7:23, 7:25, 15:7, 16:15, 17:3, 17:15, 17:18, 17:21, 17:24, 18:24, 20:4, 20:8, 21:2, 21:5, 21:15, 21:18, 22:10 transcript [1] - 24:7 transportation [1] - 20:24 trouble [1] - 7:6 truck [3] - 13:8, 13:9, 13:10 true [1] - 24:6 try [1] - 20:2 trying [1] - 8:13 two [7] - 8:10, 9:8, 9:11, 13:19, 13:24, 16:18, 23:22 two-way [2] - 9:8, 16:18</p>	<p>up [3] - 15:11, 20:3, 22:6 usage [1] - 4:15 utilizing [1] - 5:25</p>
V	
<p>variance [4] - 5:2, 13:14, 15:9, 15:15 variances [2] - 4:23, 15:15 various [3] - 3:7, 4:23, 5:6 VHB [5] - 3:9, 5:12, 6:12, 15:6, 20:10 VHB's [1] - 20:25 VILLAGE [3] - 1:2, 1:17, 1:22 Village [4] - 1:19, 7:13, 12:2, 14:20 Village's [1] - 5:7 visitor [1] - 11:22 visitor-patient [1] - 11:22 visitors [5] - 8:11, 8:15, 9:14, 10:23, 11:6 visits [1] - 19:19 vote [1] - 24:2</p>	
W	
<p>Ward [1] - 2:21 ways [1] - 9:12 west [1] - 16:20 whereas [1] - 5:5 wide [2] - 11:21, 12:10 widen [1] - 10:5 wider [1] - 10:7 works [1] - 22:7</p>	
Y	
<p>York [5] - 1:8, 1:18, 2:13, 2:23, 6:14 yourself [1] - 10:8</p>	
Z	
<p>Zoning [2] - 4:23, 15:13</p>	
U	
<p>unanimous [1] - 24:2 under [1] - 22:10 underneath [1] - 11:24 Uniondale [1] - 2:23</p>	