

TOWN OF OYSTER BAY
PUBLIC SCOPING SESSION
SYOSSET HIGH SCHOOL
May 1, 2018
6:13 P.M.

B E F O R E:

LEONARD SYMONS

JOSEPH SALADINO
SUPERVISOR

JAMES ALTADONNA JR.
TOWN CLERK

P R E S E N T:

SUPERVISOR JOSEPH S. SALADINO
COUNCILMAN JOSEPH D. MUSCARELLA
COUNCILMAN ANTHONY D. MACAGNONE
COUNCILWOMAN REBECCA M. ALESIA
COUNCILWOMAN MICHELE M. JOHNSON
COUNCILMAN LOUIS B. IMBROTO
COUNCILMAN THOMAS HAND

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

JAMES ALTADONNA JR., TOWN CLERK
JAMES STEFANICH, RECEIVER OF TAXES

S P E A K E R S:

TERRI ELKOWITZ
CHUCK DAVIS
Senior Vice President of Development with Simon
BARRY COHEN
DEBBI HUNTER

(Continued on next page.)

Minutes of the meeting
taken by:

KRISTINA TRNKA
Reporter/Notary Public

SPEAKERS (CONTINUED) :

CHRISTOPHER DiFILIPPO
JULIE GROPPER
BOB FREIER
LINGLING XU
JOSH LAFAZAN
KEVIN LAW
TODD FABRICANT
KEVIN MCKENNA
KYLE STROBER
ROBIN GROSSMAN
GLENN VOGELMAN
ALAN KENNEMER
SEAN McCAFFERY
CHRISTOPHER ULRICH
HENRY MO
DANFEI HUANG
RALPH CATAPANO
LESLIE LEVY
LAURA SCHULTZ
DR. SHETAL SHAH
ARNOLD DRUCKER
DR. MICHAEL COHEN
TRACY FRANKEL
RICHARD MURDOCCO
DEE SHRAVAH
LISA ADRAGNA
HANG PAN
JINXU XHANG
KAREN SANTORO
ROBERT AXELROD
SHELLY HUANG
XIAOWEI SUN
DR. WONG
JOAN HILLGARDNER
THERESA WALCH
JASON GUO
MIN HUI CHEN
DR. UZMA SYED
ZHUO LU
NAREEM BARDANWALA
CHAND WANG
PATRICIA SCHWARCZ
TASNEEM HEEMACHWALA
ANDREA SMITH
DAVID CHI
YAR LIU
DIMITRA POULOS

SPEAKERS (CONTINUED):

WENDY LEVITT

JOE DiLEO

ERIC ALEXANDER

JACK OSTRICK

DR. RAKESH SHAH

CARYN PORTNOY

LISA ADRAGNA (AGAIN)

STEPHEN MEEHAN

WEI CHIN

HONGLIANG QIANG

JEFF TRANG

TANYA LUKASIK

UNKNOWN SPEAKER

ANDREA SMITH (AGAIN)

CHUCK DAVIS (AGAIN)

Senior Vice President of Development with Simon

1 SUPERVISOR SALADINO: Ladies and
2 gentlemen, may I have your attention, please.

3 We are ready to get started if you
4 would all please find your seats. We will have
5 more residents coming in throughout the night.

6 Good evening, ladies and gentlemen.
7 I'm Town of Oyster Bay Supervisor Joseph Saladino
8 and this is a Special Meeting for the Oyster Bay
9 Town Board for Tuesday, May 1st, at Syosset High
10 School.

11 Good evening. On behalf of my
12 colleagues and Town Board and Town government, we
13 welcome you to Syosset High School for this Special
14 Meeting of the Oyster Bay Town Board.

15 As many of you know, this meeting is
16 held to provide you, the residents of our Town, an
17 important opportunity to comment on the Draft
18 Environmental Impact Statement, also known as the
19 DEIS, as it relates to the private sector proposed
20 development of Syosset Park.

21 This project entails the establishment
22 of a new planned unit development, Mixed Use
23 proposed zoning, in this proposed zoning district,
24 which would potentially allow for the construction
25 of a Mixed Use Development consisting of office

1 space, hotels, restaurants, cafes, entertainment
2 uses, retail space, residential units, public
3 meeting space, and a 30-acre public park. The
4 proposal also includes a network of dedicated
5 pedestrian and bike paths, shared parking
6 structures and complete street design features.

7 Tonight residents have an opportunity
8 to express their feedback on the DEIS document,
9 which was publicly available, which has been and
10 continues to be, publicly available on the Town's
11 website for several weeks now. Whether you are
12 here to support the project, oppose the project,
13 learn more about the many aspects of this project,
14 concerns of the landfill, discussing population
15 growth, we are here to listen to you.

16 We are here to listen and not to
17 comment, so please understand that going into, our
18 role is to listen to the public. Your voice is
19 most important and that's why we're hosting this
20 meeting. On behalf of the Town Board, I'd like to
21 thank you all in advance for your participation at
22 tonight's meeting.

23 I'd like to now turns things over to
24 our moderator, former Oyster Bay Town Councilman,
25 someone who has quite a bit of experience at these

1 kinds of public forums, and someone that I ask you
2 to allow us to be led by him this evening so that
3 everyone has an opportunity to be heard and those
4 here can hear the speakers very clearly.

5 Leonard Symons, would you take over?

6 Thank you very much, ladies and
7 gentlemen.

8 MR. SYMONS: Ladies and gentlemen,
9 welcome here tonight. Welcome to all of you on
10 what should be an important evening for this
11 community.

12 Let me, at the outset, introduce myself
13 again and spell my name. It's Symons with a Y,
14 S-Y-M-O-N-S, and I say that because I have nothing
15 to do with Simon Properties, if anyone thinks that.

16 At the outset, there's some safety
17 announcements that I want to make mention of. If
18 we have an emergency evacuation, there are doors on
19 the side, two doors. There are doors on the back.
20 We ask that you not stand in the aisles, except, of
21 course, if you have been called to speak. There is
22 an overflow room that is available if you can't
23 find a seat, and there are still some seats
24 available here.

25 And lastly, I would ask that everyone

1 silence their phones so you're not going to
2 interrupt your neighbor and you're not going to
3 interrupt the discussions that are going to take
4 place here this evening.

5 We gather here tonight pursuant to the
6 SEQR law, State Environmental Quality Review Act.
7 It's a statute and that statute prescribes certain
8 events that should take place in an orderly
9 fashion, so this is not -- I think there's a lot of
10 confusion in the community -- it's not an open
11 forum, it's not a yay/nay night. That's going to
12 take place down the road, hopefully. It's not a
13 Q-and-A. It's a night that the community is given
14 the opportunity to make comment on the DEIS, and
15 those comments will be recorded.

16 We have a court reporter, court
17 reporters, that will take out every word and that
18 your comments will ultimately be addressed in the
19 final environmental impact statement, so what you
20 say here tonight is most important, but, again,
21 this is not -- it's not a night that the Board --
22 somehow you -- there's an expectation that the
23 Board will be making a decision tonight.

24 They are here, as Supervisor Saladino
25 said, to listen, and the law provides a very

1 different way of listening. The law says that what
2 the Town of Oyster Bay could have done, they could
3 have invited all of you to make your comments in
4 writing and not invited everybody down here. So,
5 we are listening to you in person. That in -- that
6 was an important decision, as far as I'm concerned.

7 A good decision by the Supervisor, a
8 good decision by the Town Board, because there's
9 nothing better, take it from me, than listening to
10 you, the community and the voices of the community.

11 So just take a moment, look around
12 here. You ought to be very proud of the tremendous
13 turnout here tonight and I look forward to your
14 comments.

15 Now, how long does everyone have to
16 speak, which is, I know, a touchy issue? We have
17 concluded that each member of the public will have
18 five minutes to speak because of the volume of the
19 speakers. We want everybody equally to have a
20 chance here to express themselves.

21 Now, we acknowledge that there are
22 those speakers who want to go more than five
23 minutes, and so if you want to go more than five
24 minutes, do your five minutes and when we get into
25 Round Two, we will hear you, an extended period of

1 time.

2 So that, again, whether you're a short
3 speaker, and you hopefully honor that five minutes,
4 and we really want to keep to that or you're a
5 longer speaker, you will have the opportunity to be
6 heard this evening.

7 All the comments, as I said, will be
8 recorded. They will be in the appendixes of the
9 final environmental impact statement, where they
10 are going to be addressed. We are going to keep
11 the record open until June the 4th so that you have
12 an opportunity to add additional comments to the
13 Oyster Bay Town Board.

14 Sometimes I found that, and I'll
15 discuss that there was a time in my life that I was
16 where you are, that I would listen to a speaker and
17 say that that speaker is saying something that I'd
18 like to comment on, maybe in a more impactful way.

19 Now, we're not encouraging redundancy,
20 we're discouraging it, but sometimes you want to
21 get up here a second time, if you have to and if
22 you should, and we'll be receptive to that, but
23 let's keep the redundancy factor rather low
24 tonight.

25 James Altadonna, our Town Clerk, is

1 going to be the timekeeper. He will signal me or
2 there's going to be a beep that goes off, and I
3 hope everyone would honor that time limit so that
4 we can get on and hear everybody speak tonight.

5 I want to share, just for a moment, my
6 background, and then indulge me for a minute and
7 see if I can give you some guidance based upon my
8 rather long experience. You don't get white hair
9 and no hair because you're a newbie. Take it from
10 me.

11 I'm a former Nassau County Assistant DA
12 from the County Court Trial Bureau. I was on the
13 Oyster Bay Town Board for close to 13 years, and
14 loved it. I sat on this very project, and in the
15 spirit of full disclosure, I know there will be
16 some people out there will be curious how I voted.
17 That was a different time and a different project.

18 But for the record, so the record is
19 clear, I happened to vote against the old project
20 and I have no vote.

21 (Applause.)

22 MR. SYMONS: I have no vote on the new
23 project, for the record.

24 I was also a civic leader. I was a
25 civic leader in my community in Plainview, not very

1 far from here. As I said, I sat where many of you
2 are sitting tonight. I get it. Believe me, I get
3 it. That was a wonderful experience. It made me,
4 quite frankly, a better Board member having had
5 that experience, but I think it's extremely
6 important, and I want to share this with you and I
7 want everybody to listen rather carefully.

8 It's often been said that the strength
9 of any community is often determined by how
10 ordinary citizens behave, and I believe that, and
11 congratulations to all of you tonight to deliver a
12 message that you care about your community.

13 At the same time, the quality of the
14 decisionmaker is often impacted by his or her
15 ability to listen. That's a very important
16 concept. If we turn this hearing tonight into
17 sniping, back biting, disrespect, personal
18 allegations, references to other matters outside of
19 the subject matter here tonight, I assure you, you
20 will impact the ability of the decisionmakers to
21 listen.

22 Everybody in this room out there and up
23 here, we want a good solid night, a good rewarding
24 night and a good bottom line.

25 And as I say, I know this community

1 well and I have no doubt that that's exactly where
2 we're going.

3 So with your help, your support, I'm
4 going to know now call upon some speakers that will
5 describe --

6 SUPERVISOR SALADINO: One moment,
7 Councilman.

8 Before we get started with that, this
9 is an official meeting of the Town Board.

10 Please let the record reflect that on
11 the dais is our Receiver of Taxes, Jim Stefanich.
12 The Oyster Bay Town Board and our Town Clerk, James
13 Altadonna Jr. with a representative of his office.

14 Would the Town Clerk, James Altadonna
15 Jr., please poll the Board and officially start the
16 meeting?

17 MR. ALTADONNA: Thank you, Supervisor.
18 Supervisor Saladino?

19 SUPERVISOR SALADINO: Present.

20 MR. ALTADONNA: Councilman Muscarella?

21 COUNCILMAN MUSCARELLA: Here.

22 MR. ALTADONNA: Councilman Macagnone?

23 COUNCILMAN MACAGNONE: Present.

24 MR. ALTADONNA: Councilwoman Alesia?

25 COUNCILWOMAN ALESIA: Here.

1 MR. ALTADONNA: Councilwoman Johnson?

2 COUNCILWOMAN JOHNSON: Here.

3 MR. ALTADONNA: Councilman Imbroto?

4 COUNCILMAN IMBROTO: Present.

5 MR. ALTADONNA: Councilman Hand?

6 COUNCILMAN HAND: Here.

7 MR. ALTADONNA: You are complete,
8 Supervisor.

9 SUPERVISOR SALADINO: Thank you.

10 Okay.

11 Mr. Symons, would you call the first
12 speaker, please?

13 MR. SYMONS: Thank you, Supervisor.

14 Let me call upon Terri Elkowitz from
15 VHB is going to discuss the SEQR process.

16 MS. ELKOWITZ: Good evening,
17 Mr. Supervisor, members of the Board, Mr. Symons,
18 Mr. Altadonna, Mr. Stefanich. I appreciate the
19 opportunity to address you this evening.

20 My name is Terri Elkowitz. I'm a
21 Senior Vice President of VHB with offices at
22 100 Motor Parkway in Hauppauge.

23 VHB was the lead consultant in the
24 preparation of the Draft Environmental Impact
25 Statement, which is the subject of this hearing and

1 is in front of me tonight. And at the outset, we
2 understand, Mr. Symons, that the primary purpose of
3 this hearing is to listen to the community, and we
4 are eager to do that as well, so with this
5 understanding, we're going to keep the totality of
6 our presentation brief.

7 We do have representations for all the
8 consultants tonight so that they can hear, first
9 hand, the comments and concerns of the community
10 and we can ensure that they are addressed
11 comprehensively in the final environmental impact
12 statement.

13 Now, clearly, this DEIS is
14 comprehensive and voluminous and we're not going to
15 go over all of the information in it, but we do
16 want to spend a few minutes tonight reviewing where
17 we are in the SEQR process, providing an overview
18 of what has happened since we had a Scoping Meeting
19 before you, Mr. Symons, in 2016, and addressing
20 some misinformation that we have been hearing
21 lately.

22 So we're in the middle of a very
23 comprehensive state environmental quality review
24 process that's being administered by this Town
25 Board. Town Board began this process in 2015 when

1 it declared itself lead agency and initiated its
2 coordination process with other agencies.

3 And as has Mr. Symons alluded to, in
4 order to maximize opportunities for public
5 participation, like having this hearing tonight,
6 the Town Board also decided, when it issued its
7 positive declaration requiring that we prepare the
8 DEIS, that there be a Public Scoping process, and
9 there was a Public Scoping meeting in June of 2016
10 and we were required to send out notices to 32,000
11 residents of the Town.

12 As a result of that Scoping Session,
13 the Town issued a final scope, and that final scope
14 determined exactly what we had to study in the DEIS
15 and how we were going to study it. From September
16 of 2016 to March of 2018, we conducted our
17 research, we did our analyses, we met with Town
18 staff and consultants, we met with regulatory
19 agencies, and we prepared this DEIS.

20 The Town staff Board ultimately
21 reviewed it and determined that it was adequate for
22 public review in March of this year, and that's
23 what brings us here this evening.

24 We studied many, many topics in this
25 DEIS from subsurface conditions to water resources,

1 transportation, school district impacts,
2 construction impacts. The list goes on and on, as
3 you see. And we're going to listen very carefully
4 to the public's comments on our analyses and we
5 will evaluate every comment that you get tonight
6 and through the close of the public comment period
7 on June 4th.

8 At the close of that public comment
9 period, we will work with the Town to prepare a
10 final environmental impact statement that
11 comprehensively addresses all of the substantive
12 comments raised, and ultimately, this Town Board
13 will issue a finding statement for this project and
14 will determine how it does proceed.

15 Now, I'm sure that the Town Board is
16 aware that over the past few weeks, we've seen a
17 lot of active social media and flyers distributed
18 in the community that contains a lot of
19 misinformation, and a substantial amount of that
20 misinformation is going to be addressed by Barry
21 Cohen, our environmental counsel, because it
22 relates to contamination.

23 But at the outset, I wanted to talk
24 about a few claims that truly are unsubstantiated
25 and they relate to the Town's closed landfill, the

1 Cerro Wire site, and assertions that these
2 properties and this development would spew
3 contaminants throughout the community.

4 But before we get to the science, which
5 Mr. Cohen will speak of, I'd like to just approach
6 this with some basic logic.

7 So, the capping in the closure of the
8 landfill was completed in 1997 under the
9 supervision of the EPA. The landfill was delisted
10 by the EPA as a Superfund site in 2005 and it has
11 been monitored since that time under EPA
12 requirements.

13 Second, as you'll hear in a minute, we
14 are not proposing to place any buildings whatsoever
15 on the landfill. The fundamental truth regarding
16 the landfill is that we're doing nothing to change
17 in status of the landfill.

18 In fact, whatever, if anything, we do
19 on the landfill, whether it's the great park that
20 we're proposing based on meetings with some
21 community members, whether it's parking, whatever
22 it is, it has to be reviewed and approved by the
23 EPA before we can do anything, and anything that we
24 do would be an improvement to the existing
25 condition of the landfill.

1 With respect to the Cerro Wire site,
2 that property was investigated, remediated and
3 removed from the New York State Inactive Hazardous
4 Waste Disposal Registry in 1994, with no
5 restrictions whatsoever on the future use of that
6 site.

7 Additional investigation and
8 remediation was also done as part of a prior mall
9 proposal that Mr. Symons alluded to a few moments
10 ago.

11 And despite this, the applicant has
12 voluntarily entered into the New York State
13 Department of Environmental Conservation
14 Brownfields Cleanup Program because the applicant
15 wants to ensure that the property is remediated and
16 complies with the standards that apply today,
17 standards that are much more strict than those that
18 were in place decades ago.

19 So just from a logical perspective,
20 anything that the applicant does will improve the
21 conditions of both the landfill and the Cerro Wire
22 property, and if the community is concerned about
23 the conditions of the site, which I believe they
24 are and I understand, they should support actions
25 that the applicant and/or the Town would undertake

1 to improve them.

2 So I thank you all for your time and I
3 would like to now introduce Chuck Davis, to my
4 right, who's the Senior Vice President of
5 development for Simon Properties.

6 MR. DAVIS: Thank you, Terri.

7 Good evening, Mr. Symons, Supervisor
8 Saladino and members of the Board.

9 Chuck Davis, Senior Vice President of
10 Development with Simon. We're headquartered at
11 225 West Washington in Indianapolis, and I'm here
12 to represent the partnership of Simon and Castagna
13 Realty, and we do appreciate the opportunity to
14 address you and the community this evening and also
15 a special thank you to the Syosset Central School
16 District for allowing us to use the facilities.

17 So, first, a little background. Most
18 of the people in this room have never seen our
19 proposal or had any presentation of what the
20 proposed project is, so we're going to give a
21 little bit of that as context.

22 So the property itself is located just
23 west of South Oyster Bay Road overpass on the Long
24 Island Expressway where Syosset and Jericho meet.
25 Roughly 93 acres, 54 of which is developable. 39,

1 the blue outline, is the former Cerro Wire site.
2 15 acres is the current Town Public Works site
3 where the buildings and the highway facilities are,
4 and the balance is the former landfill.

5 Zoning here is Light Industry, which
6 allows an office and industrial park, like across
7 the Long Island Railroad or a full office park like
8 which you would see over at the Jericho plaza or at
9 the quadrangle. Property taxes today for the Cerro
10 site are just under a million dollars for everyone.

11 Do we need to -- can you all see the
12 screen?

13 About a million dollars for all tax and
14 entities. Various -- Department of Public Works
15 site is under contract so there's no taxes being
16 generated on that site.

17 Again, the history here was two
18 contaminated sites. One was a former Cerro Wire
19 plant that was closed in the mid '80s. Between its
20 closing in 2004, the plant buildings in the center
21 of the site were all demolished and millions of
22 tons of soil and waste materials removed, and,
23 again, the State was given its clearance for the
24 right to develop it, including residential uses,
25 over twenty years ago.

1 The other is the former Town landfill
2 that was closed in the '70s. It was capped and
3 sealed from above in the late '90s, and that cap
4 was accepted by the United States Environmental
5 Protection Agency. And then testing and
6 groundwater monitoring are done routinely by the
7 Town and evaluated every five years by the US EPA
8 for compliance, and the last US EPA review, I
9 think, was last year. But, again, both were
10 delisted from past Superfund-type designations.

11 So in the '90s, the Cerro site was
12 proposed to be a nearly one million square foot
13 regional mall and that resulted in a lot of local
14 concern from their surrounding neighborhoods, and
15 that's when the Cerro Wire Coalition came about.
16 So the Cerro Wire Coalition was a combination of
17 local citizens, HOAs that surrounded the property
18 and civic organizations that were actively opposed
19 to the mall.

20 After years of fighting, they decided,
21 instead of saying, no, you need to articulate what
22 is acceptable, and in 2006, they presented their
23 own alternate development vision in lieu of a mall
24 on the site. That site plan had 530 residential
25 units, essentially everything in yellow, 120,000

1 square feet of commercial space and a hotel, which
2 you see in red.

3 And as you can see from the following
4 renderings, there's generally two to four stories
5 in height, kind of a new urbanist look with a
6 five-story hotel. They had a couple of small
7 public parks and courtyards for the residential.

8 So to follow on, as time went by, you
9 had a million square foot mall, then repropose as
10 an 860,000 square foot mall, and a last ditch
11 proposal at 750,000 square feet, and they were all
12 rejected.

13 Five years after this plan was
14 presented, 70 percent of Oyster Bay voters voted to
15 sell us the Department of Public Works site to
16 marry with the Cerro site to pursue the Cerro Wire
17 Coalition Vision, and in late 2013, we paid the
18 Town \$30 million with a \$32.5 million price tag
19 that the voters had approved, and the next year, we
20 acquired the Cerro site, and that's how Syosset
21 Park started.

22 So we spent all of 2014 and early 2015
23 reevaluating the property, understanding its
24 constraints, the issues, especially its history,
25 and importantly, taking the Cerro Wire Coalition's

1 Vision to heart. In Spring of '15, we held five
2 general community open houses to present ideas and
3 concepts and those were generated by Duany
4 Plater-Zyberk, who's a world renowned new urbanist
5 planning firm.

6 Over 700 people attended those five
7 meetings. Another 2,000 people interacted with us
8 via Facebook on our website, and we evolved a plan
9 that ultimately led to our application in August of
10 2015, and this was our plan.

11 In the center, kind of, the yellow
12 orange, is a small primarily single-story community
13 village with a dine-in theater, small markets and
14 restaurants. We had a small office complex along
15 Robbins Lane, just large enough for the local
16 brokers to be able to recruit a local or regional
17 headquarters, two hotels -- I'll get into that in a
18 minute -- and all the residential is around the
19 periphery. And then on the Town Public Work's
20 site, notably not where there was any plant
21 activity and where there is no landfill.

22 Our goal here was a logical extension
23 of that vision from the Cerro Wire Coalition for
24 both sites, and, again, we use what we called,
25 benign uses, hotel and more residential versus

1 heavy uses and office and commercial. And why?
2 Because traffic generation was the heart of the
3 community opposition to the mall proposals.

4 Zoning, so nothing like the Cerro Wire
5 Coalition Vision would be allowed under Light
6 Industry zoning. That's why we're proposing a PUD,
7 to create a bridge between a commercial village and
8 the residential medium density designation.

9 At the time, the Town was willing to
10 allow such an application because of our community
11 outreach and the response that we received to the
12 Syosset Park ideas that we documented and shared,
13 and also because it was akin to what the Cerro Wire
14 Coalition Vision Plan had provided as a foundation.

15 Density, we're actually consistent
16 with, and in some cases, less dense than what was
17 on the Cerro Wire Coalition Vision Plan. We're
18 about 70 percent of the maximum comparable
19 densities for the retail and for the residential.

20 Why didn't we go for the maximum?
21 Because of traffic. We designed this not to
22 disrupt the key roadways and, specifically, the
23 bridge over the Long Island Expressway. We
24 basically backed into the existing roadways, what
25 they could support, and provided a mix of uses that

1 would absolutely minimize the peak hour impacts at
2 morning and evening rush hour.

3 So the park, we started looking at the
4 landfill cap as a giant parking lot and then we
5 said, well, what about a green open space buffer.
6 But after discussions with the EPA and knowing lots
7 of such facilities had been converted to active
8 park land all over America, which will be shown
9 later, we proposed the idea of 30 acres of active
10 park space to the community, and we proposed to
11 create parking decks for those on our site to free
12 up land to create the park, and the community
13 seemed to like that idea.

14 So how do we stack up to the Cerro Wire
15 Coalition plan? Well, the site down below is the
16 Cerro Wire site, 39 acres, 530 condos and
17 townhomes, 120,000 square feet of commercial,
18 3 acres of park. On the Department of Public Works
19 site, by right today, you could develop a little
20 over 800,000 square feet of office space, three
21 stories, and you can turn that entire landfill cap
22 into a parking lot.

23 How do we compare? 93 acres, we have
24 625 condos and townhomes, 10 percent of which we
25 would commit as affordable. We only have 200,000

1 square feet of office, the minimum brokers are
2 telling us we would need to be successful. We have
3 two hotels, because hotels don't drive peak hour
4 traffic, but do generate taxes. And we had the
5 minimum retail environment walking village that we,
6 in Castagna, feel confident that we can lease and
7 we can operate successfully at the caliber of our
8 projects here on Long Island.

9 Most importantly, 30 acres, over a
10 third of the site, we've given over as dedicated
11 public space where we committed to design, build
12 the park with the community, and return it back to
13 the Town.

14 So that's how we got to our proposal.
15 Every effort we have done is to be consistent with
16 the Cerro Wire Coalition's Vision and to back into
17 protecting roadways as well as to be sensitive to
18 the placement to the residential as to prior uses.

19 So after a three-month community
20 dialogue, we had specific community guidance to
21 turn plans in, start the SEQR process, and actually
22 understand the impacts, and we had the adjacent
23 HOAs put in writing to the Town, their desire to
24 see a process. Those were all submitted with the
25 application in August 2015, 34 months ago.

1 One of the key transparency pieces we
2 like to highlight is we committed to the community
3 that we would critically assess Syosset Park and
4 look at it in the DEIS, not just our project, but
5 how Syosset Park would stack up against single use
6 options.

7 For example, you could do 2.3 million
8 square foot of office space here, 3-story office
9 buildings like you have at Jericho Quad, Jericho
10 Plaza, and 11,000 parking spaces.

11 You could do more business park like
12 you have across the railroad, nearly 2 million
13 square feet of that, 4,000 parking spaces, and a
14 whole lot of semi-trucks and tractor-trailers. And
15 then again, we committed to look at the smallest of
16 the three mall proposals along with office at the
17 Department of Public Works site. That's about
18 8,000 parking spaces.

19 So we said smart growth would have far
20 fewer impacts, especially as to traffic, and here's
21 what the data shows. The data shows we have two to
22 six times less peak hour traffic because of mixed
23 use.

24 This is the morning peak hour. We have
25 projected about 610 cars arriving, about 400

1 leaving. Of the small mall plus the office, would
2 have about two and a half times the amount of
3 incoming traffic and industrial business park would
4 have nearly 2,000 cars and an office campus would
5 have over 3,200 cars, and all those cars would be
6 primarily heading over the South Oyster Bay Road
7 bridge.

8 This is the evening peak. About 940
9 cars leaving, about 780 arriving. You'll notice in
10 the -- when you look at the stuff that the Mixed
11 Use has, arriving and leaving, about the same.
12 That's by design. Small mall plus the office,
13 double that. Same with business industrial park,
14 and triple that for an office campus. All dumping
15 out of Robbins Lane and Miller Place.

16 As part of our traffic study, we took
17 the extra step to create a visual model for
18 everyone to see instead of just tables and numbers,
19 so we have two videos. This is actually the
20 morning peak and this is after we make a series of
21 improvements, like widening and improving Miller
22 Place, fixing the weaving conflict coming off the
23 Robbins Lane/Long Island Expressway exit, widening
24 and upgrading Robbins Lane, including a dedicated
25 flow-by lane on the southbound way to ease access

1 for people who live north of the railroad line.

2 And, of course, to upgrade the Long
3 Island railroad crossing at Robbins Lane to current
4 federal railroad standards, including bike and
5 pedestrian gates.

6 Then, in addition, we're providing
7 improvements at 11 other intersections and
8 locations in the broader area, upgrading signals,
9 widening lanes and improving several intersections.

10 We're providing sidewalk connections to
11 nearby neighborhoods, and to mitigate concerns of
12 parking pressures at the Syosset Train Station, we
13 proposed to run a shuttle service at morning and
14 evening rush hour to the Hicksville station where
15 there are many more train lines that head into the
16 city for both residents and employees at Syosset
17 Park.

18 So the DEIS has a lot of information as
19 to traffic and mitigation measures and we certainly
20 don't expect everybody to read the volumes. They
21 thought it was important as these are the facts,
22 these are the mitigations, this is what we will do.

23 Taxes is another important metric for
24 the Town, the school district and the community.
25 We project over \$20 million in property taxes, per

1 year, based on our initial projections made in the
2 draft EIS that was put together and submitted 15
3 months ago.

4 About 12 million of that, we project
5 from the -- to the Syosset Central School District,
6 depending on how they're budgeting works out.

7 Between three and three and a half million dollars
8 would go to the Town and your various sources and
9 funds, and we also want to highlight that these tax
10 numbers were based on projections of residential
11 values between 400,000 and 700,000 per door, based
12 on market studies two years ago.

13 We have homes that are about the same
14 size that are selling in Country Pointe for quite a
15 bit more now. Needless to say, we think that our
16 property tax numbers are probably light.

17 Another \$20 million projected in sales
18 taxes and hotel use and occupancy taxes per year.
19 Most of that goes to the State and the County, but
20 about a million to a million and a half on top of
21 the three to three and a half million of property
22 taxes would flow back to the Town for its various
23 sources. And then there's also mortgage tax and
24 property transfer taxes, likely in the millions of
25 dollars a year.

1 So we think a good \$40 million,
2 conservatively, is the total tax generation of
3 build out here, and that tax base for the Town, the
4 school district, the County, and the State would
5 grow every year from that point forward versus a
6 million dollars a year today.

7 Jobs and economy, we believe there's
8 over 2,600 jobs for construction will be created
9 here and over 2,000 permanent jobs at Syosset Park.

10 On environmental issues, our goal is to
11 make this project better than the condition that
12 was left to us, that was left to the community, and
13 using the Cerro Wire Coalition's Vision. We
14 voluntarily entered the State Brownfield Cleanup
15 Program because of the concerns we heard three
16 years ago at our community outreach, even though
17 the site was signed off 15 years ago.

18 Why? Because the new standards are now
19 10 to 20 times more restrictive and we also felt we
20 owed it to the community to be as transparent and
21 to be as separate, let the State make the decisions
22 what we can and can't do here.

23 All testing is directed by the State
24 based on historic records and newer standards and
25 performed by licensed professionals with direct

1 experience here on Long Island. All those test
2 results are provided to the State for review and
3 for full public disclosure. Again, we're trying to
4 make it better.

5 As for the landfill, there are no
6 buildings proposed on or within the boundaries of
7 the landfill cap, period. Nothing is proposed to
8 be built on the landfill cap that will disrupt it,
9 and the US EPA will provide guidance and oversight
10 of anything that's done to the cap, just as they
11 had when the Town's use for heavy trucks and
12 snowplows and salt bins and everything were placed
13 on top of it. There are no homes or buildings to
14 be built within 25 feet at the very edge of that
15 cap at that landfill.

16 Frankly, most of them are farther away
17 than the elementary school and the existing homes
18 that are surrounding the site today. And an active
19 part will not be built if the US EPA determines it
20 is unsafe or infeasible. There will be continued
21 air quality and groundwater monitoring by the Town
22 at the landfill itself with federal oversight,
23 regardless of what sits on top of it.

24 Again, we're taking a remediated
25 situation, but not a very attractive one, and

1 working with the Environmental Protection Agency to
2 make it better.

3 So, the park, we saw there was a huge
4 community demand for park facilities and sports
5 fields. The single soccer field next to Lifetime
6 Fitness is just a clear example of how competitive
7 and how difficult it is to find fields in that
8 area. It could be a 30-acre open space, we could
9 have just done a surface parking lot instead of
10 spending money building parking decks, but we saw
11 this as something the community liked, needed,
12 wanted, and so we incorporated in that based on the
13 community feedback we had.

14 So, no development on the former Cerro
15 Wire site without specific approval of the State of
16 New York, period.

17 No development will occur on the
18 landfill cap without EPA approval for either the
19 parks or parking, period.

20 No homes or buildings will be built
21 within 25 feet at the edge of that landfill cap,
22 period.

23 So, again, we are here to listen
24 tonight. We do want to address some of the
25 comments and I'm going to pass this over to our

1 Environmental Council, Barry Cohen.

2 MR. COHEN: Good evening. Thank you.

3 We really just want to address some of
4 the misinformation that's been posted on social
5 media. We can't do it all, there's new claims
6 every day, but we'll pick out a few of the
7 highlights.

8 One claim is that there's a federal
9 court case, this court case from 1997, that
10 provides evidence that radioactive waste was
11 disposed of at the landfill.

12 In fact, it claims -- the claim is that
13 it was shipped by rail from Grumman to the
14 landfill. The problem is that this case doesn't
15 say that. It doesn't provide that evidence.

16 Fact of the matter is that the terms,
17 radioactive, nuclear, radionuclide were never
18 mentioned in this case. Why would somebody put
19 this in the public record to support that claim
20 when it -- it's not even mentioned?

21 Another popular claim that there's
22 never been off-site testing from this landfill.
23 That's absolutely untrue. The US EPA, United
24 States Environmental Protection Agency, required
25 off-site testing in connection with the

1 investigation and closure of the landfill.

2 In fact, annual testing that's occurred
3 since 2001 includes sampling of off-site wells.
4 It's all in the public record. It's all available
5 information. Why people would say that's never
6 been performed is unclear.

7 There's a number of claims with regard
8 to the cap at the landfill. One claim is that the
9 landfill can't be used as a park, it can't be
10 repurposed as a community park. The fact of the
11 matter is that there are literally hundreds of
12 landfills and Superfund sites across the country
13 that have been repurposed for that very use for
14 exactly what we're proposing to do here, if the
15 community wants it.

16 All this work has been done under the
17 oversight of the environmental and health agencies
18 to make sure future visitors at the park are safe.
19 So, it's happening all over the place, including in
20 New York, including in other locations on Long
21 Island. There's a claim that the cap that was
22 constructed in Syosset was inferior to other caps.
23 That's not accurate. It's in the DEIS.

24 The cap that was installed at the
25 Syosset Park -- at the Syosset landfill is more

1 rigorous than any others. It had to be to handle
2 the heavy truck traffic that's used by the Town and
3 storage of materials. The claim's just not valid.

4 The worst claim, the one that bothers
5 us the most, the one that seems to be the most
6 devoid of fact is that the landfill and Cerro Wire
7 are spewing toxic waste or toxic chemicals into the
8 community. This claim simply has no merit. It
9 runs counter to more than two decades of data, soil
10 data, groundwater data, soil gas data, data
11 collected by New York State professional engineers.

12 Professional engineers who do not just
13 work for the Town of Oyster Bay, but work for
14 multiple municipalities on similar projects.
15 Professional engineers who happen to have a stellar
16 reputation. The data is submitted to third party
17 independent laboratories that that are approved by
18 the New York State Department of Health. The data
19 has to be -- they have to follow validation
20 requirements.

21 The data has to be subject to Quality
22 Control and Quality Assurance, and the data has
23 been accepted for more than two decades, accepted
24 and reviewed by the US EPA, the New York State
25 Department of Health, and the New York State

1 Department of Environmental Conservation.

2 At Cerro Wire, there's been more than
3 750 soil samples collected from more than 400
4 locations at the property. There's been not one,
5 not two, but five separate groundwater
6 investigations.

7 There's been soil vapor sampling. The
8 data that's been performed under agency oversight
9 and submitted to the agencies does not support the
10 claim that it's spewing toxic waste or toxic
11 chemicals.

12 At the landfill, there were large
13 expensive long studies performed at the direction
14 of the US EPA in connection with, first, the
15 investigation of the on-site landfill, groundwater
16 sampling, soil gas monitoring.

17 Then the EPA, after it completed that
18 study, ordered a separate investigation, the sole
19 purpose of which was to determine whether
20 contaminants at the landfill were migrating off
21 site. The data from all of that work does not
22 support the claim that these sites are spewing
23 toxic chemicals or toxic waste.

24 So, now the latest is, well, we must --
25 we need new data because, I guess, because it

1 doesn't support the claim. It doesn't make any
2 sense. That means that none of the data accepted
3 as valid by the United States Environmental
4 Protection Agency, the New York State Department of
5 Health, the New York State Department of
6 Environmental Conservation, the Nassau County
7 Department of Health, it's all a waste, it was all
8 a waste of time. You paid for most of it. It just
9 doesn't make sense.

10 We understand the folks have questions
11 about environmental and health issues. We should,
12 we're New Yorkers. Better yet, we're Long
13 Islanders. I understand that I grew up next to a
14 landfill on Long Island. What we encourage --
15 we've been asking that if people have information
16 on environmental and health, please give it to us
17 so we can evaluate it. We've never received it.

18 There's been social media posts, but
19 we've been told there's boxes and boxes of stuff.
20 We've been asking for it. Okay. You don't want to
21 give it to us.

22 Hopefully, the Board will please
23 encourage people to submit it to the New York State
24 Department of Health, to the agency so the experts
25 can review this information.

1 Please just the concept that you can
2 bring a site like this, a development project, to
3 the US EPA, the Nassau County Department of Health,
4 the State Department of Health, and the DAC, all of
5 whom we invited to review our proposal, all of whom
6 we have been meeting with for over two years, the
7 concept that they would allow people, families,
8 children to be exposed to toxic waste is simply
9 ludicrous. It does not occur.

10 Thank you for your time.

11 MR. SYMONS: Thank you very much.

12 This will be the procedure tonight.

13 I'm going to call the first two names,
14 Debbi Hunter.

15 Debbi Hunter is the first speaker here
16 tonight and Christopher DiFilippo.

17 So, Debbi, you go to one microphone;
18 Christopher, go to the other. When Debbi Hunter
19 gets done, I'm going to call another name to
20 replace Debbi, and we'll go back and forth so we
21 move this along.

22 Each speaker I would ask to please
23 identify themselves with name and address and
24 organization, affiliation, if any.

25 Debbi, the floor is yours.

1 MS. HUNTER: Hi. My name is Debbi
2 Hunter. I am co-president of the Birchwood at
3 Syosset Homeowners Civic Association.

4 I live at 14 Elmwood Lane, Syosset,
5 right around the block from this proposed Syosset
6 Park, or should I call it, a city.

7 Good evening, members of the community,
8 Town of Oyster Bay, and Simons, Syosset Park
9 members.

10 I'm here today as co-president of the
11 Syosset Birchwood Civic Association and as a
12 community member. Let me be blunt. I am against
13 the magnitude of this project and want to express
14 my concerns to the community, as well as the Town
15 of Oyster Bay Board.

16 Twenty-five years ago, I was one of the
17 founding members that began the fight for the mall.
18 Twenty-five years I gave up my free time with my
19 children to fight this mall. You, Simon
20 Properties, Todd Fabricant and Howard Avrutine and
21 my co-president were part of this founding group.
22 We worked extremely close throughout the years. We
23 attended countless meetings, spoke at court
24 proceedings, and even attended some Supreme Court
25 hearings. It took 22 years to win this battle,

1 with the help of Simon Malls.

2 Looking back, we were fools. The no
3 mall agenda was proposed. We continued to propose
4 no mall agenda with the backing of Simon.

5 Twenty-five years have gone by and the traffic on
6 Robbins Lane, Jericho Turnpike and South Oyster Bay
7 Road is unbearable. Adding your city will just add
8 to the existing problem in our congested area.

9 300 homes, 600 cars, no big deal, but
10 let's talk about everything else that's coming and
11 going in this community.

12 Birchwood Park Lane will have an influx
13 of traffic. My development will become the
14 cut-thru, the quick route, to get to the South
15 Oyster Bay Road. With two elementary schools
16 surrounded by this park, the safety and the
17 concerns of the children of this area is my first
18 concern. The health and safety of our children is
19 at risk.

20 Now, I know my age is now going to
21 show, but 29 years ago, before all this -- 29 years
22 ago before all this started, the State and the Town
23 began to do work on the service road and the LIE.
24 They began digging up the area and cutting down the
25 trees. We had a severe rodent problem, and I don't

1 mean five rodents, I mean hundreds of rodents in my
2 home, in my neighbor's home, under people's decks.

3 It was all over the place. The
4 surrounding park on Marlene Drive, you could not
5 walk to that park and put my children in that park
6 as rats were running through that area.

7 The day you dig in that park area where
8 Cerro Wire, what are you going to do to prevent the
9 influx of rodents who have been nesting there for
10 twenty-five years or longer?

11 (Applause.)

12 MS. HUNTER: Two weeks ago, the Long
13 Island Railroad proceeded to cut down trees between
14 2 and 3 o'clock in the morning. I had to go to
15 work the next day and so did the entire
16 neighborhood. Some people heard it. Some people
17 did not.

18 Who's to guarantee when and where you
19 are going to do all of the digging, the banging,
20 the trucks? Who's to say that you're not going to
21 do it through the weekend where we entertain, where
22 we sit with our children? Who's to say that you're
23 not going to be doing this between the hours of
24 12:00 a.m. and 6:00 a.m. where it's quieter and
25 there's not a lot of traffic through the

1 neighborhood? When is this project going to be
2 done?

3 (Applause.)

4 MS. HUNTER: I am not an expert when it
5 comes to the environmental studies so, therefore, I
6 will not talk about it. I hope there will be other
7 people in the community who are more apt to
8 understand the dangers or whatever that are going
9 on.

10 I beg the Town of Oyster Bay to turn
11 this community project down.

12 Thank you.

13 MR. SYMONS: Thank you, Debbi.

14 Thank you very much.

15 (Applause.)

16 MR. SYMONS: Julie, Julie Gropper, if
17 you will go up to that mic and then we'll hear from
18 Christopher DiFilippo.

19 Chris, would you just identify yourself
20 and your organization that you're affiliated with?

21 MR. DiFILIPPO: My name is Christopher
22 DiFilippo. I'm in the community of Woodbury for
23 36 years. I'm representing myself and my personal
24 views.

25 Good evening, Town Supervisor Saladino,

1 Councilmen and Town government.

2 MR. SYMONS: (Inaudible.)

3 MR. DiFILIPPO: Closer? Okay.

4 I'm speaking tonight, like I said, as
5 an individual and I'm not representing any entity,
6 school or fire department.

7 I'm a first responder now for eight
8 years in Syosset Volunteer Fire Department as an
9 EMT. I lived here for over 36 years. This is my
10 home, my town, I'm passionate of it, and I strive
11 to keep it safe for all known hazards.

12 I work in technology as a project
13 manager. One of my key jobs is to mitigate risk,
14 which is basically identify them and have a
15 mediation plan if those risks are triggered.

16 Major risk number one, I'm advocating
17 for independent testing of the soil and water at
18 both Cerro -- former Cerro Wire and DPW site for
19 all hazards including and not limited to
20 radioactivity before any consideration is made for
21 building anything on the proposed site, major
22 development and building of a city within a city on
23 the former Cerro Wire and adjacent Superfund site
24 in Syosset.

25 As we now sadly and painfully realized

1 when the Federal Government told everyone it was
2 save to return to the 9/11 Ground Zero area in
3 2001.

4 (Applause.)

5 MR. DiFILIPPO: You can't take that out
6 of my five minutes, okay?

7 That was not the case. I'm a first
8 responder now. I was not a first responder in
9 2001. I was -- inspired by the men and woman who
10 risked their lives and came to help when duty
11 called. Many of these responders are not here
12 today with us because they died prematurely of
13 thyroid, colon, prostate, blood, brain cancers and
14 other serious health issues.

15 If I was first responder back in 2001,
16 I would have stayed and helped out, but my chances
17 of being here, talking to all of you now would be
18 very unlikely. The government took years to get --
19 to be convinced of serious medical and health
20 aftereffects.

21 Town Board, do not be misled by the
22 potential risks. Alleged government downplaying of
23 health risks which downplayed the health risks of
24 the area and rushed to reopen the area around
25 Ground Zero. Although this posed a grave and

1 immediate health risk to first responders, many
2 corporations were eager to hear the news of the new
3 Stock Exchange being reopened only a few days after
4 the collapse.

5 I myself, personally, was there and
6 then soon after, they told me to come back because
7 they said that everything was tested by EPA, DEC,
8 there's all these data, there's all these all
9 studies that it's safe. I just -- luckily, I did
10 not believe that.

11 Please, I insist, for these reasons, we
12 have independent testing done so history does not
13 repeat itself and children face the same faith as
14 the 9/11 first responders --

15 (Applause.)

16 MR. DiFILIPPO: I personally do want
17 any housing as it will overload the schools in
18 excess of 500 students. This is my personal
19 estimate and it may increase property taxes.

20 (Applause.)

21 MR. DiFILIPPO: I came out here to live
22 away from Queens and do not want Queens to be in my
23 community.

24 (Applause.)

25 MR. DiFILIPPO: However, I am not

1 totally against building out the property; however,
2 we need to do due diligence, identify risks and
3 have an action plan to remediate if that is
4 feasible.

5 Risk number 2, the Syosset Fire
6 Department will need meet the increased demands for
7 this city within a city. I'm unsure how fire
8 rescue resources will be met. The area planned is
9 over congested and I have not seen access routes to
10 all these homes to put out fires and transport
11 people for medical attention.

12 If the fire department cannot meet the
13 needs of medical rescue, then that responsibility
14 should fall upon the shoulders of Nassau County
15 Police Department to provide increased medics and
16 ambulances. Taxes will most likely increase to
17 support the fire and police departments. If this
18 development is serious about a city within a city
19 and serve the needs of the community, then
20 consideration should be that they provide the
21 school building, that they provide the fire and
22 medical rescue, that they are both self-contained.

23 (Applause.)

24 MR. DiFILIPPO: I also suggest that the
25 developer should set up an office location where

1 the community can visit the office, inspect the
2 proposed model, obtain literature and information,
3 and interact with the developer and whatever
4 needed, not infrequent meetings at Milleridge or
5 elsewhere that gives the appearance of a
6 carpetbagger.

7 Thank you for your time.

8 MR. SYMONS: Thank you.

9 (Applause.)

10 MR. SYMONS: Bob Freier.

11 Julie Gropper.

12 MS. GROPPER: Hi. My name is Julie
13 Gropper and I live at 40 Berkley Lane, in the
14 neighbor directly south of Syosset Park.

15 I am the co-president along with Debbi
16 Hunter, who just spoke, for the Birchwood and
17 Syosset Civic Association. I am also on the
18 Alternative Development Committee. We do not
19 agree, but we're still best friends.

20 You're not going to clap for me,
21 anybody here. I am for the park.

22 I think that Simon Developers have done
23 their due diligence with the property and I do
24 agree that the property might be a little bit too
25 big, that the program might be a little bit large

1 for that area and it could be scaled down to a
2 different size, but I think we should listen to
3 what they have to say because that property is
4 disgusting. It's not safe the way it is and it
5 needs to be developed. Whether we all agree or
6 disagree with this particular plan, is another
7 story, and they're willing to listen to us, to give
8 us the time to hear us and what we want.

9 Thank you.

10 MR. SYMONS: Thank you, Julie. Thank
11 you.

12 (Applause.)

13 MR. SYMONS: LingLing Xu, come on down.
14 Bob Freier.

15 MR. FREIER: Hi. Bob Freier from
16 Woodbury.

17 I, as the project currently stands, am
18 against Syosset City or Syosset Park.

19 (Applause.)

20 MR. FREIER: I ask the Board, before
21 any kind of vote is taken, that you hire a new
22 independent outside testing company from outside of
23 this state that has no political connections to
24 this Town --

25 (Applause.)

1 MR. FREIER: -- or this County. Test
2 for radioactive materials as well, that's very
3 important. The fact -- it is a fact that the area
4 around Syosset Park is a major cancer cluster for
5 Long Island. That needs to be addressed.

6 (Applause.)

7 MR. FREIER: And then, the only other
8 thing I have to say is that only vote yes after
9 seeing this new independent data and that every
10 single one of you on the Board here is comfortable
11 that this data proves out that you're own children
12 and family would be safe to live there.

13 That's all.

14 (Applause.)

15 MR. SYMONS: Josh Lafazan, you can come
16 down, please.

17 MS. XU: My name is LingLing Xu. I'm
18 from 3 Corin Court, Syosset.

19 So before I start, I just want to maybe
20 spend a little bit -- just one second to address
21 Julie.

22 And, Julie, I don't totally against
23 your point because, you know, at certain point, if
24 we need to develop this land, yes, we can, but
25 today, for tonight, the topic is actually for this

1 particular project, so we should focus on this
2 project, but not talking about the future.

3 If there are any other alternative
4 plan, we can have a separate meeting and it's a
5 totally different topic to me.

6 (Applause.)

7 MS. XU: So I would like to spend my
8 five minutes, actually, just talk about the school
9 impact.

10 I have two school-aged children and,
11 you know, more from the property tax impact. You
12 know, right now, I'm just looking at the impact
13 study and the -- based on the Syosset Board of
14 Education, there are about 355 new students will
15 enroll into the Syosset School District.

16 On average, each student costs 20,000
17 per year and with the Special Education students,
18 that's 62,000 per year and that accounts about 13
19 percent of the total enrollment for Special
20 Education. So if you're adding all this number
21 together, that translates about \$10 million a year.

22 And then, currently, based on the
23 impact study Simon Group actually provided, the
24 annual tax revenue is about 12 million, but that
25 12 million only will cover all the -- collective

1 impact to the whole community, including the fire
2 department, the library, all the traffic, and then
3 all the other things. So this number just doesn't
4 add up, you know?

5 (Applause.)

6 MS. XU: And then the second thing is,
7 you know, when we're talking about all this numbers
8 right now, we are using a very key assumption
9 because we are using the current student enrollment
10 number, but with the 355, with a -- such a large
11 scale of increase in the enrollment, that means we
12 almost talking about a new school.

13 And then, the current impact study, or
14 the plan, does not have any number talking about
15 building a new school, how they actually going to
16 expand a new school facility. That's additional
17 money on top of the enrollment cost per student.

18 (Applause.)

19 MS. XU: So I guess, you know, in
20 short, right now, just by simply playing all these
21 numbers, it doesn't add up to me. And then that
22 means we, as a resident, we need to pay the bill
23 and we shouldn't be penalized for that, and my kids
24 shouldn't be forced out of school of Syosset, such
25 a nice school and such a nice community, and we

1 want to stay here, but with the increased tax, a
2 lot of students could be forced out of the
3 community, so please consider.

4 MR. SYMONS: Thank you. Thank you.

5 (Applause.)

6 MR. SYMONS: Kevin Law.

7 Josh, before you get started, just I
8 want to remind -- first of all, I want to express
9 my appreciation at the speakers honoring the
10 five-minute rule. It is moving right along.
11 Everyone is going to get a chance to talk tonight.
12 I appreciate that.

13 Secondly, I just want to remind
14 everyone that can you can submit written comments
15 online, and let me -- if you have something to
16 write with, the website is public comment --
17 publiccomment@oysterbay-ny.gov,
18 publiccomment@oysterbay-ny.gov.

19 So if you're interested in doing that,
20 and, again, you're always welcome to submit written
21 comments here and that will become part of the
22 record?

23 Josh.

24 MR. LAFAZAN: How you doing, Lenny?

25 MR. SYMONS: Good. How are you?

1 MR. LAFAZAN: Good.

2 Josh Lafazan, 89 Cypress Drive.

3 Represent my office.

4 Good evening, my name is Joshua Lafazan
5 and I'm so privileged and honored to represent the
6 18th District in the Nassau County Legislature. My
7 job as a legislator is to listen to the concerns of
8 our community, and people have a right to feel
9 concerned.

10 The decision made by this Town Board
11 will have an impact on this property for the next
12 100 years, and therefore, taking time to ensure
13 that all residents have their question answered is
14 good government. And tonight, I am demanding
15 answers on behalf of my constituents.

16 My constituents want to know what this
17 project means for our school district. Clearly,
18 there is a stark contrast between the student
19 projections the developers made and the opinion of
20 the school district. Everyone here present in this
21 auditorium wants a bolstered tax base and new
22 students to populate our classrooms, but not at the
23 expense of our current students.

24 (Applause.)

25 MR. LAFAZAN: So when my constituents

1 ask me about the impact the Syosset Park will have
2 on Syosset schools, I don't have satisfactory
3 information to give them an answer.

4 My constituents want to know what this
5 project means for our environment. The primary
6 concern from residents has been this project's
7 potential environmental impact.

8 When you're dealing with potential
9 toxicity, there is no guesswork, and my
10 constituents are demanding, and they deserve
11 independent assurance that this land can and should
12 be built on.

13 (Applause.)

14 MR. LAFAZAN: So when my constituents
15 ask me about whether this site is safe, I don't
16 have satisfactory information to give them an
17 answer.

18 My constituents want to know what this
19 project means for emergency services. The Syosset
20 Volunteer Fire Department is second to none. With
21 the dramatic rise in calls they are handling now,
22 it's no secret that ambulance service in this
23 community has been strained.

24 Now, facing a potential influx of
25 people, the need for EMTs will only continue to

1 grow. So when my constituents ask me about the
2 impact that Syosset Park will have on emergency
3 vehicle response time, once again, I don't have
4 satisfactory information to give them an answer.

5 And, lastly, my constituents want to
6 know what this project means for the Jericho Water
7 District. Many of us today take the availability
8 of clean water for granted.

9 Is the new revenue generated from this
10 project greater or equal to the potential capital
11 expenditures Jericho will now need to pump water
12 into this area, and will there be a decrease in
13 service for current customers?

14 So, once again, when my constituents
15 ask me about the long-term impact Syosset Park will
16 have on the Jericho Water District, I don't have
17 satisfactory information to give them an answer.

18 And as a full-time Legislator, I've
19 researched this project thoroughly. So if I don't
20 have the satisfactory information to weigh in on
21 this project, it is no wonder people feel anxious,
22 uncertain, and oftentimes they feel afraid.

23 Therefore, I want to close with this.
24 I have lived here. I have lived here all my life.

25 (Applause.)

1 MR. SYMONS: Thank you.

2 MR. LAZAFAN: I have an excited
3 constituent. Thank you for that.

4 I was elected to the school board for
5 five years, I was Senior Class President in this
6 very building, and I now represents Syosset as a
7 legislator, so I can say with complete confidence
8 to the Town Board, that I know my hometown pretty
9 well.

10 The kind of comments that have been
11 circulating on social media are not who we are.
12 And people are going to disagree, and part of the
13 reason that the debate and discussion over this
14 project has turned hostile is because many people
15 feel un or under informed. So I ask everybody, I
16 implore everybody tonight, let's get everybody the
17 information they are asking for.

18 And I am, once again, calling for logic
19 and practicalism to retake prominence in our
20 dialogue. And folks, when people are armed with
21 all the facts and when citizens can then evaluate
22 what they have heard and come to a consensus on
23 their own, and at this point, whether residents
24 choose to agree or disagree, people of good
25 conscience will not accept these personal attacks

1 that have been pervasive online.

2 We're better than this and it's time we
3 started acting like it.

4 Thank you.

5 MR. SYMONS: Thank you, Josh.

6 (Applause.)

7 MR. SYMONS: Todd Fabricant, please
8 come down.

9 Kevin Law, welcome this evening.

10 MR. LAW: My name is Kevin Law. I'm
11 the President of the Long Island Association and
12 we're at 300 Broadhollow Road in Melville, and I
13 thank the Town for allowing me the opportunity.

14 I will not use up the entire five
15 minutes, but I am going to mix it up and be the
16 first speaker to speak on behalf of and in support
17 of this project.

18 This is a -- we believe this is a very
19 important project. It's a significant project.
20 It's a project that's going to repurpose an eyesore
21 in something that's been abandoned for a couple of
22 decades. It's a project that's going to create
23 jobs. It's going to create tax revenue. And I'd
24 like to say a few words on behalf of the developer,
25 especially Mr. Castagna.

1 He's one of the most charitable,
2 nicest, well reputation as a developer, and not all
3 developers get that reputation on Long Island and
4 Long Island is lucky to have somebody like him. We
5 support investment in this region. Investments
6 that will, again, create both temporary jobs for
7 our labor unions and then permanent jobs for the
8 facilities that ultimately get built here.

9 And so, part of Long Island's future is
10 going to be largely in repurposing sites like this.
11 Now, that doesn't mean some of the concerns for the
12 community aren't legitimate, and I trust through
13 this process, the Town will try to address their
14 concerns, and I don't try to diminish them in any
15 way, but I think it's important to encourage
16 investment in our region and there's something else
17 I think it's worth noting.

18 We've done a couple of studies,
19 watching our demographics here on Long Island over
20 the last, you know, few years. The only segment of
21 our population in all of Long Island is the 55 and
22 over. And we're not -- if people read Newsday last
23 week, we just released another study on our birth
24 rate, which is declining.

25 Not having a child is a very personal

1 decision. People make the decision to have or not
2 have a child for a lot of reasons, but we shouldn't
3 be putting up road blocks that may impact the
4 person's or people's decisions to have children.

5 And right now, you know, that
6 population of our children is not growing, and
7 children are not bad. Children become our future
8 students, they become our future employees, and
9 that's important.

10 (Outburst from the audience.)

11 MR. LAW: We need to make sure we're
12 replenishing -- the bottom line -- that's fine.

13 MR. SYMONS: Ladies and gentlemen, let
14 him finish, please.

15 MR. LAW: It's important to keep an eye
16 on our demographics. But this is an important
17 project. We support it, and we encourage the Town
18 to move forward with it.

19 Thank you very much.

20 MR. SYMONS: Thank you, Kevin.

21 (Outburst from the audience, along with
22 applause.)

23 MR. SYMONS: Kevin McKenna. Kevin.

24 MR. FABRICANT: Thank you,
25 Mr. Moderator, thank you, Town Supervisor and the

1 Town Board.

2 My name is Todd Fabricant. I am
3 Chairman of the Cerro Wire Coalition, Jericho,
4 New York.

5 (Applause.)

6 MR. FABRICANT: And yes, Debbi Hunter
7 was part of our initial team that tried and did
8 stop the mall.

9 The point of education to my fellow
10 community members, 22 years ago, a coalition of
11 civic, chambers of commerce, school districts,
12 public entities, banded together to fight on behalf
13 of the Syosset/Jericho residents, a major
14 development that was destined to be an 800,000
15 square foot mall on the property previously known
16 as Cerro Wire on Robbins Lane and the LIE, where
17 traffic was told to be 5,000 cars per hour on
18 holiday season.

19 The project was rejected and defeated
20 by you, the residents, and denied by the previous
21 administration of our Town Board, thankfully.

22 Residents showed up in opposition at
23 every venue, the Taubman Corporation showed up and
24 attempted to bully our Jericho/Syosset community.

25 The community at large felt that saying

1 no to a project was not progressive thinking. We
2 chose not to be another NIMBY, standing for, Not In
3 My Back Yard group, and for the first time in
4 Nassau County development history, we came up with
5 the idea of, hey, how about putting together an
6 alternate development committee.

7 So a subcommittee was formed and
8 chaired by Mr. Warren Church, a Syosset resident, a
9 retired police officer from Nassau County's 6th
10 Precinct, a very active leader with the Syosset
11 Chamber, the VFW, and other organizations to review
12 positive mixed use plans for the old Cerro Wire
13 property. Mr. Church created this committee by
14 asking community leaders to join in the process.

15 A committee, over 20 area leaders,
16 interviewed and reviewed several projects from many
17 development firms to discuss positive options.
18 This committee helped Syosset Park off of the mixed
19 use as an opportunity to move forward on the old
20 Cerro Wire property. Syosset Park, consisting of
21 Simon Properties and Castagna Realty, a local
22 long-term development company, has been more than
23 transparent during this entire process.

24 They held about six open forum meetings
25 where we informed the community, offering their

1 experts at several tables, topic tables throughout
2 the room, coupled with white boards for
3 informational feedback from residents. I wish we
4 had that room filled with as many of you that are
5 here tonight.

6 Heads of the civic organization
7 surround the property, Birchwood Civic Association,
8 where I was honored to be a past president, Syosset
9 Groves, Birchwood Syosset, just to name a few
10 tonight, just to pull the development of the
11 property in accordance with the vision of the ADC
12 that was developed on all of your behalves in this
13 room tonight.

14 Tonight, this hearing is for
15 commentary. Not a yes or a no. Unfortunately,
16 many are spreading misinformation and scare
17 tactics, including personal attacks on me
18 personally, are actually here, must be governed by
19 facts and law.

20 Tonight, this is respectfully, we, the
21 ADC and the Coalition, are looking for your
22 leadership, Town Board, Mr. Supervisor, and Council
23 Members, to support reasonable and appropriate
24 development of this property, which from what the
25 many meetings we had at the ADC and the community

1 at large attended, not only meets health and safety
2 requirements, but also puts the property back on
3 the tax rolls and includes homes, apartments,
4 office space, hotels, and certainly let's not
5 forget, a 30-acre park for all of us to use.

6 I also want to add that the community
7 has been working together, and on top of everything
8 I mentioned, this will offer union jobs, jobs for
9 our union members and their families to also pay
10 their bills.

11 Thank you.

12 (Applause.)

13 MR. SYMONS: Thank you.

14 Kyle Strober.

15 Kevin, good evening.

16 MR. McKENNA: Good evening, Mr. Symons,
17 Mr. Supervisor, Town Board.

18 My name is Kevin McKenna. I've lived
19 in Syosset from the late '60s on and off and back
20 again the last few years.

21 I first off want to respond to the
22 statement that the gentleman made next to
23 Mr. Davis, I apologize, I forget his name, where he
24 states that false information is being spewed out
25 on Facebook land.

1 I -- quickly, I have been very, very
2 interested in this project for the last year and a
3 half and my interests continue to peak as I -- as I
4 found the information that I have found that is
5 very, very important to the public.

6 The gentleman stated that -- he
7 actually said that there has been testing done
8 outside the perimeter of the site.

9 I have a letter that I received
10 yesterday that I've been waiting for from the EPA,
11 from Ms. Sherrel Henry, and I will -- I will read
12 to you from the letter, and I'm only going to read
13 this one inaccuracy that the gentleman said because
14 I don't have time in the five minutes. But if
15 you -- as Mr. Venditto said once before he got
16 indicted, if you tell a lie --

17 (Applause.)

18 MR. McKENNA: If you tell a lie one
19 time, then you can't believe anything that they
20 said if they tell one lie.

21 From the EPA --

22 (Applause.)

23 MR. McKENNA: -- "To respond to your
24 question regarding soil sampling outside the
25 perimeter of the landfill, when the landfill was

1 closed in 1975, it was covered with clean sand and
2 silt.

3 "Furthermore, since 1997, as part of
4 the Remedial Action plan, the site was capped with
5 a 24-inch barrier, protection layer over, a 60 ml
6 high density polyethylene geomembrane, a 12-inch
7 gas venting layer and a geotextile filter fabric.

8 "With such protection in place, there
9 is no exposure pathway to the waste at the
10 landfill; therefore, no perimeter ground or soil
11 testing was determined to be necessary at this
12 site."

13 (Applause.)

14 MR. McKENNA: That's from Sherrel Henry
15 at the EPA. I will post a copy of the letter
16 tonight on Syosset No City and Town of Oyster Bay
17 News.

18 (Applause.)

19 MR. McKENNA: I have a few topics, but
20 I'm going to quickly go to this one.

21 What really got me interested was when
22 Newsday did a story this past August. You know,
23 they say there can't be any radioactivity,
24 radioactive materials on this site.

25 Well, first off, there is a problem.

1 We know that. There's a lot of sickness and deaths
2 in the area, so you would think that people would
3 want to do independent testing. We shouldn't have
4 to beg them.

5 (Applause.)

6 MR. MCKENNA: Don't applaud. Let me
7 finish.

8 The DEC, when they found radioactive
9 material at the Bethpage site and the Lake Success
10 site this past August, the DEC, Mr. Sergio -- I
11 think it's Bassos -- he made a statement in
12 Newsday, you could Google it, that they are going
13 to evaluate all 143 Superfund sites on Long Island
14 to test for radioactive materials. We are still
15 awaiting that list to come out.

16 Now, I know from talking to Sanitation
17 people, that what was dumped in Bethpage was dumped
18 in Syosset, and what was dumped in Syosset was
19 dumped in Bethpage. The list is not out yet. I
20 have asked Sherrel Henry -- actually, when I called
21 Sherrel Henry three, four weeks ago, she'd been
22 very, very helpful.

23 When I called her four weeks ago, the
24 purpose of the call was to find out because the DEC
25 said in the article, that they were working in

1 conjunction with the EPA to develop the list. When
2 I called her up, she said, "What are you talking
3 about?" She said, "Can you send me a copy of that
4 article?"

5 I put Sherrel Henry in touch with the
6 DEC and she told me four weeks ago, that she was
7 going to find out what's going on with that list
8 because it would be a no-brainer that Syosset be
9 put on the new list for testing of radioactive
10 material since it's so closeby.

11 In the letter I got yesterday;
12 although, she answered a lot of my questions, she
13 said, as far as the DEC, she said, I still have not
14 given them a call. She has not -- what she's
15 telling me, that she has not contacted the DEC to
16 find out what's going on that list.

17 I don't believe that. I don't believe
18 what the Town of Oyster Bay says. I don't believe
19 what they're consultants say. I don't believe what
20 the DEC says. I don't believe what the EPA says.

21 Keep in mind that the landfill --
22 (Applause.)

23 MR. SYMONS: Kevin, you're well over
24 your time.

25 MR. McKENNA: The landfill was

1 controlled during the past years by organized
2 crime.

3 MR. SYMONS: Kevin.

4 MR. McKENNA: The payoffs were common
5 and the people that are on the site from the DEC
6 and EPA are the same people that were on this
7 project fifteen, twenty years ago.

8 Thank you very much.

9 (Applause.)

10 MR. SYMONS: Thank you, Kevin.

11 Robin Grossman.

12 Can I just take a moment out and remind
13 everybody here, I spent some years prosecuting
14 serious crimes in this County and there's a
15 principal of law that everyone here should respect;
16 and that is, when you're accused of a crime,
17 there's something called the presumption of
18 innocence, and that stays with you until such time
19 as you are convicted by enough evidence beyond a
20 reasonable doubt, and let's everybody be reminded
21 of that and let's please be respectful of that.

22 That's an important right that we have
23 in this country.

24 (Applause.)

25 MR. STROBER: Good evening, everyone.

1 My name is Kyle Strober and I'm
2 Executive Director for the Association for a Better
3 Long Island.

4 I first want to thank the Supervisor
5 and the Council for being here. I think what
6 Mr. Symons says earlier is that listening is a very
7 important part of the process, and I also want to
8 thank the developers here as well as listening. I
9 mean, this is not going to be the easiest night.

10 The ABLI's mission is to protect,
11 improve and strengthen the Long Island economy by
12 advocating for responsible growth, affordable
13 energy, a reduced tax burden, investment in
14 infrastructure, improving our workforce; thereby,
15 protecting our economies economic -- our region's
16 economic future, and projects like Syosset Park,
17 redeveloping an unused plot of land, is critical to
18 our region's long-term economic viability.

19 The facts that are stated above are
20 clear. The project will increase tax revenue from
21 \$1 million to \$20 million annually, of which 12
22 million will go to the School District. I know it
23 was said that only 12 million total, but I believe
24 from the (INAUDIBLE) of this (INAUDIBLE), it was
25 20 million and 12, which she projected 10 was

1 needed, 12 would go to the School District. I
2 just -- they will clarify this if I'm wrong.

3 Almost 19 million would be generated in
4 sales tax and hotel/motel taxes, 2,600 construction
5 jobs and over 2,000 permanent jobs. It would
6 provide housing options for all the ages. Baby
7 boomers could downsize to condos, while remaining
8 close to the families that live in the community.

9 It will also help attract and maintain
10 a young professional workforce that's vital to our
11 economic future.

12 Last week, the Long Island Index
13 highlighted how critical it is for Long Island to
14 keep up with the ways of new generation -- the way
15 new generations want to live. The Long Island
16 Index stated traditional suburban lifestyle in
17 other parts of New York is changing and Nassau and
18 Suffolk counties must change too if they want to
19 stay affordable and competitive.

20 Syosset Park, in some form, maybe not
21 in this total, but somewhere down the line, is the
22 solution that would be a positive economic force,
23 not just for Syosset or the Town of Oyster Bay, but
24 for our entire region.

25 Someone like myself, I'm a millennial,

1 you know, I look to live in mixed use downtowns.
2 When me and my wife came to Long Island, we were
3 looking for Huntington, we were looking for
4 Farmingdale, Patchogue, Rockville Centre. This is
5 where the next generation wants to live.

6 So I say that this property has been
7 the subject of much debate over decades, and even
8 tonight, but it's time to work together to find a
9 solution and allow it to be reinvented as a vital
10 and dynamic part of the community. I encourage
11 you, the Town Board, to support this project and
12 work with the community as it will have a lasting
13 impact on our region, and in turn, you will be
14 creating a legacy of leadership and vision that has
15 enhanced our collective quality of life.

16 I thank everybody. Have a good night.

17 MR. SYMONS: Thank you, Kyle.

18 (Applause.)

19 MR. SYMONS: Glenn Vogelman, come on
20 down.

21 Robin, you have the floor.

22 MS. GROSSMAN: Thank you.

23 Good evening members of Town Board and
24 thank you to those who put this forum together so
25 we could hear public comment on Syosset Park.

1 My name is Robin Grossman. I am a
2 resident who lives relatively close to former site
3 of Cerro Wire and the newly proposed Syosset Park.

4 I have closely followed and have been
5 part of this story since 1998 when the first of my
6 two children entered Kindergarten at Robbins Lane
7 Elementary School.

8 Twelve days ago, my husband was put in
9 a medically-induced coma and placed on life
10 support. I have been by his side night and day,
11 day and night. However, tonight, I am here because
12 this project is important to me, my family, my
13 friends and neighbors who could not make it
14 tonight.

15 Something has to and will happen to
16 this barren and unsightly parcel of land. The
17 community has been given multiple opportunities,
18 whether they chose to or not, speak and have their
19 voices heard against a proposed mall that was not a
20 right fit for our community.

21 The community has also been given
22 multiple opportunities, whether they chose to or
23 not, to speak and have their voices heard that they
24 did want a walkable downtown. That is how the
25 concept of Syosset Park came to be. Now is the

1 time for change. Change is hard, but change is
2 good.

3 To the audience, before I begin telling
4 you my thoughts about the proposed project, I want
5 to clearly state that I have publicly and wrongly
6 been accused, by way of slander and libel, of being
7 a paid shill, as well of being accused of owning
8 property management company that I quote, "will
9 positively bring me more wealth."

10 Well, I'm flattered that many of you
11 think this is true. My background actually lies in
12 the medical field and I have recently began a
13 venture into a small company that is still in its
14 infancy stage. The statements in reference to
15 property management come from a Googled source of
16 another person with the same name.

17 But rather than actually reading and
18 understanding the content of that information,
19 misinterpretations led to rumors and lies, much the
20 way the rumors and lies have been spread by the
21 rebel rousers who have been spewing too many
22 falsities, anger, and hate about the proposed
23 project.

24 In addition, an attorney by the name of
25 Alan Hyman was also wrongly accused of working for

1 the Town. These are just some of the unstable
2 comments that I want to bring to your attention as
3 to where the minds lie in reference to this
4 project.

5 With that said, a legal document to
6 cease and desist will be served to assorted parties
7 on my behalf.

8 Now, for my comments. It is in my
9 opinion that the proposed -- excuse me, I gave you
10 the respect. I expect respect in return.

11 It is in my opinion that the proposed
12 Syosset Park is a bit too large for the land it
13 will sit it on and to our surrounding neighborhoods
14 and corridors.

15 With that said, I would like to see a
16 reduction in the number of residential units
17 decrease from the proposed 625 unit to maybe 500,
18 which could be about a 20 percent reduction.

19 I am aware that Simon and Castagna
20 Realty will be helping the school district, somehow
21 offset the costs with build-outs to the local
22 elementary schools, if necessary; however, with a
23 reduction, the number of residential units will
24 decrease the number of potential families moving
25 in.

1 In turn, it will have a snowball effect
2 on other nuances, such as a reduction in traffic.
3 I also propose, unless I misread what was going on
4 the overhead, that maybe a double turning lane
5 rather than a single turning lane into the complex
6 on both the service road of the LIE and on Robbins
7 Lane to further reduce potential traffic issues.

8 I am in favor of this project versus
9 anything else that has been proposed, just not the
10 scope that it was presented. I am also not in
11 favor of two hotels, and by the way, I am also on
12 the Alternate Development Committee. I have all
13 confidence in the builders in the Town that
14 environmental issues that were once a hazard have
15 been cleaned up to the appropriate health standards
16 and it is to my understanding of a promise made by
17 the builders, that they will make the parcel even
18 safer than what is necessary.

19 MR. SYMONS: Robin?

20 MS. GROSSMAN: Yes.

21 MR. SYMONS: If you can be kind enough
22 to wrap it up, you're a little over time, please.

23 MS. GROSSMAN: Yes. I'm sorry.

24 Absolutely.

25 MR. SYMONS: Thank you.

1 MS. GROSSMAN: I will actually let
2 everybody else speak because some of the issues
3 have already been addressed.

4 So I just say, thank you again for
5 listening to my concerns and proposals to help us
6 make this a symbiotic relationship between Simon
7 and Castagna Realty and us, their new neighbors.

8 Thank you.

9 (Applause.)

10 MR. SYMONS: Glenn Vogelman.

11 MR. VOGELMAN: Good evening of the
12 Board.

13 MR. SYMONS: Glenn, could you hold on
14 one second?

15 Alan Kennemer, you're next.

16 Go ahead, Glenn. I'm sorry.

17 MR. VOGELMAN: No problem.

18 Good evening ladies and gentlemen of
19 the Board.

20 By way of the introduction, my name is
21 Glenn Vogelman and I am a resident of Woodbury,
22 New York. I have a wife and two young children,
23 ages 7 and 3.

24 In my fifteen-year career as an
25 investment manager, I'm constantly asking myself

1 one very important question that I hope you all are
2 asking yourselves as you think about whether or not
3 to move forward with the draft EIS statement to a
4 formal EIS statement.

5 Is the risk associated with this
6 project as it relates to our community worth the
7 reward? In my job --

8 (Applause.)

9 MR. VOGELMAN: In my job, I have to ask
10 myself each day, is this risk associated with this
11 investment worth the amount of reward that I can
12 provide my investors? Except in this case, we're
13 talking about the lives of the people in this
14 community.

15 So I have two main points that I'd like
16 to address today. Number one, the Syosset School
17 District as an interested party, and number two,
18 the studies done on the existing conditions of the
19 land, water and air quality. I'll spend most of my
20 time on the Syosset School District because I'm not
21 adept to talk about many of the issues that others
22 will hopefully talk about.

23 So first I'd like to discuss the
24 Syosset School District as an interested party and
25 the risk that the estimates made by the developer

1 prove too conservative in terms of the influx of
2 children into the 625 housing units they plan to
3 build. I'm a common sense kind of guy and, to me,
4 this estimate has way more upside risk to our
5 school district than reward, and here is why.

6 According to the DEIS statement, third-
7 party estimates assume 243 students. We currently
8 have 6,600 in our district. I believe these
9 estimates are too low. Why? Given the estimate --
10 estimated price of these units per the DEIS of
11 325,000 to 750,000 per unit, there will be some of
12 the more affordable homes in our district.

13 It would likely drive up the number of
14 students per housing unit relative to the estimates
15 made in DEIS statement. A math equation for
16 everyone here who likes math. There are roughly
17 11,300 residential addresses in the Syosset School
18 District. There are 6,600 students in the Syosset
19 School District. That means there are roughly 1.7
20 students per address in our district.

21 If you take that and you multiply it
22 times, not 625 units, let's just say 572 units,
23 exclude the one-bedroom units out of the 625, you
24 get 1,000 students.

25 (Applause.)

1 MR. VOGELMAN: Using a more aggressive
2 analysis, if we assume 53 one-bedroom units have no
3 children, all 439 two-bedroom units, the second
4 bedroom at double occupancy, in the three-bedroom
5 units, that two-bedroom -- the extra two bedrooms
6 are double occupancy, so four students per housing
7 unit. You add that all up, you get to 1,400
8 school-aged children.

9 (Applause.)

10 MR. VOGELMAN: And this would be if
11 each unit were occupied legally.

12 In other words, what if some of the
13 units exceed the legal occupancy of the unit?

14 (Applause.)

15 MR. VOGELMAN: So you get my drift.
16 243, 1,400 plus, you make the decision as to what
17 is a reasonable assumption, the answer is probably
18 somewhere in the middle.

19 Then moving on to the cost to educate
20 our students. So we have a 2018/'19 school budget
21 of rough -- proposed of \$230 million for Syosset
22 School District. The incremental cost per student
23 per the DEIS statement is actually 25,000 if you
24 take the 20,000 that the lady earlier spoke about
25 and the 63,000 for students that need more

1 assistance, the 25,000 blended number. If you take
2 the 12 million revenue estimate that's been given
3 in the DEIS statement and divide by 25,000 --
4 again, a math equation -- I'm a math guy -- that's
5 480 students. So 253, 1,400 plus, break even at
6 480. You guys can do the math. Okay? So then
7 every incremental student over 480 is going to cost
8 all the taxpayers in this room more money.

9 (Applause.)

10 MR. VOGELMAN: Now, I mentioned earlier
11 that we have 6,600 students currently enrolled in
12 this district. If you actually go to the Syosset
13 School's website, they actually give a detail every
14 year about their budget, enrollment projections,
15 et cetera, et cetera. I urge anyone to go take a
16 look at this. I couldn't believe it myself when I
17 looked at it.

18 MR. SYMONS: Again --

19 MR. VOGELMAN: I think this is really
20 important. Just give me another 30 seconds.

21 MR. SYMONS: Can you wrap it up? I
22 would appreciate it.

23 MR. VOGELMAN: Thank you.

24 So in May of 2016, the school district
25 put out a publication about their projected

1 enrollment for the next rolling three or four
2 years. So in May of 2016, so that's two years ago,
3 they projected that our school district was going
4 to have 6,110 students. I just told you that we
5 have 6,600, okay, that's 8 and a half percent
6 higher than their estimate two years ago, so take
7 that into consideration.

8 (Applause.)

9 MR. VOGELMAN: So I've talked about
10 now, the ongoing expenses, about if you were to
11 take all these extra students and fit them into our
12 existing school district and capacity in our
13 existing schools, but what happens if we have to
14 start redistricting our whole community and taking
15 kids out of schools because we can't fit them in
16 South Grove or Robbins Lane?

17 What happens if we have to accommodate
18 by actually building a new facility? We haven't
19 even talked about that, and I know that was
20 mentioned, but I'm going to quote something here
21 from the DEIS statement.

22 So as part of the DEIS, the developer
23 is, quote, "willing to work with the Syosset School
24 District to evaluate and plan for potential
25 capacity of capital facility needs as the project

1 is built out over time."

2 Now, I would most certainly suggest
3 that those agreements should be put in place well
4 before the first shovel ever hits the ground, for
5 obvious reason.

6 (Applause.)

7 MR. SYMONS: Glenn.

8 MR. VOGELMAN: I'll finish it up.

9 MR. SYMONS: I just want you to be
10 respectful of the other people here today.

11 AUDIENCE MEMBERS: Let him continue.
12 Let him finish.

13 (Audience screaming in favor of him
14 continuing to speak.)

15 MR. VOGELMAN: So my conclusion here is
16 common sense. If you have it, it's pretty obvious
17 here. This is -- the estimate that were presented
18 to us in the DEIS statement are not conservative
19 assumptions.

20 My last point here will be on the
21 related studies done. You know, I'm a risk reward
22 guy, again, and some other people have said here --
23 you know, obviously when someone tells me with
24 certainty that -- that a site is remediated, that
25 there's not going to be health issues, that there's

1 no issues whatsoever, I tell you, I run the other
2 direction, because the fact of the matter is, I get
3 up every day out of bed and I assume I am going to
4 be hit by a bus, because you never know what can
5 happen in life and if anyone tells with certainty
6 that this plan is okay, you best feel comfortable
7 that it's absolutely certain, it's on your
8 shoulders if anyone dies.

9 Thank you.

10 MR. SYMONS: Thank you.

11 (Applause.)

12 MR. SYMONS: Glenn, you're welcome to
13 stay on.

14 One more minute.

15 (Audience screaming.)

16 MR. VOGELMAN: One more minute. Okay.
17 Great. Thank you very much for the time. I
18 appreciate it.

19 So I'll leave you with one last
20 thought.

21 Imagine your elementary --

22 (Audience screaming.)

23 MR. VOGELMAN: I'll leave you with one
24 last thought. Imagine your elementary aged
25 child --

1 MR. SYMONS: Glenn, hold on a minute.

2 If we all make a commitment to honor
3 that five-minute rule, we would avoid this very
4 kind of situation. I know people are making
5 important remarks. I know that. I accept that.
6 They're good and they're interesting remarks, but
7 let's not yell at each other. Let's embrace the
8 fact that we have differences, but please honor the
9 five-minute rule.

10 Glenn, wrap it up for us, please.

11 Thank you.

12 MR. VOGELMAN: My last point I'll leave
13 with the Board. I leave you with this last
14 thought.

15 Imagine your elementary aged child was
16 a student at South Grove Elementary School -- my
17 son and daughter will not be attending there --
18 would you allow your child to go outside for recess
19 during five years of construction, dust taking
20 place -- you know, 20 -- you know, it's 25 feet
21 away from the nearest homes, but South Grove
22 Elementary, the guy said it's closer, apparently.

23 So, I don't know. I could tell you
24 that I would not allow my child to go to school
25 there.

1 (Applause.)

2 MR. VOGELMAN: So at this time, I'd
3 like to ask the Board to issue a negative finding
4 statement.

5 Thank you very much for your time and
6 giving me the extra moments.

7 (Applause.)

8 MR. SYMONS: Sean McCaffery.

9 Alan, you've been patient. Thank you.

10 MR. KENNEMER: No problem.

11 Thank you so much for allowing me to
12 speak tonight Mr. Symons, Mr. Supervisor, Town
13 Board.

14 My name is Alan Kennemer, 35 Engel
15 Street, Hicksville. I'm here tonight representing
16 the Long Island Builders Institute.

17 I'd like to share a prewritten
18 statement.

19 I am testifying here tonight as a
20 member of the Long Island Builders Institute, the
21 largest residential development trade association
22 in New York State. We are here tonight to support
23 the new development proposal, which would create a
24 new Syosset Park, a new Mixed Use development in
25 the center of Nassau County, right next to both the

1 LIE and the Long Island Railroad.

2 This is the perfect location for a new
3 mixed development. For too long, Long Island has
4 segregated its development uses in various separate
5 locations. While this -- while this was a
6 development pattern in the 1960s and '70s, it's no
7 longer the manner in which real economic
8 development takes place in the 21st century.

9 The opportunity to provide housing is a
10 very important component of this project. We would
11 urge that both rental and for sale options be
12 included within the development. These options
13 will attract various aspects of our population,
14 both by age and economic standing; thus, providing
15 a home to all demographics.

16 Syosset Park can be the cornerstone of
17 the new Long Island and the new Oyster Bay, one
18 which complements the single-family communities in
19 the region. We strongly encourage the Town of
20 Oyster Bay to move forward with this project.

21 Thank you.

22 (Applause.)

23 MR. SYMONS: Thank you, Alan. Thank
24 you.

25 Christopher Ulrich.

1 And Sean, how are you? Good evening,
2 Sean.

3 MR. McCAFFERY: Good evening. My name
4 is Sean McCaffery.

5 I am no longer a resident of the Town
6 of Oyster Bay, nor Syosset; however, my family has
7 been here for 35 years.

8 In those 35 years, can I tell you how
9 many people I know that have died from cancer?
10 Many people already relating it directly to the
11 Cerro Wire site.

12 My experience similar to Glenn's was, I
13 was redistricted from Locust Grove to South Grove.
14 I then spoke to my neighbor, who has since passed,
15 and he was the principal of the school and I
16 implored him not to send myself and my sisters to
17 that school.

18 Why? Well, I was ten years old. I
19 knew of the ground bubbling there from people
20 riding their dirt bikes back there. I knew of the
21 things that were being done, the rumors I heard of
22 both Grumman, Cerro Wire driving that property and
23 kicking barrels of God knows what off the back of
24 trucks. I know of there being a dump there for
25 many decades. I've heard it's as deep as 90 feet.

1 I give my best hopes to Robin's
2 husband.

3 There -- when you look just at my
4 house, I live on Barbara Drive, which is the
5 development across the street from St. Edward's
6 Church. My sister, at the age of 31, six weeks
7 after being married, was diagnosed with a rare
8 cancer. They opened her up to close her up. She
9 had terminal Stage 4. She was dead less than a
10 year later.

11 The family next to me, four daughters.
12 I have four sisters, three now. The mother who
13 survived has one daughter left. The three others
14 are gone. She may be in the room. They left
15 behind no less than ten children. They lived next
16 door to me.

17 The people, my backyard neighbor, the
18 wife already had cancer, the husband, prostate.
19 Skip one house, cancer. Go across the street over
20 two houses, bladder cancer. Go the other side, the
21 family that lost all of their daughters, cancer.
22 Up the block cross the street a little bit, cancer.

23 I met a woman I hadn't seen in years
24 that lives on my street. She was still on the
25 street then. I hope this is not news to her. If

1 it is, I hope she takes heed.

2 There was another gentleman who spoke
3 who is a business person here, a numbers person. I
4 am not a numbers person, but I did a quick count on
5 the number of people affected by cancer. I came up
6 with a total of 316 various cancers solely based
7 upon my knowledge and after maybe three Facebook
8 sites, due to duplication of names, there was no
9 way 1,000 people total. 316.

10 The most common ones, breast cancer,
11 65. I was told by a woman who had taught in this
12 school, where my whole family graduated, that the
13 majority of the female teachers at Robbins Lane had
14 perished, mostly due to breast cancer. Unknown
15 cancers were 75. In 1975, when I arrived -- '77,
16 sorry -- at South Grove School, one of the other
17 students had Lupus. He was 10. I don't know.

18 It's spread up the center. That is
19 where most of the cancers are happening. Colony
20 Lane, Chestnut, all those streets in and around
21 that school of where this is centered. It's
22 migrating elsewhere, I don't know, but I do know is
23 that many underground streams, I do know it was not
24 remediated. 100 million or whatever very large
25 number of dirt removed.

1 No one I know that lives near there or
2 who was here at that time recalls seeing that many
3 trucks. That's a lot of trucks. If you don't
4 notice it, I'm going to say it didn't happen.
5 Other people have spoken about these barrels of
6 glowing liquid, things like that, they've told me
7 privately. Some are here now.

8 When you kick a barrel off, metal
9 barrels, 55 gallons approximately 8 high, will take
10 35 to 50 years just to break down. That's now.
11 This may very well dwarf Love Canal. If anyone saw
12 the movie with Erin Brockovich, that was that
13 story.

14 Hooker Chemicals, who were a major
15 player in that, dumped here. As far as trusting
16 the EPA, I'm a retired New York City police
17 officer. My friends are dying from what happened.
18 They're going to continue to die.

19 Someone will maybe change the DNA,
20 people say. That Christie Whitman, the head of the
21 DEA, let's trust them now because the air was okay
22 at Ground Zero, but you could see the air. You can
23 see the air. It's probably not okay. It
24 definitely was not fog. Anyone that things nothing
25 is going to be there is fooling themselves.

1 What do I think should be built there?
2 That's not for me to say. I'm no longer a
3 resident. If anyone wants to ask me my thoughts on
4 it, great. What I do know is that I don't want
5 anyone else to die. I know too many people, people
6 I went to high school with, grew up with, many of
7 their parents. Where's the commonality?

8 Well, one of the attorneys for the
9 developer suggested it's genetic. I'm second
10 generation Irish, all those girls, second
11 generation Italian. We don't share too much common
12 DNA. The German immigrant who had bladder cancer,
13 I don't think we have any of the same DNA.

14 The other gentlemen who lived very
15 close to the woman that's here from Barbara Drive,
16 she was Korean. I don't know if she was first
17 generation or immigrant. I don't think I have too
18 much common genetically with them, so that goes out
19 the door.

20 Their attorney told me, when I brought
21 it to his attention, he was insulted that I brought
22 my sister into this. You know what? He's alive.
23 He can be insulted. My sister's dead. My youngest
24 kids are dead. He said he lost a sister, which is
25 why he is offended. I can't describe what he was

1 doing, but anyone that's insulted that someone
2 brings up a major health concern, the passing of
3 their sibling, I'd say there's something wrong with
4 them, but we'll leave that alone.

5 There's some very unique type cancers,
6 I call them exotic cancers, I really don't know,
7 but brain cancer, I had a count of 19. Lung
8 cancer, 17. None of them smoked. Pancreatic, 23.

9 Thank you for your time.

10 MR. SYMONS: Thank you.

11 (Applause.)

12 MR. SYMONS: Henry Mo, come on down.

13 Christopher. Thank you.

14 MR. ULRICH: Mr. Symons, Supervisor,
15 Town Board.

16 I want to thank you for holding a
17 forum, giving those of us who live in Syosset an
18 opportunity to address the Syosset Park proposal.

19 My name is Christopher Ulrich and I am
20 against Syosset Park as proposed.

21 As many know, I'm a candidate for the
22 School Board and I'm focusing my time on how this
23 is going to impact the school district, in my
24 opinion, but I am not a member of the Board and I
25 am here purely in the capacity of representing my

1 family.

2 As proposed, the project will create
3 325 new homes in Syosset. The developer projected
4 243 students and the district proposed study
5 mentioned previously, projected 355.

6 My major concern is the impact on the
7 district and the students, both on enrollment and
8 the environmental impact of a construction site
9 next to the school. The reality is no one knows
10 how many students are going to enter the district
11 when these homes go up for sale. It could be
12 hundreds and hundreds more than projected.

13 But rather than looking at the makeup
14 of our community, which includes families who have
15 lived here for 50 years and the children have moved
16 on, I did something different. I took a minute, I
17 picked up the phone and made a call. I called
18 people who do real estate in Syosset. I spoke with
19 builders and realtors and I asked questions.

20 What I learned is that 90 percent or
21 more of the homes sold in Syosset are families.
22 They're not singles, they're not retirees. They're
23 families. So, if we do the math, that 90 percent
24 of them are families, the projections are not where
25 they need to be.

1 Now, people want to move into Syosset,
2 we have a great district, we have a great school
3 system and I won't fault anybody for wanting to
4 move here, but with this housing and it being a
5 high density housing, it doesn't carry the same
6 taxes to support the schools. The builder's
7 projection state 4.7 million in taxes. Well,
8 that's only \$7,500 per home where the rest of us
9 are paying 15, 20,000 and more.

10 The bigger threat to the district is
11 that 80, 90 percent of these homes could come in
12 with children, and if the low end of just 75
13 percent came in with two kids, that's 938
14 additional children.

15 So I asked, where are we supposed to
16 put them? That's about 75 children per grade, and
17 typically, the families moving in are moving in
18 with younger families so the numbers skew lower
19 towards the elementary.

20 South Grove, Robbins Lane are near
21 capacity. So we're going to have to redistrict or
22 we're going to pull kids out of schools, separate
23 them from friends, and move them around town, or
24 we're going to build new structures. And if we
25 need to, how is there time to do this between

1 finding land, getting State approvals, and actually
2 doing construction?

3 The revenue for the project -- sorry,
4 the school budget taxes, 12 million a year doesn't
5 account for pilot programs, doesn't account for
6 other tax abatements that the builder may receive
7 on this project, and my understanding is that if
8 they receive a pilot, it's a fixed annual payment
9 for a number of years, so as our taxes go up, that
10 remains constant. The burden shifts to us.

11 This influx of students could overwhelm
12 teachers, the existing students, and the resources,
13 so, ultimately, who's going to shoulder the bill?
14 It's all of us.

15 Along with this, the environmental
16 impact of construction in the community could be
17 significant. Now, I'm not an expert, I don't claim
18 to be, but the students at South Grove and
19 residents nearby are going to be living in a
20 construction project for five or six years.

21 How do we expect first, second and
22 third graders to be productive in a classroom when
23 there is a city being built 50 yards away?

24 (Applause.)

25 MR. ULRICH: I can tell you, for one,

1 when I was a student at law school at St. John's,
2 the day I started, they decided to build a library.
3 We wore industrial ear plugs for three years. The
4 same things that people use on the tarmac at the
5 airports. We had to do that because they were
6 building one building and we couldn't concentrate,
7 so what are we going to expect from 6-year-olds?

8 (Applause.)

9 MR. ULRICH: Once the excavation
10 begins, we then have the concern of what we're
11 digging up and is that going to reach the children?
12 No matter what efforts they put in and we need to
13 know how it's going to be done -- did the mic go
14 off?

15 MR. ALTADONNA: I stopped the clock.

16 (Applause.)

17 MR. ULRICH: Will we have an
18 independent organization separate from local
19 government that monitors --

20 (Audience screaming.)

21 MR. ULRICH: Still can't hear?

22 MR. ALTADONNA: This one is working.

23 MR. ULRICH: Will we have an
24 independent organization monitoring this project to
25 ensure the safety of the nearby residents with

1 public reporting of their findings?

2 Clearly, something is going to be built
3 at this location. The developer has indicated
4 alternate uses. Perhaps we should examine them so
5 ultimately, my questions are, what are we going to
6 do to protect the safety and wellbeing of residents
7 near the project, whatever form that project takes,
8 and is that information going to be publicly
9 disclosed? If something does need to be built on a
10 residential platform, can it be built at a smaller
11 scale and perhaps a 55 and older community?

12 (Applause.)

13 MR. ULRICH: 55 years and older, some
14 people still have children, but not as many. Much
15 less severe impact on the district and all of our
16 families.

17 And finally, if the numbers do go where
18 I fear and we have to expand the district, hire
19 teachers, and spend millions of dollars to
20 accommodate these students, where are these funds
21 coming from? Hopefully not from them.

22 Thank you.

23 (Applause.)

24 MR. SYMONS: Thank you.

25 Danfei Huang is next.

1 Henry Mo, you're welcome.

2 MR. MO: Mr. Symons, Mr. Supervisor,
3 and Town Board, thanks for the opportunity.

4 My name is Henry Mo. I'm a Syosset
5 resident since 2009. I have three kids. The other
6 one just graduated from Syosset High School and
7 went to college. The younger -- the other two,
8 they are in Syosset Elementary School, the
9 elementary school just adjacent to Syosset city.

10 I am against Syosset city and Syosset
11 Park project. I have two major concerns.

12 First, let's just -- let me just quote
13 some of the sentence from the letter from Syosset
14 School District, which was circulated on April 26th.

15 So there's the original sentence.

16 "We are evaluating the other
17 (inaudible) of the proposed plans to mitigate dust,
18 noise and traffic during construction, as well as
19 any protection plans in the event that contaminants
20 are disturbed and the impact that these actions may
21 have on the school district.

22 "We would want assurance that the
23 project would not expose students, staff and
24 residents to environmental hazards."

25 So we all know how harmful regular

1 construction dust is, let alone construction dust
2 from a toxic landfill property.

3 (Applause.)

4 MR. MO: And for a minimum of five
5 years.

6 So as a parent, and listen, my question
7 is simple, can the Town or the developer assure the
8 district that they will mitigate the construction
9 dust, noise that will impact students and teachers
10 and residents in South Grove and Robbins Lane
11 Elementary School? If yes, how, and give us the
12 detailed plan.

13 (Applause.)

14 MR. MO: The second part I want to
15 address is the impact of traffic impact is not a
16 big issue, which unfortunately, was not stated
17 seriously.

18 There's no comparison or cross
19 reference with similar development on Long Island
20 to show the common loads and infrastructure can
21 support a huge increase of traffic with the high
22 end theatre and dine-in retail in the proposal,
23 both of which will attract a lot of traffic.

24 In addition, the proposal did not cover
25 impacts on parking on the commuter parking traffic

1 to and from the station and the rider load on the
2 Long Island Railroad.

3 I commute to the city every day and I
4 know that you can't find a parking space after
5 7:15 a.m.

6 Where are the occupant load of the new
7 625 Syosset Park residents --

8 (Applause.)

9 MR. MO: So where are the occupants of
10 the new 625 Syosset Park residents plus 2,000
11 employees going to find parking for their commute
12 into New York City?

13 I understand that the developer just
14 mentioned they are going to run shuttle to
15 Hicksville Train Station, so do you have a detailed
16 plan? How often are you going to have it running
17 between Syosset and Hicksville? Who pays for it?
18 How many stops are you planning to have? How long
19 do you anticipate the trip will be? How much
20 traffic are we adding on the LIE or Jericho
21 Turnpike? How long do you plan to have this
22 shuttle, two years, five years?

23 It is easy and looks good on paper, but
24 where's the plan? We need the actual plan, not
25 just an empty promise.

1 Thank you.

2 (Applause.)

3 MR. SYMONS: Thank you.

4 MS. HUANG: Hi. Good evening.

5 My name is --

6 MR. SYMONS: Danfei, could you wait one
7 minute?

8 I just want to inquire of the court
9 reporter who's been going for quite some time.
10 Let's do two more and we'll take a ten-minute break
11 to give the court reporter's hands a rest here.

12 Ralph Catapano, you want to come down.

13 We'll take Danfei and Ralph and then
14 we'll take a ten-minute break.

15 MS. HUANG: Good evening.

16 My name is Danfei Huang. I am
17 currently living 96 Candy Lane, Syosset, which is
18 just less than one mile away from Syosset Park
19 project site.

20 I have a six-year old daughter
21 attending to South Grove elementary school. I am
22 against this project because I have a great
23 environmental concern regarding to this project.

24 From what I know, when the Syosset
25 landfill was capped in the '90s, South Grove

1 Elementary School was closed for an extended period
2 of time.

3 (Applause.)

4 MS. HUANG: And it is in order to
5 protect the students and the teachers from the
6 pollution.

7 Now, with Syosset Park, is such an
8 ambitious project, there is a possibility that
9 South Grove School will be closed again.

10 (Applause.)

11 MS. HUANG: So, as a parent of young
12 children, I cannot even imagine the disruption this
13 will cause.

14 Where are you going to send South Grove
15 students, 400 students, if the school will be
16 closed?

17 I also cannot imagine sending my
18 daughter to a school literally right next to a
19 construction site.

20 Is she going to spend her most
21 formative years in an environment that is full of
22 noise and potential pollution?

23 (Applause.)

24 MS. HUANG: There is so much on the
25 long-term health effect that could have on the

1 student and the teachers. There's no guarantee you
2 can give me to make me feel safe to send my
3 daughter to South Grove school while construction
4 is going on.

5 (Applause.)

6 MS. HUANG: In addition to the
7 environmental concern, how are you going to
8 accommodate the South Grove 400 students? Property
9 taxes are already high. What will be the tax
10 implication be to Syosset residents? Will this
11 project bring 100 new school-aged children to
12 already crowded Syosset schools?

13 These are my concerns and I'm certain
14 that many parents with children attending South
15 Grove Elementary School share the same concerns.

16 Thank you.

17 (Applause.)

18 MR. SYMONS: Thank you.

19 Is Ralph Catapano here?

20 Ralph, come on down here.

21 And then we're going to take a
22 ten-minute break after we hear from Ralph.

23 MR. CATAPANO: My name is Ralph
24 Catapano. I have lived in Syosset since the 1950s.
25 I am a former Marine and very active in the

1 community with my charity work at the Knights of
2 Columbus at St. Edward's Church. I am very
3 passionate about my hometown and the children that
4 live here.

5 I ask the younger parents at Robbins
6 Lane -- they asked me, what is Syosset landfill?

7 I tell them from 1933 to 1975, this was
8 an unregulated dump.

9 (Applause.)

10 MR. CATAPANO: What does this mean?

11 In layman's terms, this was before an
12 EPA, a DEC, or any other federal or state agency
13 existed charged with preserving the environment.
14 There were little and no regulations in effect.

15 Quite frankly, hundreds of thousands of
16 tons of raw sewage, toxic chemicals, ash, you name
17 it, was sent here.

18 In the 1930s, '40s, '50s, this
19 immediate area was home to many small and
20 nationally known defense contractors.

21 Unfortunately, some of the results of
22 war research and development is toxic waste. Make
23 no mistake, there is very strong speculation in the
24 community that whatever lies beneath the ground at
25 Bethpage lies under Syosset landfill.

1 (Applause.)

2 MR. CATAPANO: I played Marine and hide
3 and seek at the site as a little boy. As an older
4 boy, I drove many bikes and dirt bikes there. I
5 distinctly remember seeing 55-gallon drums leaking
6 green chemicals there.

7 Mr. Davis from Simon Properties is
8 always insistent upon the fact that this site has
9 been remediated, but Mr. Davis clearly and
10 conveniently forgets to mention is that these toxic
11 chemicals had 40, 50, 60 years to go into the
12 groundwater around the water supply.

13 Who is he kidding?

14 (Applause.)

15 MR. CATAPANO: Let's move on -- I plan
16 to speak about school enrollment, but I think
17 Glenn -- I can't talk, but Glenn had to say, this
18 is going to be a disaster.

19 My records show at almost -- at the
20 budget that we're having, going to be voting on in
21 a few weeks, is approximately \$37,000 per student.

22 So at 250 students, which is the low
23 end of Syosset Park's estimate, you're talking over
24 \$9 million.

25 Syosset School District, at \$37,000 per

1 student, it comes to almost 13 million. So from
2 the very first year, this is a losing proposition
3 for the Syosset-Woodbury taxpayer and voter.

4 (Applause.)

5 MR. CATAPANO: Let's move onto
6 everyone's favorite topic, taxes.

7 Mr. Davis states the project has been
8 filed -- has not filed yet with IDAs and pilots,
9 but probably will. Don't let him fool you. He has
10 probably measured it down to the absolute penny.

11 IDA isn't just -- the development
12 agency bonds exist to save companies millions of
13 dollars. Mortgage recording tax, from the
14 taxpaying voter, finance a mortgage or sets up a
15 trust, they pay thousands of dollars to Nassau
16 County development to Nassau County.

17 Developers will pay nothing. When
18 developers pay their -- they do not pay their fair
19 share of taxes, this burden is shifted to the
20 already overburdened taxpayer and voter.

21 (Applause.)

22 MR. CATAPANO: There are also
23 substantial federal tax savings for developing
24 Superfund sites. This is no coincidence, people.
25 Taxpayers and voters are tired of subsidizing

1 millionaires and billion dollar companies. This is
2 more than -- this is the same as corporate welfare.

3 (Applause.)

4 MR. CATAPANO: Just compare the IDAs
5 that were given to the owners of Green Acres Mall
6 in Valley Stream. The owners saved millions of
7 dollars while the honest hard working law abiding
8 taxpayer and voter paid thousands more in school
9 taxes. This cannot happen here because school
10 taxes will explode.

11 My conclusion, this project is a
12 disaster for the Syosset-Woodbury taxpayer and
13 voter. Whether your concerns are environmental,
14 school enrollment, taxes, traffic or quality of
15 life, the only positive I see is this, the
16 developers is making hundreds of millions of
17 dollars profit at our expense.

18 (Applause.)

19 MR. CATAPANO: Quite frankly, they make
20 all the money and we pay all the bills.

21 (Applause.)

22 MR. CATAPANO: For the sake of our
23 beloved Syosset, this project must be stopped.

24 (Applause.)

25 MR. CATAPANO: I would personally like

1 to thank Dr. Rogers, the School Board, and the
2 Syosset School District for their concerns and
3 support for our children.

4 (Applause.)

5 MR. SYMONS: Ralph, wrap it up.

6 MR. CATAPANO: One last thing.

7 Finally, I would like to thank
8 Mr. James Stefanich for writing his concerns about
9 the traffic issues. He knows it's a disaster
10 waiting to happen.

11 Thank you.

12 (Whereupon, a brief recess was taken at
13 8:20 p.m. and the proceedings resumed at 8:38 p.m.)

14 MR. SYMONS: Let me have everybody's
15 attention just for a moment.

16 We have many, many, many speakers to go
17 and we're going to stay here as long as the school
18 is open, but there comes a time and it's not going
19 to be open, but we're going try to accommodate
20 everybody that we can tonight. So I would ask and
21 remind everybody to adhere, if you can, to that
22 five-minute rule so we can hear most of you, if not
23 all of you tonight.

24 Leslie Levy. Laura Schultz and Leslie.

25 MS. SCHULTZ: Good evening Supervisor,

1 Town Board and Syosset residents. It's great to
2 see such a big turnout tonight.

3 I'm Laura Schultz I am President of
4 Residents For a More Beautiful Syosset. I live on
5 22 Barbara Drive for forty years.

6 Residents For a More Beautiful Syosset
7 requests an independent evaluation of the
8 environmental impacts and potential risks of the
9 Mixed Use development proposed for the land next to
10 the South Grove Elementary School.

11 Cerro Wire, the Syosset landfill and
12 the Town DPW site have been an environmental toxic
13 stew for decades. We are very concerned with the
14 project's impact on the students and the staff at
15 South Grove Elementary School as well as on the
16 thousands of Syosset residents who live within a
17 five-mile radius of the site.

18 The entire Syosset community stands to
19 be severely impacted by the environmental and
20 quality of life issues posed by the construction of
21 this project. That is why residents For a More
22 Beautiful Syosset request an independent,
23 independent evaluation of the environmental impacts
24 of this project.

25 Thank you.

1 (Applause.)

2 MR. SYMONS: Thank you.

3 Shetal Shah.

4 And Leslie Levy.

5 MS. LEVY: Residents For a More

6 Beautiful Syosset. I'm the Vice President --

7 excuse me.

8 My name is Leslie Levy. I live at
9 8 Spruce Lane, Syosset, and I've lived in Syosset
10 since the landfill hit the newspapers back in the
11 '80s.

12 Residents For a More Beautiful Syosset
13 are pleased to note an expanded inclusion of the
14 train-related impacts in the DEIS as posted.

15 We hope and trust that the Town of
16 Oyster Bay will give the document the full scrutiny
17 it demands. Be inquisitive and diligent. The
18 people of your Town are counting on you.

19 Thank you.

20 (Applause.)

21 MR. SYMONS: Thank you.

22 Legislator Arnold Drucker.

23 You're up next, Shetal.

24 MR. SHAH: Shetal.

25 MR. SYMONS: Shetal.

1 Good evening.

2 MR. SHAH: My name is Dr. Shetal Shah.
3 I'm a pediatrician in the community and I'm the
4 Vice President of the American Academy of
5 Pediatrics, the Long Island chapter which
6 represents 1,400 pediatricians across Nassau and
7 Suffolk County.

8 I just want to express concerns on the
9 air quality. I know people have also talked about
10 air quality, but I just wanted to be a little bit
11 more granular.

12 If you look at the actual environmental
13 impact report on Page 606, they specifically say
14 that the particulate matter 2.5 level is expected
15 to be 23 micrograms per meter cubed, and then they
16 quote the NAAQS, the National Ambient Air Quality
17 Standards, as saying that you'll be below that
18 because it's 30 micrograms -- excuse me -- per
19 meter cubed.

20 I would just like to point out that if
21 you actually contact the Environmental Protection
22 Agency and the National Ambient Air Quality
23 Standards, and actually look at their revised
24 recommendations, they report that they do not feel
25 that it's safe for the health of children who we

1 know are more susceptible to air quality and air
2 quality-related diseases if the level goes above
3 12.

4 So we're talking about potentially
5 almost double the amount of impact.

6 (Applause.)

7 MR. SHAH: Now, I know people are
8 talking about the business aspects of that and I'm
9 not an expert in that, but I'm an expert in the
10 patients that I see, many of whom are children in
11 this community.

12 Asthma is the number one chronic
13 disease in our children. That is the biggest
14 problem that children in Syosset have.

15 That's the number one reason we send
16 children to emergency rooms. That's the number one
17 reason children on Long Island are hospitalized.

18 So, creating a business development,
19 the construction of which will raise the air
20 quality -- will lower the air quality standards by
21 raising the particulate matter level, will do so on
22 the backs of adversely affecting our children's
23 health.

24 And that, for me as a pediatrician, is
25 concerning because I speak for them.

1 (Applause.)

2 MR. SHAH: I'd also like to point out
3 that when one looks at, again, at the report from
4 the environmental impact statement -- and I'll
5 actually give you the page number on it. I'm
6 sorry. It is on page 394. They state that in
7 their baseline survey data, that the level of ozone
8 was already 72 parts per billion. That number
9 already exceeds what the American Academy of
10 Pediatrics feels is a safe level for ozone.

11 The American Academy of Pediatrics,
12 several years ago, lowered that level to 60 parts
13 per billion, specifically because we know when the
14 level is above that, asthma exacerbations get
15 worse.

16 So I just don't see or foresee -- I
17 don't foresee an ability that with the extra cars
18 and with the extra traffic and with the extra
19 construction, that that number is somehow going to
20 go down.

21 Thank you.

22 (Applause.)

23 MR. SYMONS: Doctor, thank you.

24 Legislator Arnie Drucker who just came
25 in from the North.

1 LEGISLATOR DRUCKER: Thank you. Thank
2 you, Lenny.

3 I was in the car for six hours from
4 Albany with a ton of traffic.

5 Hello, everybody.

6 MR. SYMONS: Arnie, before you start,
7 would Dr. Michael Cohen and Tracy Frankel, will be
8 our next presenter -- speakers.

9 Legislator Drucker, go ahead.

10 LEGISLATOR DRUCKER: Okay.

11 As a little boy, I can vividly recall
12 riding my bike with my friends to the Cerro Wire
13 property. We loved all of the dirt hills and
14 bumps. Neither we nor our parents knew that we
15 were playing on one of the worst toxic waste sites
16 in New York, other than the Grumman site.

17 But years later, we all found out about
18 Cerro Wire and the terrible things that they did on
19 the site. The State of New York stepped in and we
20 were all told that the environmental hazards were
21 remediated, and decades later, we've been taking
22 them at their word that the site is safe for
23 development, but we have learned that that may not
24 be true.

25 The intended development of a mall was

1 thwarted a few years ago because of the adverse
2 environmental effect the mall would have on this
3 community, and the voices of the residents were
4 heard and listened to.

5 Well, now we've been presented with
6 another development project called Syosset Park,
7 and, once again, the voices of the residents of
8 this community need to be heard and the project
9 dissected and examined from top to bottom to make
10 sure that this project is so environmentally sound,
11 that there is not one scintilla of evidence that
12 even the remotest possibility of contamination
13 exists anywhere on the site, and especially the
14 capped portion.

15 The developer of Syosset Park has an
16 obligation to the residents if they want our
17 support, to not just meet minimum government
18 imposed standards regarding safeguarding the
19 environmental hazards, they must go way above and
20 beyond any minimum standards so that every single
21 resident can go to sleep at night certain that
22 their children and grandchildren are not playing,
23 living or working on a site that is less than
24 100 percent free of any, not just hazards, but
25 potential hazards.

1 (Applause.)

2 LEGISLATOR DRUCKER: Because if this
3 due diligence is not performed to the highest
4 possible degree, then Syosset Park will be just
5 another project where the developer, when all is
6 said and done, packs up his gear, collects his
7 money, and rides off into the sunset while the
8 residents are left with the uncertainty and fear of
9 what the future holds in terms of their health and
10 the health of their children and grandchildren for
11 generations to come.

12 (Applause.)

13 LEGISLATOR DRUCKER: To live with that
14 fear and uncertainty every day is unacceptable and
15 unforgivable.

16 As a resident of this community and the
17 elected legislative representative for this
18 community, I will endeavor to do all that I can to
19 protect our community.

20 All we want is the answers, ladies and
21 gentleman. We just need to be able to respond and
22 look our constituents and our residents in the eyes
23 and tell them what is in store here, what is going
24 to take place, will this be environmentally safe,
25 will -- what impact will have on our school

1 districts, what impact it will have on taxes, will
2 the Jericho Water District be able to the pump
3 water here?

4 These are all questions that we need to
5 have answers to, and I as the elected official,
6 not -- now I'm speaking as an elected official, not
7 as a resident, I need to be able to understand it
8 and explain it to my constituents. So I'm hoping
9 that we can get those answers in the near future.

10 Thank you very much for your time.

11 (Applause.)

12 MR. SYMONS: Richard Murdocco.

13 Dr. Cohen and Tracy, I think there's
14 two of you, am I correct?

15 MR. COHEN: Correct.

16 MR. SYMONS: So, are your doing yours
17 separately or together?

18 MR. COHEN: One after the other.

19 We are speaking on behalf of the
20 Syosset School Board Past President and Vice
21 President.

22 MR. SYMONS: In that regard, we'll give
23 you a little extra time.

24 MR. COHEN: We may not need extra time,
25 but I think it's important -- I think Tracy's got a

1 card in there. It wouldn't make sense to have her
2 go much later, so we thank you.

3 MR. SYMONS: Okay. Go ahead.

4 MR. COHEN: Town Supervisor, Town Board
5 members, residents, parents, students and invited
6 guests, Ms. Frankel and I have been granted
7 authority by our fellow trustees to speak at this
8 hearing. We fully understand that there are those
9 present who are vehemently opposed to this project,
10 just as there are those who are strongly in favor.

11 The Board respects the viewpoints of
12 all and we have prided ourselves throughout this
13 process and many other difficult situations we've
14 dealt with over the past years of listening to
15 everybody.

16 And in a similar vein, we understand
17 fully respect the fact that there either are those
18 present or were present whose livelihoods are
19 dependent on such a project.

20 Our goal in addressing this hearing is
21 not to cast judgment on any sort -- of any sort on
22 the varied and likely opposing views expressed
23 tonight, nor are we here to render or offer a
24 decision on our review of those issues which we
25 feel are important.

1 The Board has an obligation to follow
2 our self-determined process. In no manner should
3 the pace of such or silence be misconstrued to
4 represent indifference on our parts.

5 We will adhere to this process and our
6 methods until such time as we are confident beyond
7 the shadow of a doubt that we have heard from our
8 expert consultants, reviewed and questioned their
9 findings, discuss all of this content as a group,
10 and have had -- have had each and every one of our
11 concerns addressed and questions thoroughly
12 responded to.

13 And it will be at this point in the --
14 a future point in time, fully recognizing that we
15 are dealing with obligated deadlines that the
16 Board, under the guidance of our Superintendent,
17 Dr. Thomas Rogers, along with our legal
18 representatives, will issue an extensive and
19 assuredly thorough report which will express our
20 views regarding a number of concerns relating to
21 this project.

22 Let me be clear, although we want new
23 and repeat -- pardon me, new and repeat input from
24 our expert consultants, and we will insist on
25 further environmental review, the trustees of the

1 Syosset School Board of Education have serious
2 concerns about the impact of this project on a
3 number of important areas that will impact our
4 school district, its residents, and most
5 importantly, the students and faculty who attend
6 our schools.

7 Until such time as we have all of the
8 necessary information, we will not delve into
9 detail as to where the Board stands on a particular
10 issue. Again, this is not reflective of
11 indifference. Rather, we ask that all interested
12 parties please respect our intent to follow process
13 and to be as thorough as possible.

14 It would be irresponsible of this Board
15 and unfair to those on either side of this issue to
16 have the Board prematurely express any conclusions.

17 Ms. Frankel will briefly review the
18 highlights of our letter to the community which
19 focuses on our most important concerns.

20 In summation, the Board has very
21 serious concerns about environmental issues, impact
22 on student enrollment, and our physical plant, and
23 critical to the Board of Education and
24 Administration, as educators, our ability to
25 continue to deliver the high quality education that

1 all of we -- all of us have come to expect for our
2 children, given the anticipated rise in enrollment.

3 Additionally, student and neighborhood
4 safety during construction, impacts on traffic, and
5 last, but certainly not least, the financial impact
6 to both the school district and the residents of
7 our community. The Board and administration
8 expects to have each of these matters addressed and
9 have us be provided with very well defined plans,
10 no skimping, that fully satisfy each and every one
11 of our concerns.

12 Our highest priority is the health and
13 safety of our students and residents followed by
14 the financial wellbeing of our schools system.

15 On behalf of the trustees of the
16 Syosset Board of Education, we thank you for your
17 willingness to listen.

18 (Applause.)

19 MS. FRANKEL: Good evening, everyone.

20 On behalf of the Syosset Board of
21 Education, we wanted to acknowledge that as an
22 interested party, we, through our consultants and
23 representatives, are methodically working through
24 the developer's lengthy DEIS report in order to
25 prepare formal comments for the Town's review.

1 However, at this meeting, I'd like to
2 share with you our preliminary concerns regarding
3 the impact of the proposed Syosset Park development
4 on our district.

5 The development, with 625 residential
6 units ranging from one to three bedrooms, will have
7 an enrollment impact on the district, and our
8 preliminary projections are that there will be an
9 increase of 355 students to the district. This
10 projection is significantly higher than the
11 developer's projection of 243 students.

12 As the district works toward more
13 formal comments, we would like the Town to keep the
14 stark difference in enrollment projections in mind.
15 The development will impact the district's costs
16 and revenues.

17 For example, the district does not have
18 sufficient space at the elementary level to educate
19 these additional students; therefore, the district
20 would have to contemplate expansion to accommodate
21 the increased enrollment.

22 In turn, we would anticipate increased
23 operating costs to serve the additional students.
24 Additionally, it is unclear how much new revenue
25 would actually flow to the district because of the

1 State's property tax cap and because of the pilot
2 abatement process, of which the developers may take
3 advantage.

4 The Board of Education is very much
5 concerned about the impact construction activities
6 will have on the neighboring South Grove Elementary
7 School as well as the nearby Robbins Lane
8 Elementary School.

9 We, with the assistance of our
10 consultants and representatives, are currently
11 evaluating the developer's proposed plan to
12 mitigate dust, noise and traffic during
13 construction, as well as their plans to respond to
14 any potential contaminants that are disturbed.

15 We will also be reviewing the traffic
16 study provided by the developer. Given the scale
17 of the Syosset Park project, as well as the history
18 of the land being developed, the Board of Education
19 and the administration would like assurances that
20 the plan would not expose our students, staff and
21 residents to environmental hazards.

22 While it is not within our expertise to
23 do so, it is important that an independent
24 evaluation of the site and potential risks be
25 performed and presented to the community. While

1 the Board of Education has no formal approval role
2 in connection with the proposed project, we
3 recognize how important it is that we undertake an
4 evaluation of the project so that we can convey to
5 you, the impact this proposed development will have
6 on our district.

7 We are Board trustees, but we are also
8 residents, taxpayers and parents. As leaders of
9 this community, we share in their concerns and we
10 look forward to presenting you with more formal
11 comments that will be made with the best interests
12 of the school district in mind.

13 Thank you.

14 MR. SYMONS: Thank you.

15 (Applause.)

16 MR. SYMONS: Dee Shravah, come on down.

17 Rich, you have the floor.

18 MR. MURDOCCO: Good evening.

19 My name is Richard Murdocco, and I'm
20 here to discuss the Draft Environmental Impact
21 Statement for Syosset Park.

22 For those of you do not know me, I'm an
23 award winning real estate columnist who writes The
24 Foggiest Idea whose work has been featured in
25 multiple publications. My latest op ed under

1 development was published yesterday in Newsday, and
2 that goes many of the themes I'm here to speak
3 about tonight.

4 To the concerned residents,
5 policymakers and elected officials and other
6 citizens here tonight, I say this: We cannot fear
7 all development, but strive to understand its
8 implications and impacts. It is the job of our
9 local government and the applicants to convey their
10 vision. In this instance, the builder has been
11 arguably transparent in their outreach regarding
12 Syosset Park. That being said, we can do better.

13 While the DEIS for Syosset Park is
14 comprehensive, there are outstanding conceptual
15 environmental issues with the plan that have gone
16 unaddressed since the project's first initial
17 scoping was conducted in June of 2016.

18 Principally, the document fails to
19 mention how Syosset Park's market projections will
20 weather changing dynamics of the regional real
21 state market due to other large mixed use real
22 state projects in the developmental pipeline.

23 These include those that are either
24 being currently built or proposed. Other efforts
25 the DEIS should account for include the

1 revitalization of Downtown Hicksville, the
2 replacement of the former Sears Department Store
3 with mixed use and larger developments further
4 east, like Heartland Town Square in Islip, the
5 revitalization of Huntington Station, and the
6 Ronkonkoma hub in the Town of Brookhaven.

7 Like these other projects, Syosset Park
8 is proposing large footprints for retail, office
9 and hospitality usage, potentially oversaturating
10 the regional market.

11 Further, at the conclusion of each five
12 to six-year build-out phrase of Syosset Park, the
13 Town should work with all stakeholders to conduct a
14 market study to reassess not only community needs,
15 but those of the region as well.

16 This would allow for the proposal to be
17 dynamic and be properly amended to better fit with
18 Long Island's regional needs of the future. The
19 question is, are the applicants and municipality
20 planning on addressing these issues before the
21 appropriate approvals are given? If yes, the DEIS
22 must reflect those plans accordingly.

23 As part of the research process for its
24 award winning body of analytical and reported work
25 on land use, The Foggiest Idea regularly reviews

1 the environmental impact statement and DEIS
2 documentation for the various developmental
3 projects across the region.

4 While in the past, The Foggiest Idea
5 has generally supported the developer's proposal in
6 concept, there are still these significant concerns
7 that have gone unaddressed. The opportunity to
8 develop at this scale in Nassau County is rare and
9 the review should be worthy of the project's
10 potential.

11 MR. SYMONS: Thank you, Rich.

12 Thank you very much.

13 (Applause.)

14 MR. SYMONS: Lisa Adragna.

15 Dee, welcome.

16 MS. SHRAVAH: Thank you.

17 Hi. My name is Dee -- oh, I'm loud --
18 Dee Lavoni Shravah. I moved to Syosset two years.

19 I have three concerns that I hope can
20 be addressed. First one, I worked in a building
21 downtown just only ten months post 9/11 when the
22 EPA deemed it was safe, and 14 years later, two
23 years ago, I was diagnosed with stage four breast
24 cancer.

25 I also found out that several others

1 who worked in the same building as me were
2 diagnosed with the same -- at the same time.

3 No one in this room can make me -- or
4 nobody in the universe can make me believe that
5 cancer is not caused by toxic chemicals and
6 pollution.

7 Here's another story that you can find
8 in the news. Theresa Palermo, a retired teacher
9 from Frank P. Long Intermediate School in Bellport,
10 Long Island has 21 former colleagues who have
11 cancer. 13 of them died already.

12 Students have complained about rashes,
13 stomachaches and headaches. Palermo believes
14 toxins from the Brookhaven landfill, a hill of
15 trash nearby, not on, not under, are to blame for
16 the cancer and other illnesses. And yet, after all
17 of this, the New York State Department of Health
18 insisted that environmental testing data, data,
19 data, data, does not indicate that they need to
20 close the school.

21 Once again, no one can convince me that
22 cancer is not caused by toxic chemicals and
23 pollution. My friend's mother who lives in the
24 Groves, has thyroid cancer. I walked in this
25 meeting today and met somebody else who lives on

1 Colony Lane with thyroid cancer. Some people
2 overheard our conversation and told me they know
3 three people that have thyroid cancer in the same
4 area.

5 I understand that there's a lot of data
6 out there. I kept hearing the word data, data,
7 data; however, what about common sense, right?
8 What about common sense?

9 (Applause.)

10 MS. SHRAVAH: So my question to you is,
11 how can you guarantee that our children of South
12 Grove and Robbins Lane and the people of the
13 Syosset Park residents won't end up with cancer 15
14 years from now, and if anyone in this room has any
15 doubt that that's possible, why are we allowing the
16 benefit of more tax revenue to outweigh our
17 children's safety?

18 (Applause.)

19 MS. SHRAVAH: And yes, the land may
20 have been capped, but I don't really even know what
21 that means. And let's say that capping is not a
22 guarantee, what about the pollution that my
23 daughter has to inhale, my five-year daughter in
24 Kindergarten has to inhale every single year for
25 the next five years?

1 (Applause.)

2 MS. SHRAVAH: Number two, overcrowding.

3 I live on Jackson Avenue between
4 Jericho Turnpike and the train station. This
5 morning, it took me over a minute, that's
6 60 seconds of standing still in my driveway, in my
7 car, to get out to take Jackson Avenue -- to take a
8 left onto Jackson Avenue.

9 (Applause.)

10 MS. SHRAVAH: That's a long time. Can
11 you imagine us sitting here quietly for 60 seconds,
12 especially when you need to catch a train to go to
13 the City. Then I made a left on Jackson to drop by
14 husband off at the train station -- by the way, the
15 parking lot was filled, at capacity -- and there
16 were a line of cars behind me starting at Jericho
17 Turnpike all the way to St. Edward's Church,
18 standstill, I may add; standstill.

19 (Applause.)

20 MS. SHRAVAH: When I arrived at the
21 train station on the Manhattan drop off side for
22 those of you who don't commute, it's the Dunkin'
23 Donuts side. I drop my husband to the 9:07 train,
24 by the way, that's when most people are already in
25 the office. It took me until 9:15 to get to the

1 New York Sports Club parking lot, that's eight
2 minutes to travel one mile.

3 (Applause.)

4 MS. SHRAVAH: A family member of mine
5 lives in Hidden Ridge, which is three miles away
6 from my house and it takes me 12 minutes, a
7 minimum -- sorry -- a minimum of 12 minutes to get
8 there on any given afternoon. Syosset is already
9 crowded.

10 How are we going to be able to handle
11 more is my question.

12 (Applause.)

13 MS. SHRAVAH: What infrastructure, what
14 roads are going to be built to deal with this? I
15 was very confused when I saw a slide before that
16 said that the addition of 2,000 cars in the a.m.
17 will not affect our traffic? I don't know about
18 you -- I mean, I was a finance major and something
19 seemed wrong to me.

20 And the diagram with the cars, I mean,
21 I love the way the cars were moving, was, like,
22 super cute, but that's not what it looks like. I
23 mean, we can all go stand there tomorrow morning.
24 That's not what our town looks like.

25 MR. SYMONS: Dee, could you wrap it up?

1 Thanks.

2 MS. SHRAVAH: Yes.

3 Lastly, my taxes are astronomical just
4 as I'm sure many people in this room dealing with
5 the same situation.

6 (Applause.)

7 MS. SHRAVAH: And now I'm being told
8 that we need possibly seven more classrooms in each
9 school or maybe even a new school and the good news
10 is that I heard that the developers may have to
11 foot some of the bill, but who's going to foot the
12 rest? Is it true that there's affordable housing
13 and they may have a cap on their taxes? If that's
14 the case, it's not going to sit well with us
15 current residents.

16 MR. SYMONS: Dee, we have lots of
17 speakers behind you, so we want to hear from all of
18 them today if we can.

19 Ms. SHRAVAH: I don't think this
20 project is worth the risk.

21 Thank you.

22 MR. SYMONS: Thank you.

23 (Applause.)

24 MR. SYMONS: Hang Pan.

25 And Lisa Adragna.

1 MS. ADRAGNA: Hi. I live at
2 277 Southwood Circle which is about a block away
3 from Colony, right by the site.

4 I have two little boys that go to South
5 Grove and dropping them off each day, knowing that
6 they're close to this site is very difficult. I
7 put a smile on my face. I send them out of the car
8 and I say, have a great day and I leave and I
9 worry.

10 I do think that the site should be
11 tested. I don't really know much about testing,
12 but I think it should be tested. I think that
13 everybody in this room deserves to know exactly
14 what's sitting on that site. Our little babies
15 that trust us are trusting us every day that we're
16 sending them to a safe environment.

17 I do know that there are radium
18 detectors in that school for a reason. None of us
19 know what the readings are. We should know that.
20 We should feel comfortable sending our children to
21 school every day, and when we pick them up, we
22 should have, not a fake smile on, no worry in our
23 eyes, we should feel happy. Now, we have extra
24 worries. Now, we're concerned every single day,
25 what's going to happen when those kids go out to

1 recess, when we have a field day, when the
2 Phys. Ed. teacher wants to take them out to play
3 because it's a beautiful day like today.

4 A bunch of us here that I'm friends
5 with, we serve lunch in that school. We're
6 volunteers also. We looked outside the window
7 today and they're running and they're laughing and
8 I'm not trying to paint a glorious picture here.
9 This is reality. The kids are happy. They don't
10 know any better, but what happens when all this
11 starts and they can't go outside anymore or we pick
12 them up from school and want to run into our houses
13 because we're afraid of what we're breathing in?
14 And that's not living. Everybody works. Everybody
15 has a tough day. We come home. This is our quiet
16 neighborhood. Our streets are beautiful. Our
17 houses are expensive, and we pay a lot for them.
18 We should be able to go home and be peaceful and
19 not worry and not run from the air.

20 This is a serious concern.

21 (Applause.)

22 Ms. ADRAGNA: Thank you.

23 I did e-mail all of you last night. I
24 know it was lengthy. If any of you did read it, a
25 few e-mailed me back and I do appreciate that. I'm

1 not going to repeat what everybody else already
2 said because I agree with everyone who wants to
3 vote no to this, but I do want you to understand, I
4 wanted to bring my kids with me. I wanted people
5 to see the little boys that don't want to leave
6 South Grove, that don't want me to sell my house
7 and move to another town because that's what I feel
8 like doing.

9 (Applause.)

10 MS. ADRAGNA: Those two boys of mine
11 and all my friends here, their children, they
12 actually really love this school district and they
13 love South Grove and they don't want to be
14 redistricted and they don't want to start in a new
15 school and they don't want to have to make new
16 friends. They just want to trust that everybody is
17 going to stay the same and we want to trust that
18 our environment, our streets, our schools are the
19 same and that they're safe and that they're
20 healthy, and that's it. Please vote no.

21 MR. SYMONS: Thank you, Lisa.

22 (Applause.)

23 MR. SYMONS: Jinxu Xhang. You'll help
24 me with that name when you get up here. Thank you.

25 Hang Pan, how are you?

1 MR. PAN: Great. Thank you.

2 So, hi. My first name is Hang,
3 H-A-N-G, last name Pan, P-A-N. I'm from Harmony
4 Court, Syosset, New York.

5 So whatever I'm talking right now today
6 is my personal opinion, not related to my job
7 whatsoever.

8 So first person I'm talking about is
9 kids. I have three kids. My friend have three
10 kids, too, so we actually move together same time,
11 same place in Queens. (Inaudible) so we have three
12 locations. I like the most one is school, one is
13 train, one is my libraries. So when I hear about
14 625 communities, homes and units, be conservative,
15 maybe 1,000 kids.

16 Right now, I could -- to be honest, I
17 couldn't find parking when I go to libraries once
18 in a while, so if I have another 1,000 kids on top
19 of it, then I park my car in South Oyster Bay Road,
20 both sides. Be lucky enough I park somewhere near
21 the turnpike. So I walking backwards with my kids.
22 One kid in front, one kid in the back. (Inaudible).
23 It is pretty ugly.

24 So second thing, we talk about commute.
25 I take 6:49 train like a lot of people or 7:01 or

1 my friend take 7:20. I couldn't find parking, to
2 be honest with you. No one find parking, right, so
3 I have parking near my house or his house and walk
4 over to train station. I don't need to miss the
5 train all the time.

6 So, third thing is the school. With
7 1,000 kids, we are talking about maybe another
8 three schools because I don't -- I know every
9 school have (inaudible) kids so plus/minus, we're
10 talking three schools. I turn around to everybody
11 here, hey, we're going to pay another tax on top of
12 it because I'm pretty sure builder is not going to
13 pay for our school anyway, so -- or a percentage of
14 the school bills.

15 So this cost I am willing because we
16 pay tax already and we are middle class. We
17 working hard. We going to work everyday. So
18 therefore, I think my plan is totally against this
19 project and gigantic 625, that means whole cities,
20 right? Second thing is total for my own opinions.

21 I working for City for sanitations. My
22 level and first responsibility was for dirt at
23 Ground Zero. I saw a lot of people pass because
24 cancer -- skin cancer mostly and lung cancer.
25 (Inaudible) passing away over there.

1 The pension fund was people crazy about
2 City job, but they couldn't live normally. We're
3 talking about very young strong people who carry
4 jobs every day. They died in 10, 15 years. So I
5 turn around and see my friend's kids and then maybe
6 my kids, somebody -- all the kids that were going
7 to the school, the kids have very, very basic, very
8 poor immune system in their bodies.

9 If a strong man cannot handle the dust
10 and dirt or chemicals from 9/11 alone, just
11 (inaudible). We're talking about chemicals
12 underneath the ground. We're talking about 10 or
13 15 years. Firefighters, a lot of family members
14 here probably firefighters, I don't work in fire,
15 but a lot of people became the firefighters and the
16 first responders, make a same problem with
17 Sanitation workers.

18 That's why I speak on behalf of myself
19 only. Nothing with my jobs. So for kids, we want
20 peace of mind. Relaxing, go home, cook dinner, get
21 ready, kids go to -- prepare everything for dinner
22 and everything and so forth. I don't want to have
23 second piece of mind to think about, hey, what kind
24 of air this smoking through. What's going on.

25 We're picking the dirt up. Nobody -- I

1 mean, the world, nobody can predict what's going on
2 when it's smoking because air, you cannot control
3 air. Hey air, only go from south, never go to
4 north. I couldn't do it. So speak to the kids, we
5 all working hard because of kids.

6 At the same time, we try to do
7 something to make our kids safe and smoking very
8 briefly all the airs. For me, it's not reasonable.
9 The tax is high. We pay more a tax on top of it,
10 and then it's more congested, and then it is very
11 painful. And for me, health is more important than
12 anything else.

13 I'm so afraid call out on my friends.
14 They go to 9/11 testings. They told me first
15 thing, I hate going to testing. Second, I hate to
16 hear my wife call me back for test result, because
17 I couldn't go there to see what's going on. These
18 two things I hate the most. They told me they
19 happy to work, they happy see a light, breath in
20 the air, watch the sky, talk with you and hang out
21 with you and then have a small coffee with you.
22 I'm happy.

23 I talk too much. Appreciate
24 everything.

25 MR. SYMONS: Thank you.

1 (Applause.)

2 MR. SYMONS: Let me call Karen Santoro
3 who's next, and I apologize for mispronouncing your
4 name. You can help me out with that.

5 MR. ZHANG: My name is Jinxu Zhang.
6 I'm a resident of 7 Lucille Drive, Syosset. So I
7 move from Queens with my fellow friend two years
8 ago with three kids. My son's ten years, enrolled
9 in fourth grade in South Grove and my daughter's 5,
10 will be coming out UPK.

11 So I read through the 800 DEIS page.
12 My hair -- you know, live on black to white so --
13 you know, I'm a number guy, too, so I -- you know,
14 there's a few questions I definitely want to ask, I
15 guess, if you come or -- you know, to the Town of
16 Oyster Bay Board.

17 So according to DEIS, Page No. 2, the
18 previews, the mall litigation in a court case was
19 declined by the Court of Appeal in June 2009, so
20 one of the items that puzzle me, how come nine
21 years later, suddenly this project was 6-0 to go by
22 the Town of Oyster Bay Councilman?

23 So if all the evidence that --

24 (Applause.)

25 MR. ZHANG: If all the evidence that

1 was so -- I guess, so presentable or so valid by
2 all the proof, me, I went through education in
3 school, I went through everything you can think of,
4 but, you know, 800 pages later, it couldn't
5 persuade me to say yes to this project.

6 So I don't know what assumption based
7 is the Board -- Town of Oyster Bay based on upon
8 nine years later, say, hey, we are happy to bring
9 this project into our arm. Okay.

10 (Applause.)

11 MR. ZHANG: So also, previously, the
12 environmental consultant posting all those
13 wonderful pictures, that -- all the so-called
14 Superfund sites, that was previously converted into
15 park, but do you -- I guess most people want to
16 know that out of 1,100 site nationwide, so-called
17 Superfund site, many of those Superfund site also
18 currently facing a lot of law litigation through
19 the process because there was 18,000 attorneys who
20 got a job in to environmental hazard.

21 You know why they want to, you know,
22 join this industry? Because all those in those
23 Superfund site create job for them to make money,
24 so that's the reason why when people tell me EPA
25 standard is the golden rule to go, well, twenty

1 years later -- you know, that data you put in say,
2 oh, the soil ground standing proof, everything was
3 cool. To me, you might want to ask all those
4 people nationwide that who suffering on those
5 Superfund site project. Why are they -- their kid
6 dying by cancer, why their kid go through radiation
7 treatment, why their kid suffering through
8 generation pain.

9 So perhaps that -- if you put your
10 children and grandchildren in the new -- this new
11 called Syosset Park, I call it, Syosset volcano
12 because essentially, it blew up. All the
13 component, you know, chemical going through the air
14 because to me, I know you feel like Syosset Park
15 (inaudible) to the site, what about during the
16 construction process, if any fire broke out.

17 Are you going to sit here and guarantee
18 that -- you know, all the stuff underneath ground
19 will be safe?

20 (Applause.)

21 MR. ZHANG: So lastly, I found this
22 interesting project. You know, you probably heard
23 of the Brookville Park by Staten Island.

24 So previously, it's exactly similar to
25 the toxic field at Syosset project. You will see

1 the -- was under dire stress, financial stress.

2 Guess what? They turned into 256 acre
3 of toxic into park, 100 percent. Okay. The number
4 that you told me, this project will take seven to
5 eight year complete, this particular project in
6 Staten Island took them 17 years from the starting
7 to shovel ground into the complete phases.

8 Okay. The cost of this project, 256
9 acre, it cost \$262 million, almost \$1 million per
10 acre. Okay. So you talk about 92 acre of land,
11 you probably require like 800,000 pounds to a
12 million pounds of soil for top barrier to make sure
13 that we, as a park visitor, that we won't be
14 toxicated for all the toxin that below underground.

15 (Applause.)

16 MR. ZHANG: My question to the
17 developer is that, if you really think the benefit
18 of Syosset people, we as a small village, we don't
19 need to bring that to become a Mineola of Queens.
20 Do we need be another -- like Great Neck? No, I
21 don't think so. That's why I move from Queens to
22 here.

23 (Applause.)

24 MR. ZHANG: And guess what?

25 New York City, since 2016, never

1 converted all the six Superfund site into 100
2 percent park or golf courses, not commercial
3 building, not retail building.

4 Thank you, sir.

5 MR. SYMONS: Thank you.

6 (Applause.)

7 MR. SYMONS: Robert Axelrod is next.

8 Karen, you have the floor.

9 MS. SANTORO: Hello, Town of Oyster Bay
10 Board and Town officials and fellow residents.

11 My name is Karen. I am an almost
12 11-year resident of Syosset. If you pull up the
13 map of Syosset Park, I can show you my house.
14 Okay. This part of my speech is for the residents
15 because I know that some of them don't know this,
16 especially younger families, back in 2013 before --
17 just before the sale of the Cerro Wire site to
18 Simon Properties from Taubman, the no mall here
19 effort gained momentum again after twenty years of
20 community opposition of Taubman's mall plan.

21 Residents were to later learn that no
22 mall here effort was fueled by -- and the mailings,
23 rallies, (inaudible) signs, car magnets, you get
24 it, were paid for and promoted by Simon Properties.

25 (Applause.)

1 MS. SANTORO: Residents felt like town
2 heroes after the majority voted yes on August 20,
3 2013, and approved of a shady land sale they knew
4 absolutely nothing about.

5 (Applause.)

6 MS. SANTORO: We voted yes because we
7 thought we were blocking Taubman from building
8 their mall on the contaminated land we were very
9 afraid of. That Town of Oyster Bay DPW land sale
10 was a corrupt deal made between disgraced former
11 Town Supervisor John Venditto, Simon Properties,
12 and Castagna Realty.

13 (Applause.)

14 MS. SANTORO: The majority, the
15 majority of residents were deceived by the whole
16 charade, myself included. They duped us, and here
17 we are today because of it, and people are upset.

18 (Applause.)

19 MS. SANTORO: Okay. If you allow this
20 project to move forward, it will destroy our
21 quality of life, it will create a traffic nightmare
22 in an already congested area, and it will most
23 definitely destroy our school district.

24 South Grove cannot house the influx of
25 new students the proposal would generate. The DEIS

1 states teacher parking lots would actually be
2 relocated to Syosset Park to accommodate an
3 extension. It's ridiculous.

4 (Applause.)

5 MS. SANTORO: But most importantly,
6 young children and the staff at South Grove
7 Elementary School would be exposed to noise
8 pollution for five plus years during construction
9 of the project, and God only knows what hazardous
10 toxic materials they would be breathing in every
11 day inside the classrooms and outside during
12 recess. You cannot expose them to either.

13 Reflect on the health crisis facing
14 9/11 responders. It's now 17 years later and the
15 FDNY's chief medical officer has confirmed that
16 over 2,100 active firefighters and EMS personnel
17 have retired on disability with World Trade Center
18 related illnesses, mostly lung disease and cancer.

19 That's Cerro Wire and DPW land is not
20 safe, and it should not be disturbed for monetary
21 gain. We are talking about innocent children in
22 our community who deserve a safe and quiet place to
23 go to school. Human error can occur during
24 remedial activities with the disposal of
25 contaminated waste generated by construction.

1 Please do not take the risk.

2 (Applause.)

3 MS. SANTORO: Lastly, in closing, have
4 you given any thought to the thousands of people
5 who live on the street described repeatedly in the
6 DEIS, Colony Lane, Abby Lane, all the streets
7 adjacent to them? The Town should have sent
8 letters notifying those homeowners. Those of whom,
9 obviously by design, are mostly clueless about this
10 project.

11 Those residents should have been made
12 aware of the Syosset Park proposal and the impacts
13 it would have on them on a daily basis, and their
14 property values and you failed to inform them.
15 Begin to imagine the noise pollution for those
16 homeowners, especially during construction.

17 The DEIS states 30 to 50 construction
18 truck trips per day.

19 Two seconds and I'm done.

20 Think about the impacts of construction
21 dust, the potential for structural damages to
22 homes, and most importantly, the potential for
23 irreversible health effects from breathing in the
24 air, pollution from not one, but two contaminated
25 sites.

1 As I mentioned earlier, long time
2 exposure to polluted air can cause loss of lung
3 capacity, asthma, bronchitis, emphysema and cancer.
4 There are two elementary schools surrounding that
5 site.

6 Do not have the blood of children on
7 your hands.

8 (Applause.)

9 MR. SYMONS: Shelly Huang, come on
10 down.

11 Bob Axelrod.

12 MR. AXELROD: How you doing, Supervisor
13 Saladino, Town Board, Lenny. You got to find out
14 which child I tutored for you.

15 I just got involved in this Saturday
16 night. One of my neighbors walked over and started
17 to talk to me about this particular meeting and I
18 had not gotten involved for all these years and I
19 started to look at the website last night. So I
20 read a few things.

21 Let me just say that, number one, I
22 just feel that -- you know, the key stakeholders in
23 this entire project are not people making money,
24 not the Board, not people from out of town, people
25 who live within five miles of the radius of that

1 particular are really the stakeholders. They're
2 the ones that are going to be impacted from
3 anything environmental. Traffic, which I'll talk
4 about in a moment, and, of course, I'm a taxpayer
5 and I'm a taxpayer whose children have gone through
6 the school system over 20 to 25 years ago, so I'm
7 paying the fray for a lot of the things that are
8 going on and I could choose to leave, but I've
9 chosen to be here. I have a lot of skin in the
10 game.

11 I started off before I ever lived here,
12 enticed to live here because I was an engineer
13 working at Fairchild Camera which is right by the
14 site. I helped develop the first camera to map the
15 moon and I didn't realize, of course, the street
16 was the Cerro Wire. I didn't even know what that
17 was about, so, hopefully, I'm okay.

18 But the traffic situations all around
19 here -- and we were promised when they developed a
20 lot of the industrial park, that Jericho Turnpike
21 with all the traffic engineering studies,
22 everything was going to be fine, they expanded, and
23 everything was going to be wonderful.

24 I challenge anybody to go from Robbins
25 Lane to the Seaford-Oyster Bay Expressway in under

1 twenty minutes. It's a nightmare. Anybody who
2 lives around here knows about that. I was also a
3 member of the Syosset Chamber of Commerce and they
4 fought for years to try to improve the Town up
5 there with the traffic and that didn't seem to
6 change anything.

7 On Robbins Lane, there is no traffic
8 enforcement. I'm not blaming anybody, but there is
9 no traffic enforcement and the speed limits are
10 violated. I can't get out of my development
11 between 4:00 and 6:00 for all the cars that are
12 going westbound on the Long Island -- on the
13 Jericho Turnpike onto Robbins Lane. The traffic is
14 a problem.

15 So with all these impacts, I'm hoping
16 that there's going to be some independent studies.
17 I'm hoping that there's going to be a contract
18 written if this thing does go through, I'm not
19 suggesting it should go through, but there should
20 be a contract whereby the developers have to put
21 their money where their mouth is for anything that
22 they project on a yearly basis, any shortfalls in
23 revenue, any new construction for schools, any
24 additional expenses, all the different
25 infrastructure.

1 If they project this is what it's going
2 to cost, then they should be paying for it and
3 there should be a sinking fund which makes them
4 responsible, and there should be a contract.

5 (Applause.)

6 MR. AXELROD: I'm not suggesting that
7 the environmental issues are put aside, and
8 everyone has their opinion about that, all I'm
9 suggesting is -- and also, key indicators about the
10 traffic, the queuing, if they can project that the
11 slowing down of -- being able to traverse the Long
12 Island Expressway, the service road where were
13 Robbins Lane or Jericho Turnpike is such and such,
14 there should be a penalty when it comes out to be
15 that there isn't. So that's some of the things
16 I've seen.

17 I looked at the executive summary and
18 some other things. I just didn't feel that there
19 was anything there.

20 You -- as a person who has lived here
21 for 37 years and lives -- by the way, my address is
22 Gramercy Drive in Jericho. I'm two blocks from
23 Robbins Lane, about a mile from the site. I can't
24 understand how -- one of the things that was stated
25 in there was a benefit to me.

1 There needs to be current state
2 analysis and a future state analysis and showing
3 what the differences are, and I just want to know,
4 does anyone see, in my particular situation, there
5 is any benefit for me to have all that additional
6 traffic, all that noise, all the problems that are
7 going to be coming on from the urbanization,
8 further urbanization of the area, which I don't
9 think we need?

10 (Applause.)

11 MR. AXELROD: Thank you.

12 MS. HUANG: Good evening, gentlemen.

13 Most of gentlemen over there, and ladies.

14 MR. SYMONS: Shelly, could I just
15 interrupt you one second?

16 MS. HUANG: Sure.

17 MR. SYMONS: The next speaker would be
18 Xiaowei Sun.

19 Shelly, I'm sorry. Apologies.

20 MS. HUANG: No problem.

21 My name is Shelly Huang and I live on
22 312 Southwood Circle, which is only two minutes
23 from Syosset Park, if it will be. I have two young
24 kids, one is in third grade, another one is an
25 infant and I really worry about their health.

1 In the past two weeks, I spent ten
2 nights, exactly ten nights, after I put the kids to
3 sleep and I start reading the DEIS, it's like more
4 than 1,000 pages. I read every single page.

5 I'm very proud for myself that I have
6 very strong educational background so I am able to
7 understand most of the terms used in the draft. I
8 have so many concerns, but I know today, most of us
9 over here have very long day already, so a lot of
10 repeat issue, I'm not going to point out.

11 I'm here to speak about like three
12 points. Number one, there is no evidence showing
13 that enough vote is (inaudible) data, whatever
14 data, for the impact of the Syosset public school
15 system due to the huge increase of the population
16 in the Syosset Park. There is only a few -- very
17 few short sentences saying how to handle this
18 243-plus students into the Syosset school, to share
19 the current educational resource.

20 The statement on the Executive Summary,
21 1.8.9.1, if you want to mark it down, Educational
22 and Library Facilities. It says the applicant will
23 coordinate with the school district regarding
24 enrollment and capacity on the school -- on a
25 school-by-school basis as new students Syosset Park

1 can go to different school other than their school,
2 which is most likely South Grove and Robbins Lane.

3 If the school district allows student
4 from Syosset Park to choose a school, can my
5 daughter choose a school as well? I don't want to
6 send her to South Grove due to the possible
7 pollutions caused by the construction.

8 (Applause.)

9 MS. HUANG: I believe many parents from
10 South Grove Elementary will move their kids to
11 other school if there's an option.

12 Number two, the proposal states no
13 significant adverse impact to water resource,
14 electric service, gas service, land use, zoning,
15 community character, school, library, risk
16 department, fire department, emergency medical
17 service, social economic, even the outlook of the
18 surrounding area, it sounds like nothing can happen
19 even though we will have the huge increase of
20 population in the community.

21 Do you believe that?

22 (Applause.)

23 MS. HUANG: Number three, health, and
24 this is my most concern for tonight, and I believe
25 most people who sitting here want to hear is the

1 health of the current residents around the Syosset
2 Park and the future new residents inside Syosset
3 Park. Is this land really safe for residential
4 use?

5 Our standard of safety change from time
6 to time. Whenever -- whatever was safe in the old
7 times, like asbestos and the (inaudible) that you
8 can find in your home, most of the old house, that
9 they used in '80s, now they consider harmful to
10 humans.

11 How can you predict the former Cerro
12 Wire site and the Syosset landfill do not cause a
13 health problem for the people who live on top and
14 nearby? I'm not an old fashioned lady and I'm open
15 to smart changes, but this change has to benefit
16 the whole community for now and future. We don't
17 want to exchange our next generation's health and
18 safety for the so-called economic growth and
19 revenue.

20 Thank you.

21 (Applause.)

22 MR. SYMONS: Dr. Wong is next.

23 And Sun, you have the floor. Thank
24 you.

25 MS. SUN: Thank you.

1 Good evening, everyone.

2 Before I start, I'd like to ask you to
3 respectfully that consider Syosset residents
4 opinions, give us a priority consideration because
5 those people who don't live here, being our
6 construction workers or union representatives or
7 better Long Island, whatever they are, they don't
8 live in the neighborhood and they will build and
9 will go and we are here to suffer for a long time.

10 Thank you.

11 (Applause.)

12 MS. SUN: I live on Colony Lane,
13 unfortunately, and you can see my house on Syosset
14 on park map. Just like Karen, we're neighbors, and
15 I moved here three years ago, and with no knowledge
16 of what's going on, and so I have been educating
17 myself in the past four weeks.

18 I read through 800 pages of the DEIS.
19 I checked the Superfund the EPA site. To learn the
20 history, I read the New York Times article they did
21 in a 1992 so nowhere -- I'm just -- I can tell
22 you -- I'm here to tell you, I'm sick, I'm afraid,
23 I'm scared of all the talks that's going on here
24 about the toxic landfill, about the radium that's
25 discovered on -- not far away in Bethpage.

1 So in the DEIS, nowhere -- and also, my
2 neighbor has cancer after living ten years on my
3 street and she's younger than. So after reading
4 all this, I read through the whole thing, I didn't
5 find anywhere mentioning radium test, cancer study,
6 or anything like that. No test, no records,
7 doesn't mean it don't exist.

8 Right?

9 (Applause.)

10 MS. SUN: So we don't know what has
11 been dumped in the landfill because it was
12 unregulated back then and we do not know what kind
13 of reaction those chemicals will have over time,
14 over a long period of time with the local geology.
15 Will that create a localized hotspot, Bethpage
16 being the perfect example.

17 So before we do anything, we urge you
18 to do a thorough testing radioactive -- radium
19 testing, all the testing on that land. EPA will
20 not come to us and volunteer to do the testing for
21 us. We have to initiate the request. You, as our
22 representative, will have to initiate the request
23 for them to do more testing.

24 Right?

25 (Applause.)

1 MS. SUN: All the folks spoke before
2 mentioned the parking spot and they live the pain
3 every day, they cannot find parking, but one thing
4 I want to mention is even if in the DEIS they say
5 they will run the shuttle to Hicksville Train
6 Station, even if they run the shuttle perfectly,
7 you still get crowded train. The train are crowded
8 itself. You won't be able to find a seat, you have
9 to stand one hour to the City every day, and then,
10 are they going to run more trains for the City? I
11 don't think so.

12 Right?

13 (Applause.)

14 MS. SUN: So one of the problem found
15 by reading the DEIS is -- so it says, out of the --
16 the Town of Oyster Bay has to pay out of the
17 \$30 million they get for selling this land, they
18 have to pay -- they have to clean up the DPW site,
19 they have to pay for that to meet the current --
20 the latest environmental standard.

21 And also, the Syosset School District
22 is responsible for building extensions, possibly to
23 South Grove to accommodate a new influx of
24 students.

25 So any of this project could

1 potentially go overboard and then we, as taxpayers,
2 have to shoulder the cost. So that is a huge
3 problem waiting to come.

4 Lastly, as a engineer major, I have a
5 problem with the DEIS' use of average numbers.
6 Average number of trucks going in and out every
7 day, average noise levels, average pollutants our
8 children breathing every day, but never there's a
9 study that use average numbers. There's going to
10 be problem. You have to study the worst case
11 scenario, you have to use peak numbers. The
12 pollutants our kids breathe in will not get average
13 tomorrow to make it better for them.

14 Thank you.

15 (Applause.)

16 MR. SYMONS: Thank you.

17 (Applause.)

18 MR. SYMONS: Joan Hillgardner, you're
19 on deck.

20 And, Dr. Wong, good evening.

21 Dr. WONG: Thank you. Good evening.

22 Finally, my turn. I'm so glad I'm here.

23 I'm a doctor. I'm an anesthesiologist
24 and I take out people's lung -- well, I don't take
25 out, I give anesthesia. I isolate their lung, I

1 take out people's for lung cancer, that's what I
2 specialize in, cardiothoracic and I see -- every
3 day, I see blood, I see lung, and I see cancer
4 every single day.

5 And I have -- all my patients ask me,
6 you know, if I didn't smoke, would I have cancer?
7 If I didn't put this in my body, would I have
8 cancer? I tell them, you know, just don't focus on
9 that. We are here to help you. Whatever you do,
10 whatever happens, we're here to help you.

11 Now you have cancer, we are going to
12 solve this problem. Is there a cause and effect?
13 Of course, there's a cause and effect, but I'm
14 going to tell them a white lie. Don't worry about
15 it. And then when I was in medical school, 9/11
16 happened. I remember trying to donate blood. We
17 had all these stretchers out there, but there were
18 no survivors. My roommate, she became a
19 pulmonologist and she took care of those 9/11
20 patients, and I gave anesthesia for those patients
21 who had their lungs out. And they asked, did that
22 cause my cancer?

23 I mean, there's a strong correlation,
24 but what can we say? There's a strong correlation.
25 So ten years from now, am I going to have to see

1 the same patients and they're going to ask me, do
2 you think I have cancer because I was near Syosset
3 Park when they were developing for five years? Do
4 you think my parents put me -- send me to school,
5 that was a bad idea?

6 Am I going to look my kid in the eye
7 and say, I probably shouldn't have sent you to that
8 school. I am going to sit here until 1:00 a.m. and
9 until you're here, to show you, I have to be up at
10 4:00 to get to OR, but I will sit here and tell
11 you, I am not going to sit with my child and say, I
12 probably shouldn't have sent you to South Grove.

13 (Applause.)

14 DR. WONG: I have been in many
15 surgeries where the patient went south and I fought
16 for that patient and I stood in front of many
17 people, just like him, surgeons yelling down my
18 throat, but I stood my ground, and I'm standing my
19 ground now.

20 (Applause.)

21 DR. WONG: If my kid put something in a
22 chest and I saw him put some Legos in there, and
23 then two days later, he's like, where's my legos.
24 They're in the chest. Where do you think they are?

25 You dump all these chemicals under the

1 ground and you kept it, I don't care one hundred
2 years later, where are the chemicals? Under the
3 ground.

4 (Applause.)

5 DR. WONG: Basic concept. Basic logic.
6 I'm a logical kind of science person. I could not
7 find any science articles.

8 Where are the studies? Where are those
9 testing results? Where are you testing, the
10 periphery? What about inside? When are you going
11 to -- are you going to start digging those parts
12 per million? Those parts per million are just
13 particles. I'm talking about parts per million for
14 chemicals, how will that impact my kids.

15 I don't care about particles about for
16 like, just dust. I care about chemicals left in
17 the air. Aerosol chemicals, toxic. My kid was
18 born at four pounds, he has severe, severe asthma.
19 I've driven through snowstorms to get him to
20 Cohen's. Call my friends, get ready. I'm bringing
21 my kid, 109 fever. Am I going to risk this with my
22 kid? You're going to use my kid as a science
23 experiment. I did science already. I'm done with
24 it.

25 (Applause.)

1 DR. WONG: I believe in logic. If
2 garbage is down there, don't put my kid in it.
3 Don't expose my kid. Don't stir the pot. It's
4 covered. It's sealed. What -- why are you
5 stirring the pot now?

6 (Applause.)

7 DR. WONG: That's all I have to say.

8 MR. SYMONS: Thank you, Dr. Wong.

9 Appreciate it.

10 Theresa Walch, you're on deck.

11 MS. HILLGARDNER: My name is Joan
12 Hillgardner and I am representing myself. I live
13 on Evelyn Lane in Syosset in the home my mother and
14 father-in-law purchased in 1954 when they decided
15 to leave Brooklyn and start a family.

16 The looming health issues are my major
17 concern. My concern about the site stems from the
18 real experiences of families on my own block on
19 Evelyn Lane who lost children to leukemia when the
20 Cerro Wire was open. I personally know two of
21 those families who are my neighbors, and they still
22 live on Evelyn Lane, minus two children.

23 This doesn't include the other cancers
24 on this one block in Syosset over the last twenty
25 years. It is well known that many cancers have an

1 environmental connection. I think we heard that
2 over and over again here and we know proof of it.
3 So my concern is about the acreage under the
4 proposed site and the future impact on my health
5 and the health of my neighbors.

6 My second concern is the overall
7 quality of life in Syosset. I carried petitions
8 against the mall. Having come from Queens, I've
9 seen the results of overdevelopment. Used to be a
10 "bedroom community," quote/unquote. Not anymore.
11 It is my opinion that we cannot sustain an
12 additional increase in residents and employees and
13 still have the quality of life we now enjoy.

14 The effects of the added congestion
15 will create difficulty sharing the community space.
16 Right now, we have gridlock on Jericho Turnpike
17 during the evening rush hours and retail parking
18 spaces are becoming scarce. During high volume
19 hours, I have had to find street parking at the
20 Syosset Library, as many others do.

21 In closing, it is crucial for the
22 health and safety of our community to be assured
23 that any development doesn't worsen the exposure to
24 potential toxins that could trigger serious and
25 life-threatening illnesses.

1 While I am extremely opposed to the
2 type of development here proposed, I ask the Town
3 Board to require independent testing of the site
4 before any plans move forward.

5 (Applause.)

6 MS. WALCH: Good evening.

7 MR. SYMONS: Theresa, just excuse me
8 one second.

9 Let me just call Jason Guo.

10 Theresa, you have the floor.

11 MS. WALCH: I'm going to move fast so I
12 can fit everything in.

13 I am Theresa Walch. I am an accountant
14 and certified forensic auditor. I would like to
15 give you an update on the topics I spoke about at
16 the last Town Hall meeting regarding the Syosset
17 Park development.

18 There are potential previous
19 administration misdealings related to the Cerro
20 Wire and the Town Department of Public Works
21 property, capped landfill and the related cancers
22 and psychological/neurological illnesses and
23 disease.

24 I have found in my continuing
25 preliminary surveillance investigation that many of

1 these health issues resemble the type of cancers,
2 rare cancers and sicknesses that is associated with
3 the environmental contamination.

4 These include industrial toxins at
5 especially low dose radiation exposure, which often
6 is the result of the disposal of hazardous toxic
7 and radioactive waste in unregulated landfills
8 dating from the end of World War I through the end
9 of the Cold War Nuclear Arms buildup. This
10 happened in areas like Syosset in the Town of
11 Oyster Bay that had a concentration of defense
12 contractors on Nuclear Regulatory Commissions,
13 New York State Radioactive Isotopes Users list.

14 As you know, former Town Attorney Lenny
15 Genova is testifying before the Federal Court in
16 Cental Islip this week. Mr. Genova is testifying
17 under immunity and cooperating with the federal
18 prosecutor, so I assume that he will be disclosing
19 some very important information regarding his
20 dealings with Mr. Mangano, with Venditto in
21 particular, that has to do with this site,
22 potentially.

23 This could affect Cerro Wire and Town
24 properties and it's being reviewed. I have an
25 opportunity to meet with county and federal

1 criminal prosecutors that I met when I studied at
2 the Association of Forensic Examiners. So
3 basically, what I'm saying is, I studied with the
4 Association of Certified Fraud Examiners this
5 Summer and I met people who teach agents and they
6 told me this Summer when they were teaching, of
7 course, about forensic accounting, that would
8 potentially be asked these questions.

9 What was the reason that the Town of
10 Oyster Bay taxpayers were mailed a flyer
11 advertising for the quick sale of surplus property,
12 as is with no contingencies and no zoning
13 regulations, to provide immediate capital and
14 annual tax revenue to the Town, then in reality,
15 the contract of sale enabled the possible
16 fraudulent conveyance for a different deal than the
17 one voted on by the Town of Oyster Bay taxpayers,
18 leaving the Town with potentially hundreds of
19 millions of dollars of potential liability for
20 relocation and environmental cleanup at the
21 landfill.

22 Who are the former administrators of
23 the Town of Oyster Bay? Who benefited from the
24 transfer of the property sale, either financially
25 or in other ways? How were the 30 million in funds

1 the Town received used -- was it used in
2 unscrupulous ways by Venditto, possibly Genova?
3 Were you aware that Cerro de Pasco bought the
4 parent company of Cerro Wire and the Syosset Rod
5 Mill (inaudible) in Peru and that they were
6 supplying uranium for the manufacturing of uranium
7 rods for nation's first nuclear power plant,
8 similar to what Sylvania/GTE was doing in
9 Hicksville and Westbury?

10 But by the way, they were saying
11 before, Castagna was very generous, he also donated
12 \$17,000 to Venditto when Michael Venditto was
13 running for the Senate.

14 As a forensic auditor, I, myself, have
15 now gathered information demonstrating the five
16 neighborhoods surrounding the proposed Syosset Park
17 project could have many times more rare -- I'm
18 sorry -- have many more rare cancer victims than
19 even the Bethpage New York State Department of
20 Health Cancer Surveillance Study.

21 What I did is I lived here for twenty
22 years and I did my own survey. I talked to people
23 for many years and I started to talk to people and
24 contact people. I also met the woman who did the
25 study in Bethpage, who started that. I met her at

1 the Navy meeting a few weeks ago.

2 What I found in this area here was
3 breast cancer, 30 victims. Brain cancer, 10
4 victims. Gastrointestinal cancers, colon,
5 pancreatic, prostate, kidney, bladder, 34 victims.
6 Lung cancer, 23 victims. Ovarian uterine, 9
7 victims. Leukemia, rare lymphoma, multiple
8 myeloma, bone marrow, 12 victims. Mouth, nose,
9 throat, thyroid, 10 victims. Limited sampling, so
10 far, 128 victims.

11 Recently, I brought in an independent
12 third-party consultant that also specialized in
13 health analytics, assembling data, and contacting
14 some of the victims to get details required of a
15 formal study, which I'm demanding, so we can work
16 with the Town to complete it.

17 The numbers I just mentioned are just
18 the tip of the iceberg and we have many more
19 victims that fully qualify and add. I still
20 estimate that there are between 1,200 and 2,000
21 cancer victims in the neighborhood surrounding th
22 proposed Syosset Park project.

23 What I and other residents of Syosset
24 would like to do, is see the Town Board's
25 participation in providing a safe environment for

1 our citizens, especially children, grandchildren.

2 MR. SYMONS: Theresa.

3 MS. WALCH: Thank you.

4 That's it.

5 MR. SYMONS: Thank you.

6 (Applause.)

7 MR. SYMONS: Arthur Gibson from the
8 Plumber's Union.

9 Jason Guo. Jason, you and I have been
10 talking by e-mail all day. Nice to meet you
11 tonight.

12 MR. GUO: Thank you very much for your
13 assistance.

14 (Applause.)

15 MR. GUO: Good evening, everyone.

16 My name is Jason Guo, a ten-year
17 resident in Syosset and my home is a quarter mile
18 away, walking distance, very close by to Syosset
19 Park.

20 Before tonight, many work has been
21 done. I've been communicating with legislator's
22 office -- Nassau County Legislator's Office and
23 also the -- indirectly to a Town of Oyster Bay
24 attorney about restricting a nonresident, nonTown
25 of Oyster Bay residents to attending tonight's

1 meeting.

2 But the final legal opinion is we
3 cannot restrict a nonTown of Oyster Bay resident
4 attend this meeting and we cannot even restrict any
5 nonTown of Oyster Bay to speak. So today, everyone
6 is here and everyone is welcome and everyone,
7 including the nonresidents, is even welcome to come
8 here to speak.

9 So my word is, this is our Town, we are
10 going to decide and you can come here, you can
11 speak, but at the end of the day, your opinion will
12 not count unless our election system is broken.

13 (Applause.)

14 MR. GUO: Thank you for Mr. Symons.

15 I've prepared some -- trying to
16 accommodate for the PowerPoint slide to project on
17 bigger screen but it failed. In lieu, I print out
18 my opinions on a flyer. I would like to pass it
19 around.

20 MR. SYMONS: We will make that part of
21 the record.

22 MR. GUO: Thank you very much for
23 passing it around. We talk about a DEIS report.

24 The DEIS report, Page 464, talking
25 about estimated incoming students, 243. If you

1 look closer, the school age children multiplier is
2 0.19. What's that mean? That means every five
3 incoming family will have one child.

4 (Laughter.)

5 MR. GUO: So anyone look at your
6 neighbors, the new home buyers, to my observation,
7 is averaging two child for every new home buyers.

8 In contrast, every home buyer, home
9 sellers of the district is -- most of them have no
10 school age child for those moving out. So for that
11 reason, my estimation is 938 incoming students.

12 What is the concept of 938? That's a
13 combination of one elementary school, Willis and
14 The Villages, three primary schools combined.

15 The next one we talk about, the money.
16 Existing, I'm using approximate numbers, 6,000
17 students today. We have a \$200 million budget.

18 With this additional 900 students
19 coming in, the adequate funding should be around
20 \$30 million if we want to keep the same education
21 quality.

22 Otherwise, if we keep our existing
23 property tax, we are going to suffer the reduced
24 education quality. If we want to keep our same
25 education quality, there will be \$18 million short

1 because 900 -- do the math. 900 students need a
2 \$30 million additional funding while the project
3 contribute \$12 million.

4 So we got \$18 million short. \$18
5 million divided by the existing \$200 million,
6 that's a 9 percent property tax increase in order
7 to maintain the school district quality.

8 That's all I have today.

9 MR. SYMONS: Thank you.

10 (Applause.)

11 MR. SYMONS: Lixia Sur, you're up next.

12 And Arthur Gibson. Arthur?

13 (No verbal response given.)

14 MR. SYMONS: We have Arthur Gibson as
15 our next speaker, followed by Lixia Sur.

16 Who is next here? Is Arthur Gibson
17 from the Plumber's Union here?

18 COUNCILMAN MACAGNONE: I think
19 Mr. Gibson left.

20 MR. SYMONS: He is not. Okay.

21 Lixia Sur? Not here.

22 Sarah Lin? Sarah Lin and Min Chen?

23 Sarah Lin and Min Chen?

24 (No verbal response given.)

25 MR. SYMONS: Uzma Syed.

1 Your name is?

2 MS. CHEN: Hi. My name is Min Hui
3 Chen. I live at 10 Jerome Road, Syosset.

4 I want to introduce myself. I moved to
5 Syosset six years ago. I'm an auditor with a crazy
6 schedules and I'm also a mom of two young kids that
7 just started school, so it's totally two full-time
8 jobs for me.

9 And my time is better for everybody, so
10 why do we choose to have like super long commute to
11 every day back and forth from the City and paying
12 premium prices for the houses and also paying super
13 high taxes every year?

14 My answer is same as a lot of other
15 people sitting down in here. It's because of our
16 kids. We want to give them the best school
17 district, best teachers, and best neighbors, and
18 everything the best, and that's why we choose to
19 move here six years ago and that's why I choose to
20 come up here to talk today.

21 It's the project that we need to
22 discuss today. In my view, have some benefits. I
23 can do shopping, coffee shops, and anything, but
24 what I can foresee more is going to the opposite
25 way. It will be a significant increase in

1 students, residents, visitors, crowded traffic,
2 health issues, safety issues and a foreseeable huge
3 increase on our taxes.

4 You know, others like to talk about
5 numbers, so when I look into the report, the number
6 of estimated 243 students, it seems crazy to me.

7 Like Jason just talked about, who's not
8 having at least one kid at their house? Like,
9 looking into schedules, okay, I can do total
10 calculation.

11 One bedroom, no kids. Two bedroom, one
12 kid. Three bedroom, one and a half kids. That's
13 640 kids. That's just my estimation. The same
14 calculation with like what's on the report, it's
15 \$15.5 million that is needed once the revenue is
16 generated. To be -- under report, it's \$9.5
17 million to our schools.

18 Is it enough to cover the \$15.5
19 million? No. And also, that's not real numbers
20 because subject to tax cap and subject to all these
21 growth factors from the State which have no control
22 with and subject to pilot, how much will really get
23 into the schools? Probably \$9.5 million.

24 Even though you're saying like 9.5
25 million, who's paying the gap of the 6 million?

1 Us, the residents now. But what we can see, we are
2 the residents and paying all these taxes and these
3 are just regular operating costs. How about a new
4 construction, maybe a new school, or maybe with
5 expand the primary school, middle school, high
6 school, who's paying this?

7 I read the report, great idea. Syosset
8 School District has great rating on borrowed money,
9 so we can borrow the money, repay it ten years,
10 okay, problem solved. Who's paying it? Us, the
11 residents. Money is not everything, but money is
12 important to a lot of families that live in here.

13 We love Syosset. We want to stay here,
14 but we cannot agree a project that is not benefit
15 to any of the residents in here. When it comes to
16 the budget in the future, can we -- like, if the
17 project is really going through, in the future, can
18 we so no when we get the bill from the Town that
19 say that's how much your taxes will be? Can we say
20 no? No, we cannot say no. We just get the bill.
21 If you don't pay, like I have collection companies
22 to my house to collect the money. The only thing
23 we can do is we say no now rather than in the
24 future.

25 (Applause.)

1 MS. CHEN: Thank you for all your time
2 and please seriously consider all the concerns that
3 residents have for today because we vote for you to
4 represent us to make the best decisions for the
5 community and for the residents, and we hope you
6 can keeping your promises in looking into the best
7 benefits for the people that we trust you.

8 Thank you.

9 MR. SYMONS: Thank you.

10 (Applause.)

11 MR. SYMONS: After the next speaker,
12 we're going to give some relief to our court
13 reporter who has been very diligent and working
14 very hard all night so we'll take a little bit of a
15 break.

16 Syed, go ahead.

17 MS. SYED: Good evening. My name is
18 Dr. Uzma Syed.

19 I will be brief. I know it's been an
20 long evening, but I want to thank the Supervisor
21 and for the Council Members for inviting us here
22 today.

23 As a lifelong resident in Syosset and a
24 person who is very passionate about our Town and
25 dedicated to serve our community, I felt it was

1 necessary to be here tonight to hear all of the
2 information from the Town regarding this project.

3 I have several questions about the
4 impact on our Town and district. The safety and
5 security of our children is my first priority.

6 How will this project affect the
7 children given its close proximity to not one, but
8 two elementary schools? The number of construction
9 vehicles and personnel in close proximity to the
10 schools during school hours, will there be measures
11 for additional security?

12 The environmental impacts from debris
13 and noise pollution, what will be the provisions
14 for the young children, even five-year-olds, in the
15 neighboring schools? The potential for a large
16 number of simultaneous enrollment at the school,
17 what will be the strategy from the district to
18 accommodate these students?

19 As we know, as residents in the
20 districts, classes are already crowded and new
21 schools cannot be constructed on such short notice.

22 Now, the first speaker here this
23 evening did bring up a point about a potential for
24 influx of rodents and all types of animals from
25 this type of construction project.

1 Now, as an infectious disease
2 physician, I can tell you that there's a myriad of
3 diseases that is transmitted by these types of
4 animals and that poses a substantial health hazard,
5 not just to all of our children, but all of the
6 residents in our community.

7 (Applause.)

8 MS. SYED: I believe in our Town and
9 for nearly thirty years, have known this to be the
10 best place to grow up, live and raise a family.

11 I'm in favor of increasing revenue to
12 our Town, but not at the expense of our children.

13 Thank you.

14 MR. SYMONS: Take a little bit of a
15 break and we'll start anew.

16 (Whereupon, a brief recess was taken at
17 10:06 p.m. and the proceedings resumed at 10:30 p.m.)

18 MR. SYMONS: Ladies and gentlemen, I
19 think we're going to get started.

20 The next speakers -- if I can have
21 everybody's attention, the next speakers on deck,
22 Zhuo Lu from Southwood Circle and Nareem Bardanwala
23 on Colony Lane in Syosset.

24 So if you can line up, we can get
25 started.

1 MR. LU: Hi, everybody.

2 MR. SYMONS: One minute.

3 The reporter is just getting her
4 machine in gear. Your remarks are important, as is
5 everybody's.

6 MR. ALTADONNA: Okay. We're ready.

7 MR. SYMONS: Mr. Lu, go ahead.

8 MR. LU: Hi, everybody. My name Zhuo.
9 I live in Syosset area.

10 I have one-year-old little boy. Any my
11 wife is pregnant again with another boy. Okay.
12 Like I really need no work hard to raise my family.
13 Okay. Syosset community is very good. Very great.
14 Nice environment, nice neighborhood, fresh air.

15 My babies and my wife really enjoys the
16 sunshine, the fresh air, you know, every day now,
17 but I guess the project will change everything.
18 You know, I'm so worried about -- I will be so
19 worried them going out even, you know, with the
20 polluted air and the dust, the noise, and even the
21 water. It's -- okay. It's hard. Okay.

22 Okay. And my boys growing up, going to
23 school, okay, whatever they said -- in my picture,
24 the picture in my mind is only my boys sitting in
25 the corner at the classroom without any notice and

1 the teacher cannot even remember my son's name
2 because so many students in the school.

3 Okay. And maybe here, it's very, very
4 beautiful, but not everything is a project. The
5 problem is parking problem at the train station.
6 Every morning, I need to get to the train station
7 before 7:00 a.m. to make sure I can get a parking
8 spot. And, you know, go into the City, I need to
9 be hunting on the Manhattan streets like a ghost
10 for at least 40 minutes and all -- like, just
11 to get in my office like an idiot.

12 Can you imagine if there's another 600
13 more cars need to park at the same station we have
14 to? And -- okay. I don't want to even think about
15 it. Okay. After this four hours hearing, I have
16 another reason to oppose this project.

17 This developer, I think is not
18 trustable. First speaker, the lady, I don't know
19 her name, but the ladies I know with that ask what
20 they did before.

21 They are not trustable and, you know,
22 like, I read the news. Like, they send you guys
23 the DEIS document just several days ago. You guys
24 can vote. It's tricky.

25 Apparently, they are very, very good at

1 playing this game, but we're living here. For
2 them, they are just a money game. For us, we are
3 living here. This is our lives. I don't want my
4 babies to come a part of their games. Okay.

5 That's all. Thank you.

6 (Applause.)

7 MR. SYMONS: Thank you, Mr. Lu.

8 Chand Wang is on deck.

9 Nareem, the floor is yours.

10 MR. BARDANWALA: Hello, everyone. My
11 name is Nareem Bardanwala and I live in Colony
12 Lane.

13 And, you know, if I -- if I would have
14 known this before, like, for ten years that they --
15 the landfill area is just in my backyard and about
16 Cerro Wire property, I would think about buying the
17 home. And now, only after, you know, the Syosset
18 Park project came into the picture, you know, I
19 became aware of all of this.

20 And my primary concern was here about
21 the pollution and the safety for children with
22 going into the Syosset South Grove School and
23 during the construction -- during the construction
24 years, you know, that the breathe -- what they're
25 going to breathe.

1 But after listening to so many people
2 about the Cerro Wire and all this property, you
3 know, I really, really concerned more about the
4 environment issues than what's going to come after.

5 So, basically, you know, very strongly,
6 you know, I'm against this project and, you know, I
7 did documents of some of the pages and, you know,
8 it's like too much of a rosy picture and, you know,
9 idea living environment and all that, but, you
10 know, I did many pictures and have seen the data
11 graphs and the reports on traffic, noise pollution
12 and, but, actually, you know, if you just think
13 about the traffic pattern, like, when this thing is
14 in -- if it is existing and if you try to make a
15 left to take LIE east from Robbins Lane, you know,
16 imagine how much time it's going to take. And, you
17 know, this -- the report I read was like -- you
18 know, they would mention some of the fact and then
19 it covers different -- you know, a lot of the
20 evidence is, you know, and it's like the same thing
21 repeating in supporting that, so how can I trust
22 this report?

23 And so, you know, definitely the
24 independent -- independent report is the must,
25 even, you know, that is -- that is a must

1 requirement so I think that's -- that is all and
2 thank you very much.

3 MR. SYMONS: Thank you.

4 (Applause.)

5 MR. SYMONS: Thank you.

6 Excuse me one second. Let me just call
7 out Patricia Schwarcz from Martin Drive in Syosset,
8 is on deck.

9 Ms. Wang.

10 MS. WANG: Dear officers and residents,
11 good evening. My name is Chand Wang. I'm living
12 99 Syosset Circle.

13 I have a kid going to South Grove. I'm
14 really concerned about this work project and I
15 strongly against it because it's do more harm than
16 benefits to the community.

17 (Applause.)

18 MS. WANG: I have the following
19 questions and concerns.

20 First, is the estimate student
21 enrollment -- you know, obviously, 243 students
22 enrollment is way under estimate. If I -- I
23 strongly recommend the developer really rather
24 impact on the enrollment by using the average kids
25 of each family moved in for past five years. You

1 may find out we need to build a new elementary
2 school, a new middle school and a new high school.

3 (Applause.)

4 MS. WANG: Where is the place building
5 those school? Not even mentioned about it.

6 Second is the environmental issue. The
7 question here is not whether the site is
8 appropriate for mixed use; the real question is
9 whether this site with its toxic landfill and toxic
10 industrial history that have been labeled inactive
11 should be developed at all.

12 (Applause.)

13 MS. WANG: What we have then happening
14 in the Bethpage, not through Grumman, you know,
15 even though the corporation claims the land is
16 clean, but there's still serious issue and nearby
17 playground has to close. I don't want a similar
18 issue happen in our Syosset and I don't want South
19 Grove to be closed because my son is going to that
20 school. We love the school.

21 (Applause.)

22 MS. WANG: Third, the final issue.

23 I don't know how this developer come up
24 with those estimate revenue by building those
25 retail space and commercial office space

1 considering already high commercial real estate
2 market, especially for the retail real estate is
3 going downhill.

4 How -- what's the occupancy to be used
5 to estimate those projections? How about those
6 building a retail space and commercial space are
7 vacant. Where's this money? Who going to support
8 those things?

9 Furthermore, and the park you're going
10 to build. Going to donate it back to the Town?
11 What is the annual maintenance for this park? Who
12 going to have the financial support for this park?
13 Is the developer going to pay bill or our resident?

14 (Applause.)

15 MS. WANG: And also for the impact on
16 the Long Island Railroad commuter.

17 As a daily commuter to the City, I
18 already see crowded train, and I barely can find
19 parking space at Syosset and Hicksville Train
20 Station, even when I arrive at train station as
21 early as 7:20 in the morning.

22 Most time, I only can park my car on
23 the street and walk to the train station, even
24 though I pay the station parking.

25 From the report provide by the

1 developer, I did not see any extensive analysis on
2 the impact of LIRR parking and the commuters have
3 been done. Does train and the train station
4 accommodate additional thousands of commuters?

5 Obviously, Syosset Park is not a park.
6 The developer is planning to build a city on the
7 (inaudible) land. It will do more harm than
8 benefits to our community.

9 (Applause.)

10 MS. WANG: Especially come to our --
11 the healthy of our kids.

12 Lastly, I would like to mention that
13 many Syosset residents are environmental
14 scientists, financials analyst, internal
15 specialists and lawyers.

16 A lot of those residents are ready to
17 be volunteers to participate in the process of
18 reviewing the project plan and to help the Town to
19 make standard decisions.

20 The Town should utilize those
21 residents' knowledge as part of the resource.

22 Thank you very much.

23 MR. SYMONS: Thank you. Thank you.

24 (Applause.)

25 MR. SYMONS: Patricia Schwarcz on

1 Martin Drive, are you here?

2 Mitch Klipper?

3 And Steve Meyers.

4 Mitch Klipper? Steve Meyers?

5 Weigin Dong?

6 Tasneem Heemachwala?

7 Tasneem, I apologize for that
8 pronunciation of your name.

9 Let's see if we can get somebody else
10 on deck.

11 Puneet Parasher?

12 Dengfeng Xiong?

13 Billy See?

14 Jim Liguori?

15 B. Rosenberg?

16 I hope it's not something I said.

17 Andrea Smith? So you're on deck,
18 Andrea.

19 Tasneem, help me with your last name.

20 MS. HEEMACHWALA: My name is
21 Heemachwala.

22 MR. SYMONS: Yeah, okay.

23 And your address?

24 MS. HEEMACHWALA: I'll help you in
25 pronouncing my name, last name.

1 It's need much water. If you say need
2 much water, it's similar to that, Heemachwala.

3 MR. SYMONS: Go ahead.

4 (Applause.)

5 MS. HEEMACHWALA: I live on 40 Colony
6 Lane.

7 If you bring up the picture, my house
8 is right there on the picture. My backyard opens
9 up to the South Grove School playground. So if
10 this park comes up, for me, it is going to 24 by 7
11 proposition to be inhaling anything that is in the
12 ground or any pollutants that are going to be
13 coming up because of the construction that's going
14 on.

15 I say 24 by 7 because I also work
16 within a two-mile distance. So where should I go
17 to breathe after this construction starts for
18 another six years? Even if I let go and accept
19 that, okay, all the environmental issues are being
20 taken care and there is no radioactive material
21 there or no toxins in there, even then where should
22 I be going to breathe?

23 I cannot breathe and if I keep
24 breathing, I'll probably have my lungs gone. I
25 just recently lost one of my cousins to her lungs

1 being hardened and then I saw her struggling. She
2 could not breathe. She always 24 by 7, had to take
3 oxygen mask and move around. She finally had to
4 give up her life. It didn't happen here. It
5 happened in India, but it happened because of
6 something similar where toxins were in her body.

7 So, to me, it comes very close to home
8 and it's a 24 by 7 thing, not just for me, but my
9 kids as well because they are here all the time. I
10 have an 11-year-old girl who goes South Grove and
11 my son is in the high school.

12 But the only reason we moved in this
13 community was because of the school district, but
14 since I have heard about this, every night, I have
15 been having sleepless nights thinking, did I do the
16 right thing for my kids? Am I giving them a future
17 cancer? Should I move out of this neighborhood?

18 We were all prepared two weeks ago to
19 actually demolish our house and build a new house
20 there. Now, I'm questioning that. I said to the
21 builder, I told him, like, yes, I want to do it,
22 but with this pending thing going on, do I want to
23 do? Do I want to spend more money, pay more taxes,
24 and then live in a place which is going to give me
25 future health issues?

1 A lot of people have presented with
2 many numbers and I agree with them, especially on
3 the school crowding, overcrowding.

4 By any way, means or shape, any Tom,
5 Dick, or Harry sitting in this room -- everybody
6 here is educated people, nobody seems to be a Tom,
7 Dick, and Harry here, but even if they were,
8 anybody could calculate that this school is not
9 going to take 235 kids with the 650 units being
10 built.

11 And that's where the problem is. That
12 how can you trust a report where it says 235 kids
13 from 650 units where it is very clearly going to be
14 at least one kid per household. 650 to come. What
15 else could we believe if this is already black and
16 white thing has been put in this report, which is
17 inconsistent with what's going on?

18 Other thing, I was talking in my office
19 about Syosset Park and the question, oh, what's
20 your position for a park. I'm like, you should
21 read the document because it is not a park. It's a
22 city. So the name itself says loads that you're
23 building a city and calling it a park, misleading
24 the residents around and a lot of people are not --

25 (Applause.)

1 MS. HEEMACHWALA: A lot of people are
2 passing it on just because it is named Syosset
3 Park. So my request to at least change it to
4 Syosset City so the people, the residents are able
5 to see what's coming. A city within a city is not
6 a park.

7 (Applause.)

8 MS. HEEMACHWALA: People are in a
9 misconception that, yes, we'll have a beautiful
10 park and would you not want bike paths and would
11 you not want this and would you not want that.

12 Yes, I would want that if it's possible
13 without digging a single inch in that ground.

14 Thank you.

15 MR. SYMONS: Thank you. Thank you.

16 (Applause.)

17 MR. SYMONS: David Chi, you're on deck.

18 Thank you, David.

19 Andrea, good evening.

20 MS. SMITH: Good evening.

21 I'm not complicated. My name is Andrea
22 Smith. I was raised in Jericho, went to school in
23 Syosset and now live in Hicksville, so I'm three
24 times invested in this project. The more I hear
25 about concerns of the people in this area, the more

1 concerned I am. However, something is going to
2 happen here, so I would like to make these
3 statements.

4 I don't believe that the people who are
5 planning this project have the best interests of
6 Syosset, Hicksville or Jericho at heart. No
7 thought has been given to the quality of life to
8 the people in these communities.

9 (Applause.)

10 MS. SMITH: If your plan is followed,
11 Syosset schools would be impacted. By your own
12 admission, you expect the school population to
13 increase approximately 243 students, while others
14 estimate 355 students. There would be more
15 traffic, bigger class sizes. School-aged children
16 and school busses would be in close proximity to
17 already existing railroad tracks and a ground level
18 railroad crossing.

19 On Facebook, Syosset Park is stated
20 that there was no desire for a railroad station on
21 Robbins Lane; however, that project was considered
22 in 1980. A lot has changed since then. A small
23 railroad station and parking garage would enhance
24 this multiuse location.

25 It would help the community for people

1 working in the office building or staying at one of
2 the hotels mentioned. It would be convenient for
3 shoppers. I believe that local people looking to
4 downsize would appreciate being able to relocate to
5 familiar location, close to a railroad station and
6 movie theatre and shopping.

7 Local residents might find this a
8 perfect place for an over 55 community. Rather
9 than having school-aged children living and playing
10 on top of a capped Superfund site, senior housing
11 would be a much better fit. Older people are less
12 likely to develop cancers from living on the site
13 than young adults and young children who are still
14 developing.

15 A small railroad station would also
16 alleviate some of the parking at the Syosset
17 station and allow for more parking for the shops
18 near the Syosset station.

19 At the last meeting that I attended, I
20 was given the impression that the Long Island
21 Railroad did not have an interest in building a
22 small station on Robbins Lane.

23 To that, I would have to say that our
24 communities have long supported the Long Island
25 Railroad and it's time for the Long Island Railroad

1 to be a good neighbor and step up.

2 (Applause.)

3 MS. SMITH: You say you plan on
4 providing a shuttle service from the property to
5 the Hicksville Railroad Station.

6 Has anyone on your committee considered
7 the impact this would have on the Jericho and
8 Hicksville communities? The East Birchwood
9 community in Jericho would be impacted as Birchwood
10 Park Drive would become a heavily trafficked road.

11 In your studies, did you consider
12 Hicksville at all? Have you seen the traffic on
13 Broadway and Hicksville during rush hour?

14 (Applause.)

15 MS. SMITH: I remember someone once
16 describing Hicksville as the heart of Oyster Bay.

17 In reality, the Town, the County, the
18 State and the Long Island Railroad have made
19 Hicksville a dumping ground.

20 The parking garage is once again under
21 repair and the Downtown is one giant parking garage
22 where commuters living outside of Hicksville are
23 being ripped off daily by owners of private parking
24 spaces.

25 It seems that the Long Island Railroad

1 is not really interested in our quality of life,
2 they just want to add another rail and more trains
3 to ship freight and commuters.

4 Last and most importantly of all, my
5 family moved to Jericho in 1958. Today is actually
6 60 years since we moved in. I lived on the corner
7 of Favorite Lane and Fall Lane at No. 2. My father
8 left -- my parents left Jericho in 1986. My father
9 died of cancer in 1991. Our next door neighbor at
10 No. 6 died of cancer. The neighbor in the third
11 house, No. 10, died of cancer. Our neighbor two
12 more houses down at No. 18 died of cancer. Across
13 the street from our corner house on Fall Lane, a
14 neighbor died of cancer, and next door to them, a
15 dog died of cancer.

16 Many years ago, I questioned whether
17 this area was a cancer cluster, but I was unable to
18 get any information about any studies that may have
19 been done. Since my parents moved out of Jericho
20 in 1986, I have no knowledge of how many more
21 people in this area, which I have recently come to
22 know as the cancer circle, have died.

23 I read in the past -- in past Tuesday's
24 Newsday that Syosset School District Superintendent
25 is concerned about how this project will impact the

1 school district. Your plan is to build 625 houses,
2 condos, and townhouses in a 30-acre park -- I'm
3 almost finished -- besides the impact that this
4 would have on class sizes in South Grove and
5 Robbins Lane, the middle schools and the high
6 schools, school taxes, and traffic in these areas,
7 you're planning on having families with young
8 children move into these homes and play in this
9 park which has previously been declared a Superfund
10 site.

11 Be very careful. This is not 40 years
12 ago. People are watching and aware. I pray that
13 this project doesn't cost you more in lawsuits due
14 to health concerns that may arise than what you
15 hope to gain.

16 (Applause.)

17 MR. SYMONS: Thank you, Andrea.

18 Thank you.

19 Dimitra Poulos?

20 Yar Liu?

21 David Chi, welcome today.

22 MR. CHI: Thank you for having me.

23 Thank you to the Town Board for
24 listening.

25 I'm originally from Queens. I brought

1 my two kids out here for better quality of life and
2 a better education. Could have wrote everything
3 and wrote a piece of paper and gave a speech on it,
4 but I felt as a concerned parent, it would be
5 better if I just kind of speak from the heart.

6 I wanted to thank Supervisor Saladino.
7 I met you at the Spring Festival and you could have
8 just walked away and said, you know, show up on
9 May 1st, but you gave me five minutes of your time,
10 you listened to what I had to say. You know, I
11 thought that was pretty stand up, and, you know, I
12 wanted to thank you for that.

13 (Applause.)

14 MR. CHI: I was going to say Syosset
15 Park was a good marketing campaign issue, but
16 should be called Syosset City, but you kind of took
17 my thunder away from me, but that's essentially
18 what it is. It's a city. It's a city in a
19 suburban neighborhood and I don't think that works
20 for Syosset. You know, for a multitude of reasons.
21 You know, the traffic, the congestion, the lack of
22 parking.

23 Have any of you been recently into
24 Queens; particularly, Flushing, Queens?

25 Flushing, Queens over the years has

1 developed a great deal, and if you want, I'll
2 personally drive you there, put you in the middle
3 of Flushing, Queens, and I'll challenge you to find
4 a parking space.

5 I'll challenge you to leave Flushing
6 neighborhood in a five-minute span and I guarantee
7 you, you won't be able to do it because of all the
8 traffic and congestion that having a development
9 would cause. And looking at that, with the
10 600-some-odd houses, you know, that's what's going
11 to happen.

12 You know, I hate to be at the open
13 house when they market this place and have new
14 homeowners come in with kids because at the end of
15 the day, you're moving into this school district.
16 It's for the kids. At the end of the day, it's for
17 the kids, and I'd hate to be that homeowner. I'm
18 looking at the drawing. I like this house, I like
19 this house, only to be told that that's a capped
20 landfill. You couldn't pay me to buy a house
21 there.

22 (Applause.)

23 MR. CHI: So their playing fields are
24 on top of the capped landfill. You know, if you
25 let this go through -- you know, I live on

1 Birchwood Park Drive, I'm within walking distance,
2 there's no way my kids would even go near that
3 place ever.

4 (Applause.)

5 MR. CHI: I'll be short and brief.
6 It's right next to two schools. It's one thing if
7 this development is within -- you know, away from
8 the community, away from the schools. That's one
9 thing. I'm -- you know, I'm not against
10 development, period. But South Grove is literally
11 right there and Robbins Lane, which the school that
12 my kids go to, it's right there as well.

13 And I'd hate to be the parent to have
14 my kids get on the bus and have them don't forget
15 their schoolbag, don't forget their bottled water,
16 their lunch, and oh, by the way, make sure you have
17 your face masks to put on during recess time
18 because you're going to need it to avoid breathing
19 in all that air.

20 So I hope that message kind of
21 resonates with you, you know, from my point of view
22 as a parent. You know, at the end of the day, I
23 would run through a brick wall for my kids to make
24 sure they're safe and healthy and hopefully you
25 vote no to this project.

1 Thank you.

2 (Applause.)

3 MR. SYMONS: Thank you. Thank you,
4 David.

5 Just one second. In the on-deck circle
6 is Nicole Alper.

7 Nicole, are you here -- still here?
8 No. There's two people. Welcome.

9 MS. LIU: Good evening, everyone. It's
10 been a long night. I'm going to make it quick.

11 First off, my name is Yar Liu, resident
12 at Hidden Ridge in Syosset, and I work with Lex
13 Realty, a real estate company that's been dedicated
14 to serve Syosset and Jericho area for the past
15 sixty years.

16 So if you talk to the colleagues
17 working there or really any realtors in the area,
18 they would tell you 95 percent of the family were,
19 you know, people they buy in, they buy in the
20 lifestyle. You know, there's no question property
21 market is going up for the past few years. People
22 are flocking in because of the school, because of
23 the slower pace lifestyle.

24 We'd rather paying higher price. We'd
25 rather paying a higher tax to live here. Suburb

1 life.

2 If we were to choose convenience,
3 proximity, we would have stayed in Queens. I have
4 people coming from five boroughs and I have people
5 coming from abroad, from China, because I'm Chinese
6 citizen, obviously. They buy in to this
7 neighborhood. They heard the name outside of the
8 United States. They're want to invest because of
9 the lifestyle, but inviting this park, by the way,
10 not really a park, but it's going to break the
11 balance. It'll change the lifestyle, and I
12 challenge you guys with authorities on the stage,
13 would you want to be the one who's responsible
14 years, generations after?

15 When we look at the history, you ask
16 yourself, well, was I the one elected and making
17 the history a better place, a worse place? Would
18 you making this hamlet a better place to live to
19 raise kids or you changed it? (Inaudible.) It
20 doesn't have to be.

21 When we think about Syosset, we don't
22 think about convenience. We don't think about --
23 you know, otherwise, we would have paid the same
24 price and probably living in a condo than house.

25 Talk about convenience, right?

1 (Applause.)

2 MS. LIU: And we came here because we
3 have degrees. We came here because of the sense of
4 comfortableness and security to send our kids on
5 the street in a neighborhood to ride their bikes,
6 to probably go to other kids to a play date. We
7 don't worry if a truck is going to hit them. You
8 know, if there are people -- because you have two
9 hotels, what kind of people be living in? Are you
10 going to check every single background, background
11 check every people that comes in?

12 We don't want our kids to be
13 (inaudible), right?

14 (Applause.)

15 MS. LIU: It is very remote story, but
16 what happened two years back approximately, in
17 Roosevelt mall, there was a gunshot and whatever
18 that happens, we don't want that. We understand
19 it's a different scale of foot traffic, but,
20 however, it's going to be open up as a mixed use
21 commercial.

22 There is no control of what kind of
23 people that you're bringing in. On top of the all
24 environmental issues, I'm no expert, and I totally
25 agree with whatever, you know, they say. They did

1 their research, I haven't, but, you know, the
2 common sense tells me that I should agree with
3 that. I also want to remind you guys, look at the
4 stress the proposal alone brought to this
5 community. People are stressed out.

6 Forget about the kids for one moment.
7 Forget about a possible whatever is down there.
8 Think of all the stress.

9 Stress is the number one factor that
10 caused all the health issues in the United States,
11 and now this proposal alone are causing a lot of
12 stress.

13 How are residents going to react to the
14 union workers? How that's going to affect our
15 children being raised in such a stressful home?

16 If you think about the tax revenues the
17 property might generate, have you ever considered
18 of the possibilities that people are leaving for
19 these project?

20 (Applause.)

21 MS. LIU: We are paying a premium tax
22 willingly because of the community, and I can
23 guarantee you, a lot of people come here for school
24 and that change? Even before that happened, people
25 will leave. They will sell their house for lower

1 price, get out of the town before you know it and
2 you will lose a lot of things. I don't think the
3 development will be willing to make up that
4 difference.

5 And really, I implore you, with the
6 authorities, to consider -- you know, as a
7 resident, as parents, we elect you to stand up for
8 us because we trust you guys to do the right thing
9 for us and we really are counting on you to create
10 a good environment for our kids, the generations to
11 come, to keep to Town the way it is, a great place,
12 a good habit for our kids, not a busy mall area.

13 Thank you.

14 MR. SYMONS: Thank you.

15 Who is on deck?

16 Is Nicole Alper here? No.

17 Chris --

18 MS. POULOS: Dimitra Poulos.

19 MR. SYMONS: Yes.

20 MS. POULOS: I've been a resident of
21 Syosset for 60 years.

22 (Applause.)

23 MS. POULOS: And in that 60 years, I've
24 seen a lot of growth, a lot of changes, and that's
25 great. And I want to thank all of you for your

1 time tonight and giving us this forum.

2 Syosset has a park. It is a beautiful
3 park on Jericho Turnpike, where families go --

4 (Applause.)

5 MS. POULOS: -- where families go to
6 picnic and play and swim.

7 This is a LeFrak City in the middle of
8 our town.

9 (Applause.)

10 MS. POULOS: I know you've heard all
11 the arguments. I just hope you weigh them
12 carefully.

13 Thank you.

14 MR. SYMONS: Thank you. Thank you.

15 (Applause.)

16 MR. SYMONS: Chris Ambramowski, are you
17 still here?

18 Prashant Malhotra?

19 Wendy Levitt? Wendy.

20 And in the on-deck circle is Joe DiLeo.

21 Thank you, Joe.

22 Wendy, go ahead.

23 MS. LEVITT: What a night. All right.

24 Wendy Levitt, 10 The Rise in Woodbury.

25 I think everybody here has done an

1 amazing job of talking tonight. The points have
2 been fantastic.

3 (Applause.)

4 MS. LEVY: They've been clear. We've
5 been hearing from experts and I'm amazed at the
6 knowledge and the passion that's coming out from
7 the people here. I also have to tell you that I'm
8 a business woman. I'm listening to all of this. I
9 know the economic case that Simon is presenting. I
10 get that there's a give and take.

11 What I think we're facing here right
12 now is a situation where like Josh Lafazan said,
13 hours ago at this point, we've got so many unknowns
14 and so many what ifs and they are now becoming a
15 divisive force in our community.

16 As leaders of our communities, as
17 people that are setting our tone, I'm asking that
18 you make sure before you make a decision, that all
19 of these amazing points and amazing questions that
20 were brought up today are answered so that
21 people -- that the residents of this community can
22 move forward with confidence, and not only stand
23 together with the decision that's made about this
24 piece of property, but if we end up with new
25 residents or tenants or whatever on this piece of

1 property, that you don't have all of us looking at
2 all of them saying, wow, what have you brought into
3 our midst.

4 I'm asking you to consider a path
5 forward that can lead us to act and function as the
6 one community that we are because we are such a
7 great community and we are so strong and I
8 recognize that the economic factors here, but don't
9 tear us apart just because of capitalism.

10 Thank you.

11 (Applause.)

12 MR. SYMONS: Eric Alexander?

13 Eric, are you here? On deck circle.

14 Joe DiLeo.

15 MR. DiLEO: All right. Thanks for
16 allowing me to speak.

17 Came here tonight with -- I'm a
18 graduate, 1990, lived here my whole life.
19 Hopefully, my daughters will be graduate of 2030
20 and 2033. I live on 2 Barston Street in the
21 Willets area.

22 My initial intention was to come here
23 and talk about my concerns about the density of the
24 school district, the dilution of the school
25 district.

1 Obviously, everybody's talked about it
2 and made it very clear why people move here. Why I
3 stayed here was specifically for the schools.

4 For a short period of time, I lived in
5 Bayside, Queens. When I got married, there was
6 only one question to my wife, do you want to stay
7 in Queens or you want to go to Syosset? There was
8 only one answer, come to Syosset.

9 Now, while I was in Bayside, Queens, I
10 have to tell you the reality of owning a property
11 in a good school district in Queens. Many, many
12 coworkers were asking me, can I have your address?
13 Can I use your address to get my kids into a better
14 school? And the reality is is that these
15 apartments and these townhouses, they are going to
16 suffer the same byproduct of people desiring to get
17 their kids here, sometimes maybe from overseas,
18 like we've heard. What are we going to do about it
19 when those students come here and they take a very
20 delicate balance, like the woman said, and brings
21 it to the point where we're headed now?

22 I personally had 12 kids in my
23 elementary school in my Kindergarten class. My
24 daughter went to the same Kindergarten class last
25 year, she had 20 kids in it, and three classes

1 whereas I had two classes. So you're talking about
2 24 as opposed to 60 children. I feel that it's an
3 unsustainable untenable proposal.

4 But more than that, in being here, I
5 see the reality of the concerns of the pollution,
6 the concerns of its impact on children who are
7 living and going to school within a stone's throw
8 of the development, and I have to be honest with
9 you, I don't know if I would make that same
10 decision to live in Syosset if my house was right
11 there in breath of this proposal. So I hope you
12 guys make the right decision as well. It's very
13 concerning.

14 MR. SYMONS: Thank you, Joe. Thank
15 you.

16 (Applause.)

17 MR. SYMONS: Is Jack Ostrick still
18 here? Jack, you're on deck.

19 Eric, the floor is yours.

20 MR. ALEXANDER: Sure. Thank you. All
21 right.

22 My name is Eric Alexander. I'm the
23 Director of Vision Long Island. We're a
24 not-for-profit that works with communities on
25 Downtown Revitalization efforts. I don't live here

1 in Syosset. I live in Northport. I've learned a
2 lot about Syosset tonight, though.

3 I grew up in Hicksville and
4 Farmingdale, nearby, and we're working -- we've
5 been able to work with the local community groups
6 on their revitalization efforts in recent years.
7 That's been a great.

8 Todd Fabricant and the Cerro Wire
9 Coalition reached out to us years ago, when you
10 were all fighting the mall, on alternative
11 development proposals, and we do have some former
12 Board members that are Syosset residents that have
13 asked our positions. That's why we're here
14 tonight.

15 We've reviewed the DEIS and, look,
16 we're happy to see the earlier preference from the
17 hundreds of residents that attended for mixed use
18 originally. Mix of housing types, tax positive,
19 cleaning up a blighted site, providing public
20 space, jobs, office and retail, and, ultimately, a
21 pleasant place to so live, work, shop, and it's
22 walkable internally. There's a lot to recommend on
23 a project like this.

24 Having said that, at the end of the
25 day, development decisions should be made by the

1 local community and not regional interests.

2 (Applause.)

3 MR. ALEXANDER: 40 downtowns on
4 Long Island have chosen to revitalize their main
5 streets and 81 of 94, the last public hearings in
6 the last six years, have had more support than
7 opposition.

8 We recognize, though, the benefits of a
9 new town center like this is more of a challenge to
10 envision as it's not revitalizing existing place,
11 it's creating a new place, and that's not easily
12 understood.

13 Josh Lafazan said it best, that you
14 need clarity on some things. The environmental
15 clarity you need. If there are four agencies, the
16 DEC, the EPA, Department of Health, and Nassau
17 County Department of Health, engage in a series of
18 studies. It shouldn't be hard to sort these
19 studies out and get that information out to the
20 public.

21 And the higher Brownfield standard that
22 was passed in the State will address the cleanup,
23 but the folks have to trust it, and, clearly, we
24 haven't heard that yet tonight.

25 School district clarity, it's a

1 desirable district. My three nieces went through
2 here. They got a great education. I sat in this
3 room, you know, for different plays and all kinds
4 of things. Definitely, it's a great school
5 district.

6 There are options that this developer
7 can move forward with. Bring in some higher and
8 rental units balanced with some affordable, that
9 would lower the school district population.

10 A great example, five projects yielding
11 900 units only brings 50 kids in, and we could show
12 you that data in real places on Long Island. The
13 point is, rental units don't bring as many kids as
14 ownership units. The other option is to
15 incorporate some 55 and up into the mix.

16 Anyway, there's ways to sort these
17 issues out and I think you can.

18 Construction impact, it's clear
19 children's health is center of your concern.
20 They're fair questions, they should be addressed
21 through the SEQR process. There are protections
22 that could be put in place, but, again, the public
23 has to trust it.

24 I do want to acknowledge the effort
25 that the developers made to date with multiple

1 public meetings. They could do more to reach out.

2 I think you'll see that moving forward.

3 Having said that, a lot of developers
4 on Long Island don't do these types of preliminary
5 meetings and are as transparent as they are. We'd
6 like to see more of that. So, clearly, that's
7 moving forward, and it will have to move forward
8 based on what we've heard tonight.

9 There's a toxic discourse on social
10 media and it's not just here. Every day, we get 20
11 or 30 messages on our phone that tell us why we
12 shouldn't trust each other or anybody for that
13 matter, and, you know, there's misinformation.
14 There's polarization. That's what some people
15 want. You guys are smarter than that. You
16 definitely are, and I think you saw some of the
17 seeds of how you can move forward from that
18 tonight.

19 What you're going to have to do is like
20 other communities, compare and contrast what could
21 be built here as of right and versus this plan or
22 and -- or other alternative plans and see what
23 holds up. Ultimately, it's the knowledge -- the
24 knowledge you gain in a place like this.

25 Your school district's your calling

1 card. That's just standard here in this community.
2 And then you get -- you heard from the folks
3 tonight, utilize resident's knowledge, volunteers
4 from all walks of life are participating in this
5 room, they can be part of this process, and should
6 be part of this process moving forward.

7 And the what ifs is the best question I
8 think I heard. The what ifs are divisive. And
9 when we see this, it's hard to solve complicated
10 problems when the what ifs are just so big that
11 everyone's fighting each other. So, clearly, the
12 deliberation you're going to have, you've raised a
13 lot of questions tonight, but to get to the best
14 possible project, you're going to have to
15 deliberate and stick with this process to get to
16 the best place and to come to a consensus on
17 reaching reasonable development.

18 It's in your hands to get the best
19 result. I'm glad folks are listening. I'm glad
20 the Town's here. I'm glad a lot of people stayed
21 through the night and we've learned a lot tonight.
22 I just want to say thank you to everyone who
23 participated, but stick with the process and there
24 will be -- there could be a great alternative
25 development moving forward.

1 Thank you.

2 MR. SYMONS: Thank you, Eric.

3 MR. ALEXANDER: Thank you.

4 (Applause.)

5 MR. SYMONS: Jack Ostrick, are you
6 here? Jack, you can step up.

7 Rakesh Shah, are you here? Good.

8 MR. OSTRICK: Jack Ostrick. I reside
9 at One Elm Street in Woodbury.

10 Before I begin comments, I know it's
11 not a question-and-answer session, but one question
12 that was fluttering around the audience was how the
13 process works for getting the questions answered
14 and the feedback back.

15 So at some point, not now, you can
16 address how that's going to work.

17 Anyway, I have a prepared remark. So I
18 rise without specific comment on the DEIS, but
19 rather with some thoughts for you, the Town Board.

20 I want to urge you to stay focused on
21 two things in your deliberations on whether or not
22 to approve this or any other variation of a
23 development on this site.

24 Promoting a full civic engagement and
25 moving slowly and only after great deliberation. I

1 don't envy your responsibilities here regarding
2 this project, nor many of the other things you
3 willingly signed up to oversee. Being a public
4 leader carries a lot of relatively thankless
5 challenges. So I remedy a little bit of that by
6 saying thank you.

7 (Applause.)

8 MR. OSTRICK: I'm confident that all of
9 your public service, and as such, you're trying the
10 serve the public good first and foremost.

11 With that in mind, I want to urge you
12 to use a wider filter and a lot of patience to not
13 lose sight of the bigger picture of what's being
14 accomplished here tonight by doing these kinds of
15 meetings.

16 Like many in this room, I wasn't part
17 of the original Syosset Cerro Wire project that
18 began twenty years ago. For many of us here, it's
19 our first chance to say our peace. You're with --
20 among a throng of people who are desperate to feel
21 like they have a say in the final outcome here,
22 whether they're for or against it, and I strongly
23 hope that this is their and mine, not our last
24 chance to address you on this subject.

25 So civic engagement can be messy. It's

1 time consuming. It's frustrating. It may make you
2 feel silly that we're going over the same ground
3 multiple times in one night, but it can also be
4 enlightened and informative and helpful, not just
5 for you, but also for us.

6 Don't abandon the possibility that a
7 good idea can come from a room like this, whether
8 it's tonight or tomorrow or the next time or the
9 next time.

10 I urge you to show the leadership to
11 not just perform the minimum review required by
12 convention or law. Please don't fall prey to the
13 temptation to move too quickly just because this
14 process isn't easy or it's been ongoing for so
15 long. Don't introduce an artificial timeframe on
16 your deliberations. June 4th is just like any
17 other day. Don't hold just one public forum.

18 (Applause.)

19 MR. OSTRICK: Don't allow your decision
20 to be influenced based on which group screams the
21 loudest or brings the greatest numbers of people or
22 has the glossiest brochure. Take your time,
23 provide people with the ability to the effective
24 decision. Even if everyone doesn't agree on the
25 outcome, it will be easier to accept.

1 The developers likely feel like they do
2 probably in most cases, they're putting forth
3 effort over and above what's required of them.
4 That's a good thing. The stakes here are enormous.

5 I urge you to question every fact,
6 prediction or assertion you hear along the way.
7 Projections about the future are highly uncertain
8 and subject to huge errors.

9 In a case like this, people's very
10 lives might depend on not taking for granted
11 whether previous environmental studies are valid or
12 unbiased. I urge you to independently verify them.
13 At the end of the day, the developers won't be
14 liable if things go wrong. All of us here, leaders
15 and residents will be on the hook.

16 Don't accept anyone's group's estimates
17 of how many school children might enter the
18 district, what kind of tax revenues we might
19 receive, or how many people have already might have
20 been made sick. Listening to alternative estimates
21 and double checking all of these guesses, take your
22 time. This isn't a variance if someone can put up
23 a shed. Don't be swayed by opinions unsupported by
24 evidence that haven't been thoroughly vetted and
25 verified.

1 Don't bend to the arguments that this
2 process is taking as long as it has to get us to
3 where it is today, and that a speedy resolution is
4 in everyone's best interest.

5 Thank you.

6 MR. SYMONS: Thank you.

7 Thank you, Jack.

8 (Applause.)

9 MR. SYMONS: In the on-deck circle is
10 Caryn Portnoy.

11 Mr. Shah?

12 DR. SHAH: Hello, everyone.

13 My name Dr. Rakesh Shah and I've been
14 inspired to speak by my many doctor colleagues here
15 today and I have some insight into this matter.

16 I'm a radiologist. I read X rays for a
17 living, and almost every day read an X rays as part
18 of fund for 9/11 first responders. They had no
19 choice to go into that building and many of them
20 are coming down with unexplained symptoms we can't
21 explain. We have a choice today and we should make
22 the right one.

23 Basically, when it comes to toxins and
24 dust, there's a lot we don't know. It's not that I
25 don't trust the environmental studies, even though

1 I actually don't, it's just means there's a lot
2 that we don't know today that we'll find out later
3 on, and I don't think we should be guinea pigs in
4 that project.

5 We know, for example, Long Island had
6 one of the highest breast cancer rates in the state
7 and the nation, yet we don't know, and now is not
8 the time to be introducing new unknown variables to
9 that equation. So my big fear is that a second
10 review will give a green light, but I don't think
11 we should just kind of jump on that. I think that
12 will be huge mistake.

13 The other thing is that, you know,
14 there are things more important in life than money.
15 I took my kids to Central Park recently, which,
16 unlike Syosset Park, is a real park, and I remarked
17 to them that the area under my picnic blanket could
18 take them to college. That's how valuable that
19 land is.

20 New York City decided that we're going
21 to sit in the sun. There are things in life more
22 important than money, and they could build -- that
23 is the most valuable land in the world and they
24 chose not to develop it, and we could make the same
25 decision.

1 (Applause.)

2 MR. SHAH: I know that people say that
3 is an eyesore. You know what's an eyesore?
4 Identifying lung cancer on the chest X ray. That's
5 an eyesore, okay. So, please don't tell me that
6 fence bothers you.

7 (Applause.)

8 MR. SHAH: So basically, don't
9 underestimate us. We're not violent difficult
10 people, but we're are going to fight like our lives
11 depend on it because in my mind, it does.

12 (Applause.)

13 MR. SYMONS: Thank you.

14 In the on-deck circle is Eva Pearson.
15 Eva still here?

16 Lisa Adragna? Okay.

17 Hold on one second. Go ahead.

18 MS. PORTNOY: Thank you for being here
19 tonight and for listening to all of us. I think
20 everybody who was here tonight did an incredible
21 job speaking their points and you can hear the
22 passion and enthusiasm that everyone has.

23 My background is in public relations
24 and market research, so I see kind of two different
25 sides going on here. I don't mean any disrespect

1 by saying this to anybody sitting up there, but I
2 think that the Town of Oyster Bay has an image
3 problem. I think that the residents, everybody
4 here --

5 (Applause.)

6 MS. PORTNOY -- does not believe you.

7 I think that the residents do not
8 believe the developer, and most importantly, the
9 EPA, the Department of Health, and all the other
10 government agencies that were involved in all the
11 historical data up 'til now.

12 So, you know, I know that the former
13 supervisor and all the events that surrounded his
14 corruption charges and all the indictments that
15 he's facing. The irony is not lost on me that his
16 face was on the cover of Newsday today, but there's
17 a lot of corruption that is on our minds and a lot
18 of things that we don't believe and I think any
19 amount of data isn't going to prove that to us.

20 So, you know, from my market research
21 background, I know that there are many different
22 ways to collect data. There are many ways to spin
23 data. There are many ways to make data work for
24 your agenda, and for or against in any way, shape,
25 or form. So I think it's not really practical to

1 think that we're going to trust the EPA data and
2 everything up until now. And the way that the EPA
3 is shaped up right now with Scott Pruitt heading
4 the EPA and abusing tax money to further his own
5 personal luxury agenda to Donald Trump who is now
6 slashing funding to the EPA by 31 percent. I have
7 very little confidence that the EPA testing this
8 site and doing its due diligence, I don't believe
9 it.

10 (Applause.)

11 MS. PORTNOY: I think that the Town of
12 Oyster Bay has a very important challenge ahead to
13 rebuild your image, to earn the trust back from our
14 residents, and to prove to us that our needs come
15 first.

16 (Applause.)

17 MS. PORTNOY: And instead of Syosset
18 Park or Syosset City, as the case may be, I have
19 two words for you, solar panels.

20 How about filling the space with solar
21 panels?

22 (Applause.)

23 MS. PORTNOY: And just in case you
24 didn't know, it's a growing trend among landfills
25 across the country so who doesn't benefit from

1 that?

2 Thank you.

3 (Applause.)

4 MR. SYMONS: Thank you. Thank you.

5 Stephen Meehan? Steve, are you still
6 here?

7 Lisa.

8 MS. ADRAGNA: Okay. I know I spoke
9 before. I just wanted to make a few more points.

10 Also, somebody that had to leave texted
11 me and asked me to bring something up. I didn't
12 live here the '80s and '90s; she did. She's a
13 grandmother, colleague of mine that I know.

14 She wanted me to bring up that in the
15 '80s and in the '90s at the Cerro Wire plant, there
16 were fires. Somebody brought up a concern about
17 that earlier. She said when she lived here, there
18 were fires. Underground and above ground. She was
19 interviewed by News 12 outside today and the fire
20 department was out there and they said that they
21 remember it as well.

22 Green bright fires. That's scary.
23 Very scary. That if it happened then and if we
24 disturb it now, it's going to happen again. We
25 just don't know. I'm not okay with trying and

1 testing and seeing. That will probably be on the
2 news and everybody will see that.

3 And if that doesn't scare everybody, I
4 don't know what else can. Those are her words,
5 those are her memories, and I'm glad that I was
6 able to get up here again and let everybody know.

7 She said also that once the site was
8 closed, that it was a dumping site for construction
9 workers, landscapers, masons, Sanitation. They all
10 dumped whatever they could. It wasn't regulated.
11 Again, these are her words.

12 Now, I'm going to speak for myself for
13 a few seconds. My husband is a volunteer
14 firefighter in Syosset. He was there when four
15 townhouses went down in Woodbury and there was a
16 bad fire. And he goes on calls all the time. All
17 the time, I'm left with the kids. Call goes off,
18 middle of dinner, middle of putting them to bed,
19 and he goes.

20 And now I'm thinking as I'm sitting
21 here, what's going to happen. How are we going to
22 handle this because they just did a drive this past
23 weekend to try to get more volunteers and I don't
24 think they got that many, and this is going to
25 create a huge issue for us.

1 And he'll never be home, which is okay
2 sometimes, but to go on that many calls and have
3 that many houses close to each other. One went up,
4 it was a heating fire. It went up and then the
5 other three just went down. That's a serious
6 concern because these are condos. So one person
7 smokes a cigarette and drops it and falls asleep,
8 and 12 or 15 of them are going to burn down, and
9 there goes my husband into fires, again.

10 One more thing I wanted to bring up too
11 about South Grove is that we fought with the PTA
12 very hard this year. All the school shootings and
13 security issues that we had and we won, and our
14 schools are getting safer and we're so proud and
15 we're so happy and it makes very calm as moms to
16 know that our kids are going to be safer.

17 We see more security guards and
18 vestibules being built, but this park is a huge
19 serious concern for us with that. Knowing that all
20 these people are going to be there that don't live
21 in the area. The mall, the mall shooting that just
22 happened in Staten Island, all of that just brings
23 up bad feelings. It's just a huge -- it's a huge
24 setback after what we've just accomplished.

25 This is going public. Obviously, News

1 12 was here. I am a realtor, not important in this
2 forum, but I do want to the say that if I try to
3 sell a house in Bethpage right now, it is really
4 hard to convince a family with little kids to buy a
5 house there. They don't want to buy there.

6 (Applause.)

7 MS. ADRAGNA: They don't.

8 So I wonder what the plan is to
9 convince people to buy there because I don't want
10 to buy there. I live a block away and I want to
11 move, so I'm curious, how are you going to convince
12 people that this is safe? They know what happened
13 in Grumman, they know what the Navy did, and they
14 won't buy there.

15 People can't really sell that easily
16 anymore, so what's going to be different here? I
17 don't think much. And I honestly don't think that
18 putting trees is the answer either because when I
19 moved in, I had trees growing, roots, super long
20 strong roots into my sewer line and I had to
21 replace the whole thing.

22 So trees are pretty and, yes, they give
23 you oxygen, but what's going to happen if it
24 pierces the land cap? Wait until the fumes come up
25 and test it then? Then it's too late and my kids

1 already breathed it in.

2 (Applause.)

3 MR. SYMONS: Thank you.

4 MS. ADRAGNA: Thank you.

5 MR. SYMONS: Thank you, Lisa.

6 Stephen.

7 MR. MEEHAN: My name is Steve Meehan.

8 I'm here.

9 I'm going to give probably a little
10 different perspective on this. I'm a resident of
11 Syosset. I've been a resident for about 50 years.
12 I live in South Grove in the neighborhood and I
13 have a daughter, believe it or not, who goes to
14 South Grove Elementary School.

15 I was very against the mall and,
16 basically, because I'm in the land planning
17 profession and I understood that, you know, it was
18 just bad planning. It was more of the same, you
19 know, with sprawl, dumb growth, whatever you want
20 to call it, and if anything, it was going to be a
21 real detriment to people in my neighborhood because
22 it was going to create a lot of traffic and our
23 property values were going to not appreciate.

24 That's well known that, you know,
25 houses in neighborhoods that surround walls are not

1 going to appreciate at the same rate as other homes
2 that are further away. I have concerns about the
3 environmental impacts of this development.

4 You know, specifically with the
5 construction aspect, when it starts -- when it's
6 being done and dust coming up and, you know,
7 blowing into my neighborhood, which is right there,
8 okay.

9 But having said that, I'm not against
10 this development, okay. I think actually, you
11 know, being, you know, within my, you know,
12 planning profession, and also, I am a past Board
13 member for Vision Long Island, so I have a real
14 interest in promoting smart growth, not against
15 growth.

16 I want to promote smart growth here on
17 Long Island and I really feel like this is a really
18 good proposal, a smart growth proposal. You know,
19 I'm a real proponent of smart growth. I've studied
20 it, but I've also visited smart growth communities
21 and I see how well they function and how much
22 better they function than with things we've created
23 here on Long Island for the last fifty years with
24 the suburban sprawl, the overcrowded roads and
25 everything else.

1 So it makes a lot of sense to not only,
2 you know, the larger community of Long Island, but
3 also for Syosset in general.

4 You know, it was about thirty years ago
5 when I was in college, this new idea came along.
6 It was -- at that time, it was called TND,
7 Traditional Neighborhood Design. It was really
8 focusing on going back to how planners used to plan
9 neighborhoods before they got into this idea that
10 we have to accommodate the car and we are going to
11 develop -- do developments that basically
12 accommodate the car.

13 It was, okay, we have the car and we
14 have to deal with the car, but what about creating
15 communities or developments that actually promote
16 community?

17 And so they -- this really started with
18 a development that was created down in Seaside,
19 Florida. It was a very -- it was the first smart
20 growth mixed use traditional neighborhood designed
21 neighborhood that had ever been.

22 And it was a huge gamble for the
23 developer, number one, because nothing like this
24 had ever been developed in fifty years, okay. They
25 did this -- the planners came up with this idea.

1 They said, we don't want to do the same old
2 condominium complex with a golf course around it
3 blah, blah, blah, like everything else in Florida.
4 We're going to do something different.

5 We're going to create a community and
6 it's going to be near the sea, and we're not going
7 to face houses towards the sea, we're going to face
8 houses towards themselves in a street way, and
9 we're going to create this community where -- that
10 promotes walking and we're going to have -- we're
11 not -- we don't want to have to make people that
12 they have to go get a gallon of milk go out to
13 the -- you know, get in their car and drive on the
14 roads to go get a gallon of milk. They can walk
15 down the street to the nearest store and get it.

16 And that's going to help outside
17 communities because it's going to create -- it's
18 going to have a -- create a situation where there's
19 going to be less need for people to go outside the
20 community to get anything. So that actually won't
21 impact traffic as much.

22 So this great -- this was this
23 unbelievable idea that they came up with. It was a
24 huge gamble. It was also a huge success. Okay.
25 The developer was very happy with what happened.

1 MR. SYMONS: Steve, if you can --

2 MR. MEEHAN: So I would just say
3 anybody that wants to know more about what they're
4 creating here, I would say go try -- look into
5 Seaside, the developer, the planner who planned
6 that, and this movement started with that, is the
7 same planner who planned Syosset Park.

8 These people have been doing this for
9 thirty years and they know what they're doing. So
10 I would say, if you want to know anything about it,
11 please.

12 MR. SYMONS: Thank you.

13 Thank you very much.

14 Dear friends, before I call upon Chuck
15 Davis of -- for the applicant, the developer, does
16 anyone else wish to address the Town Board.

17 Could you just identify yourself,
18 please?

19 MS. CHIN: Thank you.

20 My name is Wei Chin.

21 I have been in Syosset for the last
22 nine years. I have two school-aged kids. I also
23 am a commuter. I just got off the train about half
24 hour ago. I got off Hicksville, I walked twenty
25 minutes to get to my car.

1 I still think today is my lucky day
2 because I didn't get a parking ticket and I find a
3 seat on the way home.

4 So -- but I think that with this
5 so-called park project, I might not be so lucky
6 next time take the train, so I might not be able to
7 find a parking spot, even if it's twenty minutes
8 away. You know, or even find a seat coming home.

9 And also, nine years ago, my husband
10 and I save enough money to buy a house in Syosset
11 because when we moved from Chicago to here,
12 everyone told us Syosset has great schools. So
13 even though the housing price is high, it's as
14 expensive as in Chicago, we bought it here.

15 We were happy to pay the highest
16 property tax in the country because we think our
17 kids are doing great in school. They are -- maybe
18 a children's so-called American dream. I think the
19 dream could be turned in the nightmare for my kids,
20 especially for my daughter who's in South Grove.
21 Actually, she has been hearing what we've been
22 talking about with all the Syosset moms.

23 She was asking me, mom, I'm not going
24 to get cancer soon, you know, because of pollution.
25 Mom, are they going to close the school because

1 they closed the school twenty years ago where they
2 clean up the landfill.

3 Because this project so much bigger
4 than that, so the school will be closed. Then she
5 started, I need to wear a mask to school, so I
6 don't get pollution, I don't get -- you know, don't
7 breathe the polluted air.

8 Or do I need to put the earplug on so I
9 can concentrate on what the teachers are telling
10 me?

11 So as a mom, it's heartbreaking to hear
12 that and I'm paying so much tax for this. I'm
13 working so hard to pay for the tax. That's why I
14 just got off the train. You know, I was working.

15 So I asking you to vote with your
16 conscience. Try to put yourself into my shoes.
17 I'm sure you guys are working parents. Try to put
18 yourself in my shoes.

19 What would you do if you were a
20 resident of Syosset? Would you vote yes for this
21 project? I don't think so.

22 And also, please think about your
23 political legacy. A lady just said you guys don't
24 have the greatest image. I agree. You know, this
25 project was agreed by the previous administration.

1 You guys can fix your image by making a
2 clean break from the previous administration.

3 Say no to the project.

4 Thank you.

5 MR. SYMONS: Thank you.

6 (Applause.)

7 MR. SYMONS: Just give us your name and
8 your address.

9 MR. QIANG: My name is Hongliang Qiang.
10 I live in Azalea Drive in the flower section.

11 I would just like to say a few words.
12 I just want to give my, like, my feedback to the
13 community to provide a different perspective.

14 I think he put it really well that the
15 Seaside project was a huge gamble and it was huge
16 success, but my question is, as a gamble, like, it
17 is a gamble by definition. It might not always be
18 a huge success. It could also be a huge disaster.

19 And the other thing is, to gamble, you
20 need to put the money, and in this case, who's are
21 the stakeholder? So whether or not to, like, to
22 engage in this gamble, it should -- they should
23 be -- it should be determined by the residents of
24 the Town instead of by outside designer.

25 (Applause.)

1 MR. QIANG: The other thing I want to
2 say is, I really commend the Board and the
3 Supervisor to make -- for their leadership to
4 oppose the Line in the Sun Channel projects and I
5 think -- so that one is an example that the
6 outside -- because that's a project that's proposed
7 by the State and imposed on the Town of Oyster Bay.

8 So, we just (inaudible) we oppose that.
9 So I just want to urge them all to do the same
10 thing. In other words, don't do things to us if
11 you don't want things to be done to you. So just
12 ask. We don't want State to impose their plan on
13 the Town. I urge the Town, don't impose their plan
14 on our village.

15 (Applause.)

16 MR. SYMONS: Thank you.

17 Just give us your name and address,
18 please.

19 MR. TRANG: I'm Jeff Trang. I live in
20 Clearview Village, Lander Road.

21 On the stage, the only person I know is
22 Mr. James because, you know, every few months, I
23 may receive a letter from him and I have to pay the
24 tax, so you're the only person.

25 I mean, hopefully, the number on our

1 letter will not increase due to this fantastic
2 project.

3 Okay. What is this project for?
4 Definitely for money, right? So I was seeing this
5 two gentlemen and a lady over there, I'll have to
6 challenge them.

7 The first gentleman, you mentioned that
8 there were many rumors on Facebook. Definitely,
9 you see now our President Trump still fighting with
10 the same issue, but I want to tell you, those toxic
11 material will not disappear until we're done. All
12 of us here. We cannot see the day that those toxic
13 material will disappear. I'm responsible for what
14 I said because I'm a researcher doing this for a
15 long time.

16 I'm a professor at City University of
17 New York.

18 (Applause.)

19 MR. TRANG: So the gentleman in the
20 middle, you mentioned that the projected enrollment
21 of the -- our kids going to be like a little bit
22 over 200 -- I mean, 245, right, so think about, you
23 have over 600 condos over there. They're only 200
24 this year. I'm pretty sure you're not living in
25 this community.

1 (Applause.)

2 MR. TRANG: I'm pretty sure.

3 You know what? You guys come here for
4 money. This is our home. We call this here our
5 home. We are going fight for this until we die
6 because our kids cannot be affected by all of these
7 toxic materials and unlimited noise.

8 (Applause.)

9 MR. TRANG: And I tell you guys, you
10 guys may spend \$30 million to purchase this piece
11 of land, a piece of junk filled with landfill.

12 Let me tell you, we are doing a project
13 just to (inaudible) the noise within few
14 communities in the City. The National Science
15 Foundation Nation provide us with 4 million dollars
16 just to investigate for noise.

17 You are going face the problem with
18 noise, dust. You're going to face a problem of the
19 chemicals, toxic materials. So only if you not
20 open a bank account and put \$1 billion there, say
21 you are going completely solve the problem and
22 nobody in this community going to agree with your
23 plan. This is our community. This is our home.
24 And you guys come here, get the money and go.

25 How about us?

1 (Applause.)

2 MR. TRANG: What are we going to do?
3 We have to stay here and suffer for the next maybe
4 two or three decades until then we figure out that
5 we have cancer. What are you guys going to do?
6 You guys going to live a better life with the money
7 grabbed from this project.

8 And look at this imagine. I remember
9 when I was a kid I borrowed book from a library
10 and, unfortunately, I ripped the page. So I put
11 the cover back and tried to wrap it, make it very
12 clear. I brought it back to the library. I feel
13 like nobody can tell what I did.

14 Look at this nice picture. You are
15 doing Syosset City. What you put over here, it's a
16 park. It's a park with two people who's riding
17 bicycle over there. I really doubt this is going
18 to be the only two people that going to stay there.
19 The rest of the people going to suffer from the
20 cancer. So this is chilling. Definitely chilling.

21 (Applause.)

22 MR. TRANG: So if you guys want to --
23 first, we all say, this is good, this is a good
24 project for this community, this is going to bring
25 the income, bring the revenue. Hopefully, those

1 revenue are going to be, you know, enough to
2 support our kids. You say -- we gonna say yes, for
3 sure. You have new fantastic plan like the
4 gentleman say. You may have a smart, you know,
5 plan or -- I'm not a professional in that area.

6 But can you guys provide such a plan?
7 And now what we see is overcrowded community and at
8 the very end of the taxpayers' year, we have to
9 pay, so it's not reasonable.

10 So I urge everybody on the stage, you
11 are the leaders of this community and you have to
12 pay attention to your decision because it's easy to
13 approve these projects, but once the project is
14 started, you guys cannot stop it.

15 Thank you. Thank you very much.

16 (Applause.)

17 MR. SYMONS: Thank you.

18 Chuck Davis.

19 MR. DAVIS: Hello. Thank you.

20 We heard everybody. I wrote -- I have
21 nine pages of notes here. We have a stenographer.

22 AUDIENCE MEMBER: We're not done.

23 MR. DAVIS: I'm sorry. Okay.

24 MS. LUKASIK: My name is Tanya Lukasik.

25 I'm a Town of Oyster Bay resident. I'm also a

1 Johns Hopkins alumni.

2 My academic research and studies focus
3 on the converging interests of neighborhood
4 effects, housing policy and public health.

5 My focus is usually on mixed methods
6 research involving quantitative and qualitative to
7 methodology, and I've served as a consultant with
8 the US Department of Housing and Urban Development,
9 Brookhaven National Lab, Stony Brook, The City of
10 Baltimore, U Penn, New York University, and Johns
11 Hopkins Bloomberg School of Public Health.

12 Neighborhood affects research quite
13 simply asks very how -- we are -- I'm sorry. How
14 does where you live, how you live impact your life
15 course trajectory, especially related to
16 educational access, housing, professional pursuits,
17 environmental exposures, and most importantly, as
18 it relates to this evening, health outcomes.

19 I'm also the co-founder of the local
20 6,500 member community based organization up in
21 Nassau, which advocates good governance practices,
22 promotes open government, open data measures, as
23 well as serves as an educational platform to inform
24 residents of local policy based issues.

25 A lot of our issues lately have focused

1 on the environment, public health and many of the
2 members in the group are from the Town of Oyster
3 Bay area and are in direct opposition to this
4 project.

5 I'm here today on behalf of these
6 residents within our organization, particularly the
7 residents within the Hamlets of Syosset, Plainview,
8 Hicksville, Jericho, and Bethpage who are extremely
9 concerned about the expedited pace of these most
10 recent steps in the process.

11 We're troubled by the lack of health-
12 related data regarding historical, present and long
13 term exposure to problematic contaminants, and
14 whose resident -- the residents whose voices have
15 been unheard.

16 Nassau County operates much more
17 politically than productively. Fostering not only
18 a severe culture of corruption, but also an
19 environment where critical governmental departments
20 are underfunded, understaffed, and in some cases,
21 do not even exist. This is an area in which
22 individuals and households most in need throughout
23 the County are oftentimes left the most
24 disregarded.

25 And I think a lot of people have

1 covered today, but I could list about 30 different
2 individuals at the local, town, state, federal
3 level over the last three decades, we've been
4 involved in ramped corruption, including forgery of
5 documents, fake testing, kind of, issues that are
6 extremely disconcerting in addition to the fact
7 that the largest RICO case of the '90s was involved
8 at the Syosset landfill.

9 It mentions that in the legal case, the
10 government alleges that for several decades, the
11 solid waste disposal industry in the New York
12 counties of Nassau and Suffolk had been
13 infiltrated, controlled, influenced, corrupted and
14 run by organized crime. This was in the process of
15 working on the cap.

16 I'm not convinced that any of the
17 contractors that have been involved in this process
18 dating back to Sidney Bowne in 1982/'83, the former
19 contractor that worked with Grumman as a consultant
20 and individuals that have real estate property very
21 close to the perimeter of this site are doing the
22 right thing.

23 And there's individuals, including the
24 co-owner of Sidney Bowne who are indicted at
25 present, and there's been no insight into the

1 testing that's been conducted to date. If it was
2 done by credential experts, the EPA and DEC have
3 mentioned that they have oversight, but no one will
4 give a straight answer. What happens if these
5 tests, the data is wrong, and you're exposing
6 people and you're going to end up with liability?

7 I'm here today to request also on
8 record to highlight the, obviously, direct
9 opposition to this project and to demand the
10 permanent cessation of this project until
11 collective concerns out -- like this evening, that
12 I also had to in a moment -- are comprehensively
13 assessed and addressed.

14 I'm on record today to demand
15 transparent public forum supplementing this meeting
16 scheduled with accelerated pace for all residents
17 within the Town of Oyster Bay wholly unaware of
18 this project and also the impact on the aquifer
19 that impacts everyone, from any part of the Nassau
20 County are here and understand and are involved.

21 Lastly, I'm here today to respectfully
22 ask that this legislative body elected to serve as
23 our voice to intervene, demand independent testing
24 immediately at both the Cerro site, Syosset
25 landfill, reevaluating all reports dating back to

1 Sidney Bowne and the company's work on defining the
2 boundaries and depth to the landfill to present;
3 including the lackluster and troubling lack of
4 public health assessments that incorporate the
5 synergistic interaction of multiple chemicals,
6 contaminants, industrial waste, ash and potential
7 radioactive elements.

8 (Applause.)

9 MS. LUKASIK: Risk assessments
10 conducted to date have been extremely limited,
11 isolated, not incorporating modernized mathematical
12 equations, and recently collected data and risk
13 assessments have failed to assess the impact of
14 these two adjoining sites in a several mile radius
15 for conditions such as cancer, autoimmune diseases,
16 reproductive and fertility issues, neurological,
17 and mental health problems, psychological impacts,
18 organ impairment, accelerated morbidity and
19 mortality.

20 In addition, the DEIS and previous
21 reports and studies conducted by both the EPA and
22 DEC failed to incorporate the host of industrial
23 sites, parcels located within a half mile to mile
24 radius of this proposed site; sites dating back to
25 the 1940s used for military operations, munitions

1 storage, manufacturing and testing of warfare
2 equipment.

3 This site and this area warrants
4 incorporation of full scale expert level testing
5 incorporating the search, identification and
6 assessment of radioactive elements; particularly,
7 both the Cerro and landfill sites. This
8 environmental impact statement fails to identify
9 liability on behalf of the Town, the applicant,
10 State, and Federal agencies if radioactive elements
11 are found, if prevalence and incident studies
12 conducted in the future highlight health
13 conditions, if disruption of the site leads to
14 short term or long-term exposure of contaminants
15 via multiple modes and causal pathways leading to
16 irreparable harm.

17 MR. SYMONS: If you can conclude your
18 remarks shortly, I'd appreciate it.

19 MS. LUKASIK: With 800 pages, I'll also
20 note one of the things that -- I mean, we've been
21 through with Nassau about six or seven DEIS
22 applications with the MTA for different projects
23 and one of the things that notes with NEPA is that
24 this document is about 2 to 300 pages and it's
25 written in a way that people can understand.

1 It took me hours to go over this. I
2 can understand some of the content more
3 technically, but this wasn't written in a way that
4 can kind of be watered down so the residents can
5 understand. And with that, I hope that I have the
6 time to kind of cover things that are more
7 important.

8 The objective of the DEIS is to allow
9 the public, collaborative agencies to engage in
10 informed decision-making process regarding a
11 proposed project. This proposal is unique in that
12 it combines a large scale zoning request in tandem
13 with the environmental assessment of two sites
14 overseen by two different agencies, the DEC and
15 EPA.

16 Reviewing the DEIS, we are concerned
17 that this proposal failed to consider direct
18 effects, secondary effects and cumulative effects
19 as per the legal statutes.

20 State and federal law requests that
21 these documents are written in plain language and
22 the decisionmakers and the public can readily
23 understand the content.

24 This document is written using heavy
25 technical language. There's appendices examining

1 testing without any insight into mathematical
2 formulas, the rationale or outcomes, and it is
3 extremely extensive encyclopedic in length.

4 This is troublesome as the amount of
5 time allocated for residents to review and comment
6 upon this document has been extremely limited.
7 That a public hearing should follow this event
8 where the DEIS can be watered down into layman
9 terms and explained, and we would also like to
10 request that the comment period be extended by a
11 minimum of 30 days.

12 Also, per the DEC regulation, this
13 meeting, the certificate of completion, and the
14 DEIS was required to be posted in the DEC
15 environmental bulletin site. However, after an
16 exhaustive search, we were unable to find it.

17 We asked, but with that, we --
18 there's -- hold -- additional meetings held,
19 informational sessions on such an important large
20 scale multi-site project.

21 I'll kind of fast forward a couple of
22 things.

23 We're also concerned that -- and just
24 want further clarification on why NEPA was not
25 instituted for this process rather than SEQR,

1 because this involves an EPA-related site, because
2 it has the restrictions of restrictive covenant
3 with the EPA overseeing the landfill, which takes
4 up about 50 to 60 percent of the entire location,
5 why the EPA was not involved in this process and
6 kind of dictating via NEPA rather than SEQR.

7 The controversy, we're also concerned
8 about the site, the sheer tonnage of waste dumped
9 flagrantly for decades. The fact that multiple
10 contractors and Town employees were involved,
11 obviously, in the oversight of Cerro, the landfill,
12 Public Works and they are indicted. We're also
13 concerned about, obviously, radioactive waste and
14 we'd like to request that there's independent
15 scientists, geologists, skilled professionals that
16 can independently test these sights, ensure
17 reliability, ensure that these sites are not -- I'm
18 sorry -- potential atomic bombs with the potential
19 to irreparably harm the environment, our water
20 source, aquifer and lead to dangerous exposures
21 that can undermine public health.

22 MR. SYMONS: If you have a written --
23 if you have a written submission, I would encourage
24 you to do so.

25 MS. LUKASIK: Yes. I'm going to do

1 that.

2 Also, there's a host of agencies here
3 that are not incorporated into the DEIS, which at
4 this point, I was concerned that -- why they
5 haven't been consulted with. The Nassau County
6 Department of Health that mentioned that there's
7 some meetings, but there's no insight into what was
8 covered. The State Department of Health, the DOT,
9 the County Public Works Department, the Federal
10 Highway Administration, considering South Oyster
11 Bay Road is now an access highway, the US
12 Geological Service and the MTA and the Long Island
13 Railroad.

14 The DEIS, there's disconcerting
15 information about the parcels that are
16 incorporating the landfill. Based on County
17 records, it notes that two of the parcels are
18 County related, then there's one that's Town, or
19 maybe two. There's no information or insight into
20 whether they will be subdivided. And also kind of
21 the ownership. From what we understand, the deed
22 is still in the hold and control of the Town, even
23 though there was a large amount of money kind of
24 put in escrow.

25 And looking at other landfill sites in

1 the Hudson area, they actually had legal analyses
2 conducted first before even broaching this topic of
3 putting something on a cap. And also kind of
4 information into legal insight and analysis of what
5 happens if the cap is tampered and who is
6 responsible for repairing that and any kind of
7 harm.

8 Also, one important thing too, the
9 Jericho Water District, their feasibility study is
10 in progress for the DEIS status. This should be
11 kind of complete by this point. There's not that
12 much information into sewage connections, the water
13 connections at present, if they'll be wells on
14 site, if it's coming from outside, how this
15 connects to sewage infrastructure and how the
16 discharge will occur with recharge basins.

17 The last thing I'll cover which is
18 really important with some of the testing. I live
19 off Birchwood Park Drive in Syosset. Two years
20 ago, I contacted Judy Jacobs because I noticed that
21 by my recharge basin, not too far away from the
22 house, there was a tractor kind of thing, like a
23 construction vehicle. And it was late at night and
24 it was during, kind of, fun stuff and what we found
25 was that it kind of was plugging up most of the

1 recharge basins in the area. When you look at the
2 data for some of the testing, some of the wells
3 weren't able to be measured or provide data because
4 of something with the water table.

5 But when you do an aerial map of every
6 recharge basin within about a mile radius, they're
7 all not collecting water. In Plainview, they
8 collect water. In Syosset and Hicksville, they
9 don't.

10 MR. SYMONS: Would you like to make
11 that part of the record?

12 MS. LUKASIK: Yes. I can give you
13 copies of this.

14 MR. SYMONS: Submit it now, if you
15 will, please.

16 MS. LUKASIK: And information on
17 recharge basins, which ones will be selected for
18 further development and leeching. I think that's
19 just the paperwork.

20 But, yes, I have this all in e-mail.
21 That's it. Thank you.

22 (Applause.)

23 MR. SYMONS: Thank you.

24 Supervisor Saladino?

25 SUPERVISOR SALADINO: Is there anyone

1 else that wants to speak?

2 MR. SYMONS: No.

3 UNKNOWN SPEAKER: This is for Simon,
4 the developer.

5 So, in the DEIS, you say this
6 development is meant to attract young couple to
7 live on Long Island and then you're saying
8 hopefully when they have children, they will, you
9 know, get out of this development and purchase
10 those single-family houses in a neighborhood like
11 what we have.

12 Guess what? I just did research.
13 Millennials, they have different spending habits
14 than us. Most likely, they won't. They will just
15 raise their kids there so the enrollment number,
16 you have to consider the spending habits of the
17 millennials. Okay.

18 Thank you.

19 MR. SYMONS: Thank you.

20 SUPERVISOR SALADINO: If there's no one
21 else who will be speaking --

22 Yes, Ms. Smith.

23 MS. SMITH: I'd like to say that I'm
24 sorry that what's happening in Newsday is
25 reflecting back on you, and I want to thank you,

1 the Board, for giving us this time and I have faith
2 your conscience will be all right.

3 SUPERVISOR SALADINO: Thank you. Thank
4 you.

5 That's one of the reasons I wanted to
6 just make a comment on some of this.

7 First of all, this process will not be
8 rushed. We are very appreciative that everyone
9 came out tonight. We're very appreciative for your
10 phone calls, e-mails, all of the time that you took
11 to research the issues. We're very appreciative of
12 you. I want to make it very clear that we
13 represent you, our residents.

14 (Applause.)

15 SUPERVISOR SALADINO: There is no
16 question in my mind that we represent you.

17 Anyone who would like to give us more
18 information or has a neighbor or friend who would
19 like to give us more information,
20 publiccomment@oysterbay-ny.gov.

21 Let me give you that again because we
22 will continue to leave everything open to listen to
23 you, the residents.

24 Publiccomment@oysterbay-ny.gov.

25 Before we go to Chuck, I want to make

1 sure I make a point because some people might be
2 leaving. I sense maybe not, because you've been
3 hanging in all night long, we appreciate that. The
4 issue of the Town of Oyster Bay has been brought up
5 many, many, many times this evening.

6 The issue of -- what is described as a
7 public relations problem, described in so many
8 different ways.

9 Well, the best way to deal with any
10 situation is with the facts, and I ask you to
11 continue to concentrate on the facts. Those of --
12 most of you know I'm new to the Town of Oyster Bay.
13 Came here about fourteen months ago.

14 In that time, we have paid off
15 \$100 million of the Town's debt to get the Town
16 financially back on track. We did that. We
17 were -- you can applaud that. That's a big deal.

18 (Applause.)

19 SUPERVISOR SALADINO: \$84 million last
20 year. A net of \$50 million this year.

21 We will be borrowing some at a lower
22 rate to repave the roads because we get it and we
23 have heard from you and we realize the roads need
24 we repaving.

25 (Applause.)

1 SUPERVISOR SALADINO: Standard and
2 Poor's, we spoke a lot about outside independent
3 reviews. Well, nothing could be more independent
4 than Standard and Poor's. S & P recently increased
5 the Town's bond rating back up to investment grade,
6 and we're very, very proud of that.

7 (Applause.)

8 SUPERVISOR SALADINO: But it's what
9 they wrote that is -- should be most interesting to
10 each and every resident, that the Town has new
11 leadership and that we're taking the Town in the
12 right direction, paying down the debt, reducing the
13 cost of government. We have less employees than
14 before and we have one of the biggest cuts in
15 our -- in our costs, not in our services, in our
16 costs, in the history of the Town, and we did all
17 of that while cutting taxes, \$1.3 million.

18 There's one other point I want to make.
19 All of our municipalities do a fine job. Our
20 school district gets national recognition for the
21 outcomes here in Syosset.

22 People brought up the issue of taxes
23 quite a few times tonight. The Town spends 15
24 percent of the overall taxes we collect.

25 So if your -- if your tax bill is a

1 total of \$20,000 a year, you're paying the Town for
2 all of the services, the roads, the garbage, the
3 snowplowing, all -- the Building Department, the
4 list goes on and on for approximately \$3,000 per
5 year, which is less than most people pay over the
6 course of the year for their cable television bill.

7 So when you think about the value that
8 you are getting, it is a tremendous value and
9 people need to put this in perspective. We are
10 responsible for that 15 percent. It is spent
11 efficiently and I can assure you, I did not come
12 back from Albany to play games.

13 We are running this Town ethically. We
14 will continue to run this Town putting you first
15 and foremost. You own the Town and we work for
16 you.

17 (Applause.)

18 SUPERVISOR SALADINO: So I thank you
19 for coming out, for sharing all of tonight's
20 information and I ask you to continue to contact us
21 at publiccomment@oysterbay-ny.gov. We will be
22 leaving the rolls open and we will continue to
23 listen to anything you'd like to contact us with,
24 any information and this process will not be
25 rushed.

1 Thank you.

2 And how about a hand for a great job
3 moderating that Len Symons did?

4 MR. SYMONS: Thank you. Thank you.

5 So before I turn it back over to Chuck,
6 I want to (A), say that the developers were
7 professional here tonight, the residents were
8 respectful, and the Town Board chose what they
9 didn't have to do in person, they came and
10 listened. I think it was a good night. I hope you
11 feel the same way.

12 Chuck?

13 MR. DAVIS: Just a thank you to the
14 Town Board, Supervisor, all Town staff and
15 everybody who came out.

16 We learned a lot tonight. We've been
17 active in the community. Very active three years
18 ago. We're glad to finally be out in the
19 community.

20 We had an open house about a month ago.
21 There's a lot of faces here tonight that I have not
22 seen in any of our community outreach meetings, but
23 we hope you will participate as we start to have
24 more dialogue with you.

25 We hear you, we're listening, and we

1 look forward to keeping working towards coming up
2 with something great for Syosset.

3 MR. SYMONS: Thank you very much.

4 Everyone get home safely and thank you.

5 COUNCILMAN MUSCARELLA: I make a motion
6 to close the meeting.

7 COUNCILMAN MACAGNONE: Second.

8 SUPERVISOR SALADINO: All in favor,
9 signify by saying "Aye."

10 ALL: "Aye."

11 SUPERVISOR SALADINO: Opposed, "Nay."

12 (No verbal response given.)

13 SUPERVISOR SALADINO: The "Ayes" have
14 it.

15 (TIME NOTED: 12:06 A.M.)

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