

TOWN OF OYSTER BAY
TOWN BOARD
ACTION CALENDAR
FEBRUARY 23, 2016
10:21 a.m.

JOHN VENDITTO
SUPERVISOR

JAMES ALTADONNA JR.
TOWN CLERK

P R E S E N T:

SUPERVISOR JOHN VENDITTO
COUNCILMAN JOSEPH D. MUSCARELLA
COUNCILMAN ANTHONY D. MACAGNONE
COUNCILMAN CHRIS COSCHIGNANO
COUNCILMAN JOSEPH G. PINTO
COUNCILWOMAN REBECCA M. ALESIA
COUNCILWOMAN MICHELE M. JOHNSON

A L S O P R E S E N T:

JAMES ALTADONNA JR., TOWN CLERK
JAMES J. STEFANICH, RECEIVER OF TAXES
LEONARD GENOVA, TOWN ATTORNEY
FRANK M. SCALERA, CHIEF DEPUTY TOWN ATTORNEY
THOMAS SABELLICO, DEPUTY TOWN ATTORNEY
DONNA B. SWANSON, DEPUTY TOWN ATTORNEY
KAREN UNDERWOOD, DEPUTY TOWN ATTORNEY
MATTHEW M. ROZEA, ASSISTANT TOWN ATTORNEY
CAROL FIORENZA, SECRETARY TO THE TOWN CLERK
LINDA M. HERMAN, Office of the Town Clerk
RALPH J. RAYMOND, Deputy Town Clerk
RAYMOND T. SPAGNUOLO, DEPUTY TOWN CLERK
ANDREW S. ROTHSTEIN, DIRECTOR OF OPERATIONS,
OFFICE OF THE SUPERVISOR

(Appearances continued on following page.)

I certify this is a true
and accurate transcript.



YVONNE ANGELES
Official Reporter/Notary

ORIGINAL TRANSCRIPT

ALSO PRESENT:

CAROL STRAFFORD, DIRECTOR OF LEGISLATIVE AFFAIRS
MARTA KANE, DIRECTOR OF COMMUNITY RELATIONS,
PUBLIC INFORMATION
BRIAN DEVINE, RESEARCH ASSISTANT,
PUBLIC INFORMATION
JOSEPH HELFENBEIN, WEBSITE/GRAPHICS,
PUBLIC INFORMATION
BARRY BREE, DEPUTY COMMISSIONER,
PUBLIC SAFETY
FRANK A. NOCERINO, COMMISSIONER OF
THE DEPARTMENT OF PARKS
JOHN TASSONE, ENGINEERING, DEPARTMENT OF PARKS
NEIL O. BERGIN, COMMISSIONER,
DEPARTMENT OF ENVIRONMENTAL RESOURCES
FRANK V. SAMMARTANO, DEPUTY COMMISSIONER,
INTERGOVERNMENTAL AFFAIRS
JAMES McCAFFREY, DEPUTY COMMISSIONER,
ECONOMIC DEVELOPMENT
TIMOTHY ZIKE, DEPUTY COMMISSIONER OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT
JUNE MASCIA, DEPUTY COMMISSIONER,
DEPARTMENT OF GENERAL SERVICES
FRANK GATTO, ASSISTANT TO THE COMMISSIONER,
DEPARTMENT OF GENERAL SERVICES
ROBERT McEVOY, COMPTROLLER
CHRISTINE M. WISS, DEPUTY COMPTROLLER
JAMES SABELLICO, I.T. DIVISION,
OFFICE OF THE COMPTROLLER

1 SUPERVISOR VENDITTO: Mr. Altadonna, if
2 you would continue with the call of the regular
3 Action Calendar. We have to proceed slowly because
4 I have a number of speaker forms.

5 MR. ALTADONNA: May I have a motion to
6 adopt Resolution Nos. P 4-16 through TF-316?

7 Personnel Resolution Nos. P 4-16 to
8 P -16 and PA -16 to PA -16; Resolutions related to
9 personnel of various departments within the Town of
10 Oyster Bay.

11 Transfer Of Funds Resolution No.
12 TF 3-16; Resolution relating to Transfer of Funds
13 within various departments accounts for the Year
14 2016.

15 On the motion?

16 COUNCILMAN MUSCARELLA: So moved.

17 COUNCILMAN MACAGNONE: Seconded.

18 MR. ALTADONNA: Motion made by
19 Councilman Muscarella, seconded by Councilman
20 Macagnone.

21 On the vote, Supervisor Venditto?

22 SUPERVISOR VENDITTO: I vote "Aye."

23 MR. ALTADONNA: Councilman Muscarella?

24 COUNCILMAN MUSCARELLA: "Aye."

25 MR. ALTADONNA: Councilman Macagnone?

1 COUNCILMAN MACAGNONE: "Aye."

2 MR. ALTADONNA: Councilman Coschignano?

3 COUNCILMAN COSCHIGNANO: "Aye."

4 MR. ALTADONNA: Councilman Pinto?

5 COUNCILMAN PINTO: "Aye."

6 MR. ALTADONNA: Councilwoman Alesia?

7 COUNCILWOMAN ALESIA: "Aye."

8 MR. ALTADONNA: Councilwoman Johnson?

9 COUNCILWOMAN JOHNSON: "Aye."

10 MR. ALTADONNA: Motion to adopt
11 Resolution Nos. P 4-6 through TF 3-16 passes with
12 seven "Ayes."

13 May I have a motion to adopt Resolution
14 Nos. 66-2016 through 110-2016?

15 Resolution No. 66-2016; Resolution
16 granting request from the Long Island Blues Special
17 Hockey to have ice rink fees waived for their
18 annual Winter Classic Fundraiser at the Town of
19 Oyster Bay Ice Skating Center in Bethpage on
20 January 30, 2016 and the Syosset-Woodbury Community
21 Park Ice Rink on January 31, 2016. (M.D. 1/26/16
22 #4).

23 Resolution No. 67-2016; Resolution
24 authorizing the renewal of the Town's membership in
25 the New York State Association for Solid Waste

1 Management for 2016. (M.D. 1/26/16 #20).

2 Resolution No. 68-2016; Resolution
3 authorizing the Department of Parks to conduct the
4 Town of Oyster Bay and Greater Long Island Running
5 Club sponsored races to be held on various dates at
6 various locations in 2016. (M.D. 1/26/16 #5).

7 Resolution No. 69-2016; Resolution
8 authorizing the Supervisor to enter into agreements
9 for labor counsel services effective January 1,
10 2016 through December 31, 2016. (M.D. 1/26/16
11 #14).

12 Resolution No. 70-2016; Resolution
13 authorizing the property cleanup assessment of
14 25 Rim Lane, Hicksville, New York, be referred to
15 the County of Nassau for placement on the Nassau
16 County Tax Assessment Rolls. (M.D. 1/26/16 #15).

17 Resolution No. 71-2016; Resolution
18 authorizing the property cleanup assessment of
19 60 West Shore Drive, Massapequa, New York, be
20 referred to the County of Nassau for placement on
21 the Nassau County Tax Assessment Rolls. (M.D.
22 1/26/16 #16).

23 Resolution No. 72-2016; Resolution
24 authorizing the property cleanup assessment of
25 12 Spruce Avenue, Bethpage, New York, be referred

1 to the County of Nassau for placement on the Nassau
2 County Tax Assessment Rolls. (M.D. 1/26/16 #17).

3 Resolution No. 73-2016; Resolution
4 pertaining to Contract No. DPW 09-003, Syosset
5 Streetscape and Walkability Improvements relative
6 to engineering. (M.D. 1/26/16 #18).

7 Resolution No. 74-2016; Resolution
8 pertaining to Contract No. PWC22-16, On-Call
9 Consultant Service request relative to Architecture
10 at the Littauer Estate. (M.D. 1/26/16 #13).

11 Resolution No. 75-2016; Resolution
12 authorizing the Department of Community & Youth
13 Services to sponsor enrichment workshops and to
14 retain the professional services of instructors to
15 conduct said workshops and for the Department
16 Commissioner to process any necessary refunds.
17 (M.D. 2/2/16 #6).

18 Resolution No. 76-2016; Resolution
19 authorizing the Town Clerk to publish a Notice of
20 Hearing, scheduled to be held March 2, 2016, in
21 connection with the Town's Community Development
22 Forty-Second Program Year 2016-2017. (M.D. 2/2/16
23 #8).

24 Resolution No. 77-2016; Resolution
25 authorizing the Supervisor to execute a grant

1 application and related documents in connection
2 with the New York State Department of Environmental
3 Conservation's Household Hazardous Waste State
4 Assistance Program 2016-2017. (M.D. 2/2/16 #9).

5 Resolution No. 78-2016; Resolution
6 pertaining to special counsel services in
7 connection with the application of the Town to
8 acquire title to certain real property located at
9 55 Motor Avenue, Farmingdale, New York. (M.D.
10 2/2/16 #10).

11 Resolution No. 79-2016; Resolution
12 authorizing the entrance into the bid and
13 construction phases for Contract No. DP14-118, JFK
14 High School Comfort Station Building, Plainview,
15 New York. (M.D. 2/2/16 #14).

16 Resolution No. 80-2016; Resolution
17 authorizing the property cleanup assessment of
18 221 North Iowa Avenue, Massapequa, New York, be
19 referred to the County of Nassau for placement on
20 the Nassau County Tax Assessment Rolls. (M.D.
21 2/2/16 #11).

22 Resolution No. 81-2016; Resolution
23 authorizing the property cleanup assessment of
24 4111 Hempstead Turnpike, Bethpage, New York, be
25 referred to the County of Nassau for placement on

1 the Nassau County Tax Assessment Rolls. (M.D.
2 2/2/16 #12).

3 Resolution No. 82-2016; Resolution
4 authorizing the acceptance of donations collected
5 by the Plainedge Alumni Association and from
6 Massapequa Kiwanis Club to partially fund the costs
7 associated with a bronze memorial statue to honor
8 Detective First Rank Brian Moore to be erected in
9 Plainedge Park in North Massapequa. (M.D. 2/2/16
10 #13).

11 Resolution No. 83-2016; Resolution
12 authorizing the award of Contract No. PWC005-16,
13 and authorizing the Supervisor to enter into
14 contracts for Historic Preservation and Development
15 of Special Event Consultant services for the Parks
16 Department effective March 1, 2016 through
17 December 31, 2018. (M.D. 2/9/16 #5).

18 Resolution No. 84-2016; Resolution
19 authorizing a one-year extension of a contract
20 agreement for planning services for the Divisions
21 of Community Development and Federal & State Aid
22 from April 1, 2016 through March 31, 2017. (M.D.
23 2/9/16 #8).

24 Resolution No. 85-2016; Resolution
25 authorizing the issuance of a refund of a building

1 permit fee to A. Lamantia, Administrator for
2 V. Lamantia. (M.D. 2/9/16 #9).

3 Resolution No. 86-2016; Resolution
4 pertaining to outside counsel services to the Town
5 of Oyster Bay in connection with various matters.
6 (SKM). (M.D. 2/9/16 #16).

7 Resolution No. 87-2016; Resolution
8 authorizing a second five-year term of Contract No.
9 DPW09-999, Transfer, Haul and Disposal of Solid
10 Wastes from the Town of Oyster Bay Solid Waste
11 Disposal District for the period of June 1, 2016
12 through May 31, 2021. (M.D. 2/9/16 #20).

13 Resolution No. 88-2016; Resolution
14 authorizing the 2016 Insurance Program for Public
15 Officials and Employees Liability Insurance for the
16 period January 28, 2016 through January 27, 2017.
17 (M.D. 2/9/16 #31).

18 Resolution No. 89-2016; Resolution
19 authorizing the issuance of a refund of a building
20 permit fee to Mr. & Mrs. M. Rosen. (M.D. 2/9/16
21 #10).

22 Resolution No. 90-2016; Resolution
23 pertaining to settlement of negligence claim;
24 Claimant: Bailey Sloman an infant by f/n/g Peter
25 Sloman and Peter Sloman, Individually. (M.D. 2/9/16

1 #32).

2 Resolution No. 91-2016; Resolution
3 pertaining to Contract No. PWC14-14, On-Call
4 Engineering Services relative to Surveying, Flood
5 Mitigation Assistance Program, Elevate residential
6 Structure at 51 Leewater Avenue, Massapequa. (M.D.
7 2/9/16 #22).

8 Resolution No. 92-2016; Resolution
9 authorizing the issuance of a refund of a building
10 permit fee to J.S. Tanen, Esq. (M.D. 2/9/16 #11).

11 Resolution No. 93-2016; Resolution
12 pertaining to Contract No. PWC 036-13, On-Call
13 Auditing Services for the 2014 financial period.
14 (M.D. 2/9/16 #12).

15 Resolution No. 94-2016; Resolution
16 pertaining to outside counsel services to the Town
17 of Oyster Bay in connection with various matters.
18 (A&A) (M.D. 2/9/16 #17).

19 Resolution No. 95-2016; Resolution
20 pertaining to Contract No. PWC 07-16, On-Call
21 Engineering Services relative to Civil Engineering
22 for Alhambra Road Bulkhead, Massapequa. (M.D.
23 2/9/16 #21).

24 Resolution No. 96-2016; Resolution
25 designating 2015 Capital Budget funds for Highway

1 and Parks Departments projects in connection with
2 Contract No. RIC13-080, Requirements Contract for
3 Coating Systems at various Town locations. (M.D.
4 2/9/16 #30).

5 Resolution No. 97-2016; Resolution
6 pertaining to settlement of negligence claim;
7 Claimant: CiCi Fader (infant) by f/n/g Robert S.
8 Fader. (M.D. 2/9/16 #33).

9 Resolution No. 98-2016; Resolution
10 authorizing the procurement and Appointment of
11 Appraisers for the Town of Oyster Bay. (M.D.
12 2/9/16 #34).

13 Resolution No. 99-2016; Resolution
14 authorizing the cost of the property cleanup of
15 23 Camp Road, Massapequa, NY, be referred to the
16 County of Nassau for placement on the Nassau County
17 Tax Assessment Rolls. (M.D. 2/9/16 #35).

18 Resolution No. 100-2016; Resolution
19 pertaining to legal services related to the Town's
20 Self-Insurance Program. (M.D. 2/9/16 #36).

21 Resolution No. 101-2016; Resolution
22 pertaining to Contract No. PWC16-16, On-Call
23 Engineering Services relative to Multi-Discipline
24 Projects. (M.D. 2/9/16 #24).

25 Resolution No. 102-2016; Resolution

1 authorizing flood insurance be secured for fifteen
2 Town buildings for the period September 18, 2015
3 through September 17, 2016. (M.D. 2/9/16 #37).

4 Resolution No. 103-2016; Resolution
5 pertaining to License and Permit required by the
6 New York State Department of Transportation be
7 secured for the period November 2, 2015 through
8 November 1, 2016. (M.D. 2/9/16 #38).

9 Resolution No. 104-2016; Resolution
10 pertaining to the application of Syosset Park
11 Development, LLC and Oyster Bay Realty, LLC,
12 Northeast Corner of Long Island Expressway North
13 Service Road and Robbins Lane, Syosset, NY and
14 Establishment of Planned Unit Development/Mixed Use
15 (PUD/MU) and Change of Zone. Positive Declaration.
16 (M.D. 2/9/16 #18 & 2/16/16 #13).

17 Resolution No. 105-2016; Resolution
18 pertaining to Contract No. PWC07-16, On-Call
19 Engineering Services relative to Civil Engineering,
20 Highway Improvements to Lafayette Place,
21 Massapequa, NY. (M.D. 2/9/16 #23 & 2/16/16/ #7).

22 Resolution No. 106-2016; Resolution
23 authorizing entrance into the Bid and Construction
24 Phases for Contract No. HCR16-135, Requirements
25 Contract for Concrete Replacement throughout the

1 Town of Oyster Bay. (M.D. 2/9/16 #28 & 2/16/16 #9).

2 Resolution No. 107-2016; Resolution
3 pertaining to Contract No. PWC22-16, On-Call
4 Engineering Services relative to Architecture,
5 oversight of emergency repairs of North Massapequa
6 Community Center. (M.D. 2/9/16 #26 & 2/16/16 #10).

7 Resolution No. 108-2016; Resolution
8 pertaining to Contract No. PWC10-16, On-Call
9 Engineering Services relative to Construction
10 Management, Highway Improvements to the Elderberry
11 Road Area, Syosset, NY. (M.D. 2/9/16 #27 & 2/16/16
12 #11).

13 Resolution No. 109-2016; Resolution
14 directing the Town Clerk to advertise a Notice of
15 Hearing in connection with the application of Joan
16 III, LLC and Joe III, LLC, fee owners, and BSL NY
17 Development LLC, contract vendee, for a special use
18 permit to permit the development of a two-story
19 assisted living facility and site plan approval in
20 a Neighborhood Business Zone on premises located at
21 900 Woodbury Road, Woodbury, NY. Hearing date:
22 March 22, 2016. (M.D. 2/9/16 #15).

23 Resolution No. 110-2016; Resolution
24 pertaining to the decision on the 2016 Fire
25 Protection Agreements. Hearing held: February 23,

1 2016. (M.D. 1/19/16 #22).

2 Resolution No. 111-2016; Resolution
3 relating to special Counsel services to the Office
4 of the Town Attorney. (M.D. 2/9/16 #19 & 2/16/16
5 #14).

6 On the motion?

7 COUNCILMAN MUSCARELLA: So moved.

8 COUNCILMAN MACAGNONE: Seconded.

9 MR. ALTADONNA: You have speakers on
10 73, 74, 78, 86, 87, 94, 104 and 111.

11 SUPERVISOR VENDITTO: Let's begin with
12 the first one, Resolution 73 of 2016. I have a
13 form from Laura Schultz and Leslie Levy. We will
14 begin with Laura.

15 MS. SCHULTZ: Good morning.

16 Laura Schultz, President for Residents
17 for a More Beautiful Syosset. We are speaking on
18 Resolution 73 today because our patience is wearing
19 thin. We are still waiting for improvements to
20 Syosset downtown in particularly the traffic
21 problem. As we continue to wait for these downtown
22 improvements, the condition has deteriorated.
23 Allegedly, there's been criminal mischief in the
24 downtown and as a result of this, one store owner
25 has put up plywood to cover the front window of his

1 place until he renovates and opens his expanded
2 place. We don't know when that will be. That
3 plywood has been up for month. As I heard
4 recently, there have been other elements of
5 criminal mischief.

6 Our question today is, what is the
7 revised agreement on project scope with the Nassau
8 County DPW that this resolution refers to and
9 again, I'm asking what is the timeline for
10 improvements in the downtown?

11 SUPERVISOR VENDITTO: I think we
12 start -- let's identify the area that we are
13 talking about. We are really talking about
14 north --

15 MS. SCHULTZ: North of the train
16 station.

17 SUPERVISOR VENDITTO: Up to that point
18 where the project has been completed --

19 MS. SCHULTZ: It's wonderful.

20 SUPERVISOR VENDITTO: It's working
21 well.

22 MS. SCHULTZ: It's beautiful. You have
23 made a more beautiful Syosset with the renovation
24 of Jackson Avenue. We have been in touch with some
25 of the property owners and they have done a

1 beautification on their property as well.

2 As I learned many years ago, when you
3 put in a public infrastructure, the private
4 property owners respond and make it more beautiful.
5 All we have that's of beauty in the downtown, we
6 have Memorial Park Garden which residents take care
7 of and also the Syosset Post Office. We also take
8 care of that garden. Other than that, it's a mess
9 and it's deteriorating even worse.

10 SUPERVISOR VENDITTO: I seem to
11 recall -- I'm not doing a commercial for the Town
12 of Oyster Bay nor am I disparaging in any way the
13 level of Government, but I've always -- I might
14 have said it countless times from this seat, to
15 render on to the local Government, most local
16 governments, the things that the local best
17 equipped to handle.

18 It seems to me that on -- I'll call it
19 phase one for lack of a better word, it was not
20 until the Town stepped up, if you will, I know the
21 County was involved, the Federal Government was
22 involved at one point and seeing that when the Town
23 stepped up and did the work -- we will leave it at
24 that -- the that things worked fine. So cutting
25 right to the chase, should the Town pursue the

1 roadway and make it ours and then go ahead and do
2 the work, pretty much like we did -- this is really
3 what this is about.

4 MS. SCHULTZ: Very much so.

5 SUPERVISOR VENDITTO: Councilman
6 Coschignano, I don't mean to pick on you --

7 COUNCILMAN COSCHIGNANO: The Supervisor
8 is being kind because he has bore the brunt of my
9 frustration and I keep returning to the subject and
10 I have been sitting here quietly. But you know,
11 Laura, and Leslie is right here, if it wasn't for
12 the early work that you guys did, the south of the
13 train crossing would never be what it is now and
14 the Supervisor stepped up and got the County to
15 agree to let the Town have the roadway. I think we
16 have all done wonderful things with that roadway.
17 I think one of the, maybe, negative thing the
18 Supervisor had to deal with is when I went back to
19 him and said, Supervisor, that was great, but
20 Jackson Avenue actually -- and he knows --
21 continues north of the tracks to Muttontown Road
22 and slightly around the corner there on Cold Spring
23 Road and that's the section where these problems
24 are lying. We have been waiting seven years
25 patiently to make this grant and beautification a

1 reality. Seven years since 2009 when we got it, we
2 kind of had a back and forth with the County. Are
3 you going to fix the roadway or should we do our
4 beautification project only to have you come along
5 after that and then rip up the roadway again? So
6 we have been stuck waiting patiently, but if we
7 took the roadway, I think this would have been done
8 a long time ago.

9 MS. SCHULTZ: We will make that request
10 today.

11 SUPERVISOR VENDITTO: One of the things
12 that the Councilman said is obviously, this all
13 began, as it always does, from the residents. The
14 fact of the matter is that it was the residents
15 that brought all the issues to our attention. I
16 want to be clear about that. All the residents
17 should be commended for that. Having said that, I
18 guess under the heading, better late than never, I
19 think we need to go to the County and once for all
20 say, why don't we just take this off your hands and
21 let's make it happen the way we did in what I call
22 phase one of the project.

23 COUNCILMAN MACAGNONE: It's no easy
24 task because connected to that roadway is Underhill
25 Boulevard, a County road, Berry Hill Road, a County

1 road, Cold Spring Road -- that little section of
2 Jackson which is maybe a tenth of a mile or less
3 than two-tenths of the mile is, like, the real
4 heart of the area, but it's connected to a myriad
5 of problem. If we don't get it and do something
6 with it -- right now, we are helping maintain it
7 anyway with snow removal for the merchants. If we
8 don't get it, the beautification or any improvement
9 in that area is not going to happen the way it
10 looks now.

11 SUPERVISOR VENDITTO: By the way, the
12 grant money is still sitting -- what's the amount?

13 COUNCILMAN COSCHIGNANO: It's one
14 million three that was obtained through a Federal
15 grant with New York State help and if it weren't
16 for the Chamber of Commerce and the Residents for a
17 Beautiful Syosset in conjunction with Nelson & Pope
18 writing the grant proposal, we wouldn't have gotten
19 that one million three grant which is also to be
20 matched by another \$300,000 from the Town of Oyster
21 Bay. So in total, it's a one million six which was
22 originally supposed to be spread north and south of
23 the tracks. The work that we did south of the
24 tracks, under separate contracts, allowed one
25 million six to now be allocated north of the tracks

1 which makes the project even better. So this
2 project is even better north of the tracks because
3 we have more funds allocated for just that little
4 area.

5 MS. SCHULTZ: It's a tenth of a mile.
6 That's all we need.

7 COUNCILMAN COSCHIGNANO: That's what is
8 holding us up.

9 COUNCILMAN MACAGNONE: I've talked to
10 merchants all the time there and they want lights
11 and everything. And they are happy that we do the
12 snow removal, but they want more.

13 MS. SCHULTZ: And the residents do too.

14 COUNCILMAN COSCHIGNANO: It's
15 suffering. You can see it.

16 SUPERVISOR VENDITTO: All right. Why
17 don't we agree that, as of this morning, you -- and
18 I will hear from Leslie, obviously -- appear before
19 the Town Board and formally or on the record,
20 however you want to characterize it, request the
21 that Town to go to the County and see if we can
22 acquire title to the roadway and see what needs to
23 be done with the roadway and of course ultimately,
24 the landscaping or --

25 MS. SCHULTZ: The beautification.

1 COUNCILMAN COSCHIGNANO: I just want to
2 add one thing and then I will stop. I get pretty
3 passionate as does Laura about the downtown area,
4 but I've gone to Legislator MacKenzie several times
5 and he's been cooperative. I think he has taken
6 the plea to powers of being in the County. We just
7 can't -- the Commissioner of Public Works have been
8 walking the area, we can't seem to get the help we
9 need.

10 SUPERVISOR VENDITTO: I'm just thinking
11 out loud, maybe I shouldn't. But if I were the
12 County, I would be happy to -- I wouldn't say
13 unload this, but transfer to where it seems to
14 belong. Would the County -- is there anything that
15 we don't know? Is there some reason --

16 MS. SCHULTZ: There's always something
17 we don't know.

18 COUNCILMAN COSCHIGNANO: I think maybe
19 there's coal buried under that section of the
20 roadway. I don't know. Maybe they don't want part
21 with it.

22 SUPERVISOR VENDITTO: I'll tell you a
23 story as you're walking away. It was a long time
24 ago, but the Town of Oyster Bay, for whatever
25 reason, there were 400 feet of roadway -- I forget

1 where it was. Four hundred feet of roadway where
2 the Town of Oyster Bay used to, for whatever
3 reason -- because nobody did it even though it
4 wasn't our road, we would plow the road when it
5 snowed or whatever the case maybe.

6 COUNCILMAN COSCHIGNANO: Oyster Bay
7 Cove.

8 SUPERVISOR VENDITTO: I get a call one
9 day from a local media and they are puzzled about
10 why we would do this and I'm saying, it's the right
11 thing to do. Nobody else was doing it, so we did
12 it. As it turned out, the reason I was getting
13 call, apparently this 400-foot stretch of road was
14 going to be the site of one of the pilings that was
15 going to lead to the extension of 135 to
16 Bayville -- ill fated Bayville-Rye Bridge. And
17 there was some thought that there was a conspiracy
18 going on that we were purposely -- all sorts of
19 crazy -- who knows what the thinking is out there.
20 We will take our best effort to go directly to the
21 top of the County.

22 MS. SCHULTZ: Thank you very much.

23 MS. LEVY: I thank Laura for saying
24 everything in one direction that needed to be said
25 and mine is actually more of a question. The

1 question is, for the record, could we specify what
2 it was that that grant was intended to provide? I
3 know the pedestrian light --

4 COUNCILMAN COSCHIGNANO: It's called
5 street scape and it's a general term. The grant
6 was provided for north and south of the tracks in a
7 designated area and it was for decorative lighting.
8 It was for sidewalks that would be decorative
9 sidewalks. It was, in some instances, an area for
10 benches and any general beautification of that. We
11 applied, at that time for one million six hoping to
12 get any portion of one million six and there was a
13 very large response, maybe 100 submissions and we
14 finished ninth in the State. We were given the
15 whole million six that we asked for based on the
16 hard work of everybody and Nelson & Pope who did a
17 wonderful grant application and Colin Bell and the
18 people in Intergovernmental Affairs here who helped
19 up. It was a great job. It was amazing, but it
20 was seven years ago.

21 MS. LEVY: That's why I'm asking for
22 this refreshment of memory. As I recall, the
23 recommendations from my committee were that the
24 local merchants were not interested in benches.
25 But sidewalks definitely, lighting and some of the

1 lighting is already up and some of the sidewalks
2 are already up and you see that.

3 COUNCILMAN COSCHIGNANO: On the south
4 side of the tracks, but the north side has not been
5 touched.

6 SUPERVISOR VENDITTO: Leslie, street
7 scape is the word I couldn't remember.

8 MS. LEVY: That could also mean the
9 trash cans and benches.

10 SUPERVISOR VENDITTO: Two observations;
11 one is I don't believe that would include the road
12 work.

13 COUNCILMAN COSCHIGNANO: Just the
14 sidewalk work.

15 MS. LEVY: This is all pedestrian
16 walkways because there's a walkability -- walking
17 to the train, facilitating pedestrian walking.

18 SUPERVISOR VENDITTO: The second thing
19 and more importantly, I think, there's no problem
20 with this, before we go actually in there, I think
21 it would be adequate -- there will be ample
22 opportunity for community input so we can determine
23 the extent --

24 MS. LEVY: It was done seven years ago
25 and people are saying, where are they.

1 COUNCILMAN COSCHIGNANO: There's an
2 engineering plan that shows basically where
3 everything is going. It enabled walkability in
4 some areas, like in front of the Dunkin' Donuts
5 where you have major improvement based around
6 street scape and like you said, some walkability.

7 MS. LEVY: So my question is, because
8 this is basically about the sidewalks, are the
9 perimeter -- are the dimensions of the road going
10 to change whether they are paved by the County or
11 by the Town.

12 COUNCILMAN COSCHIGNANO: I think the
13 goal is the County was saying they would address
14 the roadway to help -- there's an ongoing problem
15 that needs reconfiguring. When Split Rock Road and
16 Berry Hill Road come south and meet at that
17 intersection, the County has indicated that they
18 want to the address the problem heading north.
19 When you leave Cold Spring heading -- excuse me,
20 south. When you hit Cold Spring Road south,
21 there's two lanes, one for Jackson Avenue and one
22 for Underhill Boulevard. When you leave Split Rock
23 and Berry Hill going south, it bottlenecks into one
24 lane. So it needs to be addressed from Muttontown
25 Road to Underhill Boulevard. The County says they

1 are willing to deal with that over and over again,
2 but they haven't dealt with it yet. So that --
3 before we do any street scaping, that bottleneck
4 and that maybe widening needs to be addressed
5 otherwise we are wasting our time making it
6 beautiful.

7 MS. LEVY: Can I propose, maybe a
8 compromise, maybe if we split the baby because any
9 land that we reconfigure would have come from the
10 west side and the east side the configuration won't
11 change. There are standing shops there.

12 COUNCILMAN COSCHIGNANO: The west side
13 has a 24-foot wide sidewalk. There will be plenty
14 of room to --

15 MS. LEVY: -- so perhaps some the money
16 spent on the east side, which will not change, only
17 the roadway will change.

18 COUNCILMAN COSCHIGNANO: I think the
19 issue was not starting that when the curbs and
20 sidewalks may have to be ripped anyway, so the
21 County -- not to blame the County, but the County
22 kind of has us in a holding pattern because what's
23 coming first, the beautification or the necessary
24 improvements. The necessary improvements are long
25 over due, then comes the beautification.

1 MS. LEVY: But this grant, when it was
2 given, the County was in charge and so nothing has
3 really changed. And it was understood at that time
4 that the road would have to be repaired. So I
5 think that the expectations of the people are based
6 on what was then and if the Town can take over
7 great.

8 COUNCILMAN COSCHIGNANO: The residents
9 shouldn't have to worry what level Government --
10 the levels of Government needs to get together and
11 make it happen. The residents shouldn't have to
12 worry about that.

13 SUPERVISOR VENDITTO: The only thing we
14 are not saying, and this happened the first time
15 too, we then have to pay the freight. If we take
16 over the road, then we are going to be responsible
17 for the road repair. But you know what? I don't
18 think you can --

19 COUNCILMAN COSCHIGNANO: The amount of
20 money that was spent south of the tracks when the
21 Town took on Jackson Avenue, the project was not
22 going anywhere, the funding was lost by the County
23 south of the tracks, we stepped in and spent a
24 great deal amount of money on that. We usually
25 don't do projects on roads that size. I think it

1 was done well and quickly.

2 MS. LEVY: I think you should be very
3 proud of that. I think, politically, as a move, I
4 think it's speaks for itself.

5 COUNCILMAN COSCHIGNANO: The Supervisor
6 had a lot of opportunities to takes bows after that
7 project. You were responsible for getting it down.
8 You really did. You stepped up and met with the
9 County Executive and got it done. I know you could
10 have taken a lot more bows, but you were very
11 modest on that project.

12 SUPERVISOR VENDITTO: The other side of
13 the coin is, the baseball bat clubs me over the
14 head, why did -- all of us -- why did you spend so
15 much money. I don't want to say you get what you
16 pay for, but you get what you pay for.

17 MS. LEVY: I think you got bang for
18 your buck.

19 SUPERVISOR VENDITTO: I'm very
20 satisfied.

21 COUNCILMAN COSCHIGNANO: That is worth
22 so much to so many people and Laura is right, all
23 the improvements that were made by property owners,
24 residential and commercial after that, made it even
25 more worthwhile.

1 MS. LEVY: I think the downtown needs a
2 shot in the arm and if it means installing four
3 lamp posts and then moving them five years from
4 now, it might be worth it.

5 SUPERVISOR VENDITTO: Leslie, we are
6 going to try to make it happen.

7 MS. LEVY: Thank you.

8 SUPERVISOR VENDITTO: We will report
9 back to you ASAP. Leslie, you are on 104 also.
10 Do you want to address us while you are
11 here?

12 MS. LEVY: Yes. On 104, basically, we
13 would like to know what is the stage of the
14 process? Laura has much more better prepared notes
15 on this. We were instructed on what the SEQRA
16 sequence is and I'm wondering where, along the
17 process, we are today? What does this meeting
18 represent on that process?

19 SUPERVISOR VENDITTO: I think all we
20 are doing today, as far the timeline going forward,
21 is stating the obvious that the whole plan that's
22 been submitted on Syosset Park obviously is now the
23 subject of what we call a positive declaration.
24 It's going to require, if you will, a complete
25 environmental review. Where we go from here and

1 what the timelines are, who can help --

2 MS. LEVY: I look forward to hearing
3 that.

4 SUPERVISOR VENDITTO: John, let us
5 know. I think I did characterize correctly what we
6 are doing today, right?

7 MR. ELLSWORTH: Yes.

8 SUPERVISOR VENDITTO: Good.

9 MR. ELLSWORTH: This is the first step
10 in the Town's process on the application and as the
11 Supervisor said, it's going to go through a full
12 environmental review which entails an environmental
13 impact statement. Initially, a draft will be
14 produced and eventually that will get out for
15 public review and that will be the subject of a
16 hearing.

17 Prior to that, there will be a public
18 scoping session probably within the next month or
19 so where a draft scope will be issued which is an
20 outline of what's going to be in the EIS and the
21 public will get to review that and comment on that.
22 We will have a public session like this for input
23 on that. Then, the scope will be finalized and the
24 applicant --

25 COUNCILMAN MACAGNONE: Excuse me, John?

1 MR. ELLSWORTH: Yes.

2 COUNCILMAN MACAGNONE: Will that go out
3 to the public because I only live a quarter mile
4 away from the property. I had heard none of this
5 so far, about the scoping session or anything else.
6 We are in the dark over on the east side of South
7 Oyster Bay Road south of the expressway.

8 MR. ELLSWORTH: It will be publicized.
9 There will be public notices about the hearing,
10 initially, that the draft is available for public
11 review. It will not necessarily be a letter to
12 each house within a mile radius or anything like
13 that. But it will be fully advertised like the
14 hearings for this Board.

15 COUNCILMAN MACAGNONE: I hope so
16 because I -- so my neighbors know what's going on.

17 SUPERVISOR VENDITTO: You would like
18 something more than that.

19 COUNCILMAN MACAGNONE: I would like
20 something more than that, but I know we are bound
21 by law. I think, maybe, the developer -- he sent a
22 notice out there concerning this hearing. I know
23 we can't bind him to. I think, in act of good
24 faith --

25 MR. ELLSWORTH: I know representatives

1 of the developer are here today. I don't know if
2 they are prepared to discuss that.

3 MS. LEVY: The developers did have
4 public presentations and they did address many --

5 COUNCILMAN MACAGNONE: Leslie, that was
6 not official. This will be official.

7 MS. LEVY: I see what you're saying.
8 I'm somewhere between where you are and where he
9 is. I just one to inject something ahead of
10 schedule. But one of the environmental things that
11 was not addressed because they did not believe it
12 was in the scope of their needing to address it was
13 the impact on the railroad. That's because -- and
14 I hope they will correct me if I'm misstating it --
15 that they followed the guidelines of a previous
16 project which would not involve commuters. We've
17 heard estimates that there would be 600 families.
18 That means, probably, 455 commuters, at least. So
19 the neighboring people -- I'm sure you're aware --
20 are concerned that already, our station is a little
21 over extended.

22 COUNCILMAN MACAGNONE: The roads,
23 everything.

24 MS. LEVY: I was told that they
25 addressed the roads beautifully in those meetings,

1 but they did not address the railroad at all
2 because they said that should they be required by
3 the Town, if the Town defines the railroad as
4 something that's within the environmental impact,
5 they will study it. But it's up to you to tell
6 them that the railroad is part of the environmental
7 impact and that's all I'm asking you to do.

8 MR. ELLSWORTH: That will be included
9 in the scope.

10 MS. LEVY: Thank you.

11 SUPERVISOR VENDITTO: Before you go
12 away, the developer is here today. Who wants to --

13 UNIDENTIFIED SPEAKER: John --

14 SUPERVISOR VENDITTO: John, you want to
15 come forward?

16 I'm sticking with Councilman
17 Macagnone's point. I understand the law has a
18 minimal requirement. You can't go less than that,
19 obviously, but I can't imagine this developer
20 knowing what I know with becoming a problem with an
21 area-wide mile.

22 UNIDENTIFIED SPEAKER: We will work
23 with the Town and notify the residents in an
24 appropriate way.

25 SUPERVISOR VENDITTO: Maybe you can set

1 up a line of communication.

2 Leslie, thank you.

3 Laura, I did not realize this. Laura
4 and Todd Fabricant.

5 MR. FABRICANT: Good morning.

6 SUPERVISOR VENDITTO: Good morning.

7 MR. FABRICANT: Good morning, Town
8 Board.

9 SUPERVISOR VENDITTO: Good morning,
10 Todd.

11 MR. FABRICANT: As chairman of the
12 CERRO Wire Coalition and as a representative to the
13 community, we just wanted to thank the Board and
14 you, Supervisor, for moving along the EIS and land
15 review. We've had a great relationship starting a
16 year ago with the developers, Simon Corporation,
17 Spagna Realty and Albanese (check name) and we will
18 continue to have a dialogue with them as the
19 process moves forward. I just wanted to thank the
20 Town for the process very much.

21 SUPERVISOR VENDITTO: We go back away,
22 don't we?

23 MR. FABRICANT: Yes, we do, sir.

24 SUPERVISOR VENDITTO: Laura, come down.
25 This is on 104.

1 MS. SCHULTZ: I appreciate my Vice
2 President, Leslie Levy, bringing up the importance
3 of the impact on the train station as well as the
4 roads Councilman Macagnone brought up because we
5 live there. And we look forward to the SEQRA
6 process for a full and public vetting of this
7 massive project proposed for a former super fund
8 site. This project is bigger than the Nassau
9 Coliseum property. We need to know its
10 environmental impact on the Syosset community and
11 we appreciate Councilman Macagnone asking the
12 community be made aware of all this. Any public
13 hearings, please get the word out. We really
14 appreciate it. Thank you.

15 SUPERVISOR VENDITTO: Thank you, Laura.

16 I think this might be -- I don't know
17 if there are any other, size-wise, are there any
18 projects in Nassau County that even --

19 COUNCILMAN MACAGNONE: I do know. No.

20 SUPERVISOR VENDITTO: Probably one of
21 the biggest.

22 Okay. On 74, 78, 86, 87, 94, 104, 111.
23 Robert Ripp. Oh, 111 is not on the table. We will
24 start with 74.

25 MR. RIPP: My name is Robert Ripp. I

1 live 77 Sunset Road, Massapequa, New York.

2 I assume that the Town Board is
3 familiar with the Littauer Estate. As a resident,
4 I wasn't and I haven't met anyone else yet that is.

5 On July 10, 2007, the Town approved
6 Resolution Number 555 of 2007 authorizing the
7 Supervisor to enter into a contract of sale for the
8 proposed purchase of 510 Split Rock Road, Syosset,
9 New York. Tuesday, July 10th, Oyster Bay
10 Supervisor, John Venditto and the Town Board
11 authorized the purchase of Hillside Farm, a 26 acre
12 Oyster Bay Cove home, place of the Littauer family
13 for a bargain sale purchase of \$5.73 million.
14 Supervisor Venditto and the Town intended to open
15 Hillside Farm to the public on a regulated basis
16 and retain as much of it as it is today, a charming
17 and idyllic reflection of what life used to be like
18 on Long Island. The rooster will continue to crow.
19 The old donkey will graze the back field and the
20 thousands of migrating birds that pass each year
21 will find the pond and fields just as they left
22 them the year before. The overall intent of the
23 acquisition will be to provide historic and
24 environmental education for the residents of the
25 Town.

1 Mary Littauer, quite sadly, died in
2 January of 2006 and the property became part of her
3 estate. A steering committee was formed with the
4 expertise and education, gardening, natural
5 science, museums, history and public relations.
6 Ideas generated at the first meeting included water
7 education programs for the children centered around
8 the problems of the Oyster Bay aquifer, a
9 retirement home for horses, a series of classes
10 from botanical to landscape painting, organic
11 farming, historical re-enactments in the house, on
12 the grounds and concerts on the lawn. Even an
13 old-fashioned Christmas tree with a candle-lit
14 tree.

15 The steering committee members included
16 Linda Mondello and Andrew Rothstein. Andrew
17 Rothstein is the Town Director of Operations
18 overseeing the rehabilitation of the property which
19 was renamed the Farm at Oyster Bay.

20 The roof and windows leaks in the
21 sprawling Littauer Mansion have been plugged. A
22 tilting barn had been righted and reinforced. Four
23 years after the Town of Oyster Bay bought the
24 26-acre Littauer Estate in Oyster Bay Cove with
25 environmental bond money, years of deterioration

1 are being reversed and programs for the public
2 expanded. It's clearly still a work in progress
3 said Andrew Rothstein, the Town Director of
4 Operations who is overseeing rehabilitation on the
5 property at Split Rock Road and Route 25A. We are
6 trying to keep the integrity of all the buildings,
7 Rothstein said, but that comes with a large price
8 tag for restoration, \$1,055,333 since the Town took
9 over the property. This was quoted in 2011. A
10 steel frame has been installed in a barn to keep it
11 from collapsing. The barn will become an
12 educational center. A deteriorated chicken coop
13 and barnyard fences have been replaced. The septic
14 water supply and drainage systems have been
15 upgraded. The main house was made weather tight
16 and rewired to have John Hammond's Office there.

17 Additional uses for the house may
18 include small scale special events and educational
19 programs. We knew from the beginning that this is
20 not going to be an active park with baseball fields
21 Rothstein said. Access has been and probably will
22 remain by appointment only for groups. Rothstein
23 envisions having star gazing, walking tours, bird
24 and wild life watching, art classes, architectural
25 education, senior citizen exercise programs and

1 holiday related events. This is to share the
2 property with caretaker Amanda Roberts who
3 represents a fifth generation of the family to
4 serve in that role.

5 The sprawl of farmland along Split Rock
6 Road and Oyster Bay Cove has seen several changes
7 in the five years since Oyster -- since the
8 Littauer family sold it to Oyster Bay. The
9 mansion's heating and cooling systems were fixed.
10 Drainage on the ground was improved. Fire hydrants
11 were installed and the barn is being renovated for
12 school children. Officials hope that they will
13 eventually gather there for programs.

14 The property was renamed the Farm of
15 Oyster Bay after the Town purchased it in 2007 to
16 preserve it. Farm renovation have included mostly
17 safety improvements such as widening the roads to
18 allow emergency vehicles, Rothstein said. The Town
19 cannot immediately provide the amount of
20 reservation since 2007, but the price tag topped
21 one million as of last fall. This article was
22 written in 2012. The current budget crunch with
23 slow improvements, with the revamping of the north
24 barn into a handicapped accessible classroom and
25 the building of public bathrooms could be done by

1 late spring, Rothstein said. Though the farm won't
2 likely ever open to the general public, officials
3 said it will continue to hold small groups such as
4 seniors who come for Tai Chi and bridge and the
5 kids who harvest as much as 2,000 pounds of fruits
6 and vegetables annually for a food bank.

7 In 2007, the Town hired Linda Mondello
8 via a consulting contract to oversee the
9 preservation of the estate. Joseph Mondello's
10 wife, Linda, a former museum curator, got a
11 consulting contract with Oyster Bay in 2007 to
12 oversee preservation of the 26-acre Littauer Estate
13 in Oyster Bay Cove. She is paid \$100 per hour with
14 a maximum of \$50,000 a year. Linda Mondello had
15 served on a committee to generate idea of the
16 property and was one of the four people asked to
17 apply for the contract, not bid, asked. Linda
18 clearly has a passion for Littauer, Venditto said.
19 According to LinkedIn profile, Linda Mondello has
20 maintained the contract with the Town consecutively
21 from 2007 until present. Ms. Mondello allegedly
22 occupies an Office located in the 510 Split Rock
23 Road with the following phone number (516)
24 922-0017, extension 10. Ironically, that phone
25 number comes back to Mary Littauer who has been

1 deceased since 2006. Douglas A. Wilke has
2 represented himself him as an architect and
3 engineer for the Town of Oyster Bay who prepared a
4 report on the Littauer Estate for the Town in 2008.
5 Also in 2008, a non-for-profit was established
6 called the New York -- in 2008, a non-for-profit
7 was incorporated in New York State titled the Farm
8 at Oyster Bay Incorporate.

9 Today, before we go forward with this
10 resolution, I would like to know if the Town is
11 affiliated, has made any contribution or has any
12 type of business with this incorporated
13 non-for-profit, Farm at Oyster Bay. I would like
14 to know if Linda Mondello has been consecutively
15 employed by the Town through use of a personal
16 service agreement which would indicate her
17 expertise, specialty needed for this employment or
18 by any other means through which Linda Mondello
19 received monetary or other payment from the Town
20 from 2007 to present. I would also like to know if
21 there ever has been any RFP issued, has there ever
22 been any bidding processed for the consulting
23 position occupied by Linda Mondello. I would like
24 to know, whether there were any resolutions passed
25 in regards to these contracts. I couldn't find

1 them. I would also like to know what is the term
2 of Linda Mondello's contracts. How many times have
3 they been renewed? I would like to know how much
4 money Linda Mondello has been paid through Town
5 contracts in the capacity of consultant of historic
6 preservation while overseeing the preservation of
7 the estate for each calendar year from 2007 to
8 today's date. What work records have been
9 generated by Linda Mondello and submitted to the
10 Town to justify her contracts and pay.

11 Mr. Rothstein has been quoted in 2011
12 and in 2012 explaining that \$1,055,333 have been
13 spent since the Town took over the property up to
14 2012. The improvements he mentions to justify the
15 money spent, which I just read to you are
16 inaccurate. I visited the property and I will
17 release a video of the estate grounds on my social
18 media site so everyone can really see what that
19 property really looks like and what is not being
20 done there.

21 I would like to know the total of all
22 the improvements that were completed there. I
23 would like to know how much to date the Town has paid
24 Douglas A. Wilke who we have a resolution on today
25 and I'd like to know how much the Town has paid

1 Douglas A. Wilke as architect and engineer for the
2 Town of Oyster Bay since 2007.

3 The estate is used on a permission
4 permit basis allegedly. I'd like to know how many
5 functions have actually occurred on that estate
6 since 2007. Why does not the general public know
7 about this estate and why isn't it being properly
8 utilized? In my opinion, the Town should not fund
9 another dollar to this farm until these questions
10 have been answered. Would you like to answer any
11 of them now?

12 SUPERVISOR VENDITTO: I don't know if
13 somebody is equipped to do that.

14 MR. RIPP: I saw Andrew Rothstein
15 earlier.

16 SUPERVISOR VENDITTO: Rob, Rob, the
17 last I looked, I chair the meeting. I know you have
18 been directing Town employees to appear at meetings
19 and -- I'm Town Supervisor. I chair this Board and
20 I will direct who needs to come forward. Andrew, I
21 see your nodding your head. Can you help us answer
22 some of these questions?

23 MR. ROTHSTEIN: Just a few things, just
24 to take a step back, originally when we purchased
25 the property, it was done under SEA fund. It was

1 done -- if you look back at SEA fund, it's done for
2 two different reasons. One, to preserve property
3 and open space as well as parking. When we had an
4 opportunity to purchase 26 acres at that price from
5 the Littauer family, unfortunately after Mrs.
6 Littauer passed away, it was an opportunity
7 twofold. Again, to protect open space and then to
8 look at what we can do park-wise for our community
9 and our residents. As we went into that, Robert,
10 from the beginning, we knew that it was going to be
11 used on a limited basis. Reason being, that it was
12 set deep in residential and the same concerns that
13 we have for other parks that we have in the Town of
14 Oyster Bay, it was very important that we respect
15 the wishes of our residents surrounding those
16 houses. We met with the residents. We talked to
17 them about the different things we were going to
18 do. And from day one, the point was always going
19 to be that there were going to small programs.
20 Exactly what you talked about, from programs for
21 senior citizens, Tai Chi, bridge, always on a
22 limited and small basis. That was going to be
23 done. That has been going on since the property
24 was deemed safe. And your point about \$1.5 million
25 or whatever that number was, when we bought this

1 property, again, no disrespect to the Littauer
2 family, it was in disarray. There was a lot of
3 work that had to be done to make sure it was safe.
4 Exactly what I was quoted in Newsday saying is
5 exactly what happened. Before we were going to
6 bring anyone, before the Supervisor or Town Board
7 would allow us to bring anyone into that property,
8 it was very important that it was deemed safe.

9 When being deemed safe, meaning that we
10 did it in different sections, in different
11 quadrants because otherwise, there's still work
12 going on as you see and as you pointed out. But
13 one thing I will tell you is, we have had program
14 after program there, the Girl Scouts, the Boy
15 Scouts. About a month and a half, two months ago,
16 Island Harvest was here. I'm sure you were here
17 for that Town Board meeting when were sited as
18 being the most active municipality on Long Island
19 as far as donations of food, a lot of that comes
20 from the Littauer program, from the Boy Scouts and
21 Girl Scouts who grow pumpkins. They do pumpkin
22 picking. They do Christmas decorating. There's a
23 lot of programs.

24 COUNCILMAN MACAGNONE: Andrew, the
25 senior art program also.

1 MR. ROTHSTEIN: The senior art program.
2 Again, they are small programs because that's what
3 the property can handle. But recognize that the
4 other reason that we bought that property was the
5 opportunity to preserve 26 acres of pristine
6 property within the Town of Oyster Bay that
7 otherwise would have been subdivided.

8 COUNCILWOMAN ALESIA: Not to interrupt
9 what Andy is saying, but it's been reserved as a
10 working farm. If you go there, they have animals.
11 I think -- I don't want to -- I think the donkey
12 may have died. But it's a working farm with type
13 of animals that you want to bring your child to see
14 and see what Long Island looked like. You go there
15 and there are all these different Girl Scouts
16 troops all working together, all planting and you
17 walk around and you see the animals and you see
18 actual farm work going on. It's important to
19 preserve our cultural heritage.

20 COUNCILMAN MACAGNONE: This resolution
21 is for \$12,500 for architectural work for the
22 foundation of the building. The building was built
23 in 1740.

24 MR. RIPP: If you can answer --

25 SUPERVISOR VENDITTO: Hold on, Rob.

1 You have a lot of questions on the table.

2 COUNCILMAN PINTO: I think it's
3 important to know, Andy mentioned the SEA fund. I
4 think we should explain what that was all about.
5 What it was meant to be and how it came to be, so
6 people in the stand -- you know, what the purpose
7 of the SEA fund was.

8 SUPERVISOR VENDITTO: That's very
9 simple. There were three environmental -- before
10 this administration took over and the people you
11 see sitting here, as incredible as it sounds, the
12 Town of Oyster Bay never had an environmental bond
13 out which was stunning to me especially in a Town
14 that speaks so frequently to quality of life here.
15 I think it's fairly rapid had succession. I think
16 we had three environmental bond acts which were
17 done and acted by referendum. I believe one was in
18 the amount of 60 and then two more for 30 each. Am
19 I correct? And all three passed by more than 70
20 percent of the vote. The purpose of that money, as
21 best I can remember, was to preserve open space and
22 to also refurbish existing Town-held properties,
23 presumably -- meaning parks. And with that money,
24 back in -- I don't remember what year it was. I
25 thought Rob said it was -- we made a decision to

1 acquire 26 acres, I guess what we would call virgin
2 land or pristine land. I can't think of a better
3 use for the money. That was what the money was all
4 about. That's what the residents indicated they
5 want us to do and that's what the residents
6 expressed their satisfaction in what we did at the
7 time. I don't think there's any question --
8 there's never -- I don't think there's any question
9 about -- you know, hindsight, wonderful.
10 Obviously, I don't mind telling you, we kind of ran
11 out of money. I think there came a point where the
12 economic downturn -- I'm talking in the '08, '11
13 range. I would love to have seen more things done
14 at the property, but we simply could not afford
15 them at the time. It does not mean that we are not
16 going to do them some day and I do believe that the
17 time will come that the property and it very well
18 be among the center pieces -- I think it was good
19 judgment. We can be sitting here on a zoning
20 application to put I don't know how many Costcos or
21 what else on the property -- listening -- or
22 another regional shopping mall or whatever the case
23 may be. So the Town stepped up, did the right
24 thing in acquiring the property. The process has
25 been rather slow and arduous.

1 COUNCILMAN PINTO: I think it was
2 important for everybody to understand.

3 MR. MAYER: Just to follow up on with
4 Councilman Pinto said and further your remarks, I
5 know there are a lot of questions on the table.
6 But one comment you made about the publicness -- if
7 that's a word -- of the process in conjunction with
8 everything Andy said, when the Town decided how to
9 spend this money, there was a very public outreach
10 program to concerned citizens and groups and as
11 with most other programs, there was an attempt to
12 be a balance throughout the Town, so areas both
13 north shore and south shore and center were aided
14 by this. And I believe, going on memory, that the
15 north shore land alliance and we all know who they
16 are and very well respected, were one of the active
17 participants in this process particularly with
18 regard to the land on the north shore. They
19 nominated several properties. Their number one
20 priority, number one property that their group
21 wanted was this parcel. That was their priority.
22 I'm not saying that Board didn't concur with it or
23 exercise its independent judgment, but it was not
24 something that the Board or bureaucracy came up
25 with. This was nominated by people and groups who

1 were dedicated to this type of activity. Before we
2 get too far afield, I wanted it to get on the
3 record.

4 SUPERVISOR VENDITTO: You are right.
5 Actually, you're bringing back a lot of memories.
6 I'm not going to bore everybody about this, but it
7 was Lisa Ott who first approached me, first
8 approached the Town about acquiring the property
9 and I didn't look forward to it at that time, but
10 in retrospect, I'm glad I did it. I walked all 26
11 acres with her and until you do that, I don't know
12 if you understand the value of this acquisition. I
13 never hesitated. Once I took that tour, I never
14 looked back. I think the residents to this day are
15 very satisfied with the acquisition. Again, if
16 that helps give you the history. Let's see if we
17 could get more of a -- it was talked about, the RFP
18 process and questions --

19 MR. RIPP: Excuse me, Supervisor --

20 SUPERVISOR VENDITTO: Andy, can you
21 shed any light on that?

22 MR. ROTHSTEIN: We did a two-hour -- on
23 November 23rd we did one RFP and after one hour, we
24 put another one because we felt it was Thanksgiving
25 weekend. We put another RFP out in December.

1 November 23rd, we put the first RFP out for this
2 year because it's a yearly process.

3 MR. RIPP: This is the RFP for Linda
4 Mondello's contract?

5 MR. ROTHSTEIN: Yes, for that historic
6 preservation. On December 7th, we put a second one
7 out because we felt the first one was around
8 Thanksgiving weekend and December 7th, we put a
9 second one out. There was not enough time in
10 November.

11 MR. RIPP: They go out annually?

12 MR. ROTHSTEIN: There's should be a
13 history of nine years of contracts for Linda
14 Mondello?

15 SUPERVISOR VENDITTO: I don't think --
16 we have -- it's one contract with extensions. Who
17 knows the history of the contract? Go back to the
18 beginning and take us through the process.

19 MR. ROTHSTEIN: When we look to do this
20 after we bought the property, and RFP went out and
21 I'm going by memory, but I'm going to say it was
22 two years with two extensions. When that ran out,
23 the Commissioner was just talking about, we went
24 out with another one which went out in November of
25 this past year. There was an issue because we felt

1 there was not enough time because of how the
2 Thanksgiving holiday fell. So we extended that and
3 put out another RFP.

4 COUNCILMAN MACAGNONE: One year with
5 one extension or two extensions?

6 SUPERVISOR VENDITTO: Two and two, I
7 think.

8 MR. ROTHSTEIN: I have to look, but I'm
9 going to say two years with two extensions.

10 MR. RIPP: But --

11 SUPERVISOR VENDITTO: Hold on Rob. The
12 RFPs were sent to whom.

13 MR. ROTHSTEIN: They were sent out
14 to -- they were advertised in Newsday. I don't
15 know if it was advertised in Long Island Business
16 News. Then -- again, I'm going by memory, but it
17 went out to four or five people who felt would be
18 possibly qualified for it along with Newsday.

19 SUPERVISOR VENDITTO: This contract is
20 for 34 months.

21 MR. RIPP: You sent the RFP out to four
22 or five people directly?

23 MR. ROTHSTEIN: Along with advertising
24 Newsday.

25 MR. RIPP: So only four or five people

1 knew about this RFP?

2 MR. ROTHSTEIN: No, it was advertised
3 in Newsday.

4 MR. RIPP: I just want to make this
5 clear. I know you understand where the Town got
6 the funds to purchase the property, but since you
7 purchased it, all the property capital improvements
8 and renovations you have been working on, are
9 those -- is that money coming out of the funds or
10 is that money coming out of the Town? Once you
11 bought it with these bonds, all the additional work
12 that you have done since you purchased the
13 property --

14 SUPERVISOR VENDITTO: Rob, address the
15 chair.

16 MR. RIPP: I'm sorry.

17 SUPERVISOR VENDITTO: I would assume a
18 lot of it was done by the Town. I would have to go
19 back and look. In the early days, we might have
20 had some money left in the environmental bond, but
21 I don't recall. I would have to check.

22 MR. GENOVA: It's a Town park.

23 SUPERVISOR VENDITTO: No, no, I don't
24 think anybody is disputing that. He is not asking
25 whether it was legitimate to do it one way or the

1 other. He is just asking where the money came
2 from. Am I right, Rob?

3 MR. RIPP: Yes.

4 SUPERVISOR VENDITTO: Obviously, the
5 acquisition was under the environmental bond act.
6 Subsequent improvements, some might have come from
7 the environmental bond act, but I don't know. We
8 need to -- I would suspect, with the Town being
9 involved, it was a combination of both because
10 there came a point that we were done with the
11 environmental bond money.

12 COUNCILMAN PINTO: With regard to this
13 contract, Frank, with regards --

14 SUPERVISOR VENDITTO: Frank who?

15 COUNCILMAN PINTO: Frank Nocerino. I
16 think -- I don't think we have ever come to the
17 full amount. Is that accurate?

18 MR. NOCERINO: Last year, that's the
19 maximum amount.

20 COUNCILMAN PINTO: Each year it's been
21 something less than that, right?

22 MR. RIPP: Which contract?

23 COUNCILMAN PINTO: The one we are
24 voting on today, in the past, we never --

25 MR. RIPP: I'm sorry to interrupt. You

1 are not voting on Linda Mondello today? You are
2 voting on the architect?

3 SUPERVISOR VENDITTO: Right.

4 COUNCILMAN PINTO: I understand that,
5 but with regard to the contract itself, I'm being
6 told that we never hit the amount.

7 SUPERVISOR VENDITTO: You are probably
8 right, only because those amounts are -- not to
9 exceed --

10 MR. RIPP: Some of the questions I have
11 were --

12 SUPERVISOR VENDITTO: I don't know how
13 many we hit, but I think we got a few of them
14 anyway.

15 MR. RIPP: This incorporated
16 non-for-profit, the Farm at Oyster Bay
17 Incorporated, does that have anything to do with
18 the Town of Oyster Bay? Are we making any
19 contributions or any type of business with this
20 non-for-profit?

21 SUPERVISOR VENDITTO: I do not believe
22 so. I would defer to --

23 MR. GENOVA: We have to confirm it.

24 SUPERVISOR VENDITTO: Andrew, will you
25 help?

1 MR. ROTHSTEIN: We will look into it,
2 but I'm going to say no.

3 MR. RIPP: Linda Mondello does occupy
4 an Office at 510 Split Rock Road?

5 SUPERVISOR VENDITTO: I don't know
6 about the phone number. I know she has an Office
7 there. What happened when you called?

8 MR. RIPP: Actually, it said, you've
9 reached the Office of Split Rock Farm, for Linda
10 Mondello push ten, for Rich Porcelli, push 11.
11 Rich Porcelli, Jr. has a job over there. Push ten
12 and it says, if you would like to speak -- it's not
13 her voice, but if you would like to speak to Linda
14 Mondello. I left a message, but she didn't call me
15 back.

16 SUPERVISOR VENDITTO: You said earlier
17 that the number didn't go to Linda Mondello and
18 that it --

19 MR. RIPP: No, no, no. The number is
20 (516) 922-0117.

21 SUPERVISOR VENDITTO: No, Rob, I'm not
22 being argumentative. When you first made your
23 statement, I believe you said that you dialed the
24 number, it was not answered by Linda Mondello, but
25 it was answered by Mary Littauer.

1 MR. RIPP: No, you misunderstood. I
2 said the number is for Split Rock Farm, Linda
3 Mondello, but I said that the phone, for some
4 reason, the phone bill comes back to Mary Littauer.
5 It kind of confused me. How can a dead person be
6 paying the phone bill, but that's another issue.

7 SUPERVISOR VENDITTO: You know what?
8 After my father passed away, for years the name
9 remained in his account. I don't remember why.

10 MR. RIPP: That's, like, in the same
11 family.

12 SUPERVISOR VENDITTO: It's not
13 important. Go ahead.

14 MR. RIPP: I think everything else I
15 asked for -- I'm also doing a Freedom of
16 Information Request on. I really suggest that you
17 take a look at it because the place is a mess.
18 There's two animals there. There's a horse --
19 three, two goats and a horse. It's actually quite
20 hazardous to walk around there. The steps of
21 unlevelled. You can see it later on on the video.

22 SUPERVISOR VENDITTO: Obviously, you
23 are not a farm guy.

24 MR. RIPP: Actually, the funny thing
25 is, along with the deal, I understand, the

1 caretakers that live there, part of the deal when
2 the Town purchased it was that the caretakers got
3 employed by the Town of Oyster Bay and the husband,
4 the wife and the son are all on the Town payroll
5 and make a little more than \$100,000 a year. They
6 get to live in that house and maintain the farm.
7 I'll tell you what, I am a farm guy. That's my
8 dream. I would live in that house and maintain
9 that farm for half of what you are pay them. You
10 can hire me tomorrow.

11 MR. ROTHSTEIN: Supervisor, that's

12 SUPERVISOR VENDITTO: You want to hire
13 him now?

14 MR. ROTHSTEIN: Amanda Bellows who is
15 the caretaker of the farm who lives on the
16 property -- Robert, if you look back at some of the
17 articles, there was a dedicated Newsday article
18 about her because she is fifth generation.

19 MR. RIPP: I have it right here.

20 MR. ROTHSTEIN: You would know that she
21 is the sole employee. Yes, her husband lives
22 there. Her son, I want to say is four or five
23 years old, so I'm pretty sure he is not a Town
24 employee. She is fifth generation. She know the
25 property. It was a great opportunity for us,

1 especially, when we purchased that property to keep
2 that going with the same way it was. It was a
3 very, very good fit. Again, look back in the
4 Newsday article, you will see that.

5 SUPERVISOR VENDITTO: She is the only
6 employee?

7 MR. ROTHSTEIN: Yes.

8 MR. RIPP: Did you want to go to 78?

9 SUPERVISOR VENDITTO: That's your call.

10 MR. RIPP: We are talking about this
11 property at 55 Motor Parkway here. Right now, it's
12 an empty lot that lies adjacent to Ellis --

13 COUNCILMAN MACAGNONE: Allen.

14 SUPERVISOR VENDITTO: It's the site of
15 the old Liberty Industrial Finishing Plant and it's
16 situated on the north side of Motor Parkway, bound
17 on the west by Ellsworth W. Allen Park and bounded
18 on the east by the relatively new Stop & Shop.

19 MR. RIPP: From what I saw, back in
20 '07, the Town passed a Resolution 145. They asked
21 for a hearing to do a combination of 16 total
22 acres. And then, in March and April, we had it had
23 the hearings. In June of '07, the Town then passed
24 a resolution to acquire seven of the --

25 SUPERVISOR VENDITTO: Rob, keep going.

1 I can hear you.

2 MR. RIPP: -- seven and a half of the
3 16 acres. In 2010 -- sorry, In 2010 -- I'm sorry,
4 Tom, we did not buy it?

5 MR. SABELLICO: We did. Go ahead.

6 MR. RIPP: In 2010, there was a
7 Resolution passed, 437. The Resolution pertained
8 to ongoing litigation related to environmental
9 remediation and litigation at the Liberty
10 Industrial site. In 2011, they passed two more
11 resolutions authorizing appraisal services. What
12 I'm to find out is, how much did -- if we did
13 acquire the property -- I might have the date
14 wrong -- but if we did acquire the property, how
15 much did we pay for it? How much have we spent
16 since we bought it in relation to that property and
17 what's the ulterior goal of owning that property?
18 Personally, I noticed that it was changed from --
19 you did a resolution to change it from light
20 industrial, recreational, so I would assume you'll
21 have a park. I would just like to know what's
22 going on.

23 COUNCILMAN MUSCARELLA: When it came
24 onto the Town Board, that was the major goal. I
25 lived in the Farmingdale area. That was the super

1 fund that was, basically, polluted by the Federal
2 Government and responsible parties.

3 COUNCILMAN MACAGNONE: And contaminated
4 the ground water.

5 COUNCILMAN MUSCARELLA: It was just a
6 mess. People who lived in Farmingdale had a dream
7 that that would be cleaned up, a maximum clean up,
8 on top of that, be park. So when the Federal
9 Government and parties wanted to develop it,
10 brilliantly, the Town Board led by John Venditto,
11 lead the charge to actually trump them by
12 condemning the property. With that, they were
13 caught off guard. Instead of putting the minimum
14 clean up, they put the maximum clean up. With
15 that, it was probably the best purchase for the
16 Town of Oyster Bay and for Farmingdale. Number
17 one, it extends the park, Allen Park --

18 COUNCILMAN COSCHIGNANO: It was good
19 for Massapequa because they cleaned up the water.

20 COUNCILMAN MUSCARELLA: We shored up
21 fields and everything else. We are at the point
22 right now, we have development and plans to develop
23 that property to make it an extension of Allen
24 Park.

25 MR. RIPP: Today, we are passing a

1 resolution for acquire the title to property,
2 right?

3 COUNCILMAN MUSCARELLA: We have a
4 little litigation going on. So the counsel who
5 represented us to make sure --

6 MR. RIPP: So do you have any idea --
7 I'm sorry.

8 COUNCILMAN MUSCARELLA: -- refer to Tom
9 Sabellico who would like to address --

10 COUNCILMAN COSCHIGNANO: The building
11 that's between the park and the property? That's
12 cleaned --

13 MR. RIPP: When do you think we will
14 into breaking ground with the park?

15 COUNCILMAN MACAGNONE: When the money
16 comes in.

17 MR. RIPP: I just wanted to know what
18 was going on.

19 COUNCILMAN MUSCARELLA: We are moving
20 forward. The question was on the resolution,
21 correct?

22 MR. RIPP: Yes, I just wanted to find
23 out how much we spent on this endeavor so far.

24 MR. SCALERA: I have to get the number.
25 It would take me some time to explain it because we

1 have hearings and then we give them advance
2 payments and then we go litigate the value of the
3 property. We gave them an advanced payment. I
4 guess, in layman's term, it would be down payment.
5 I will get you the number. For some reason --
6 maybe it was four and half million, something like
7 that. And then if the -- if there's further
8 litigation on the -- if they contest the value of
9 it, which they did because they say it's worth
10 more. That's why we have resolutions for
11 appraisers on our side. They're going to have
12 appraisers on their side. There's going to a
13 little battle of the experts. The court will make
14 the final determination. If it's more than four
15 and a half million, we give -- if it's less than
16 four and a half million, they have to give the
17 money back. That's it a nutshell.

18 MR. RIPP: Thank you.

19 SUPERVISOR VENDITTO: We're going to
20 87?

21 MR. ALTADONNA: We are up to --

22 SUPERVISOR VENDITTO: Did I miss 86?

23 MR. ALTADONNA: Eight-six.

24 SUPERVISOR VENDITTO: I'm sorry, 86.

25 MR. RIPP: I would like to know, on 86,

1 can you explain what we are anticipating the use of
2 these funds for?

3 SUPERVISOR VENDITTO: On 86, I don't
4 have my calendar in --

5 COUNCILMAN MACAGNONE: It's for the
6 appraisal of relocation of property. As you know,
7 we are going to have to relocate our Offices on
8 North Service Road and we are looking to get some
9 property. It's for appraisal.

10 SUPERVISOR VENDITTO: By the way,
11 before I -- when I say I don't have -- we all get
12 our calendars in the latter part of last week and
13 we all see the resolutions before we come here
14 today and we know what we are talking about. The
15 fact that I don't have it in front of me, doesn't
16 mean I haven't seen it. I just -- I haven't
17 committed them to memory by number, but I know the
18 one you are talking about.

19 MR. ALTADONNA: Do you need a copy?

20 SUPERVISOR VENDITTO: I have it here.
21 I just haven't taken it out. Again, Rob continue.

22 MR. RIPP: Eighty-seven, this is the
23 extension of the five-year term with Winter
24 Brothers.

25 SUPERVISOR VENDITTO: It is the

1 extension of the Winter Brothers contract.

2 MR. RIPP: A Town-appointed panel was
3 recommending Oyster Bay to approve a five- to
4 ten-year contract -- actually, I just want to
5 familiarize anyone that is unfamiliar with this
6 because this is a pretty big resolution here. This
7 was written back in 2011 and what it says is a
8 Town-appointed panel is recommending Oyster Bay to
9 approve a five- to ten-year contract with the waste
10 hauler, estimated to be \$100 million over ten years
11 to truck the Town's garbage to the dump in the
12 Syracuse area.

13 The Town Board listened to the
14 presentation from the panel's members at a public
15 hearing held Tuesday at their board meeting. Final
16 action on the plan isn't expected for a month.

17 The engineers and consultants on the
18 panel favored a proposal by Winter Brothers, a Long
19 Island waste management company and the Town's
20 current long distance waste hauler. The company's
21 proposal was not the lowest bid offered by six
22 haulers competing for the contract.

23 Hal Mayer, the Town's environmental
24 consultant, explained that State Law does require
25 the Town to accept the bid of lowest bidder under

1 certain circumstances including certain
2 environmental issues. The process is not only
3 about money, but allows for other consideration,
4 said Supervisor John Venditto.

5 Mayer said, price can't be the only
6 consideration when discussing an issue as costly
7 and as complicated as garbage, one that affect
8 every Town resident in one way or another.

9 The Winters contract was ranked first
10 by a panel for several reasons, Mayer said. The
11 company has the current contract with the Town and
12 is well known to Town officials. It's parent
13 company owns the landfill upstate and Winters could
14 guarantee the chain of custody of the Town's
15 garbage, Mayer said.

16 The new contract would run for five
17 years and could be extended by another five,
18 officials said. Then ten-year estimated cost of
19 the contract is \$100 million. Joseph Rutigliano,
20 President of the Coastal Distribution, one of the
21 bidders, objected to the recommendation during the
22 public hearing. He said his company's bid was
23 clearly the lowest and that cost projections by
24 Winters are based on its assumption that its trucks
25 will State Department of Transportation permits

1 allowing them to be overloaded. Mayer countered
2 that the Town took that and other environmental
3 concerns into consideration when making its
4 proposal.

5 I would like to bring to your attention
6 the Office of the New York Comptroller Town of
7 Oyster Bay financial condition and selected
8 Operations Report for the period of January 1st to
9 October 31, 2013. Before I do, I just want to ask
10 the Town Board, is there anyone who has not read
11 this financial condition report? Thank you. What
12 the financial condition report is, for those that
13 are not aware, basically, the Comptroller's Office
14 in New York State audits all the municipalities.
15 It's not -- this is not political opponents or
16 citizens or residents making any statement. This
17 is New York State Comptroller informing the Town of
18 Oyster Bay of its efficiencies in their financial
19 obligations.

20 The Solid Waste Disposal District,
21 SWDD, Solid Waste Disposal District, the unreserved
22 fund balance went from 2.6 million surplus at the
23 beginning of 2010 to a 7.9 million deficit at the
24 end of 2011. The SWD fund deficit increased to
25 11 million in 2012. Finally, the garbage

1 collection Districts funds are staying at 17.3
2 million operating deficit in 2012. Thus,
3 decreasing the fund balance from a surplus of
4 7 million to a deficit of 10.3 million at the end
5 of 2012. The Board -- the Town of Oyster Bay
6 appropriated a non-existent fund balance to fund
7 the adopted budgets of TOB and the SSD fund. The
8 Board appropriated more fund balance that was
9 available to the TOB fund to the 2008, 2010 budgets
10 causing it a fund deficit to increase 475,000 in
11 2008 to 5.6 million in 2010. The unrestricted fund
12 balance of the SWDD fund decreased by 10.5 million
13 from 2.6 million surplus at the beginning of 2010
14 to a 7.9 million deficit at the end of 2011. Most
15 of this deficit resulted from the Town
16 appropriating six million of fund balance it did
17 not have to fund the 2011 Solid Waste Disposal
18 District budget as the unrestricted fund balance at
19 the end of 2010 was a reported deficit of \$36,082.
20 The SDD fund reported an operating deficit of
21 \$4 million in 2012 further increasing the deficit
22 to 11 million on that date.

23 The State goes on to inform the Town,
24 it is imperative that Town officials diligently and
25 analyze and project revenues and expenditures to

1 accurately estimate unrestricted fund balance at
2 the year end that may be appropriated to fund
3 subsequent use budgets. If the estimated fund
4 balance is grossly over estimated or inaccurate,
5 then the Town runs the risk of adopting budgets
6 that are not structurally sound which will
7 ultimately result in fiscal stress. The Board must
8 assure that there is a process to prepare, adopt
9 and amend budgets based on reasonably accurate
10 assessments of revenue sources that fund budget
11 appropriations. When estimating revenues in the
12 annual budget, the Board must have current and
13 accurate records.

14 Today -- by the way, the financial
15 report also explained that the Town's garbage
16 service makes up 70 percent of their annual
17 expenditures. Today, the Town's largest annual
18 expenditure, 70 percent according to the New York
19 State Comptroller, a contract worth \$50 million is
20 being voted on without any type of hearing or
21 inquisitions to consider ways to improve the Town's
22 fiscal condition in this area -- primarily it
23 seems, based on the past relationships between
24 Winter Brothers and the Town officials.

25 By the way, I received the official

1 transcripts and resolution material from the Town's
2 attempt to include East Norwich in the Town garbage
3 system. Mr. Supervisor, you sat on the Board
4 during that incident. You know the correct
5 procedure to extend the Garbage District. Yet, by
6 your own ambition, you continued to act against the
7 procedure and reason to allow Winter Brothers to
8 additional profit to the tune of three-quarters of
9 a million annually in my neighborhood. The Town
10 even has an agreement with Winter Brothers which
11 removes them from fiscal and financial burden of
12 handling the Town's recyclables in my neighborhood.
13 I'm not sure what kind of relationship exists
14 between the Town and Winter Brothers. In my
15 opinion, it should not be the basis of extending
16 this contract without investigate to improve it for
17 the Town -- something like this of this magnitude
18 would have been vetted on this before coming up for
19 a pass-on resolution 123. You're talking about \$50
20 million.

21 SUPERVISOR VENDITTO: Are you done on
22 that resolution?

23 MR. RIPP: Yes.

24 SUPERVISOR VENDITTO: Before we go any
25 further, maybe you can address -- before you do,

1 Rob, I try so hard. You have a lot of people here
2 this morning who need to address the Board and you
3 come here and we are really going over issues that
4 have been discussed fully before. There's an
5 audience out there that haven't heard the Town's
6 response, so I have to give a response again. I
7 probably should have cut off the discussion, but I
8 try not to be rude. As I always said to you, I was
9 given an egg timer, but I refuse to use it. I
10 think residents have a right to come up and address
11 the Board until their heart is content. I know
12 they make an effort to get here. It's not that
13 often that their really involved with their
14 Government, so when they come here, it's very
15 special to them and I don't like to limit anybody.
16 But going back over the situation with the -- very
17 quickly, I'm going to touch on it and open it up
18 for debate. Under the laws, the prevailing law in
19 the Town of Oyster Bay, we covered the procedures
20 for the situation in Nassau Shores. We've gone
21 over it several times.

22 Over the years, the residents of Nassau
23 Shores have just simply not arrived at a consensus
24 as to what they would like. Obviously, you would
25 like to become part of the Town's Collection

1 District, but you are one resident in Nassau Shores
2 and not everybody agrees with you. We've had
3 meetings as recently as the past couple weeks with
4 the President of the Civic Association. Who was
5 present with me at the meeting? Hal, were you
6 there? I know you did follow-up calls with the
7 President. Again, I know we are beating a dead
8 horse here, but can you bottom line the audience
9 and stop after that?

10 MR. MAYER: We have to had several
11 conversation as recently as yesterday afternoon I
12 spoke with Doug Aloise who is the President of the
13 Nassau Shores Civic Association and he said, best
14 as I understand, there was a committee of the Civic
15 Association that was trying to deal with this
16 issue. I believe Mr. Ripp attended their most
17 recent meeting. One of the members of the
18 committee, Ms. D'Amato -- what happened with this
19 issue, it has come up several time and I believe --
20 I don't have the minutes of meeting, but from what
21 I was told, they discussed the history of it and
22 every time it's been looked into, there's been a
23 split in this community. So there is no consensus
24 and Mr. Aloese said there is no view of the Civic
25 Association that he would feel comfortable

1 expressing to the Board because the community
2 seemed to be so split on the issue.

3 SUPERVISOR VENDITTO: The bottom line,
4 Rob, again, I will say it one more time. I know
5 you've heard it before. Because you would like to
6 have Nassau Shores become part of the Collection
7 District, that's just not sufficient to make --

8 MR. RIPP: I think you are --

9 SUPERVISOR VENDITTO: Let me finish.
10 Please, let me finish. That's not sufficient
11 motivation for the Town to take it upon itself and
12 impose upon some 1,500 homes a tax or a change in
13 services that they haven't indicated they want.
14 This Town Board is not going to oppose -- I said it
15 the last time you were here, it's same language I'm
16 using, but I want to make it clear to the audience
17 and this going to be the last time I'm going to
18 talk about this. The Town, on its own, will not --
19 unless there was over riding compelling -- for
20 example, let's say Winter Brothers stopped showing
21 up for work and wasn't picking up the garbage,
22 then, yes, I think the Town might have to stepped
23 in in the interest of the public's health, safety
24 and welfare and get the job done. But absent those
25 kind of over ride circumstance, the Town is not

1 going to impose its will on the residents of Nassau
2 Shores. It's their call. Some of the residents
3 like the idea because their taxes might go down.
4 Other residents might not like the idea because,
5 presumably, their taxes are going to go up. I
6 think this has to be something that needs to be
7 resolved and we need the will of the community.

8 MR. MAYER: It's my understanding,
9 that's certainly -- not speaking for them, but what
10 the Civic Association President expressed to me
11 yesterday --

12 SUPERVISOR VENDITTO: All right, Bob
13 McEvoy.

14 MR. MCEVOY: The deficits that were
15 mentioned in that report are primarily due to
16 moneys that were paid to Verizon on behalf of their
17 lawsuit for their telephone poles not generating
18 any garbage or solid waste and us counting on that
19 revenue from Nassau County in a successful lawsuit.

20 SUPERVISOR VENDITTO: Which is on its
21 way?

22 MR. MCEVOY: Well, that part of it, we
23 haven't budgeted it again and we are not counting
24 on it. So when it does come in, it will be
25 somewhat of a win for all if and when it does show

1 up.

2 MR. RIPP: Just in response to that,
3 I'm sure you read the whole report.

4 MR. MCEVOY: I don't have it memorized.

5 MR. RIPP: One of the explicit
6 criticisms of the State is the Town isn't supposed
7 to be allocating funds, perspective funds. I'm
8 sorry, I'm really appreciate how much effort you
9 put into this Winter Brothers in my neighborhood,
10 but I'm only up here today speak about the
11 resolutions. It's just my concern that you are
12 going to pass a \$50 million contract without any
13 further hearing or anything.

14 SUPERVISOR VENDITTO: You made a
15 comment --

16 MR. RIPP: Yes, I did, but that was not
17 my purpose. I appreciate your response. You're
18 obviously well prepared to respond to it. But just
19 that we are on the same page, I did not come up
20 here to speak about something I've addressed
21 before. I came up here to speak about these
22 resolutions and that's what I did. Thank you.

23 SUPERVISOR VENDITTO: Whether you
24 intended or not, you spoke about it and it needed
25 to be addressed and I addressed it.

1 MR. RIPP: So will you vote on this \$50
2 million contract today, will you decide to look
3 into this a little more and see if the Town could
4 save some money in the next five years.

5 SUPERVISOR VENDITTO: When we have the
6 call of the calendar, but I believe the Board
7 members are prepared to vote.

8 MR. MAYER: If I may and I know the
9 Board is aware of this, but because we have a
10 pretty full attendance today, people can
11 characterize the contract differently and I'm not
12 going to try to debate the numbers, but I will only
13 point out the contract contains what we call of
14 termination for convenience clause and it's the
15 sole option of the Town which means, in simple
16 English, if something improves or changes in the
17 sanitation/transportation industry we believe
18 there's a better deal out there, the Town can
19 cancel the contract on 180 days notice. I would
20 view this as giving the Town the security of a
21 five-year agreement. In effect, it's a rolling
22 six-month obligation on the Town's part to have to
23 continue with it. I know the Board is aware of it,
24 Mr. Supervisor, but I thought --

25 SUPERVISOR VENDITTO: The Board is very

1 much aware of that.

2 MR. RIPP: Before I go, I just wanted
3 to make one last comment on what you said,
4 Mr. Supervisor, just a second ago. It seems to me
5 that the Town does not want to impose its will on
6 1,500 residents because those residents might be
7 afraid of having to pay fair tax in the Town of
8 Oyster Bay that everybody else has to pay.

9 SUPERVISOR VENDITTO: That's not what I
10 said. I gave you an example of why --

11 MR. RIPP: That's exactly what you
12 said, that they didn't want to pay tax.

13 SUPERVISOR VENDITTO: Don't be rude and
14 don't interrupt me. Rob, you've never done that
15 before. When you interrupt me, it tells me that --

16 MR. RIPP: You --

17 SUPERVISOR VENDITTO: I never said to
18 you that that's the reason why. I gave you an
19 example, some residents will benefit from a tax
20 point and others will not. Other residents have
21 told me that they love the service Winter Brothers
22 have given them. They don't want Town service.
23 Other residents have said to me, you know what, we
24 saw how well the Town troops performed in the
25 aftermath of Hurricane Sandy and now we do want

1 Town service. You have a community that's split
2 for a number of reasons, whether or not they would
3 like to continue the Winter Brothers operation or
4 whether or not they would like to go to the Town.
5 I presume there are other issues which haven't been
6 brought to my attention yet. But you have a very
7 sharply divided community and that's been my
8 experience for altering my tenure here and it's
9 come up quite a few times, dealing with the Civic
10 Association as recently as last week.

11 While I understand you would like to
12 have the Town collection, you are only one voice at
13 of very, very many. You are not the consensus, but
14 you can certainly contribute to the consensus by
15 working through the Civic Association.

16 MR. RIPP: I will. It's just my
17 opinion and we are all entitled to our own
18 opinions. It's just my opinion that if I was in
19 charge, I would take into consideration of every
20 resident in the Town of Oyster Bay -- I would weigh
21 that heavier than just a small portion of 1,500
22 people.

23 Mr. McEvoy mentioned the recent
24 litigation. The Sanitation District Taxes have
25 gone up dramatically because of the recent

1 litigation that was lost, not only by the Town, but
2 a number of towns in the County in regards to the
3 utilities. People are paying more in taxes. If
4 some people aren't paying their fair share, then
5 other people are paying more. That's just my
6 opinion. We can disagree. It's okay. It's just
7 my opinion.

8 SUPERVISOR VENDITTO: Okay. But before
9 you go away, I just want to make it very, very
10 clear, I want to underscore what you said because
11 you stated exactly what the Town Board is trying to
12 do. We are trying to build a consensus. Your vote
13 counts. Doug Aloise's vote counts. There was a
14 reference to Ms. D'Amato. Her vote counts. But
15 that's only three votes. In fact, what you
16 probably don't know -- I think a couple of years
17 ago, we did an aerial wide mailing, I want to say
18 1,500 homes -- could it be that much? We asked for
19 a response. You know, how you feel about the issue
20 and we got 80 responses out of only 80 response out
21 of the 1,500 and they were split. It's an amazing
22 phenomenon, but there's a real hardship down there
23 and we are trying to determine the will. We are
24 not listening to any one voice. Just like I said,
25 you are one voice. Your vote counts, but we are

1 not going to act just because you want it or
2 anybody else wants it. We are trying to --

3 MR. RIPP: You should act for the
4 well-being of the Town.

5 SUPERVISOR VENDITTO: We should act on
6 the well-being of the greatest number of people.

7 MR. RIPP: I agree. Thank you.

8 SUPERVISOR VENDITTO: I think that
9 concludes the speaker forms. You can continue.

10 MR. ALTADONNA: Motion made by
11 Councilman Muscarella, seconded by Councilman
12 Macagnone.

13 On the vote, Supervisor Venditto?

14 SUPERVISOR VENDITTO: I vote "Aye."

15 MR. ALTADONNA: Councilman Muscarella?

16 COUNCILMAN MUSCARELLA: "Aye."

17 MR. ALTADONNA: Councilman Macagnone?

18 COUNCILMAN MACAGNONE: "Aye."

19 MR. ALTADONNA: Councilman Coschignano?

20 COUNCILMAN COSCHIGNANO: "Aye."

21 MR. ALTADONNA: Councilman Pinto?

22 COUNCILMAN PINTO: "Aye."

23 MR. ALTADONNA: Councilwoman Alesia?

24 COUNCILWOMAN ALESIA: "Aye."

25 MR. ALTADONNA: Councilwoman Johnson?

1 COUNCILWOMAN JOHNSON: "Aye."

2 MR. ALTADONNA: Motion to adopt
3 Resolution 66-2016 through 110-2016 passes with
4 seven "Ayes."

5 Now you have a Number 111 that you're
6 going to go into Executive Session.

7 SUPERVISOR VENDITTO: Yes, but before
8 we do -- let me a couple of things here. I know we
9 have quite a few members of the Sikh Temple,
10 obviously seated in front of me. I think we also
11 have residents from the area immediately impacted
12 by the proposed renovations that's going on there.
13 I wanted to send the Board into Executive Session
14 with respect to Resolution 111. What I think I'm
15 going to do, we will hold off, if we can, I would
16 like to keep the hearing record open and give an
17 opportunity to deal with the issue of the Temple
18 and conclude that discussion. Then, we will go
19 into Executive Session on 111 and come back and
20 complete the call of the calendar and go to public
21 comment. Does that work?

22 MR. SABELLICO: Yes.

23 SUPERVISOR VENDITTO: What should I do,
24 by the way, I'm told that the head priest of the
25 Sikh Temple -- I hope I say it right -- Ghiani Mark

1 Singh is present here today and some of the members
2 of the Temple asked me to acknowledge his presence.
3 I'm more than happy to do that. Welcome to the
4 Town of Oyster Bay.

5 Would you like to stand up?

6 GURMEET K. SODHI: Thank you.

7 SUPERVISOR VENDITTO: Does not mean we
8 agree with what you are going to tell us, but
9 welcome to the Town Board.

10 Why don't we do this, I don't have
11 any --

12 MR. ALTADONNA: You do have speakers.

13 SUPERVISOR VENDITTO: Why don't we
14 start in the order given to me. I want to hear
15 you.

16 GURMEET K. SODHI: Thank you. I want to
17 thank you Supervisor Venditto and Council Members
18 for giving us a chance to speak here today. As you
19 all know, Guru Gobini Singh Sikh Center has been
20 there for 30-plus years now. Before it was a Sikh
21 Temple, it served as a church to another community.
22 So the premises that's the Temple today was a
23 Temple for another community as well.

24 According to the media reports that
25 have been published, what we understand, is that

1 the current plans for the construction of the
2 Temple are put on hold which were already
3 previously approved. We were told we needed to
4 make -- needed to do more paperwork pertaining to
5 the site plans previously before this all came
6 about which we complied to and we filed them.
7 After all was said and done, everything was move
8 along, the construction plans were going along, all
9 of a sudden, out of the blue we got blindsided and
10 we were told that the plans were on hold or they
11 were not approved. From what I understand, we were
12 not served a copy of these papers. Apparently, the
13 residents brought this about, but they also had to
14 inform that -- the church people. So nobody was
15 really informed of this and this really came as a
16 shock to everybody. What happened when everything
17 was approved. Everything was moving along. Why
18 did we stop this?

19 Our community here is just concerned
20 that we just need a place where we can go and
21 worship. This place serves 100 people who come
22 there every day before they go to work, in the
23 evening after coming from work, they go and do
24 their prayers before going home. If you take a
25 look at the statistics as well, from what we

1 understand and what we know, there has never been
2 any vandalism, any cause of concern from the Sikh
3 community to any resident or neighbor in that area
4 from our community. We have never done any harm to
5 anyone. We are just law-abiding citizen who go
6 there to do our prayers and come home. We
7 celebrate our holiday like everyone else. Everyone
8 comes on those high holy days to pay their
9 respects. What did we wrong? Why did our permits
10 get stopped? Just because too many people believe
11 in God and high covenant. We are confused what
12 happened here.

13 SUPERVISOR VENDITTO: Let me see if I
14 clear up the confusion. It really has nothing to
15 do with your community that you mentioned. The
16 Sikh Temple that has been there for approximately
17 30 years -- I have been a guest there on a handful
18 of occasions by gracious invite and I can testify
19 firsthand that for that 30-year period, from my
20 perspective, you could not have been a better
21 tenant, could not have been a better neighbor. I
22 don't like to refer to a religious institution as a
23 tenant, but you couldn't have been a better
24 neighbor.

25 I think the residents of the

1 surrounding area, again, based on my perspective
2 which I agree is limited, but it's pretty broad.
3 You know, I see enough and talk enough. The
4 residents of the area couldn't have been happier
5 with this Sikh Temple. This is not about sikhs.
6 It's not about religion. It's not about any of
7 those issues that you alluded to. No one thinks
8 you are bad people. For 30 years you have done
9 nothing but good things. You have made the Town of
10 Oyster Bay a better place to live the 30 years that
11 you have been there. Your values, your pride you
12 take in family, the pride you take in education and
13 the pride you take in your community, the good
14 things you do to make the Town of Oyster Bay a
15 better place, we could not ask for more from you.

16 Now the question becomes, for 30 years
17 everything was wonderful. What happened? What
18 happened is, there is now an effort on part of the
19 Temple to expand, to increase its size and rather
20 significantly and now the community becomes
21 concerned. It has nothing to do to -- it's not
22 personal. It's has nothing to do with the
23 religion. For 30 years there has never been a
24 problem. The problem now is very simple. There's
25 a sense in the community that this project may be

1 too big that maybe what is trying to be done might
2 be so big that it might impact on probably the most
3 valued possession for those of use who live in the
4 Town of Oyster Bay and those are our homes. The
5 value of our homes. There are concerns about
6 traffic and there are concerns about parking.
7 There is no concern about vandalism. You're not
8 vandals. You did nothing but the very best for the
9 Town. We couldn't ask for more.

10 It is about parking. It is about
11 traffic. It is about alterations that may occur to
12 the quality of life. The residents have, what
13 appears to be, legitimate concerns. What the Town
14 Board is trying to do now in the wake of all that's
15 occurred is to see if we can find a way through
16 compromise to make the project fit. We have --
17 there are concerns that this is ten-pound building
18 on a five-pound lot. Let's see if we can make it
19 work so we can recreate the harmony that has
20 existed for 30 years without incident, never a
21 problem. I'm sure the residents brought cherry
22 pies to you and you opened your doors to their
23 children. They can share your faith. They're
24 certainly welcome. I know I was welcome. I had to
25 take my shoes off.

1 GURMEET K. SODHI: As long as you have
2 clean socks on.

3 SUPERVISOR VENDITTO: I'm going to give
4 you the floor, but let me wrap it up on this note;
5 I don't know if there's been mistakes in the past.
6 I don't know in the zeal of some of the Town's
7 people to help because I think everybody
8 recognized -- you have a Sikh Temple that's a great
9 neighbor, residents who love having you as
10 neighbors. We have to make this work. I
11 understand there once was a deal, an arrangement
12 whereby parking was going to be taken care of on
13 the north side and plans went forward on that
14 basis. That fell through, unfortunately, and that
15 opened the doors to some pretty grave concerns
16 about uh-oh, where are people going to park. There
17 have been incidents of overflow parking already.

18 So the Town blew the whistle and said
19 stop because it's going too far with this kind of
20 controversy and we need to stop the clock and see
21 if we can figure out a way to make this work
22 despite the efforts of the Town people, the sikhs
23 and residents in community, we have not struck that
24 cord yet. So if you say it came out of the blue, I
25 really don't know, but believe you. I guess it's

1 never too late to do the right thing. We need to
2 do the right thing here and restore store that
3 relationship between the Sikh Temple and the
4 community, if it's possible. I'm sorry I took so
5 long.

6 GURMEET K. SODHI: That's quite all
7 right. Supervisor Venditto, that's exactly what
8 I'm addressing here, the site plan has not changed.
9 They asked us to make changes to it. Do amendments
10 to it which we complied to and submitted. Those
11 were approved as well. The parking issue was
12 addressed, taken care of. We complied to that as
13 well. So it's not -- they say a ten-pound giant on
14 a five-pound lot --

15 SUPERVISOR VENDITTO: I didn't say it
16 was, but some people --

17 GURMEET K. SODHI: Sure. What was
18 originally submitted, it's continuing the same
19 thing. Now the concern to say, all of a sudden,
20 the parking is an issue. The parking was the same
21 thing that was submitted with the original plans.
22 At the same time, put yourself in our shoes, we
23 were not made aware of the stop in the plan.
24 Why -- that raises a red flag that's why stop the
25 plans without informing the other party? Both

1 parties should be informed equally. We were not.

2 COUNCILWOMAN ALESIA: With all due
3 respect -- I'm sorry, Supervisor. With all due
4 respect there are circumstances that have changed
5 during the course of negotiations back and forth
6 with the site plan. So I know the original site
7 plan had parking space provision of 136 spaces.
8 Yet on that plan, you did not see 136 spaces. So
9 clearly it was meant to be either added to the plan
10 or acquired across the street. I know revisions
11 were requested. Subsequent to that, buildings and
12 properties were purchased on residential streets
13 adjacent to the Temple and that does change
14 circumstances when you start talking about perhaps
15 demolishing homes, perhaps infringing on other
16 people's parcels of land and backyards. It does
17 change the circumstances under which you are
18 reviewing the application. I have not been made
19 aware that an additional site plan has been filed
20 and improved, certainly not. So the last that, I
21 think, an official action was taken was that a stop
22 work order had been issued and then lifted.

23 GURMEET K. SODHI: It was lifted
24 because they asked us to make changes and we
25 complied. There's another thing also that we want

1 to address. You said perhaps --

2 COUNCILWOMAN ALESIA: As you stated
3 yourself, several hundred people worship there
4 every morning and every night and I think that --

5 GURMEET K. SODHI: I'm so sorry. Not
6 every morning and every night. Not several hundred
7 go there every morning and every night. I'm
8 saying the total congregation, ten people go in the
9 morning, ten people go at night, but the bottom
10 line is, people pay their respect morning and
11 night. I also have Mr. Taneja with us who is one
12 of the board members and trustees.

13 SUPERVISOR VENDITTO: Good afternoon.
14 Before you continue, again, I don't want to get too
15 far away from the point that I was trying to make
16 because I really do think -- as I said, for 30
17 years it worked, everyone was happy and everybody
18 loved the Sikh Temple. I will be quick. Stay with
19 me on that because I think we all have to
20 acknowledge and if we are not acknowledging this,
21 then we have big problems bigger than we thought.
22 There is going to be a more expanded intensive use
23 of the Temple as a result of the proposed
24 renovation. I think we have to acknowledge that.
25 There's nothing wrong with that, but we have to

1 find a way to make it work so it does not disrupt
2 the quality of life in the area. I want to stay
3 with that issue. Sorry, sir.

4 MOHINDER SINGH TANEJA: My name is
5 Mohinder Singh Taneja. I understand your concerns.
6 I will be open about and tell my feelings about it.
7 We, at Hicksville, as you notice that the members
8 almost 10,000. That's a big number and from time
9 to time I have personally supported the public
10 because that's the only time we flourish to
11 businesses and real estate and the community. I
12 remember writing checks on my taxes with name on
13 it, \$14,000 every year. It's not easy come, easy
14 go. It's hard money. Concerning that --

15 SUPERVISOR VENDITTO: You do know that
16 a very small portion --

17 MOHINDER SINGH TANEJA: Yes, that's
18 only a part of it. What you see is a fraction --
19 behind me, standing there. Ten thousand people
20 paying taxes that becomes a big number. It becomes
21 millions, not thousand anymore.

22 Moving forward, we had a parking issue
23 problem. We sat down with Commissioner Frederick
24 Ippolito and we discussed about the parking and we
25 came up with the area existed before the plan. The

1 expansion started, we had 1,450 square feet before.
2 Today, there's only 2,200. It's the same height,
3 nothing more than that. It's wider, yes. We have
4 a bigger kitchen, yes. We also feed the homeless
5 people every week. The Hicksville Center in the
6 church right now -- we have -- it's not a one-way
7 street. We work with the community.

8 The question is to go from 1,450 to
9 2,200 expansion as you speak about it, it's not
10 much, 800 square feet more. How much affect can it
11 have? Tell me. When we sat down with Frederick
12 Ippolito, we concerned our parking spaces and we
13 said -- he verbally agreed on that, go ahead. Stop
14 order was lifting and we wanted to go to work
15 immediately. And it's unfortunate he had to resign
16 and all these problems came up.

17 My concern is, the resolution was
18 passed without involving us. I feel it's unfair to
19 us. That's the only thing of my concern. As far
20 as, we are parking where -- on the site plan, we
21 said 60 parking spaces required and Frederick
22 Ippolito saw that number too. If you notice on the
23 site plan, even it said 130 required, 60 were
24 approved and they approved the site plan. So why
25 is there a concern now? I don't understand that.

1 That's one thing.

2 Secondly, the public library was
3 remodeled and a requirement for the community, the
4 whole block it became. That was big. Where is the
5 space for them to park that many cars? There's
6 also a Korean church right next to it and they're
7 there every Friday and Sunday. They also need
8 parking. They park in the streets. They also
9 bought houses next to them. We didn't chase them.
10 To tell you the truth, it was offered to us. We
11 did not knock on the doors. As you they said in
12 the news, Channel 12 -- as a matter of fact, there
13 are 50 to 75 homes on sale right now. I worked
14 with the Town of Oyster Bay many times. I am
15 supporting it. I think Supervisor Venditto, you
16 see many fund raising places. There's no doubt
17 about it. I have seen many Council People here
18 that I personally spoke to them. I met them. I
19 may not pronounce your name right, Councilman
20 Coschignano, I met many times. I've seen also
21 coming to the Office -- I am familiar with all the
22 people. John Venditto, person that I like, we like
23 you to work with us. I have a three-year-old
24 grandson. He saying, when can I go to my church
25 and pray. I would like to you measure that for us,

1 please.

2 SUPERVISOR VENDITTO: Councilman Pinto,
3 go ahead.

4 COUNCILMAN PINTO: I think everybody
5 here is saying the right things and we all want to
6 the work together. Now, we have to work together.
7 I think Rebecca knows so much more than I do. I
8 have been trying to educate myself on this issue
9 for the last two weeks. I implore her efforts.
10 But I think that when you have residents affected
11 in such a negative way in their minds, we as
12 representatives in the community, we need to listen
13 to everyone and to see if we could work together.
14 I think the residents want to work together. What
15 I'm hearing now is all positive things. Now we
16 have to go and do it.

17 You mentioned the parking. The one eye
18 opener, to me, was when I saw on Hope Court
19 pictures of cars parked, like, seven deep in front
20 of people's houses. That, to me, is a problem and
21 if we can work together to resolve that, I think
22 that would be wonderful.

23 MOHINDER SINGH TANEJA: Yes, we would
24 like to do that.

25 COUNCILMAN PINTO: One other thing, I

1 was disappointed when I saw all the trees taken
2 down. If there's a way we can do something with
3 buffering the borders of everybody's properties to
4 help those residents, that would be wonderful.

5 MOHINDER SINGH TANEJA: Yes, we did
6 consult with Commissioner Ippolito and in the
7 drawing, you see site buffered up. When we sat
8 with him, the buffer were all discussed, all the
9 trees were discussed and the trees were taken, not
10 illegally, but with a permit.

11 COUNCILMAN PINTO: It seems like there
12 is a plan and it seems like there's a way that
13 everybody can work together and I think all the
14 Town Board was doing was listening to residents
15 saying, hold on, we are to work together and figure
16 it out together and how it will suit your needs and
17 those of the residents.

18 MOHINDER SINGH TANEJA: As far as
19 parking is concerned, we did -- as a matter of
20 fact, Rebecca -- next to us is a chiropractor, she
21 put her house for sale for \$900,000. If two people
22 are willing to sell, can you imagine, the same
23 doctor who went against us -- stop parking -- as
24 far as Hope Court is concerned, so we stop parking
25 on Hope Court. There's no harm done. We won't

1 park on Hope Court.

2 COUNCILMAN PINTO: That's a start.

3 MOHINDER SINGH TANEJA: I feel is unfair
4 to us. My speech has changed when I came. So it's
5 on the floor.

6 SUPERVISOR VENDITTO: If I didn't make
7 it clear the first go around because the dialogue
8 is getting very repetitious, I said when I was
9 speaking to Gurmeet that I explained why we blew
10 the whistle and why we stopped. We went over the
11 history of how wonderful the Sikh Temple, what a
12 wonder neighbor it's been for all those years and
13 how harmonious the relationship between the Temple
14 and the community has been for 30 years. I don't
15 want to keep beating a dead horse, but we need to
16 take time out. We need everybody to be patient.
17 We don't want to stop you. Whatever legal rights
18 you have, I'm the last person to tell you, don't go
19 to a lawyer, don't go to a court. Do what you feel
20 you have to do. If you want to wage a public
21 relations campaign, whatever you want to do, I
22 don't want to stop either side from doing it. It's
23 not my intention. But if you want to resolve this
24 problem, chances are courts have a tendency to
25 resolve issues because sometimes you are a little

1 happy and you're a little sad --

2 MR. TANEJO: Yeah --

3 SUPERVISOR VENDITTO: Let me finish.

4 There are vagaries upon litigation and if you go
5 off into a PR mode, lord knows where that will take
6 you. All I'm suggesting is that, like a referee,
7 the Town Board has blown the whistle for everybody
8 to stop. Please be patient and let see if we can
9 recreate the peaceful coexistence and the harmony
10 that existed beforehand. But the problems do not
11 relate to the culture or the community or the
12 culture of the Temple, the religion of community or
13 the religion -- they relate to things like parking,
14 traffic. Can we make this work? Can we make this
15 fit so you don't have seven cars or whatever the
16 case may be. That's what it's about.

17 MR. TANEJO: We wrote a letter to
18 Councilwoman Rebecca Alesia back in December. We
19 are not successful on that and we tried to arrange
20 that meeting many times. It did not happen. So
21 it's not one way. We have been trying to get
22 there. It's been hard.

23 COUNCILWOMAN ALESIA: I want to
24 underscore what the Supervisor said and I'll go one
25 further that I have been reached out to by other

1 members of the Plainview community to say what a
2 wonderful working relationship they have with the
3 Guru Gobino, that you participated in Memorial Day
4 Parade, you have been excellent neighbors. You
5 have a lot of fans in the community. This is the
6 Supervisor said, absolutely not about the
7 congregation. It's strictly about zoning and
8 parking and we are going to find a way to work
9 together. I have been speaking with architect. I
10 understand that you have retained counsel and we
11 are going to be speaking with him. The goal is to
12 get you up and running in such a way that the
13 people who live behind you can live comfortably and
14 you can have your house of worship. That's the
15 goal.

16 MOHINDER SINGH TANEJA: We want to live
17 together. We are law-abiding citizen.

18 SUPERVISOR VENDITTO: You have been for
19 30 years.

20 MOHINDER SINGH TANEJA: Since 1913, it'
21 a place of worship. If you read the history of the
22 father who tried to get the church back in 1913
23 that how it came about, how it became the church.
24 As a matter -- I would like to add that because
25 right next to 1065, it was 1061, her daughter lived

1 there. Before she sold it to me, she found out and
2 I took her to the hospital. We took care of her.
3 We bought the house and also for two years, she
4 stayed in the rehab place, we also supported her.
5 At that time, that was \$7,000 a month and it's,
6 again, not one way. We have been helping the
7 community and think about before you pass it.

8 SUPERVISOR VENDITTO: The only think I
9 can tell you, sir, is that for 30 years you have
10 been a great neighbor. We are not looking forward
11 to losing a great neighbor. The Town has a vested
12 interest in seeing the community and the Temple
13 come together and work this out. We don't want to
14 lose such a precious neighbor as we had in you. So
15 we are going to do our very best to work it out.
16 That's our job. But it has to be worked out with
17 the minds and idea that people are affected
18 differently by this. And we need to find a way to
19 strike a balance so that your need as congregation
20 are met and the quality of life of our residents is
21 protected. I don't think that's an impossible
22 request.

23 MOHINDER SINGH TANEJA: Thank you. One
24 more thing, we are citizens also. That's all I
25 want to say.

1 SUPERVISOR VENDITTO: We have never
2 ignored you. We have been friends over the years,
3 with you and the community. Now we have a job.

4 MOHINDER SINGH TANEJA: Supervisor
5 Venditto, members, I would like to thank you for
6 very patiently listening to our concerns and also
7 acknowledging our high priest. We certainly want
8 to work with the Board and also the residents. As
9 you, yourself, mentioned about good things about
10 the community, for thirty years we have had very
11 good relationships with all of you and all the
12 residents and the Town.

13 So suddenly, we want the place
14 available -- when there is concern -- others that
15 we can reach out to and we can always resolve
16 anything and everything that is there. We have
17 been there.

18 SUPERVISOR VENDITTO: Do you remember
19 who first brought me to you? Do remember Peter
20 very well?

21 MOHINDER SINGH TANEJA: Yes. If I
22 mention him to our community, it was in 2001 when
23 the Supervisor came to the Sikh Temple and meeting
24 with our leaders. We all want the same
25 relationship to continue and like said they said,

1 our children, they are growing here. Please
2 support us. Thank you.

3 SUPERVISOR VENDITTO: I understand. I
4 enjoyed those visits so much I was afraid to tell
5 my pastor about them.

6 MOHINDER SINGH TANEJA: Myself having
7 been in the Government for 12 years. I do
8 understand. Especially Councilwoman Alesia, we
9 appreciate. Any time there is something, just
10 reach out. Supervisor knows we are there to
11 support and help.

12 SUPERVISOR VENDITTO: She has worked
13 very hard on this. She is the one who made the
14 proposal that we blow the whistle and sit down and
15 figure this out before somebody loses. We don't
16 want anybody to lose. The idea is for everybody to
17 win in the end.

18 MOHINDER SINGH TANEJA: There are
19 things -- many time -- we will appreciate if could
20 meet some of our leaders and we would have no
21 problem and then immediately we can resolve this.

22 Thank you.

23 UNIDENTIFIED SPEAKER: Supervisor,
24 thank you for your time. I really appreciate all
25 of you giving this much time and everything you

1 have done for us. I just want to address a few of
2 things that you have raised and I want to make sure
3 that these are not recent and there is some
4 background to it. When we have, ourselves, been
5 acting referees.

6 SUPERVISOR VENDITTO: Can you identify
7 yourself?

8 PRITPAL SINGH: My name is Pritpal
9 Singh.

10 SUPERVISOR VENDITTO: Go ahead.

11 PRITPAL SINGH: First of all, probably
12 what affects my family the most, my kids really
13 miss going there. As you said, we have been
14 going -- my older kids are now in their 20s. They
15 have been going there since they were little
16 juveniles.

17 SUPERVISOR VENDITTO: Where do you
18 live?

19 PRITPAL SINGH: What happened was, they
20 grew up there. I have two younger ones, they're
21 12 and 14 and have not been able to go for almost
22 two years.

23 SUPERVISOR VENDITTO: Where do you live
24 now?

25 PRITPAL SINGH: I'm in Dix Hills.

1 There's residents who come to this congregation
2 from all over. Houses of worship are not in every
3 Town. They are not that many of us. So there's
4 people that who come from as far as Port Jefferson
5 who really need to come here. There's no other
6 place we can congregate.

7 So I just want to address what is
8 missing from our family. This place is wonderful
9 for us. We come here. We pray. We sing together.
10 We eat all together. There's people from the
11 community who come in, not that they're invited,
12 they are regulars. They come and they love it
13 here. So the one thing, I want to talk about is,
14 the trees brought up. This happened a few years
15 when we bought the property next door. They talked
16 about the trees. We put them down. We worked with
17 them. We have a plan to bring the trees back. We
18 have trees planted already three years ago. We
19 started planting trees. I want to make sure it's
20 addressed. The cars, I want to address. The cars,
21 I know -- for two years, we haven't even gathered
22 there. We talked to our congregation and said we
23 do not -- every week we say -- the gatherings are
24 on Friday and Sunday -- please do not park on Hope
25 Court. We have addressed that. This is nothing

1 new.

2 As I said we are trying to be referees
3 ourselves. The big thing here is -- the other
4 thing is that the size has doubled. I want to
5 bring to everyone's attention, there is a new Guru
6 Gobino, house of the good rest in Hicksville over
7 the last few years. More than half of the
8 congregation is now going there. So even though we
9 are become bigger, we are going 800 square feet
10 bigger, it's the same congregation that's going to
11 be able to gather and just sit comfortably. That's
12 what it's all about. We are not planning on
13 doubling it in size. We can't. The congregation
14 already has been split. With that new Guru Gobino,
15 just so you all know, I now go to that one and so
16 do all my friends, again, as far as Port Jefferson.

17 So we are not planning on getting any
18 larger. The parking, we've understood. We
19 actually want to accommodate the neighbors as we
20 can. Whatever is needed. We want to work with the
21 Town and we appreciate you guys working with us.

22 COUNCILWOMAN ALESIA: That's really
23 great to hear and I think that that type of
24 attitude will definitely go a long way because I
25 know there's been frustrations during the

1 snowstorm, that there were cars that blocked access
2 to Town plows and things like that. Little
3 gestures like willing to move cars and being
4 willing to help neighbors, I can tell you with my
5 personal experience with the neighbors, that will
6 make this whole process go a lot smoother.

7 PRITPAL SINGH: That's my job.

8 MRS. BINDRA: Many, many thanks for
9 your time. You heard us. I just want -- I think
10 you will help us, but in my mind, I am thinking all
11 the churches in the neighborhood. They are not in
12 the jungle. All people go to pray and if they far
13 away, how can we go? I am 75 and I love my church.
14 This is my request -- all churches have
15 neighborhood, but I don't know why our neighbors
16 are giving us problem. You have to solve this
17 problem. Is my request. Thank you very much.

18 VIRDNER SIKKA: I live in Hicksville
19 for the last twenty years. I moved from London,
20 England to this area for a better life and I have
21 four children. Since 1996, all my family is
22 visiting this Temple. As I said, I have four
23 children. They all used to go until it was closed
24 down. They are all praying there and they all
25 bring here -- they have become -- one of my

1 daughters she is (unintelligible), my other
2 daughter has a Master's in computer science and
3 third daughter she has masters in Human Resources
4 and my son who became a realtor and had sold many
5 properties in the area and most of the people are
6 moving from all over Queens, Bronx and Brooklyn to
7 this area because of better life.

8 So I love to go to this Temple. So
9 many things have been built from here. I think
10 everybody is happy and they want to visit there all
11 the time. Since this is closed, we are all feeling
12 very badly. So my request is that, sooner you open
13 the Temple, it will be better for all the
14 community. Thank you.

15 SUPERVISOR VENDITTO: Before you go,
16 it's interesting what you said, I have been on this
17 Board, involved with this Board for a very long
18 time, 30 years coincides with your tenure as well
19 too. When I first came to the Board, we would here
20 speaker after speaker saying, Supervisor -- not me,
21 I wasn't Supervisor -- Supervisor, we came here
22 from the Bronx, we came here from Brooklyn, we came
23 here from Queens and we still hear that once in a
24 blue moon. Now we hear they came from other parts
25 of Nassau County, from parts of Suffolk County. I

1 think it's interesting that how many people want to
2 live in the Town of Oyster Bay. When you poll the
3 residents of this Town, it's phenomenal when you
4 hear how happy they are living here because of the
5 quality of life here. And it's our job to continue
6 that by not letting problems like this spill over
7 so that people don't want to come to the Town of
8 Oyster Bay anymore.

9 This Board has been working for 30
10 years that I've been involved in it. That is the
11 highest priority. And you hear, day in and day
12 out, complaints about this, complaints about that,
13 but the bottom line in the Town of Oyster Bay is
14 that people want to live here because of a very,
15 very special quality of life. It's a suburban
16 quality of life. There are exception to the rule
17 with senior housing and housing for our young
18 people, what have you. But basically, it's a
19 community of one-family homes. It's a suburban
20 lifestyle. I know a lot of people hate that, but
21 you ask any resident why they are here, that's why
22 they are here. They tell us that. It's this
23 Board's job to maintain that balance of a
24 beautiful, stable, well balanced community. That's
25 exactly what we are going to do in resolving this

1 problem.

2 UNIDENTIFIED SPEAKER: As I said, my
3 son has sold over ten houses in the Plainview area.
4 Everybody wants to go there. It's better for all
5 community.

6 SUPERVISOR VENDITTO: Let me tell you
7 what I have left. I have Nurindra Bindra. I
8 have -- we have two more left.

9 UNIDENTIFIED SPEAKER: Mr. Supervisor,
10 you pointed out to me. You said we need senior
11 housing. Yes, believe me, we are working toward
12 that.

13 SUKHMERNI KERN: Hello, all.

14 SUPERVISOR VENDITTO: You are?

15 SUKHMERNI KERN: My name is Sukhmerni
16 Kern. I have been living in Plainview for the last
17 six years. We moved from Queens for a better
18 School District and good neighborhood and I'm very
19 proud to be a resident of Plainview. We were very
20 nicely welcome in the society. I just want to say,
21 for me, my family, it is big part of our daily
22 life. We go to Temple every day for my five
23 minutes. And I believe because of that, my
24 children love the culture values and our rich
25 heritage. Because of the teachings, my children

1 learn in the Temple their studies and sports. But
2 Temple not being there is like someone has really
3 taken a part -- life away from us. My kids are
4 very sad because of the school. Everybody has been
5 asking what is happening with the Temple because
6 it's all over the Town, all over the news and we
7 just promise the kids that it's going to be opened
8 soon. It's a humble request that you do something
9 about that.

10 SUPERVISOR VENDITTO: We will do just
11 that.

12 SUKHMERNI KERN: You know, very soon,
13 we will always appreciate that request that one of
14 our community members could also be considered as a
15 candidate for the Elective Offices and also
16 administration.

17 SUPERVISOR VENDITTO: Wait until I
18 leave. I just to want close it on this note, if I
19 haven't made this clear, let me just say this, the
20 reason why the Town of Oyster Bay has been such a
21 special place, why people do a little more money to
22 live here, why people who grow up here stay here,
23 these things are verified by, of all places, the
24 United States census. There's a reason why they
25 want to be here and the way we get to that is

1 through the very process that you see unfolding
2 here this morning. There's obviously a controversy
3 in the community. The residents don't run off and
4 scream and yell and the Sikh Temple doesn't run
5 off, we come together and since 1653, it's been
6 working and it's been working very, very well.
7 Sometimes it tests you. It makes you a little
8 anxious. You get frustrated, even a little mad.
9 You might get mad at us. You might get mad at the
10 community and vice versa. But don't ever give up
11 on the process. It's that very process, it's the
12 very thing that's happening here this morning that
13 does make Town of Oyster Bay such a special place
14 because everybody cares. Everybody in the room
15 cares. We may disagree, but everybody in this
16 group cares about the quality of life in this Town.
17 That's what this morning is about, making sure your
18 quality of life and the quality of life -- your
19 neighbors remain among the finest anywhere in this
20 nation. So let's be patient. Let's work together.
21 Let us all do our job and we will all be in touch
22 soon. I thank you so much for appearing here this
23 morning and speaking with your electives here this
24 morning. Thank you.

25 I don't want to lose this, Richard

1 Grummel was here earlier had to leave. He left a
2 written statement, not on this subject, on Country
3 Pointe and he wants that statement read into the
4 record which I have no problem doing that when we
5 return. But I think, now, I believe we still have
6 Resolution 111 and we want to the go into Executive
7 Session to discuss that.

8 COUNCILMAN MUSCARELLA: Supervisor,
9 I'll make motion that this Town Board go into
10 Executive Session on Resolution 111 pertaining to
11 litigation and representation for counsel.

12 COUNCILMAN MACAGNONE: Seconded.

13 SUPERVISOR VENDITTO: All in favor.

14 ALL: "Aye."

15 SUPERVISOR VENDITTO: Opposed?

16 (No response.)

17 SUPERVISOR VENDITTO: So moved.

18 We are now going into Executive
19 Session.

20 (Whereupon, the Execution Session was
21 commenced at 12:27 p.m. and then the Action
22 Calendar recommenced at 1:05 p.m.)

23 SUPERVISOR VENDITTO: Mr. Altadonna,
24 you can bring 111 to the floor.

25 MR. ALTADONNA: May I have a motion to

1 adopt Resolution No. 111-2016?

2 COUNCILMAN MUSCARELLA: So moved.

3 COUNCILMAN MACAGNONE: Seconded.

4 MR. ALTADONNA: Motion made by
5 Councilman Muscarella, seconded by Councilman
6 Macagnone.

7 You have one speaker, Robert Ripp.

8 SUPERVISOR VENDITTO: I'm sorry.

9 MR. RIPP: Hi, I'm Robert Ripp.

10 I was wondering if you can elaborate a
11 little bit on what we are possibly hiring special
12 counsel for the Town Attorney's Office, what this
13 would be relating to.

14 SUPERVISOR VENDITTO: I think -- other
15 than to say and counsel will check me -- other than
16 to say it relates to personnel and potential
17 litigation. I don't think we can go any further
18 than that.

19 MR. SABELLICO: That is correct.

20 MR. RIPP: Thank you.

21 MR. ALTADONNA: On the vote, Supervisor
22 Venditto?

23 SUPERVISOR VENDITTO: I vote "Aye."

24 MR. ALTADONNA: Councilman Muscarella?

25 COUNCILMAN MUSCARELLA: "Aye."

1 MR. ALTADONNA: Councilman Macagnone?

2 COUNCILMAN MACAGNONE: "Aye."

3 MR. ALTADONNA: Councilman Coschignano?

4 COUNCILMAN COSCHIGNANO: "Aye."

5 MR. ALTADONNA: Councilman Pinto?

6 COUNCILMAN PINTO: "Aye."

7 MR. ALTADONNA: Councilwoman Alesia?

8 COUNCILWOMAN ALESIA: "Aye."

9 MR. ALTADONNA: Councilwoman Johnson?

10 COUNCILWOMAN JOHNSON: "Aye."

11 MR. ALTADONNA: Motion to adopt

12 Resolution No. 111-2016 passes with seven "Ayes."

13 Calendar is complete.

14 SUPERVISOR VENDITTO: Mr. Grundell
15 statement will be public comment?

16 MR. ALTADONNA: It was for public
17 comment.

18 COUNCILMAN MUSCARELLA: Supervisor,
19 I'll make a motion to adjourn the meeting.

20 COUNCILMAN MACAGNONE: Seconded.

21 SUPERVISOR VENDITTO: All in favor?

22 ALL: "Aye."

23 SUPERVISOR VENDITTO: Opposed?

24 (No response.)

25 SUPERVISOR VENDITTO: So moved.

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We stand adjourned and ready to proceed
with our public comment period.

(Time noted: 1:10 p.m.)