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VILLAGE OF MUNSEY PARK  
PLANNING BOARD

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Via Teleconference  
Manhasset, New York  
June 10, 2020  
7:30 P.M.

TRANSCRIPT OF PROCEEDINGS

\* \* \*

COURTNEY BIONDO  
Official Court Reporter

Page 2

1  
 2 APPEARANCES:  
 3  
 4 MAYOR: LAWRENCE A. CERIELLO  
 5  
 6 DEPUTY MAYOR: JENNIFER NOONE  
 7  
 8 MEMBERS: ANTONIO D'ANGELO  
 9 ANTHONY M. SABINO  
 10 JOSEPH WILLIAMS  
 11  
 12 VILLAGE ATTORNEY: MORICI & MORICI, LLP  
 13 BY: ROBERT MORICI, ESQ.  
 14 PAUL PEPPER, ESQ.  
 15  
 16 VILLAGE CLERK/TREASURER: TARA GIBBONS  
 17 DEPUTY VILLAGE CLERK: MAUREEN McLEAN  
 18  
 19 BUILDING INSPECTOR: ANTHONY S. Di PROPERZIO  
 20  
 21 \* \* \*  
 22  
 23  
 24  
 25

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1 June 10, 2020  
 2 MAYOR CERIELLO: This is the meeting of  
 3 the Planning Board for the Village of Munsey  
 4 Park on June 10, 2020.  
 5 We are meeting over the phone, most of  
 6 the Board meetings, if not all of the them,  
 7 since the imposition of this stay-at-home  
 8 order.  
 9 We have been doing telephone meetings or  
 10 using telephone meetings to further the  
 11 business of the Village without inconveniencing  
 12 residents who have had applications before the  
 13 various boards. We think it has worked pretty  
 14 well.  
 15 This is the first time the Planning  
 16 Board has used this format, and I hope it goes  
 17 as well.  
 18 Because we can't see each other and we  
 19 can't see people raise their hands to ask  
 20 questions, we are going to try to keep some  
 21 order to the meeting.  
 22 To those people who are not speaking, I  
 23 would ask you to mute your phones so we  
 24 eliminate any background noise, and when you  
 25 want to ask a question, just unmute.

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1 June 10, 2020  
 2 Just a technical matter, we are using a  
 3 conference service that is provided by my day  
 4 job, Morrison and Foerster. Morrison and  
 5 Foerster have nothing to do with the Village of  
 6 Munsey Park. They are just giving us the use  
 7 of this telephone service.  
 8 Again, this is Larry Ceriello, the Mayor  
 9 of the Village of Munsey Park.  
 10 Just for the purposes of identifying the  
 11 Village representatives on the phone call, when  
 12 I call out your name, if you could just say  
 13 present.  
 14 Jennifer Noone?  
 15 DEPUTY MAYOR NOONE: Present.  
 16 MAYOR CERIELLO: Okay. Antonio  
 17 D'Angelo, Trustee?  
 18 TRUSTEE D'ANGELO: Present.  
 19 MAYOR CERIELLO: Anthony Sabino,  
 20 Trustee?  
 21 TRUSTEE SABINO: Present.  
 22 MAYOR CERIELLO: Joseph Williams,  
 23 Trustee?  
 24 TRUSTEE WILLIAMS: Present.  
 25 MAYOR CERIELLO: Maureen McLean,

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 2 Assistant Village clerk.  
 3 ASSISTANT CLERK McLEAN: Present.  
 4 MAYOR CERIELLO: Is Tara Gibbons on the  
 5 phone?  
 6 Okay. I didn't expect her, but I didn't  
 7 want to over look her.  
 8 Robert Morici, Village Attorney?  
 9 VILLAGE ATTORNEY MORICI: Present.  
 10 MAYOR CERIELLO: Paul Pepper, Morici and  
 11 Morici, Assistant Village -- I guess, Paul, I'm  
 12 not even sure what your official title is.  
 13 VILLAGE ATTORNEY PEPPER: Counsel for  
 14 the Village. Counsel, yes, present.  
 15 MAYOR CERIELLO: Thank you.  
 16 Tony DiProperzio, Building Inspector for  
 17 the Village of Munsey Park.  
 18 BUILDING INSPECTOR DiPROPERZIO:  
 19 Present.  
 20 MAYOR CERIELLO: All right. Did I miss  
 21 anybody that is present for the Village of  
 22 Munsey Park?  
 23 Okay. So we have one application before  
 24 the Planning Board tonight.  
 25 I ask for a motion to open the Planning

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1 June 10, 2020

2 Board. Would one of the trustees please

3 identify yourself and make the motion?

4 TRUSTEE SABINO: Trustee Anthony Sabino.

5 I make a motion to open the Planning Board,

6 please.

7 MAYOR CERIELLO: May I have a second,

8 please? And please identify yourself.

9 TRUSTEE WILLIAMS: Trustees Williams,

10 second.

11 MAYOR CERIELLO: All right. All members

12 of the Planning Board in favor, say aye, and

13 identify yourselves.

14 This is Mayor Ceriello, aye.

15 DEPUTY MAYOR NOONE: Trustee Noone, aye.

16 TRUSTEE D'ANGELO: Trustee D'Angelo,

17 aye.

18 TRUSTEE SABINO: Trustee Sabino, aye.

19 TRUSTEE WILLIAMS: Trustee Williams,

20 aye.

21 MAYOR CERIELLO: Okay. So moved.

22 So the Planning Board meeting is

23 officially open.

24 Courtney, at this point do you need

25 anything from us?

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2 (Whereupon, a discussion was held off

3 the record.)

4 MAYOR CERIELLO: So just some background

5 on the matter before the board.

6 This is an application by Timothy and

7 Jennifer O'Neill. They live at the corner of

8 Park Avenue and Munsey Place.

9 Tim, I heard you announce yourself on

10 the call. Are you on?

11 MR. O'NEILL: Yes, I am here with my

12 wife, Jenn, and my daughter, Allison.

13 MAYOR CERIELLO: Great. Nice to have

14 you guys on.

15 And Bruce Migatz, your attorney, is on,

16 as well; is that right?

17 MR. MIGATZ: That's correct.

18 MAYOR CERIELLO: Okay. Great. Thank

19 you, Bruce.

20 So for the benefit of people who may

21 have dialed in, this is property that has been

22 owned by the O'Neills for some number of years.

23 They live in the house at the bottom of the

24 hill that faces Munsey Place. They own some

25 property uphill, along Park Avenue, behind

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2 their house.

3 They had made an application to the

4 Village of Munsey Park Planning Board

5 previously for a subdivision. The Planning

6 Board denied the application.

7 This is just a summary of the history of

8 the property and the transaction we will be

9 discussing tonight.

10 The Planning Board of the Village of

11 Munsey Park previously denied the application.

12 The O'Neills commenced an Article 78

13 proceeding against the Village, which is the

14 mechanism that you use to challenge decisions

15 of government, including planning boards.

16 It went to the Supreme Court, Nassau

17 County, and the courts found in favor of the

18 O'Neills, that the Village was arbitrary and

19 capricious, I think was the standard in denying

20 them the application to subdivide their

21 property.

22 Following that decision last year, the

23 Village met with the O'Neills and counsel and

24 decided that it was in the best interest of all

25 parties, including the Village, to settle the

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2 litigation along the following lines.

3 First --

4 VILLAGE ATTORNEY MORICI: Larry, may I

5 interrupt?

6 This is Robert Morici, Village Counsel.

7 One second. I want to add one step,

8 that the Village had filed a Notice of Appeal

9 of the decision, denying or reversing our

10 denial. I think that's what I wanted to point

11 out.

12 MAYOR CERIELLO: Yes. Thank you, Bob.

13 I forgot we had filed a Notice of

14 Appeal, but we did not perfect the appeal.

15 VILLAGE ATTORNEY MORICI: Correct.

16 MAYOR CERIELLO: So following meetings

17 with the applicant, Tim and Jennifer O'Neill,

18 and counsel, the Village agreed to settle the

19 litigation by granting preliminary approval to

20 the O'Neills to subdivide their property into

21 two lots, one lot containing their existing

22 house and the second lot constituting most of

23 the uphill portion of the backyard of their

24 house.

25 Furthermore, the stipulation would -- in

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 2 connection with settling the litigation and the  
 3 preliminary approval was that the O'Neills  
 4 would file a restrictive covenant against a  
 5 portion of the property their current house  
 6 exists on, that that land could not be further  
 7 subdivided.  
 8 On the basis of that agreement, which  
 9 was decided and agreed upon last June, 2019,  
 10 the Planning Board of the Village of Munsey  
 11 Park granted preliminary subdivision approval  
 12 to the O'Neill's subdivision.  
 13 What the Board is doing tonight is  
 14 finalizing that subdivision approval.  
 15 Part of the preliminary subdivision  
 16 approval was conditioned on various tests that  
 17 the application had to complete to the  
 18 satisfaction of the Village.  
 19 Those tasks, primarily, were engineering  
 20 tests, soil borings, and the like. Very  
 21 difficult site to access with the trees and  
 22 vegetation, not to mention the slope.  
 23 Those tasks have been done to the  
 24 satisfaction of the Village Engineer, and the  
 25 Village has accepted those tasks.

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 2 So all of the conditions to granting  
 3 final subdivision approval, as set forth in the  
 4 preliminary approval given a year ago, have now  
 5 been satisfied.  
 6 So before I move -- before we go any  
 7 further, I have heard a number of people dial  
 8 in. I couldn't keep track of the names. I'm  
 9 not quite sure if you are a resident or you  
 10 have interest in this property or just general  
 11 interest in how the Planning Board works.  
 12 But for those residents that wish to ask  
 13 the Board any questions about what has  
 14 transpired up to this point or what will  
 15 transpire after this point, I ask that you  
 16 unmute your phone, and in some orderly fashion,  
 17 since you can't see each other, just step up,  
 18 let us know your name, let us know if you are a  
 19 Village resident or not and ask your question.  
 20 MR. PETRAS: I'll start. This is Paul  
 21 Petras. I am a neighbor that borders the  
 22 property.  
 23 I am very much in support of the  
 24 application, as I was the first time around,  
 25 provided we know the details of what is going

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 2 to go on here, but I do have some questions,  
 3 because I note that you rejected, and then you  
 4 said you were interested in settling this. And  
 5 if there was no basis to fight this, why is  
 6 this different from what happened with --  
 7 MAYOR CERIELLO: They are completely  
 8 different properties. Each property is unique,  
 9 and the circumstances are unique, and you  
 10 can't -- you can't compare two subdivision  
 11 applications to each other and say the outcome  
 12 in one could determine the outcome in another.  
 13 MR. PETRAS: Understood.  
 14 So next question, this is a flag lot  
 15 that will have access to Munsey Place?  
 16 MAYOR CERIELLO: That's right.  
 17 MR. HUTER: I'm sorry to interrupt.  
 18 This is Jeff Huter, and I am a resident  
 19 at 180 Munsey Place, which is a property next  
 20 to the O'Neills.  
 21 I just want to chime in here, because I  
 22 think what Paul's point was, the subdivision  
 23 includes access to the property from Munsey  
 24 Place, and so I just want to get clarity on  
 25 that because that affects my property.

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 2 There is a large hill between our two  
 3 properties that is shared, and from what I am  
 4 understanding from the previous meeting, that  
 5 is to be flattened in order to meet some  
 6 engineering specs, and I can't lose vertical  
 7 height from my property to accommodate that.  
 8 So Paul, I wanted to jump in. Sorry to  
 9 interrupt you, but if that's what you were  
 10 getting at, I wanted to clarify that.  
 11 MEMBER OF THE PUBLIC: That does get to  
 12 me because what happened at the first meeting,  
 13 I went and listened to that meeting, and all I  
 14 walked away with was saying this attorney --  
 15 and I know Bruce. I have worked with him  
 16 before. I have a lot of respect for all he is  
 17 doing -- is setting up this case for an Article  
 18 78, because we know the Village on first blush  
 19 is going to reject this, even though you --  
 20 You know, I am a real estate guy. I do  
 21 believe you should have the right to develop  
 22 this property.  
 23 So I went there, and I came out and  
 24 said, that was the most unimaginative and  
 25 uninspiring presentation. It didn't talk

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1           June 10, 2020  
2 about -- it didn't talk about landscaping. It  
3 didn't talk about anything, and maybe I am  
4 getting ahead of myself.  
5       Now I come to find out we are doing this  
6 subdivision, which says the application will  
7 divide the property into two lots. As far as I  
8 understood, this was already 132 and 134, so it  
9 already was two lots.  
10       I have looked at this lot many times. I  
11 know how your property is cut. I know how the  
12 O'Neill's property is cut and the Collins'  
13 property is cut, that we were cut long ways for  
14 the hill. It was never subdivided.  
15       But then, again, when I say I support  
16 it, I support people having the right to do  
17 what they want with their property, and if they  
18 have extra property, that is fine.  
19       I have seen it. I have been in that  
20 driveway many times on the other side of Munsey  
21 Place. There is a driveway that serves two  
22 properties. There is also a much bigger  
23 accessway that comes off of Ridge Crescent. I  
24 have an accessway that comes off Ridge  
25 Crescent.

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2       We have been very cooperative and, in  
3 fact, when we talk about the engineering  
4 standards and the borings and everything else,  
5 we know that they had to come through our  
6 property, which we gave them permission to do.  
7 We were fine with that.  
8       But I don't understand how this is going  
9 to be laid out. I don't understand how you can  
10 just basically do a subdivision without having  
11 more details; like will we be provided with  
12 lateral support, a retaining wall?  
13       I have a laundry list of stuff, and the  
14 fact that I can't see it has me at a  
15 disadvantage. I don't want to slow it down. I  
16 am sure the Village had a reason for settling  
17 it. I appreciate that. I have seen the  
18 Village fight things, such as the water tower,  
19 and I want to be first to say, I respect  
20 people's rights, but I don't necessarily  
21 understand exactly what is going on here and  
22 what is going to happen. That's my point.  
23       I would love to see the property get  
24 cleaned up. It is sort of a cesspool back  
25 there with garbage and plastic. They put

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1           June 10, 2020  
2 flooring down. They have a broken --  
3       I mean, the trees fall all over the  
4 place. You can't even walk down the sidewalk  
5 anymore. I'm surprised Munsey Park doesn't  
6 have an issue with that. I would love to see  
7 people clean it up. I'm tired of looking at --  
8 I mean, there is a broken swing set that has  
9 been there for fifteen years and I am tired of  
10 looking at it.  
11       I do want to have -- the Village said  
12 they have standards. I want to see somebody  
13 come in and clean this up and give this to the  
14 right developer and somebody is going to do  
15 something nice to the property.  
16       All I see is two lots and making two  
17 more lots -- I have no idea why that is.  
18       MAYOR CERIELLO: I'm going to jump in  
19 here.  
20       This is Larry Ceriello, the Mayor.  
21       What we are doing tonight -- I am a real  
22 estate lawyer myself. It sounds like you have  
23 some training in that area, as well.  
24       We are granting subdivision approval.  
25 We are not granting approval over construction

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1           June 10, 2020  
2 of a house on the lot. That will go in regular  
3 order before the Building Advisory Committee,  
4 which will discuss layout, elevations, access,  
5 driveways.  
6       This is a subdivision application, and  
7 it may be useful for people on the call to know  
8 that, in looking at the property, the way the  
9 lots were -- putting aside how the O'Neill  
10 house is currently configured, facing longways  
11 on Munsey Place, that property -- and I forget  
12 the acreage.  
13       Tony DiProperzio, do you have that  
14 information at your finger tips? If not, don't  
15 worry about it.  
16       But I thought it was close to an acre.  
17 Am I making that up?  
18       MR. MIGATZ: 31,245 square feet.  
19       MAYOR CERIELLO: Thank you, Bruce.  
20       In that section of Munsey Park, as I  
21 recall, the O'Neill's could have, if they  
22 remove their current house, subdivided the  
23 property into more than two lots, and those  
24 lots would face the way of Munsey Place, and  
25 the lot would extend up the hill. And some of

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 2 the houses on Munsey Place, houses go up the  
 3 hill, but you have a lot more houses on Munsey  
 4 Place than simply the O'Neill house, and a  
 5 driveway next to it.  
 6 So the lot itself, the second lot meets  
 7 all zoning requirements of the Village of  
 8 Munsey Park, including road frontage. They are  
 9 denied using the road frontage onto Park  
 10 Avenue, for obvious reasons, but that's not  
 11 enough to deny the O'Neills the beneficial use  
 12 of their property.  
 13 So I think, as much as you might not  
 14 like the driveway coming down the hill and  
 15 intersecting Munsey Place between Jeff's house  
 16 and Tim's house, that is the only way that the  
 17 O'Neill's can get use of their property.  
 18 And for people to think that we could  
 19 deny the O'Neill's subdivision approval on any  
 20 basis whatsoever is sort of ignoring the fact  
 21 that a much more dense development could have  
 22 gone in, if the O'Neill's had decided to  
 23 abandon their current house, have it torn down,  
 24 and have three -- I think the property actually  
 25 supports five houses, in terms of square

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 2 footage. I think they could have put three  
 3 houses along Munsey Place.  
 4 So I think that's the basis on which the  
 5 Planning Board previously decided it was in the  
 6 best interest of the Village, maintaining the  
 7 architectural harmony of the Village.  
 8 The hill is not a pristine hill, as Paul  
 9 mentioned. There is houses that mar up the  
 10 south side of the hill, and this is the fairly  
 11 practical way to deal with an issue that we are  
 12 facing.  
 13 And frankly, the O'Neill's have paid  
 14 taxes on this property for --  
 15 Tim, you have been there twenty years,  
 16 fifteen years?  
 17 MR. O'NEILL: Actually 2002, eighteen  
 18 years.  
 19 MAYOR CERIELLO: That's Tim O'Neill.  
 20 So they paid taxes on this large piece  
 21 of property for eighteen years.  
 22 I think any fair-minded person would  
 23 look at that situation and say, given the fact  
 24 that the land meets all zoning requirements and  
 25 the Village had no basis for denying the

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 2 subdivision, this is the right outcome.  
 3 MEMBER OF THE PUBLIC: Again, I started  
 4 out saying I am for it. I support the right to  
 5 use it. I support the subdivision.  
 6 So there are two lots now. Is it going  
 7 to be reconstituted into two tax lots or will  
 8 it be four tax lots?  
 9 MAYOR CERIELLO: It will be two.  
 10 MEMBER OF THE PUBLIC: So the two tax  
 11 lots which go length wise, which I believe are  
 12 70 by 200 each, will now become different  
 13 cuts.  
 14 MAYOR CERIELLO: Bob Morici, I am just  
 15 not sure. I --  
 16 VILLAGE ATTORNEY MORICI: No, nor do I.  
 17 Tony, do you have the answer to that?  
 18 BUILDING INSPECTOR DIPROPERZIO: This is  
 19 Tony DiProperzio. No, but the two lots will be  
 20 reconfigured.  
 21 MEMBER OF THE PUBLIC: So it will remain  
 22 two lots, and then all of my concerns about  
 23 just lateral support and so forth, those will  
 24 be addressed with building plans down the road.  
 25 And you have already put certain covenants on

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 2 there on elevations and so forth?  
 3 MAYOR CERIELLO: No, Paul. We didn't  
 4 put covenants on elevations. That's not part  
 5 of the subdivision approval. It would be  
 6 something that gets dealt with at the BAC  
 7 portion of this, and there is no application  
 8 before the Building Advisory Committee for an  
 9 actual home. So that's all something that  
 10 would have to be worked out.  
 11 (Whereupon, a discussion was held off  
 12 the record.)  
 13 MAYOR CERIELLO: Paul and Jeff, I will  
 14 ask you if you had anything else that you  
 15 wanted to add.  
 16 MEMBER OF THE PUBLIC: No. I really --  
 17 overall, to the concept subdivision, I don't  
 18 have an objection.  
 19 Again, I support people's rights to do  
 20 what they want with their land. I understand  
 21 the reasoning.  
 22 And, certainly, I think Jeff has more  
 23 concerns because this will visually affect his  
 24 property more than mine. I just tried to put  
 25 in all of the concerns that were there because

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2 I didn't hear any answers until now, and I just

3 hope that it will move along and be a nice,

4 clean project down the road.

5 MR. HUTER: Yeah. This is Jeff Huter.

6 Yeah. I mean, similar to Paul, I'm not

7 objecting to the subdivision. I am just more

8 concerned what happens at the border, at the

9 Building Advisory Committee meeting, to make

10 sure that I don't use vertical height

11 separating the property between me and the

12 O'Neills, which is the sound barrier, also, you

13 know, to busy Park Avenue.

14 So I just want to know when the Building

15 Advisory Committee meets to discuss the plans

16 that are ultimately submitted for that

17 property, and I just want to make sure that I

18 get a retaining wall to maintain the

19 verticality of the property that is adjacent.

20 MAYOR CERIELLO: Jeff and Paul, and for

21 any other property owners here in the vicinity,

22 the Village process actually requires, not only

23 the normal publication of an agenda before --

24 of matter before the BAC, the Building Advisory

25 Committee, it requires a letter to be delivered

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2 to the adjacent home owners.

3 We will make sure that you and your

4 nearby neighbors get notice of any applications

5 before the BAC, but at this point in time,

6 nothing has been received by the Village

7 pertaining to the actual construction of the

8 house. That really would be putting the cart

9 before the horse because we had to get through

10 this subdivision process.

11 MEMBER OF THE PUBLIC: Larry, this is

12 Mike DiMaira, D-I-M-A-I-R-A. I'm a resident

13 212 Park Avenue.

14 In regard to the potential home going on

15 the lot, with the acreage, that's seven-tenths

16 of an acre. Does the square footage of the

17 home that will be proposed to be put on that

18 lot depend on acreage, or is it -- is

19 consideration of the relative size to homes

20 around it taken into account at all?

21 MAYOR CERIELLO: The answer to your

22 question, Mike, is yes, all of the above. The

23 size of the home will be governed by -- the

24 size of the home will be governed by the gross

25 area of the lot, in conjunction with side and

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2 rear setback requirements. It will be --

3 The intent of the Building Advisory

4 Committee is to apply the zoning rules, you

5 know, how far away from the street and your

6 neighbors and the property lines must you be,

7 and to the design of a house that is

8 harmonious, not only architecturally, but

9 physically. We don't want a house that is so

10 bulky or big that it overwhelms adjacent homes.

11 Sometimes it is inevitable. There are

12 situations in the Village presently where two

13 houses are next to each other, one was sold and

14 is being torn down and redeveloped, and the

15 adjacent home is a ranch. You know, it is kind

16 of hard to get people to build ranches these

17 days.

18 So if you look at the new home versus

19 the neighboring home, it is going to -- the

20 neighboring home.

21 But I think, given where it is on the

22 hill, the Building Advisory Committee will have

23 their work cut out for them to make sure that

24 whatever is built on that land --

25 And keep in mind that the O'Neills

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2 haven't made any decisions yet, as far as I

3 know, as far as what to do with the lot.

4 Although I'm not speaking for them, and

5 I don't ask them to respond, I suspect they

6 will sell the lot to a developer who will

7 actually develop the new house on that lot, and

8 they themselves will have some interest in

9 making sure that what goes on or gets built on

10 the hill behind them is complimentary to the

11 style of homes around their own home.

12 And the Building Advisory Committee will

13 be charged with making sure that is, in fact,

14 the case.

15 And the BAC meetings are open to the

16 public. You are welcome to come in and look at

17 the plans whenever they are received. They

18 usually go through a few iterations, and I

19 suspect in this case, given the slope of that

20 site, it will be a challenge to build.

21 But as has been mentioned, the first

22 step is to subdivide so the O'Neills can, you

23 know, realize the benefits of ownership of real

24 property.

25 MEMBER OF THE PUBLIC: Understood.

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2 Thank you, Larry. I would love to have the

3 opportunity to sit in on those meetings.

4 MAYOR CERIELLO: Okay. We will make

5 sure you are notified.

6 MEMBER OF THE PUBLIC: Thank you.

7 MAYOR CERIELLO: You are welcome.

8 Any other comments from the public?

9 If you are on mute, remember to unmute

10 your phone.

11 Okay. No other comments?

12 All right. Paul and Bob, I just want to

13 make sure I am following the procedure.

14 VILLAGE ATTORNEY MORICI: The next step

15 would be to ask for a motion on the resolution

16 for approval of the final subdivision.

17 MAYOR CERIELLO: Do I have to read the

18 resolution, Bob?

19 VILLAGE ATTORNEY MORICI: I think you

20 should, yes.

21 MAYOR CERIELLO: Okay.

22 VILLAGE ATTORNEY PEPPER: Mayor, if I

23 may, this is Paul Pepper speaking.

24 We may want to ask if there is anything

25 to add from the applicants or their counsel.

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2 MR. MIGATZ: This is Bruce Migatz,

3 counsel for the applicant.

4 Nothing to add. I think the mayor

5 explained everything the same way I would have

6 explained it. He did a very good job, and I

7 have nothing to add. Thank you.

8 MAYOR CERIELLO: Okay. And Tim and

9 Jennifer, you guys are residents. You are

10 welcome to speak up as well,

11 although your attorney is here.

12 MR. O'NEILL: I don't think we have

13 anything.

14 MRS. O'NEILL: No.

15 MAYOR CERIELLO: Okay. Great. Thank

16 you.

17 You know, just as we move into THE more

18 formal part of the meeting, I appreciate the

19 participation of Jeff, Paul, and Mike, as

20 residents, and everybody else who is on this

21 call.

22 This is the not the way we like to do

23 things, but we didn't know how long we would be

24 prohibited from having live meetings. We are

25 still prohibited, but as a Village we think it

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2 is in the best interest of our residents to

3 move their business forward, and this is part

4 of that process.

5 So it is not perfect. It is a little

6 awkward when we can't see each other, but we

7 are doing the best we can.

8 I am going to move into reading a

9 resolution which summarizes most of what I said

10 already, but which grants final subdivision

11 approval to the application of Tim and Jennifer

12 O'Neill.

13 So this will sound a lot like legalese

14 because it is. It has been drafted by a

15 lawyer.

16 Whereas, an application has been made by

17 Mr. and Mrs. Timothy O'Neill ("Applicant"),

18 under Planning Board Application number 2017-1,

19 the owners of the premises known as 170 Munsey

20 Place in the Village of Munsey Park, designated

21 as Section 3, Block 96, Lots 132 and 134 on the

22 Land and Tax Map of Nassau County ("Site") to

23 the Planning Board of said Village ("Board")

24 for a Minor subdivision of the Site; and

25 Whereas, pursuant to Section 200-63 of

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2 the Code of the Incorporated Village of Munsey

3 Park, the Board of Trustees of the Village

4 shall have the full power and authority of a

5 Village Planning Board, as provided for under

6 the Village Law of the State of New York;

7 Whereas, on June 12, 2019, preliminary

8 approval was granted pursuant to an agreement

9 by and between the Village and the O'Neill's,

10 subject to said agreement and the restrictions

11 and conditions therein.

12 Whereas, that final approval of the

13 subdivision was conditioned upon certain

14 conditions and subject to the terms of the

15 Agreement, dated June 12, 2019, including the

16 requirement that the deed for each lot as

17 divided shall contain the following recital:

18 "And the party of the first part

19 covenants that the premises are subject to the

20 terms and conditions of a declaration of

21 Covenants and Restrictions recorded

22 simultaneously with this deed prohibiting

23 subdivision of the premises as provided

24 herein";

25 Whereas, the applicants have met the

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1           June 10, 2020  
2 requirements for final approval of the  
3 subdivision;  
4       Be it resolved, that final approval of  
5 the application for the subdivision of the  
6 property located at 170 Munsey Place, and  
7 designated as Section 3, Block 96, Lots 132 and  
8 134 on the Land and Tax Map of Nassau County,  
9 made by Mr. and Mrs. Timothy O'Neill, under  
10 Planning Board Application number 2017-1,  
11 subject to the terms and conditions of the  
12 agreement, dated June 12, 2019, be and hereby  
13 is, granted.  
14       That is the draft of the resolution.  
15       The next step would be for the Board,  
16 the Planning Board, to vote on that motion, on  
17 that resolution.  
18       May I have a motion to approve the  
19 resolution, as I just read it?  
20       TRUSTEE D'ANGELO: Motion to approve.  
21       MAYOR CERIELLO: Mail I have a second to  
22 approve the motion?  
23       (No response.)  
24       MAYOR CERIELLO: Joe? Are you guys  
25 there?

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1           June 10, 2020  
2       TRUSTEE WILLIAMS: Yes.  
3       DEPUTY MAYOR NOONE: Jennifer Noone,  
4 second.  
5       MAYOR CERIELLO: Jenn, did you just  
6 second the motion?  
7       DEPUTY MAYOR NOONE: Yes. Trustee  
8 Jennifer Noone, second the motion.  
9       MAYOR CERIELLO: Thank you.  
10       Now, a vote of the Planning Board on the  
11 motion.  
12       Mayor Larry Ceriello, I vote aye.  
13       VILLAGE ATTORNEY MORICI: This is Robert  
14 Morici.  
15       Just a moment, Larry. You are asking  
16 for a vote on the resolution, correct?  
17       MAYOR CERIELLO: That's right.  
18       VILLAGE ATTORNEY MORICI: Okay.  
19       MAYOR CERIELLO: Jennifer Noone, how do  
20 you vote.  
21       DEPUTY MAYOR NOONE: Trustee Jennifer  
22 Noone votes aye.  
23       MAYOR CERIELLO: Trustee Antonio  
24 D'Angelo, how do you vote?  
25       TRUSTEE D'ANGELO: Aye.

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1           June 10, 2020  
2       MAYOR CERIELLO: Trustee Anthony Sabino,  
3 how do you vote?  
4       TRUSTEE SABINO: Aye.  
5       MAYOR CERIELLO: Trustee Joseph  
6 Williams, how do you vote?  
7       TRUSTEE WILLIAMS: Aye.  
8       MAYOR CERIELLO: The resolution is  
9 approved.  
10       That concludes the matters on the  
11 calendar for the Planning Board of the Village  
12 of Munsey Park, June 10, 2020.  
13       Motion to close the meeting of the  
14 Planning Board.  
15       May I have a motion to close the  
16 Planning Board?  
17       DEPUTY MAYOR NOONE: Trustee Jennifer  
18 Noone, motion to close the meeting.  
19       MAYOR CERIELLO: May I have a second?  
20       TRUSTEE SABINO: Second. Anthony Sabino  
21 seconds the motion.  
22       MAYOR CERIELLO: Larry Ceriello votes  
23 aye.  
24       DEPUTY MAYOR NOONE: Trustee Jennifer  
25 Noone votes aye.

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1       TRUSTEE SABINO: Trustee Anthony Sabino  
2 votes aye.  
3       TRUSTEE D'ANGELO: Trustee --  
4       MAYOR CERIELLO: I'm not sure we can  
5 hear you. Joe and Antonio, would you publish  
6 your vote?  
7       TRUSTEE D'ANGELO: Trustee D'Angelo,  
8 aye.  
9       MAYOR CERIELLO: Thank you.  
10       TRUSTEE WILLIAMS: Trustee Williams,  
11 aye.  
12       MAYOR CERIELLO: Thank you.  
13       You guys are just being polite, I guess.  
14       TRUSTEE WILLIAMS: I didn't want to  
15 overspeak anybody.  
16       MAYOR CERIELLO: All right. That's  
17 it. The Planning Board meeting is closed.  
18       Again, I appreciate the attention of  
19 everybody on this call.  
20       (TIME NOTED: 8:09 P.M.)  
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June 10, 2020  
CERTIFICATION

I, COURTNEY BIONDO, a Notary Public in and for the State of New York, do hereby certify that the foregoing is a true and accurate transcription of my stenographic notes.

I further certify that I am not employed by nor related to any party to this action.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of June, 2020.

*Courtney Biondo*

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COURTNEY BIONDO

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