

TOWN BOARD  
TOWN OF OYSTER BAY  
REGULAR MEETING  
February 25, 2020  
10:55 a.m.

**HEARING - LOCAL LAW**

To consider a Local Law entitled: "A Local Law to Amend Section 96-21 of the Code of the Town of Oyster Bay." (M.D. 1/28/20 #19).

**JOSEPH SALADINO**  
SUPERVISOR

**RICHARD LaMARCA**  
TOWN CLERK

P R E S E N T:

SUPERVISOR JOSEPH S. SALADINO  
COUNCILWOMAN MICHELE M. JOHNSON  
COUNCILMAN LOUIS B. IMBROTO  
COUNCILMAN THOMAS P. HAND  
COUNCILMAN STEVE L. LABRIOLA  
COUNCILWOMAN LAURA L. MAIER  
COUNCILWOMAN VICKI WALSH

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

RICHARD LaMARCA, TOWN CLERK  
JEFFREY P. PRAVATO, RECEIVER OF TAXES

Minutes of the meeting  
taken by:

HOLLY DALOIA OSTEEN  
Reporter/Notary Public

1 SUPERVISOR SALADINO: Would our Town  
2 Clerk Richard LaMarca please poll the Board?

3 MR. LaMARCA: Supervisor Saldino?

4 SUPERVISOR SALADINO: Present.

5 MR. LaMARCA: Councilwoman Johnson?

6 COUNCILWOMAN JOHNSON: Present.

7 MR. LaMARCA: Councilman Imbroto?

8 COUNCILMAN IMBROTO: Present.

9 MR. LaMARCA: Councilman Hand has left  
10 the dais for a moment, but he will be back.

11 SUPERVISOR SALADINO: He's here in the  
12 building.

13 MR. LaMARCA: Councilman Labriola?

14 COUNCILMAN LABRIOLA: Here.

15 MR. LaMARCA: Councilwoman Maier?

16 COUNCILWOMAN MAIER: Here.

17 MR. LaMARCA: Councilwoman Walsh?

18 COUNCILWOMAN WALSH: Here.

19 SUPERVISOR SALADINO: Would the Town  
20 Clerk please call the first hearing?

21 MR. LaMARCA: Supervisor, the first  
22 hearing is to consider a local law entitled a local  
23 law to amend Section 96-21 of the code of Town of  
24 Oyster Bay.

25 SUPERVISOR SALADINO: Good morning.

1 MR. HEALEY: Good morning,  
2 Mr. Supervisor, Members of the Town Board.

3 My name is Ralph Healey, Special  
4 Counsel Office of the Town attorney.

5 Before you today, we have a proposed  
6 law which would amend Section 96-21 of the Town  
7 Code entitled, "Registration of Real Property with  
8 mortgages in default."

9 As you know, last year the Town Board  
10 enacted Section 96-21 which required the owners or  
11 mortgagees of properties with mortgages in default  
12 to register the property with the Town and to pay  
13 an annual registration fee of \$500.

14 The purpose of this law was to  
15 alleviate zombie homes by identifying the parties  
16 who would be in control of these structures.

17 At the request of the Department of  
18 Planning and Development and Director of Finance,  
19 our office prepared this Local Law to amend that  
20 Section to require semiannual registration as  
21 opposed to the original annual registration.

22 If enacted, it is hoped that this  
23 Amendment will produce a registry list more  
24 reflective of recent sales and the changes in the  
25 status of these properties closer to the time in

1 which they occur.

2 The semiannual nonrefundable  
3 registration fee of \$500 will be submitted with  
4 registration forms. That's the sum and substance  
5 of the proposed Amendment. If there are any  
6 questions or comments, I am here as well as the  
7 Commissioner. We'll answer anything you have.

8 SUPERVISOR SALADINO: Does anyone on  
9 the Board have questions?

10 COUNCILMAN IMBROTO: No, but  
11 Mr. Healey, I want to thank you for your work in  
12 drafting this law and the other one that we have a  
13 hearing on today as well.

14 I know you worked really -- very hard  
15 on that.

16 MR. HEALEY: I appreciate that,  
17 Councilman. It was fun. It's an interesting  
18 field.

19 COUNCILMAN IMBROTO: The pages and  
20 pages of research that I saw with respect to the  
21 drop box.

22 MR. HEALEY: Thank you very.

23 COUNCILMAN IMBROTO: Good job.

24 MR. HEALEY: Thank you.

25 I do appreciate that.

1 SUPERVISOR SALADINO: I'm just going to  
2 just very quickly summarize this in a sentence or  
3 two for those who are here or those watching on  
4 their computer. The Town has put on a full war on  
5 zombie homes.

6 To date we've taken down some ten -- at  
7 least ten homes and it's a long process. We had to  
8 change a lot of the Town code to open the door to  
9 clearing out these homes because -- well, everybody  
10 knows zombie homes, what they look like, the  
11 problems in the neighborhood, all the problems  
12 associated with them.

13 So, part of it was to create a registry  
14 and another piece was to ensure that the owners of  
15 these properties, usually banks and mortgagees at  
16 this point, because the residents have left and the  
17 house is in disrepair. They now have to put  
18 \$25,000 into a escrow account, so as maintenance  
19 and even the knockdown of the home comes about, the  
20 taxpayers of the Town of Oyster Bay are no longer  
21 footing the bill. And that was one of those  
22 initiatives we got right on.

23 I want to thank Lou and our entire team  
24 here for being so vigilant with this. This is a  
25 terrible eyesore in the communities. Now, with

1 that \$25,000 in escrow, the moneys taken there,  
2 whether it's a cleanup on the property or as I  
3 said, knocking them down, I want to thank our Town  
4 employees again because I've been at every single  
5 one of these knockdowns, I think you've been at  
6 every one with me. We start in the morning and by  
7 the afternoon, the entire site is cleaned up in one  
8 day. And some of these houses and properties are  
9 really, really a tremendous mess.

10 So, by doing this every six months, it  
11 allows us to keep up with the status of these homes  
12 when they fall into the zombie criteria more  
13 quickly and quite frankly instead of waiting a year  
14 to find out, we can get to these and find out in as  
15 quickly as six months.

16 MR. HEALEY: That is correct,  
17 Mr. Supervisor.

18 It provides us a more accurate list in  
19 realtime, if you will.

20 SUPERVISOR SALADINO: Thank you for  
21 that presentation.

22 No questions from the Board.

23 I don't have any slips, so it appears  
24 as no one in the public wants to be heard on this  
25 issue.

1                   Please let the record reflect that no  
2                   one has identified themselves as wanting to be  
3                   heard on this.

4                   May we have a motion, please?

5                   COUNCILWOMAN JOHNSON: Supervisor, I  
6                   make a motion that this public hearing be closed  
7                   and decision be reserved.

8                   COUNCILMAN IMBROTO: Second.

9                   SUPERVISOR SALADINO: All in favor,  
10                  please signify by saying, "Aye."

11                  ALL: "Aye."

12                  SUPERVISOR SALADINO: Those opposed,  
13                  "Nay."

14                  (No response.)

15                  SUPERVISOR SALADINO: The "Ayes" have  
16                  it.

17                  Thank you very much.

18                  MR. HEALEY: Thank you, Mr. Supervisor.

19                  SUPERVISOR SALADINO: Would you please  
20                  call the next hearing -- I'm sorry, did I ask  
21                  for --

22                  MR. LaMARCA: We have affidavits of  
23                  postings and publications.

24                  There are no other correspondence.

25                  SUPERVISOR SALADINO: So, it was

1 related that there is no other correspondence on  
2 this.

3 Thank you.

4 (TIME NOTED: 11:02 A.M.)

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TOWN BOARD  
TOWN OF OYSTER BAY  
REGULAR MEETING  
February 25, 2020  
11:03 a.m.

**HEARING - LOCAL LAW**

To consider a Local Law to Add Chapter 95  
Collection Bins, to the Code of the Town of Oyster  
Bay. (M.D. 1/28/20 #20).

**JOSEPH SALADINO**  
SUPERVISOR

**RICHARD LaMARCA**  
TOWN CLERK

P R E S E N T:

SUPERVISOR JOSEPH S. SALADINO  
COUNCILWOMAN MICHELE M. JOHNSON  
COUNCILMAN LOUIS B. IMBROTO  
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COUNCILWOMAN VICKI WALSH

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

RICHARD LaMARCA, TOWN CLERK  
JEFFREY P. PRAVATO, RECEIVER OF TAXES

Minutes of the meeting  
taken by:

HOLLY DALOIA OSTEEEN  
Reporter/Notary Public

1 SUPERVISOR SALADINO: Would you please  
2 call the next hearing?

3 MR. LaMARCA: The second hearing is to  
4 consider local law to add Chapter 19 collection  
5 bins to the code of the Town of Oyster Bay.

6 MR. HEALEY: Once again, good morning,  
7 Mr. Supervisor, Members of the Town Board.

8 My name is Ralph Healey, Special  
9 Counsel, Office of the Town Attorney.

10 What you have before you today is a  
11 proposed local law that was drafted, of course, at  
12 the request of the Department of Planning and  
13 Development to add Chapter 91 entitled, Collection  
14 Bins.

15 As you may be aware, in recent years  
16 there has been proliferation of a number of  
17 collection bins, not only throughout the Town, but  
18 in various municipalities throughout the Tristate  
19 area.

20 In some instances, commercial  
21 enterprises have been soliciting donations and  
22 other personal items under the guise that these are  
23 being solicited for charitable purposes.

24 That has led not only New York State  
25 and the County of Nassau, as well as a host of

1 towns and other villages to enact laws regulating  
2 the placement, the construction and the use of such  
3 bins throughout their jurisdiction.

4 The law before you is being offered for  
5 those purposes. In summary, as far as restrictions  
6 go, the law will reserve the use of bins only to  
7 those entities that have 501C3 status under the  
8 Internal Revenue code or as another way of saying  
9 it, not-for-profit organizations.

10 Furthermore, the law would restrict the  
11 placement of the bins to areas that are zoned light  
12 industrial, zoned for General Business or owned by  
13 the nonprofit entities themselves.

14 Additionally, the law would limit the  
15 number of such bins to be placed on any one  
16 property to a total of two. Some of these  
17 restrictions are found in other local laws. Our  
18 law is unique because they contain all of these  
19 protections to the extent above any other law that  
20 has been promulgated in this area.

21 The bins themselves must clearly show  
22 the name and contact information of the  
23 not-for-profit organization using it. Of course,  
24 it must be maintained in accordance with the law  
25 and registrations the Department may pass in the

1 future with that respect.

2 Additionally, all bins must display a  
3 sticker showing that the bin is permitted to be in  
4 its location and has been approved by the  
5 Department of Planning and Development. There is  
6 no fee for these stickers.

7 Violations of this code carry with them  
8 a fine of \$250 per day, per offense, and would be  
9 prosecutable in Nassau County District Court.

10 If there are any questions of the sum  
11 and substance of the law, it is in accordance with  
12 other provisions in State law and County law and  
13 the government placement of these bins.

14 If you have any questions or comments,  
15 I'd be happy to...

16 COUNCILMAN IMBROTO: Just for the  
17 benefit of the public, this is another initiative  
18 that came out of the Quality of Life Task Force to  
19 address the proliferation of clothing drop bins in  
20 parking lots throughout the Town. Many of them are  
21 fraudulent. They're not run by not-for-profit  
22 organizations and we're just trying to address that  
23 issue to clean this up and make sure that only  
24 legitimate not-for-profit agencies have these bins  
25 in our Town and that they are located in a place

1 that's not going to interfere with our quality of  
2 life.

3 MR. HEALEY: I can tell you,  
4 Councilman, the Quality of Life Task Force which  
5 you have been an integral part has been working on  
6 this for almost the better part of a year to come  
7 up with this law, and has been very attentive to  
8 addressing this problem which is -- has been  
9 significant.

10 SUPERVISOR SALADINO: We've gotten that  
11 message out to the public, whether it be at a press  
12 conferences and other means of communications that  
13 there are scams going on, and by allowing  
14 organizations that are not 501Cs, private people,  
15 to put out a bin, many of them are not constructed  
16 safely. There are a bunch of problems, but as they  
17 get the clothing, it keeps that clothing from  
18 reaching the organizations that are not-for-profit  
19 where they really do great work.

20 So, this helps the not-for-profits who  
21 are the legitimate ones. We have a storehouse of  
22 these illegal bins we've been picking up. They  
23 have bogus phone numbers on them or they don't have  
24 addresses. We don't know where it's going.

25 In addition to that, there is another

1 important factor most people don't consider. When  
2 you come to Town Board meetings, you hear the  
3 hearings. The parking is a significant portion of  
4 application to the Town. There is a ratio of  
5 square footage to parking spots that are needed, or  
6 if it's a restaurant, there is a ratio to seats to  
7 parking spots and the entity applying has to have a  
8 certain number of spots.

9 Then if someone comes in and puts these  
10 bins where parking spots are and starts taking up  
11 spots, well then that is problematic to the way  
12 they've received their permission and the parking  
13 spots that are mandated.

14 So, there are a number of issues, but,  
15 obviously, this is designed first and foremost to  
16 get control on it, to make sure we know who has  
17 these bins and to ensure that it alleviates the  
18 problem of the scams.

19 Are there any questions on this issue?

20 COUNCILMAN LABRIOLA: Supervisor, I  
21 want to ask you a question.

22 The bins we've been collecting and  
23 putting them into our storage facilities, is there  
24 a plan to distribute them?

25 SUPERVISOR SALADINO: The problem with

1 a lot of the bins and we can talk to -- excellent  
2 question -- we can talk to our department, our  
3 Deputy Commissioner about that. The problem is  
4 that some of these bins are I would say most of  
5 them are constructed in a way that certainly  
6 doesn't meet any construction standards. They are  
7 dangerous and I see where you're coming from.  
8 We'll take a look at them and if there are bins an  
9 organization would want, and we'll run that through  
10 the Town Attorney's office and see how we can  
11 accomplish.

12 I really thank you.

13 COUNCILMAN LABRIOLA: Veterans might  
14 want to participate on their own site. Maybe we  
15 can make them available to them if they meet the  
16 specifications. I think we should ask.

17 SUPERVISOR SALADINO: Councilman,  
18 that's an excellent idea.

19 I don't have any slips on this hearing,  
20 so I'm going to assume nobody wants to be heard.

21 Let the record reflect no one is  
22 raising their hands to be heard on this issue.

23 Would someone like to speak?

24 No. I don't see anyone.

25 Thank you.

1 MR. HEALEY: Thank you.

2 SUPERVISOR SALADINO: Is there any  
3 correspondence?

4 MR. LaMARCA: We have affidavits of  
5 postings and publications.

6 There is no other correspondence.

7 SUPERVISOR SALADINO: May we have a  
8 motion, please?

9 COUNCILWOMAN JOHNSON: Supervisor, I'll  
10 make a motion that this public hearing be closed  
11 and decision be reserved.

12 COUNCILMAN IMBROTO: Second.

13 SUPERVISOR SALADINO: All in favor,  
14 please signify by saying, "Aye."

15 ALL: "Aye."

16 SUPERVISOR SALADINO: Those opposed,  
17 "Nay."

18 (No response.)

19 SUPERVISOR SALADINO: The "Ayes" have  
20 it.

21 Thank you very much.

22 (TIME NOTED: 11:09 A.M.)

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25



TOWN BOARD  
TOWN OF OYSTER BAY  
REGULAR MEETING  
February 25, 2020  
11:10 a.m.

**HEARING - Z-2-20**

To consider the application of 31 Pearl Street, LLC and Island Properties, LLC for a Change of Zone and Site Plan Approval on premises located at 41 Summit Street, Oyster Bay, New York. (M.D. 1/21/20 #27).

**JOSEPH SALADINO**  
SUPERVISOR

**RICHARD LaMARCA**  
TOWN CLERK

P R E S E N T:

SUPERVISOR JOSEPH S. SALADINO  
COUNCILWOMAN MICHELE M. JOHNSON  
COUNCILMAN LOUIS B. IMBROTO  
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A L S O P R E S E N T:

RICHARD LaMARCA, TOWN CLERK  
JEFFREY P. PRAVATO, RECEIVER OF TAXES

Minutes of the meeting  
taken by:

HOLLY DALOIA OSTEEN  
Reporter/Notary Public

1 SUPERVISOR SALADINO: Would Town Clerk  
2 LaMarca please call the next hearing?

3 MR. LaMARCA: The third hearing is to  
4 consider the application of 31 Pearl Street LLC and  
5 Island Property LLC for a change of zone and site  
6 plan approval on premises located at 41 Summit  
7 Street, Oyster Bay, New York.

8 THE STENOGRAPHER: Is that microphone  
9 on?

10 MS. SIMONCIC: No.

11 THE STENOGRAPHER: We need to get that  
12 back on.

13 MS. SIMONCIC: Maybe turn it on.

14 SUPERVISOR SALADINO: You're loud  
15 enough.

16 MS. SIMONCIC: You think so.

17 SUPERVISOR SALADINO: Why don't you get  
18 started?

19 In the meantime, if someone would  
20 contact someone from General Services, we'd  
21 appreciate that assistance.

22 MS. SIMONCIC: Good morning,  
23 Mr. Supervisor, Members of the Town Board.

24 Judy Simoncic with the firm of  
25 Forchelli Deegan Terrana with offices at 333 Earle

1 Ovington Boulevard, Uniondale.

2 Appearing before you on behalf of the  
3 applicant's this morning, Island Property LLC,  
4 owner of the premises at 31 Pearl Street. They are  
5 the contract vendee and will purchase the premises  
6 provided this application that's before the Board  
7 is approved today.

8 The premises is known as 41 Summit  
9 Street, Oyster Bay. It's located on the north side  
10 of Summit Street, approximately 273.70 feet east of  
11 South Street.

12 (Audience speaks out.)

13 SUPERVISOR SALADINO: Sorry.

14 COUNCILWOMAN JOHNSON: We're having  
15 trouble with the microphone.

16 SUPERVISOR SALADINO: Someone from  
17 general services will be with us shortly. I  
18 apologize.

19 MS. SIMONCIC: Should I wait.

20 SUPERVISOR SALADINO: I would ask you  
21 to just turn as you speak. They'll be here soon.

22 Brian will take care of it.

23 Thank you. Thank you very much.

24 MS. SIMONCIC: Can you hear me.

25 SUPERVISOR SALADINO: Yes.

1 Can everyone hear her?

2 MS. SIMONCIC: Can everyone hear me.

3 SUPERVISOR SALADINO: Thank you.

4 MS. SIMONCIC: Okay.

5 So I'll backtrack since no one heard me  
6 previously.

7 I'm here today on behalf of the  
8 applicant Island Property LLC. They're the owner  
9 of the property that's the subject of this  
10 application. The co-applicant is 31 Pearl LLC.  
11 They are the contract vendee of the property. They  
12 will purchase the property provided the application  
13 is looked upon favorably by this Board.

14 As I indicated, the property is known  
15 as 41 Summit Street in Oyster Bay. It has a total  
16 lot area of .18 acres 7,841 square feet. It's  
17 currently improved with a two-story existing  
18 masonry steel building with a footprint of  
19 approximately 5,600 square feet.

20 The building essentially occupies most  
21 of the property and, therefore, there is no parking  
22 onsite, like most of the other properties in the  
23 Downtown Oyster Bay area.

24 And with me today is Wayne Muller.  
25 He's our traffic engineer. I'm going to have him

1 address the parking situation later on in the  
2 presentation.

3 Also with me today is Joe Heaney. He  
4 is a member of Pearl -- 31 Pearl LLC and Mark  
5 Stumer, our architect with Mojo Stumer.

6 According to the Nassau County  
7 Department of Assessment records, this building was  
8 built in 1966. The building had been previously  
9 occupied by the Knights of Columbus since it was  
10 built, until about 2000.

11 The premises has been vacant now for  
12 almost twenty years. Now, with respect to the  
13 zoning of the property which is why we're before  
14 the Town Board today, the property is split zoned,  
15 and as you can see on the display before you, the  
16 property is split with part of the property in the  
17 GB District and part in the R16 District. On the  
18 board before you, I've highlighted the area of the  
19 residential portion which is in yellow and the area  
20 of the property which is General Business which is  
21 in pink.

22 So, essentially, the zoning line goes  
23 diagonally across the property and bisects it into  
24 two to create two separate triangular pieces. To  
25 the left of the map, it shows the site plan --

1 SUPERVISOR SALADINO: Excuse me for  
2 just a minute. I'm sorry to stop you, but would  
3 you mind turning that in a way that the residents  
4 can also see this?

5 MS. SIMONCIC: Sure.

6 SUPERVISOR SALADINO: Thank you.

7 MS. SIMONCIC: What I was saying is  
8 this is the site plan. The property is square  
9 shaped. The zoning line comes right through the  
10 property on a diagonal line and splits it into two.  
11 The area in yellow is GB District -- I'm sorry, the  
12 Residential R16 District. The area in pink is GB.

13 So, we're here today and the intent is  
14 to seek a rezone of the General Business portion of  
15 the property -- I'm sorry, Residential R1 District  
16 portion of the property to GB so the whole property  
17 is General Business.

18 If you look at the zoning map that I  
19 put a portion up on the easel here, the R16  
20 District is all this yellow and then the pink is  
21 all the GB and, essentially, the line, as I said,  
22 comes right through the property on a diagonal.

23 So, from the center of the diagonal,  
24 west, you have all neighborhood business in this  
25 area of the Town, and then to the east you have all

1 residential in the R16 District.

2 So, as I indicated, the intent is to  
3 use the property for General Business uses,  
4 primarily general office use.

5 Mr. Heaney who is a member of 31 Pearl  
6 Street LLC, the contract vendee of the property,  
7 also owns and operates his business Walden  
8 Environmental Engineering. They currently operate  
9 at 16 Spring Street right across from Town Hall.

10 They have been at that location for  
11 about twenty years. Mr. Heaney actually lives in  
12 the Town. He wants to maintain his business in the  
13 Town, but he's kind of outgrown his facility. He  
14 actually leases another building where he has four  
15 employees. So, some of them are at 16 Spring  
16 Street at another location in the Town. So, the  
17 intent is for his operations to be moved to this  
18 location and to maintain his business and continue  
19 to live and work in the Town of Oyster Bay.

20 The application before this Board today  
21 does not really propose any site improvements other  
22 than some landscaping to beautify the property.  
23 There's really not much room for any other work on  
24 site because the building primarily takes up a  
25 largely the entire property.

1                   Most of the improvements to the  
2 building will be interior renovations and, of  
3 course, architecturally, we'll be enhancing the  
4 building. And I'm going to have Mr. Stumer address  
5 the Board shortly and go through the renderings of  
6 what we're proposing to do to the building.

7                   Right now, the building is an all brick  
8 building. There are no windows. So, we're going  
9 to be adding windows and making it more  
10 architecturally appealing. It's been vacant for  
11 twenty years. It's in disrepair. It needs a major  
12 facelift which is what we're planning to do to this  
13 building which will be an enhancement to the  
14 community.

15                   Now, with respect to the character of  
16 the neighborhood, I wanted to submit to the Board  
17 aerial photos and I have copies for everyone to  
18 look at (handing).

19                   So, on the aerial, essentially, in the  
20 center is the subject building and it's indicated  
21 as 41 Summit Street with a red bulls eye on it.

22                   The area surrounding this property is  
23 really predominantly developed with commercial  
24 uses. As you can see on the aerial, directly north  
25 you have the Town of Oyster Bay Parking Lot No. 4.



1 South across Summit Street is the Italian Citizens  
2 Club of Oyster Bay, that's the gray roofed  
3 building. And the Oyster Bay Historical Society is  
4 right next to it to the west. Those properties are  
5 also zoned General Business.

6 Then if you go west extending to --  
7 further through to South Street, all those  
8 properties are zoned General Business and they're  
9 approved with a number of commercial uses. There's  
10 a church there, there's a deli and on the corner  
11 you have Bank of America at the corner of South  
12 Street and Summit Street.

13 The single-family homes in the area are  
14 those that are located east of the premises  
15 extending up Summit Street. So, they start with  
16 the red house just to the right on the photo that I  
17 submitted to you.

18 At that point, that is really where the  
19 residential properties and the residential zoning  
20 is predominantly located. Everything else to the  
21 west, as I showed before on the zoning map, is  
22 zoned General Business.

23 So, essentially, based upon surrounding  
24 zonings and uses in the immediate area, this  
25 property should have been zoned General Business.

1 We don't know why the line went diagonally through  
2 the property in the manner that it did, but if you  
3 look at the aerial clearly, that one triangular  
4 portion should have been zoned General Business.

5 And so, you asked the applicant and us,  
6 are we seeking an open-ended change of zone to the  
7 GB District. We can do a lot of things in the GB.  
8 If you change the zone, are we going to intend to  
9 do other things, the answer is absolutely no. We  
10 are looking for a limited change of zone and the  
11 applicant's willing to covenant that the property  
12 would only be used for general office business use.  
13 No other permitted uses in the GB District. That  
14 is the intent of this application and we're willing  
15 to do that and it makes sense.

16 And in terms of the prior use of this  
17 property as the Knights of Columbus, Knights of  
18 Columbus operated in the evenings, they operated on  
19 weekends, they had meetings with lots of people  
20 coming to the property.

21 What we're proposing is a much better  
22 use because we only operate during normal business  
23 hours from 8:00 a.m. to 6:00 p.m. at night, Monday  
24 through Friday, and the office is closed Saturday  
25 and Sunday, so there's no activity on weekends.

1           So, it's a great complimentary use for  
2 this property. The nearby residents that live up  
3 Summit Street, they won't see any activities on  
4 weekends; whereas, previously the Knights of  
5 Columbus had people coming in, they had meetings,  
6 big gatherings, functions, et cetera. So, we  
7 really feel this is a very appropriate use for this  
8 property and a good compliment to the area.

9           I would also point out that the Board  
10 should keep in mind that this property was  
11 developed with a commercial building and intended  
12 to be used for commercial purposes. We are not  
13 here today seeking a change of zone for a property  
14 that was developed with a dwelling and we're asking  
15 you to approve use of a dwelling for business use.  
16 This is the opposite.

17           We are looking to conform this lot to  
18 the Business District that's intended to be and  
19 what it was actually developed to be used for. So,  
20 I think that's a very important point.

21           Also, I would just add that under the  
22 current zoning, this property really has no other  
23 use. The only use that would be permitted  
24 As-of-Right as it now stands is a house of worship.  
25 Otherwise, there's no other use without the benefit

1 of a change of zone from this Board. We couldn't  
2 even use it or develop it with a house without  
3 coming to the Board for a change of zone to change  
4 the General Business District to a Residential  
5 District because you can't have a house in a  
6 General Business District.

7 So, we're really -- there's nothing --  
8 no use of this property as it currently stands as  
9 zoned. And, again, we believe that this property  
10 should have been zoned GB. We don't know why it  
11 wasn't. But it clearly should be zoned that and,  
12 again, for the limited purpose of general office  
13 use for Walden Engineering's office use or any  
14 other office use.

15 They're intending to stay there,  
16 obviously. They've been in the Town for twenty  
17 years. They want to relocate here and make this  
18 their new home for another twenty years. But,  
19 essentially, it's a straightforward office use that  
20 we believe is in character with the neighborhood  
21 and will have no negative impact to surrounding  
22 properties.

23 So, at this point, if the Board has no  
24 questions of me, I'd like to have Mr. Stumer  
25 address the Board and go through the renderings and

1 show what we're going to be doing to this building  
2 that's clearly in need of some upgrading.

3 MR. STUMER: Good morning, good  
4 afternoon. Pleasure to be here, Councilmen and  
5 Supervisor.

6 I'm Mark Stumer founding principal of  
7 Mojo Stumer Architects.

8 I have an easy job this morning because  
9 I'm taking what you referred to as a zombie house,  
10 a zombie building and trying to make it look nice.

11 To make it easy for the presentation, I  
12 made five copies of everything I'm going to show  
13 you so you can look at it at the same time I'm  
14 speaking. One of you will have to share.

15 THE STENOGRAPHER: Can you just give  
16 your address?

17 MR. STUMER: 148 Plaza Road, Greenvale,  
18 New York.

19 As Judy said, this is an existing  
20 building. It has been vacant I think approximately  
21 twenty years. It was a Knights of Columbus  
22 building. Don't look at the existing condition.  
23 It's pretty run down but it has good bones. When  
24 Mr. Heaney came to me and said what do you think, I  
25 said let's save it. I said let's save it. It's a

1 pretty good building. It has nice lines, nice  
2 things, you know, it's got twenty years of  
3 abandonment --

4 SUPERVISOR SALADINO: Sir, if you don't  
5 mind standing at the podium so everyone can hear  
6 you.

7 We want to make sure whether they're  
8 watching --

9 MR. STUMER: No problem.

10 So, it has twenty years of neglect and  
11 in need of a little love, but it's a good building.  
12 So, what we did is analyze the building, the  
13 neighborhood, what the environment it will be in  
14 and to not make it something that's going to stick  
15 out differently than what's there. We're keeping  
16 the brick. The brick needs to be power washed and  
17 cleaned up. We're adding windows. We're adding  
18 screening to create sunshade into those windows to  
19 be environmentally correct, also to add a little  
20 texture to the building.

21 The parking lot side will be very  
22 welcoming, an all-glass front on bottom. I'll just  
23 point it out. We have a new canopy going up along  
24 the top. The address of the building and name of  
25 the owners on it. It's a single-use building.

1 It's an engineering firm, as Judy said, an  
2 environmental engineering firm. The all-glass  
3 front facing to the existing parking lot.

4 I'll leave these boards here later so  
5 if anybody in the public wants to look at to see  
6 the existing picture of where it is now and what we  
7 propose.

8 It will have a lot more texture, a lot  
9 more detail to it, yet will not change, basically,  
10 the existing look of the building. We're not  
11 coming in with a glass box. We're not coming in  
12 with a white building. We're not coming in with  
13 some of the work we're known for in many instances.  
14 We're trying to maintain the texture and the  
15 quality of what's there now. Like I said, it's not  
16 a bad building.

17 If you go to the next page, the Summit  
18 Street side has a tremendous slope to it, as you  
19 know, going down. Again, we're working with  
20 keeping the facade very quiet, adding windows,  
21 which will give you a much more open feeling than  
22 the solid block building that's there now which is  
23 kind of like a fortress, maintaining those windows,  
24 putting in the sunscreens on top, a Summit Street  
25 smaller entry, and along the top of the building at

1 the existing soffit area or fascia area, we're  
2 adding like a black metal patina pallet. It's a  
3 textured blackened steel that will give it a very  
4 factory industrial look which, I think, is very  
5 befitting for this type of building and the way it  
6 is now.

7 In your package there, you do have one  
8 of the side elevations, I believe -- for some  
9 reason, I don't have the Board. We're opening up  
10 windows on the side elevation. It does face right  
11 next to a residential property. We've heard from  
12 the neighbor that he's not in favor of the windows,  
13 but we'd be more than willing to use opaque glass  
14 or glass block at that area so that there's no  
15 interface between the residential and the existing  
16 building that's there.

17 My firm is very concerned about detail  
18 and doing a good job. Our reputation is that we  
19 have done some beautiful work in Oyster Bay and  
20 Nassau County and throughout the country.

21 I was very honored when Joe -- who is a  
22 very dedicated engineer -- asked us to do this.  
23 We're part of his team. We're going to do  
24 everything possible to make it a beautiful building  
25 and something that the Town of Oyster Bay will be



1 very proud of.

2 Thank you very much for your time.

3 If anybody has any questions on the  
4 architecture, I'd be more than happy to answer.

5 SUPERVISOR SALADINO: Councilman?

6 COUNCILMAN LABRIOLA: I'm just trying  
7 to figure out how many employees are actually going  
8 to fit in the building. I see on the second floor  
9 you have 11 offices, on the second and on the first  
10 floor, I see work space for -- it's called co-work  
11 area? Is that --

12 MR. STUMER: I think Mr. Heaney would  
13 probably give me a summary of how many people or  
14 Judy.

15 MS. SIMONCIC: Yes.

16 Overall, they could have probably up to  
17 30 employees. That's currently what they have.  
18 That would be maximum at any given time on the  
19 property, but they shared -- they have shared work  
20 areas. They kind of collaborate together. They do  
21 internal training programs. They just need to  
22 spread out more space. They're going to be  
23 occupying those areas at different times, but  
24 spread out throughout the building.

25 COUNCILMAN LABRIOLA: Thank you.

1 SUPERVISOR SALADINO: Any other  
2 questions?

3 MR. STUMER: One of the major points I  
4 do want to bring up is that the conceptual idea of  
5 what's there will not change drastically from our  
6 proposal.

7 In other words, we're embellishing,  
8 adding some glass, making a nice entry, but if you  
9 drove by quickly, the bulk of the existing facade  
10 of the building will seem like it's the same  
11 building. I think what we're doing is enhancing  
12 it, but we're not making it like wow, where did  
13 that come from.

14 SUPERVISOR SALADINO: No other  
15 questions?

16 Counselor.

17 MR. STUMER: Thank you very much.

18 SUPERVISOR SALADINO: Thank you.

19 MS. SIMONCIC: At this time, I'd like  
20 to call Wayne Muller to address the Board regarding  
21 parking and traffic. His company has been retained  
22 to do an analysis of this property and the  
23 surrounding area with respect to parking. He has  
24 appeared before this Board many times and I would  
25 ask the Board to recognize him as a traffic

1 engineering expert.

2 Mr. Supervisor?

3 SUPERVISOR SALADINO: Yes, of course.

4 MS. SIMONCIC: Okay. Thank you.

5 MR. MULLER: Good morning, good

6 afternoon.

7 My name is Wayne Muller. I'm with the

8 firm of Robinson and Muller. Our office is at

9 50 Elm Street, Huntington, New York.

10 As Ms. Simoncic has indicated, we  
11 prepared a parking analysis as it relates to the  
12 subject development. I'd like to submit that for  
13 the record and briefly we go through our analysis  
14 (handing).

15 As was previously indicated, it is  
16 proposed to reoccupy the existing building that is  
17 located on the north side of Summit Street between  
18 South Street and School Street with a proposed  
19 office use. The building was formally used for the  
20 Knights of Columbus, as was indicated. That use  
21 has ceased in operation for many years.

22 In accordance with the code and as  
23 indicated on the plans, prepared by Mojo Stumer, a  
24 total of 57 parking spaces are required for the  
25 reoccupation of the building at a ratio of one

1 parking space for every 200 gross square feet and  
2 two loading spaces are required for the property in  
3 accordance with the Town requirements.

4 As Ms. Simoncic and Mr. Stumer has  
5 indicated, the site will provide no onsite parking,  
6 so it will rely solely on the municipal and  
7 on-street parking in order to satisfy its demand.

8 We observed the parking within the  
9 Downtown Oyster Bay area within the areas that are  
10 enumerated on Figure E-X1 of my report. You can  
11 see we encompassed the municipal parking areas of  
12 No. 4 which is located directly north of the  
13 subject property and there's Municipal Lot No. 7  
14 which is located due south of the subject property  
15 as well as the on-street areas on Summit Street and  
16 on South Street.

17 We collected the data on Wednesday,  
18 February 12th, between the hours of 7 o'clock in  
19 the morning and 6 o'clock in the evening. We gave  
20 our data collectors a few breaks in there, but not  
21 during the peak times.

22 What we found was the -- I think the  
23 Board is fully aware of the parking conditions here  
24 within the Downtown Oyster Bay area, in that the  
25 early morning hours, there's a significant amount

1 of available parking within both the municipal lots  
2 and on the street.

3 And as the day progresses on, around  
4 11 o'clock it starts to accumulate and maintains a  
5 steady level between say 11 o'clock and 2 o'clock.  
6 Then at the end of the day, it starts to go down a  
7 little bit. We didn't go into the evening because,  
8 as Ms. Simoncic indicated, the office use will not  
9 be in operation during the evening, but I would  
10 imagine that there's a small accumulation again in  
11 the evening due to people, within the area, going  
12 to the local restaurants.

13 What we found was that the peak  
14 accumulation of parking within the areas that we  
15 observed occurred at 11 o'clock in the morning at  
16 which time there were 226 total vehicles parked out  
17 of a capacity of 276 spaces. That includes both  
18 the on-street and the municipal areas.

19 We performed an analysis based on  
20 industry standard statistics in order to estimate  
21 the quantity of vehicles parked that would be  
22 generated by the occupation of the building.

23 With an office use, I believe the Board  
24 is very familiar with the Institute of  
25 Transportation Engineers statistics for both

1 traffic generation and parking generation. Those  
2 statistics indicated that 28 vehicles would be  
3 associated with the building on average; meaning  
4 that while there could be 30, 35 employees within  
5 the building, traditionally not everyone's at the  
6 office. Some people may be out in the field. They  
7 may be at meetings which is common with an  
8 engineering office.

9 And I will attest to that firsthand as  
10 my office is located in Huntington and not all of  
11 my employees are on site at any given time.

12 If we were just to grossly add those  
13 vehicles onto the occupied vehicles, the vehicle  
14 occupancy would reach up to 92 percent within the  
15 areas that we studied.

16 The applicant has had a few meetings  
17 with representatives of the community, and they  
18 expressed concern regarding the parking within the  
19 this area; specifically, on Summit Street and in  
20 the municipal lot. The municipal lot to the north  
21 of the site is indicated by the data that we  
22 collected approaches somewhere around 90 percent,  
23 which is, you know, it's fairly occupied as well  
24 used by all the other businesses and residential  
25 properties within the area.

1                   So, the applicant has indicated he  
2 would be willing to have his employees park within  
3 the train station lot and then walk to the  
4 building. And the reason why that's of  
5 significance is that, as Ms. Simoncic has  
6 indicated, the applicant's business is already here  
7 within Oyster Bay, and they currently park within  
8 the train station lot and walk to work.

9                   COUNCILMAN IMBROTO: That's a much  
10 further walk.

11                   MR. MULLER: It's a much further walk.  
12 You're absolutely correct.

13                   So, what I've done is we've taken a  
14 look at that and I've prepared a couple of document  
15 that actually show how far of a walk it is, just so  
16 we can put it into perspective.

17                   I'd like to submit these for the record  
18 also (handing). The name of this figure is Figure  
19 E-X2 --

20                   COUNCILMAN IMBROTO: Mr. Muller, in  
21 your parking calculations, are you including  
22 Municipal Lot 7?

23                   MR. MULLER: Yes.

24                   COUNCILMAN IMBROTO: Okay.

25                   MR. MULLER: Yes.

1 COUNCILMAN IMBROTO: And you're  
2 including the parking on South Street?

3 MR. MULLER: Correct, and also on  
4 Summit between South and School.

5 What this document shows is the  
6 approximate walking distance using Google Earth and  
7 Google Earth measuring tool just to show how far it  
8 would be. It's approximately 2,000 feet from the  
9 railroad lot to the building.

10 The document I'd like to submit and  
11 this is just for reference, it's the MTA's map that  
12 shows the available parking in and around the  
13 Hicksville train station, just to give a  
14 perspective.

15 I'd like to submit that (handing).

16 COUNCILMAN IMBROTO: How does the  
17 applicant plan to enforce the employees parking so  
18 far away?

19 MR. MULLER: I mean, I guess it's going  
20 to be, you know, if you would like to have this  
21 business at this location, in order to work with  
22 the residents within the area, it's to their best  
23 interest to have his patrons park there.

24 I mean, essentially, what my data shows  
25 is that patrons to the office building for all



1 intents and purposes will never really have a hard  
2 time finding parking in both Municipal Lot 4 and  
3 Municipal Lot 7 because as you can see from the  
4 data, during the early morning hours when people go  
5 to work, there's available parking.

6 What happens though is that as the  
7 other people come to the area, such as yourselves  
8 or other patrons to some of the local businesses,  
9 such as the hardware store or whatever, those spots  
10 would already be filled that they would not  
11 ordinarily be filled. So then those people have to  
12 find other spots to park.

13 COUNCILWOMAN MAIER: I don't mean to  
14 interrupt --

15 COUNCILMAN IMBROTO: Right, so this --

16 COUNCILWOMAN MAIER: Sorry.

17 This is Hicksville?

18 MR. MULLER: No. I'm just showing for  
19 reference.

20 COUNCILMAN IMBROTO: So, in other  
21 words, the employees would have a place to park,  
22 but anyone that's visiting the Downtown wouldn't?

23 MR. MULLER: Again, there would be  
24 displacement and what I've shown is that if we were  
25 to assume that all the employees would park within

1 the areas we studied, there would be available  
2 parking.

3 But the residents are concerned that  
4 they do not necessarily want the applicant's  
5 employees to park on Summit Street due to the  
6 residential nature of Summit Street east of the  
7 subject parcel.

8 So, what the applicant has said is,  
9 well, we can have our employees park at the  
10 railroad station because there's really -- there's  
11 available parking there all the time. And I think  
12 the Board can recognize that in that area,  
13 there's tons of parking.

14 COUNCILMAN IMBROTO: How do you enforce  
15 that? That's my question. I mean, we've asked  
16 employees to park at the railroad station and we're  
17 much closer and that doesn't always happen.

18 MS. SIMONCIC: In this situation, it  
19 actually wouldn't be difficult to enforce because  
20 they're already doing it. His employees are  
21 already parking at the train station. So it would  
22 be a covenant on the property.

23 We all know that neighbors are  
24 vigilant. If they see people parking in front of  
25 the property on Summit and walking into the

1 building, they're going to call the Town and there  
2 will be a covenant and the Town can issue  
3 violations for that and cure it in that manner.

4 COUNCILMAN IMBROTO: Are you going to  
5 provide a list of all the employees license plates  
6 so that we know who's who?

7 MS. SIMONCIC: Well, if people see  
8 someone parking their car and walking into the  
9 front of the building, obviously, they're not  
10 supposed to be doing that and they'll call the  
11 Town. I don't think we should be required to give  
12 a list to the Town, but, again, they're doing it  
13 now. They are parking at the train station now.  
14 These are employees that have been with this  
15 company, most of them long term. They are used to  
16 doing that.

17 Again, as Mr. Muller submitted to the  
18 Board, it's not uncommon for people to walk up to  
19 2,000 feet from where they park.

20 COUNCILMAN IMBROTO: If I worked there,  
21 I wouldn't park at the train station parking lot.  
22 That's very far away.

23 MR. HEANEY: It can be made a condition  
24 of employment.

25 COUNCILMAN IMBROTO: Would that be a

1 condition of the employment?

2 MR. HEANEY: We're environmental  
3 engineers. We like to exercise.

4 MR. MULLER: Swear him in. Swear him  
5 in.

6 The last document which I submitted  
7 what I did was I took an aerial photograph, Google  
8 Earth, and superimposed the lots in the MTA and  
9 then we drew a 2,000-foot radius from the center of  
10 the Hicksville railroad platform around that area.

11 What I wanted to show and, listen,  
12 walking a far distance in certain aspects is  
13 disputable, but what this shows and you can see  
14 from the aerial, is that the parking lots that are  
15 in the eastern portion of the railroad station  
16 area, which are municipal lots which commuters to  
17 and from the rail do park in. So, what I wanted to  
18 show was that 2,000 feet is not necessarily a long  
19 distance to walk when you're going to work.

20 In fact, the people that are parking in  
21 those municipal lots which are located on the  
22 eastern fringes of the Hicksville railroad station,  
23 they're driving to the parking lot, walking to the  
24 train station, getting on a train, going points  
25 west argue -- you know, most likely, getting off

1 the train, either getting on another mode of  
2 transportation and then walking to work.

3 So, it all depends on the job you have  
4 and your tolerance for, you know, walking a  
5 distance to your work. Some people find it not  
6 that difficult and others may have a problem with  
7 it.

8 COUNCILMAN IMBROTO: So, the vision for  
9 the site is the Hicksville parking lot --

10 MR. MULLER: No, no, no.

11 COUNCILMAN IMBROTO: -- train station.

12 MR. MULLER: The vision from this is  
13 that -- this is just an example to show that  
14 walking 2,000 feet to a place to get on a train to  
15 go to your job is not out of the realm of  
16 possibility, nor is it something that's -- that  
17 doesn't happen. It happens here all the time,  
18 every day. All these hundreds of --

19 COUNCILMAN IMBROTO: Did you analysis  
20 evaluate how far people typically walk when there  
21 is parking in the immediate area of their  
22 workplace?

23 MR. MULLER: Again, this something -- I  
24 do believe that there is enough parking on the  
25 street and in the municipal lots to satisfy the

1 demand that would be generated by the applicant;  
2 however, the residents expressed concern that they  
3 wouldn't want cars to park on Summit Street.

4 So, what we're trying to come up with  
5 some type of, I guess, compromise insomuch some of  
6 his employees parked at the railroad station and  
7 walked, then the impact to Summit would be  
8 lessened, even though there is available parking on  
9 street in those areas to satisfy the demand.

10 One thing as Ms. Simoncic had pointed  
11 out is that the nature and character of office use  
12 is traditionally complimentary to the activity as a  
13 residential use because traditionally the residents  
14 during the week, Monday through Friday,  
15 traditionally are not at their home, they're  
16 traditionally at work.

17 So, therefore, they're not necessarily  
18 impacted personally by the level of activity at an  
19 office building as compared to an -- the occupation  
20 of the building as a retail use or some other use  
21 that the activity would occur during the timeframes  
22 when the people would be home.

23 Similarly, the Knights of Columbus  
24 which had its events at night and on weekends when  
25 the residents are home. The impact of that

1 facility, from my perspective, would be greater  
2 than the impact of the use of the building as an  
3 office use because that's a Monday through Friday  
4 use traditionally during regular business hours.  
5 And then in the evening, there's no activity and on  
6 weekends there'll be no activity. So the residents  
7 that are in close proximity to this site, in my  
8 opinion, would be less impacted by an office use  
9 when compared to other uses that could be occupying  
10 the building.

11 So, therefore, based on the analysis  
12 that we prepared, it is my professional opinion  
13 that there is sufficient parking within the areas  
14 to accommodate the use. The applicant is looking  
15 for measures in order to minimize the impact of  
16 on-street parking on Summit. He's offered to have  
17 his people park at the train station. There is  
18 availability at the train station. I don't believe  
19 that 2,000 feet is a far distance to walk. It's  
20 roughly an eight-minute walk.

21 To put it into further perspective,  
22 we've all heard the use of terminology called  
23 transit-oriented development and traditionally for  
24 a transit-oriented development, a typical radius  
25 that one would anticipate a person to walk from a

1 residence to a rail facility or some other transit-  
2 type use, a bus, whatever, would be about a half a  
3 mile which is what essentially 2,000 feet is.

4 So, we're not really talking about a  
5 distance that's totally out of the realm of  
6 possibility. Granted, this building is on the  
7 fringe of the commercial area, on the southeastern  
8 portion and then the railroad lot is at the  
9 northwestern portion. So, they're essentially  
10 diagonally across from one other; however, 2,000  
11 feet is not that far for somebody to walk.

12 COUNCILMAN IMBROTO: Just to be clear,  
13 your parking calculations include Municipal Lot 4,  
14 Municipal LOT 7, Summit Street and South Street; is  
15 that --

16 MR. MULLER: That's correct.

17 COUNCILMAN IMBROTO: And not the  
18 railroad parking lot?

19 MR. MULLER: We didn't include it, no,  
20 but, however, based on all the times I've been  
21 there over the last 33 years, I've never had a  
22 problem ever parking at the railroad lot except for  
23 the fact when they have the big festival.

24 COUNCILMAN IMBROTO: I don't know that  
25 the issue is parking at the railroad lot. I think



1 the issue is the parking in the Summit Street area  
2 and Municipal Lot 4.

3 MR. MULLER: I think we were looking to  
4 come up with a way to make this work as best as we  
5 could. I think the Board's well aware of the  
6 challenges that occur within Oyster Bay as it  
7 relates to parking in the municipal parking fields.  
8 The railroad lot is the lot that really has the  
9 most availability during all times of the day and  
10 on weekends, so that's really what we were looking  
11 at.

12 COUNCILWOMAN MAIER: Mr. Muller, did  
13 you do any -- do any of your studies include the  
14 train lot, how many -- what the occupancy is, I  
15 guess, during peak times.

16 MR. MULLER: We did not look at that,  
17 but I just know from my own experience. I drove  
18 over there this morning. There were a couple of  
19 100 spots available. I've never seen that many  
20 cars parked there ever. It's not a very convenient  
21 train line, unfortunately, but that's the way it  
22 is.

23 COUNCILMAN IMBROTO: Not like this  
24 walk.

25 MR. MULLER: Again, it's a walk, yes.

1 There's no doubt about that. We're not disputing  
2 that fact, but we're looking for ways in order to  
3 have the applicant operate his business which  
4 currently does operate within the Downtown Oyster  
5 Bay area. He's looking to maintain it. This seems  
6 like a good fit for him. You guys will decide.

7 COUNCILMAN LABRIOLA: Mr. Muller, I  
8 noted in your report that there are parking  
9 restrictions on Summit Street in the areas of R  
10 and S.

11 MR. MULLER: That's correct.

12 COUNCILMAN LABRIOLA: There are no  
13 restrictions in K and L, correct?

14 MR. MULLER: That's correct.

15 COUNCILMAN LABRIOLA: That would be --  
16 some of that is for -- would be for residential  
17 parking there for residents?

18 MR. MULLER: That is absolutely  
19 correct. Residents do park in those areas.  
20 Visitors to the proposed office building could park  
21 in one or two-hour parking, come in, get what  
22 they're going to get. Delivery people, whatever,  
23 would park in the short term areas.

24 COUNCILMAN LABRIOLA: On a perfectly  
25 sunny day in the Spring or in the Summer, I can see

1 people taking the exercise and doing 2,000 steps,  
2 but it's hard a thing to imagine that employees  
3 would do that on a day where it's, you know,  
4 snowing or it's cold, it's raining. So it's a --  
5 as far as it being a condition of employment, that  
6 may be something that I could reasonably understand  
7 may work, but to think that employees are going to  
8 do this on a day where it's just not accommodating  
9 to walking a half a mile, it's hard.

10 MR. MULLER: Again --

11 COUNCILMAN IMBROTO: Would the  
12 applicant be willing to shuttle them from this  
13 parking lot to --

14 MR. MULLER: But, again, I think what I  
15 was trying to demonstrate by the use of the  
16 Hicksville train station as an example, was that  
17 people do that every day, five days a week. They  
18 walk from those peripheral lots. You can see from  
19 the aerial photographs, they're full. So people --  
20 those people not only drive to the lot, walk to the  
21 train station, get on the train, go wherever  
22 they're going, get off the train, get onto another  
23 form of transportation, whether that be a subway, a  
24 bus or they walk, and then they do the same thing  
25 coming home.

1 COUNCILMAN IMBROTO: It's a parking  
2 situation in the Hicksville Train Station is not --

3 MR. MULLER: No, no, no. I'm not using  
4 that -- I'm not saying -- I'm just saying the  
5 concept of someone five days a week parking in a  
6 spot that's 2,000 feet away is not foreign within  
7 the realm of where we are. That's all I'm saying.

8 I'm not comparing Hicksville to Oyster  
9 Bay, by any way, shape or form. Totally different  
10 animal. What I'm saying is that people do do that  
11 commute to work on a daily basis. That's all I'm  
12 saying. I'm not comparing the two. I'm just using  
13 that as an example to show that people do do it all  
14 the time in those municipal lots and walk to the  
15 train station. And then they have to get to  
16 wherever they're going. Some people have long  
17 commutes and some people have shorter. That's what  
18 I was trying to show as an example, not using that  
19 as a direct reference.

20 But I would like -- from a personal  
21 experience, our office is in Huntington Village.  
22 So we rely -- we have I think one or two parking  
23 spots for our building. It's like 7,000 square  
24 feet. We rely solely on municipal parking. All of  
25 our employees park within the municipal lots,

1 whether it's a sunny day, a rainy day or snowy day,  
2 whatever and they walk to the office. Granted the  
3 distance is shorter, but it's not an uncommon  
4 situation in a downtown area for that to occur.  
5 Not the most convenient, and some people don't like  
6 it and they leave.

7 COUNCILMAN IMBROTO: But the applicant  
8 is willing to covenant that their employees would  
9 park at the railroad train station and it would be  
10 a condition of their employment to do so?

11 MR. MULLER: I would say a percentage  
12 of them, yes.

13 MS. SIMONCIC: I think what we're  
14 losing site of is this is not -- the parking  
15 situation is not unique to this property. It  
16 exists up and down Summit for all those other  
17 businesses, up and down South Street. It's a town-  
18 wide development that's occurred in the Town where  
19 you have buildings that are fully built out, max  
20 lots with no parking and they rely on municipal  
21 parking and on-street parking.

22 So, this is really no different. But  
23 what the difference here is, we already have a  
24 building on this property. We're not looking to  
25 construct this building. It's there. And it was

1 previously used for a much more intense use that  
2 brought a lot more people than Mr. Heaney's office  
3 would ever bring to this property.

4 In fact, even though I indicated that  
5 there could be up to 30 employees at any given  
6 time, generally that is not the case and we know  
7 that because we've looked at his office. We've  
8 talked to him. He's explained how the office  
9 functions.

10 They are an environmental service firm.  
11 Most of their employees are out in the field doing  
12 environmental studies, going to sites. It's very  
13 site driven. They're out at properties all the  
14 time, you know, meeting with clients. They meet  
15 with the clients at the properties. Clients  
16 generally do not come to their building.

17 So, you know, overall, this is really a  
18 good use for this property and Mr. Heaney is trying  
19 -- even though we can demonstrate by the statistics  
20 that we have enough parking, he's trying to  
21 accommodate those residents that live to the east  
22 of this building in the R1 zone, R1-6 properties so  
23 that they won't have any spillover and people  
24 parking up Summit Street. He's offered to do that,  
25 but I don't think we can say we would do that for

1 all employees. Right now --

2 COUNCILMAN IMBROTO: Ms. Simoncic, what  
3 percentage of the employees are on site at any  
4 given time during peak hours?

5 MR. HEANEY: Do you want me to speak?

6 COUNCILMAN IMBROTO: If you know.

7 MS. SIMONCIC: I think we know, right.

8 MR. HEANEY: Come to the mic.

9 SUPERVISOR SALADINO: Please.

10 MS. SIMONCIC: This is Joseph Heaney.

11 MR. HEANEY: Hi, I'm Joseph Heaney.

12 New York State professional engineer, owner and  
13 founder of Walden, started the business 25 years  
14 ago this May 19th, been a 30-year resident of  
15 Oyster Bay, the Hamlet.

16 COUNCILMAN IMBROTO: Mr. Heaney, thank  
17 you for choosing to live and work in Oyster Bay.

18 We appreciate that.

19 MR. HEANEY: I hope -- I hope I can  
20 continue.

21 COUNCILMAN IMBROTO: How many employees  
22 do you have?

23 MR. HEANEY: Walden currently has five  
24 -- four locations Fort Wayne, Indiana; Latham, New  
25 York and East Fishkill and Oyster Bay; Oyster Bay

1 being the primary location. We have two employees  
2 up in East Fishkill. One part-time employee in  
3 Latham and two people in Fort Wayne, Indiana.  
4 Total number of employees the company has is about  
5 30 right now. We have some part-timers, so it's a  
6 little hard to say.

7 COUNCILMAN IMBROTO: So in Oyster Bay  
8 you have, what, 25 employees?

9 MR. HEANEY: 26.

10 COUNCILMAN IMBROTO: 26 employees?

11 MR. HEANEY: Yes.

12 COUNCILMAN IMBROTO: And at any given  
13 time, how many of them are in the building, out of  
14 the building? Does it change? Is it the same --

15 MR. HEANEY: This is normal -- one of  
16 my passions is mentoring young engineers.

17 So, this is a common question that I  
18 get asked every time I interview a young engineer.  
19 What amount of time am I going to spend in the  
20 field versus in the office and so on. Many of them  
21 -- in the environmental field like to be out in the  
22 field. So, I say about 40 percent of your time  
23 will be in the field. And, obviously, the managers  
24 are in the office more but, you know, the managers  
25 are going to be meeting clients and observing work



1 in the field; whereas, staff engineers and staff  
2 scientists will be out in the field.

3 So, about 40 percent of the time people  
4 are not in the office. Therefore, apply that to  
5 our 26, maybe -- maybe 15 to 18 people are in the  
6 office any given day.

7 As I said, I've been in 16 Spring  
8 Street across the street from here since I bought  
9 the building in 2000, renovated it and we exist  
10 there.

11 Right around here parking is tight.  
12 Everybody parks at the train station. I lead the  
13 way. I park at the train station every day and  
14 walk over. I wear a Fitbit and try to get my  
15 10,000 steps in a day so there I am.

16 You know, I would suggest that many of  
17 the employees that work in the environmental field  
18 are concerned of their health and so on. Maybe not  
19 everyone is, but we have regular discussions of  
20 that sort of thing.

21 So, I'm not sure I answered your  
22 question.

23 COUNCILWOMAN JOHNSON: To that end, I  
24 think I see an exercise room in your office  
25 building.

1 MR. HEANEY: Yeah.

2 COUNCILMAN IMBROTO: We're just trying  
3 to get a realistic idea of how many people are  
4 onsite at a given time --

5 MR. HEANEY: Sure.

6 COUNCILMAN IMBROTO: -- and how many  
7 you would expect to be parking at the train station  
8 and based on Mr. Muller's analysis, what the  
9 realistic impact is going to be on the surrounding  
10 community.

11 That's what we're going to base our  
12 decision on.

13 MR. HEANEY: As I said, my -- the  
14 reason the LLC is called 31 Pearl --

15 COUNCILMAN IMBROTO: And what you're  
16 doing to mitigate any potential --

17 MR. HEANEY: Understood.

18 As I said, the reason the LLC is called  
19 31 Pearl Street is that was my first home on Pearl  
20 Street which is immediately adjacent to the parking  
21 lot we're talking about.

22 You know, over the years as I pushed a  
23 stroller around with my children so on and so on,  
24 saw the Knights of Columbus building empty for a  
25 really long time and I wondered if it would ever go

1 back into use and then Island Properties purchased  
2 it and it sat there for a long time.

3 One of my goals has always been to work  
4 local and one of my goals is to -- Erica's here  
5 with my today, she's one of my employees, is to  
6 make our office a place that people can feel  
7 comfortable in. It's not a sterile cube driven  
8 environment.

9 I mean, I certainly invite any of you  
10 guys you want to walk over and see what we've done  
11 at 16 Spring Street. So, yeah, we've included some  
12 gym space. We have a shower in our office now  
13 because people come back from the field and they  
14 get dirty. We have a kitchen area that will be  
15 much bigger.

16 And one of the things that we lack now  
17 is a gathering room for training. We have two  
18 conference rooms but, at this point, I can't fit  
19 more than 15 people in those rooms. So I can't  
20 address my whole company at a single time. So as  
21 far as floor, we have space for that sort of  
22 gathering as well.

23 I dedicate 20 percent of the company's  
24 profits to continuing education in training and  
25 that's essential in our field. We, you know, it's

1 a dynamic field where we have to learn and grow as  
2 engineers and scientists every year and I say to my  
3 employees, we our sell our brains, so we have to  
4 keep them cultivated. So we need a training space  
5 as well. It's not adequate what we have now.

6 And, you know, I began a search for a  
7 building to stay in Oyster Bay, I don't know, maybe  
8 four years ago, and the options are very limited  
9 and when I finally met the guys from Renaissance  
10 and spoke about the building and walked through the  
11 building, I saw it. You know, it's basically not  
12 been used well in a long time. They stripped out  
13 the heating HVAC equipment has been removed.  
14 Plumbing is basically shut off. It's a cold  
15 storage building. They have some old records from  
16 I think the Dragons old indoor football team.

17 So, I think it's a win for the  
18 community but, you know, obviously, it has a zoning  
19 issue or the zoning line issue that's sort of a  
20 nonstarter for us.

21 So, we need you guys to consider that  
22 change that we've been talking about, and from  
23 that, you know, I hope to be -- I hope to continue  
24 to be a viable member of the community. So will I  
25 get my employees to park at the train station, I

1 don't think that's a problem.

2 Last night, and in the past couple of  
3 weeks, we've been meeting with local folks, and,  
4 you know, I recognize that -- look, if this doesn't  
5 work or me, I'm very disappointed but the business  
6 will continue somewhere else. And I don't want to  
7 leave Oyster Bay. I hope I can stay and I hope I  
8 can invest in this community.

9 MS. SIMONCIC: Any other --

10 SUPERVISOR SALADINO: My two questions  
11 were answered.

12 MS. SIMONCIC: They were, okay. I  
13 believe there are speakers that are signed up.

14 So we'll reserve our...

15 SUPERVISOR SALADINO: Does anyone have  
16 any questions for the applicant?

17 (No verbal response given.)

18 SUPERVISOR SALADINO: Okay. Thank you.

19 MS. SIMONCIC: Thank you.

20 SUPERVISOR SALADINO: I see slips for  
21 five residents who would like to be heard.

22 The first will be Robert Bartin [sic].

23 MR. BARTLOTTI: Good morning,

24 Mr. Supervisor and Town Board members.

25 My name is Robert Bartlotti. I'm known

1 to many here as Neighbor Bob.

2 I'm a long time property owner ad  
3 resident of Summit Street, 27 years. I'm a member  
4 of the Main Street Association, Oyster Bay Civic  
5 Association, Italian-American Club and Trinity  
6 Lutheran Church.

7 I participate in numerous meetings on  
8 development of the hamlet area, was part of various  
9 steering committees for Downtown parking, I was a  
10 member of the team that worked to implement the  
11 current Townsend Square parking plan.

12 I presently help to maintain the  
13 Townsend Square parking lot corner, community  
14 center landscape and various street scapes on  
15 Summit Street. Working with the neighbors, we're  
16 trying to maintain a sense of neighborhood and  
17 community nearby the hamlet downtown area.

18 Today, I'm here speaking on behalf of  
19 myself, my family and many of my Summit neighbors.  
20 Some are present, but others were unable having to  
21 work today.

22 I would first like to begin by  
23 referencing a few paragraphs from the Town Zoning  
24 Code, Chapter 246, Zoning 246.1 which is called  
25 Purposes, which refers to the obligations of the

1 Planning Board.

2 I'll just read quickly, "To guide the  
3 future growth and development of the Town in  
4 accordance with a comprehensive plan which plan is  
5 embodied in this chapter having taken a  
6 consideration applicable plans of town, county,  
7 regional, state and federal purposes.

8 "To protect the character and social  
9 and economic stability and to encourage the orderly  
10 and beneficial development of the Town and its  
11 neighbors.

12 "To protect the Town against unsightly,  
13 obtrusive and obnoxious land uses and operations.  
14 To enhance the aesthetic aspects of natural and  
15 manmade elements of the Town and to promote the  
16 most beneficial relationship between the use of  
17 structures and land and circulation of traffic  
18 throughout the Town.

19 "Having particular regard for the  
20 avoidance of congestion in the streets and the  
21 provision of safe and convenient vehicular traffic  
22 and pedestrian movements including off-street  
23 parking and loading."

24 Reading from 246-5 which is considered  
25 district regulations, it's the definitions. I just

1 want to read two definitions.

2 The first one is to the residents  
3 districts which says, "To promote encourage a  
4 suitable environment for family life where safe  
5 streets, wide yards and quiet neighborhoods are of  
6 paramount importance. To avoid insofar as possible  
7 commercial and through traffic in residential  
8 neighborhoods."

9 And then reading from the nonresident  
10 districts, specifically the GB, General Business  
11 District, "To provide the opportunity for the  
12 attractive development of retail, office and  
13 service businesses with adequate automobile access,  
14 off-street parking and loading facilities in  
15 appropriate locations along major commercial  
16 arteries."

17 As Joe's team has indicated, we've had  
18 some preliminary meetings with Walden Associates,  
19 local civic groups and Summit Street neighbors and  
20 concerns were expressed and possible resolutions to  
21 some of the site plan issues were discussed.

22 I would like to read through those  
23 quickly, use of site plan and building issues with  
24 possible resolution.

25 "Any entrance on Summit Street should



1 be emergency entrance only, not for deliveries or  
2 regular employee entry. This is to preclude excess  
3 traffic on neighborhood residential street, damage  
4 to sidewalk, curbs and roadway as seen from  
5 previous usage on Summit Street as a loading zone  
6 by the K of C.

7 The windows on the east side of the  
8 building were requested to be modified to what they  
9 call a clerestory design which is the windows are  
10 up higher and they will still allow the natural  
11 light to come in.

12 I believe one of the architects did  
13 mention -- and Joe is agreeable to the use of glass  
14 block or frosted translucent glass so that will  
15 allow natural light in without direct visibility  
16 into the adjacent yards.

17 A request for the office lights to be  
18 dim when rooms are not occupied. In particular,  
19 lighting on the east side be dimmed in the evening  
20 and off at night to prevent light trespass on the  
21 neighboring residents. Any South Street -- any  
22 south side Summit Street signage to be limited to  
23 small, appropriate name and address plaque.

24 A desire for the cleanup of the rear of  
25 the building for aesthetic appeal with appropriate

1 sidewalk and curb repair either by the Town or the  
2 owner. The sidewalk and the curbs there are  
3 totally devastated from past loading zone activity.

4 I think they also already mentioned  
5 about replacing of the fascia at the top of the  
6 building which would be fantastic. Garbage  
7 Dumpsters and waste removal to be properly managed  
8 on the parking lot side to the north.

9 Then, obviously, we talked about the  
10 current traffic burden. Summit Street on-street  
11 parking by local town workers, bus and vehicle  
12 traffic from St. Dominic's, Oyster Bay High School,  
13 trucks and vehicles looking to avoid the  
14 bottleneck. Congestion and damage to the current  
15 roadway due to overuse of this -- of residential  
16 street. Very, very primary and serious concern of  
17 our residents.

18 An alternate site plan was suggested,  
19 you know, at the Legacy Dodge property which is a  
20 much large footprint and space for off-street  
21 parking while still keeping his business in town.

22 You know, an office building on a  
23 residential street between two residential  
24 properties doesn't really coincide with the  
25 neighborhood and appropriate planning.

1           Suggested use -- alternate use for this  
2 site was for a residential duplex townhouse similar  
3 to Mariner's Walk and then parking specifically to  
4 define legally covenant plans is required that  
5 employees should not use utilize residential  
6 on-street parking.

7           These previous items were discussed in  
8 an open forum with comments and ideas with  
9 cooperation resolution as possible. However --  
10 I'll just sum this up quickly. I appreciate the  
11 time. I'm speaking for a few people here.

12           However, the current application for  
13 the zoning change and site plan indicates office  
14 space with the seating -- if you look at the  
15 seating plan, it's seating for more than -- for 60  
16 persons with a total capacity not indicated. It's  
17 about 11,000 square feet of office space. The  
18 building has no setback to both the east side  
19 residential property or the south side residential  
20 Summit Street.

21           Per the Town building code, the square  
22 footage of this building requires 57 onsite park  
23 spaces and two loading zone spaces. It has none of  
24 either. The applicant, a national engineering  
25 company, will also require visitor parking for

1 conferences, design reviews and customer  
2 presentations.

3 I'm also in the engineering field. It  
4 happens every day. This is a growing company that  
5 has about 35 employees and it currently has six  
6 open positions on their website. They've acquired  
7 three companies in the past five years and  
8 continued expansion as planned.

9 Also consideration for we-work style  
10 sublet of office space was indicated in our  
11 discussions. So, the lack of onsite parking and  
12 traffic impact on this neighborhood makes this  
13 application, in the current form, an unacceptable  
14 burden to the residents.

15 The municipal lot at the Townsend  
16 Square is currently filled to capacity weekdays and  
17 the auxiliary lot behind the Italian-American Club  
18 only have five spaces open on a regular weekday.

19 At this time, I request permission to  
20 share with the Board some photos that were taken on  
21 a regular weekday. These are all the same  
22 (handing). There are photos there of the Townsend  
23 lot, of the auxiliary lot and Summit Street as well  
24 as there's some photos of the current sidewalk and  
25 curb damage at Summit Street from that being used

1 as a prior loading zone.

2 So, while you look at those, I'll  
3 continue on.

4 So, any deviation from the zoning code  
5 by the seller, buyer or Town should require a  
6 formal parking plan and presentation and review  
7 before any zoning change. A legal covenant of  
8 conditions must be attached to this property use  
9 following along with any new ownership.

10 This Quality of Life issue for  
11 residential neighbors with further infringement on  
12 our neighborhood that is already being subjected to  
13 bus and vehicle traffic from St. Dom's, Oyster Bay  
14 High School, deli, banks, historic society,  
15 churches and trucks and vehicles looking to avoid  
16 the downtown congestion.

17 Well, in due respect, you know, to  
18 Mr. Muller's traffic study, you know, and his data,  
19 when you really want to know the weather, the best  
20 thing to do is look out the window. And that's  
21 really -- that's really what I try to do there.

22 I walked out into the parking lot and  
23 those pictures there truly represent, as well as  
24 many of the residents that are here today, can tell  
25 you the condition of the parking lot is filled --

1 overfilled -- filled or overfilled depending on the  
2 day and time.

3 COUNCILMAN IMBROTO: When did you take  
4 these photos?

5 MR. BARTLOTTI: On Friday. Friday  
6 afternoon. There's a date and time --

7 COUNCILMAN IMBROTO: Date on the photos  
8 is the date you took them?

9 MR. BARTLOTTI: Yup.

10 So, an independent, unbiased, full and  
11 complete parking and traffic study of the local  
12 area and parking should be performed before  
13 consideration of any application to development for  
14 this site.

15 Now, there have been some discussion  
16 about some possible parking options, right? And as  
17 previously stated, all would require a formal plan  
18 before zoning change and legal covenant of  
19 conditions attached to the property use following  
20 to any new ownership.

21 So, the first one is in addition to the  
22 building purchase, acquisition of an additional  
23 parcel to create private off-street parking spaces,  
24 similar to what the Atlantic Steamers Fire  
25 Department did in that same parking lot. A plan

1 like this could probably satisfy 30 vehicles onsite  
2 and would be a considerable help to the situation.

3 Possible lease of parking spaces from  
4 the Presbyterian Church. The Presbyterian Church  
5 has about 45 spaces in their lot which is adjacent  
6 to the Town lot. It's uncertain if they would  
7 agree to that or not.

8 I did reach out to the pastor. You  
9 know, he has concerns about insurance and stuff.  
10 Obviously, there would be a committed lease and  
11 there would be a cost to Joe, but there are --  
12 there are some -- there are spaces there.

13 Then such -- as they mentioned offsite  
14 parking at Fireman's Field, but that would need to  
15 be in conjunction with some sort of trolley or  
16 shuttle, you know, by the owner or maybe  
17 cosponsored by the Town.

18 Then, lastly, is new and expanded Town  
19 lots. Like I said, I was on parking studies twenty  
20 years ago, and I think everybody knows as a  
21 resident here and sitting on that Board that we  
22 have serious issues with parking. And this --  
23 unfortunately, this building being empty for twenty  
24 years and now to revive it without making dedicated  
25 parking to it is the straw that breaks the camel's

1 back.

2 So, in closing, myself and Summit  
3 Street neighbors would like to thank the Board for  
4 the opportunity to voice our concerns.

5 Most of us are reasonable persons and  
6 understand the willingness to support local  
7 business; however, this should not be at the  
8 detriment of our neighborhood.

9 We ask that the Planning Board not put  
10 the cart in front of the horse and be responsible  
11 to the community, the positions you've been elected  
12 to and the zoning codes that are currently in  
13 place.

14 For these reasons, we request at this  
15 time that no change be made to the current  
16 residential zoning without a prior solution to the  
17 already overflowing parking.

18 Thank you very much for your time.

19 SUPERVISOR SALADINO: Thank you very  
20 much, Bob.

21 Thank you.

22 Our next speaker will be Mike  
23 Cannizzaro.

24 Good afternoon.

25 MR. CANNIZZARO: Hi. I've lived on the



1 street for about thirteen years.

2 SUPERVISOR SALADINO: Can you kindly  
3 begin by giving us your full name and address?

4 MR. CANNIZZARO: Michael Cannizzaro,  
5 58 Summit Street.

6 I've lived on the street for about 13  
7 years, so that makes me a junior neighbor. I don't  
8 have a lot to add to what Bob said other than I  
9 know up and down the street there are maybe 20, 22  
10 houses. Maybe an average of one or two spaces in  
11 front of each house. People have driveways.  
12 People park in front.

13 In my experience, generally, there are  
14 at least one or two cars in front of most of the  
15 houses throughout the day. I have two cars. I  
16 don't use both of them. I usually commute with one  
17 and have a second as a backup or for other trips.  
18 I'm a realtor. So I'm in and out of the  
19 neighborhood all day long so I kind of see what's  
20 going on as well. I'm not a 9:00 to 5:00. I just  
21 not only would the streets inevitably be filled up,  
22 whether there were covenants or not, the municipal  
23 lot would surely be filled up.

24 I know there's talk of 30 employees,  
25 average number employee in the building. I kind of

1 think in terms of the capacity of the building.  
2 Bob will be there forever. I probably won't. But,  
3 you know, you have to consider what could  
4 potentially happen in the future to me anyway. I  
5 think that's the fair thing to do. It looks like  
6 they could have 50 or 60 people working in the  
7 building at some point.

8           Maybe they could sublease. I don't  
9 know what the rules are. I don't know what the  
10 limits could be put on the property, but it just  
11 seems like there is a really bald problem is not  
12 parking for 30 or 50 cars in that area unless there  
13 is, you know, the kind of solutions that -- and Bob  
14 is right, accommodating -- you spend a ton of time  
15 trying to think of it, but because he likes to try  
16 to figure out solutions -- obviously, I don't want  
17 to stand here and talk about not wanting a  
18 twenty-year resident and a local business be in my  
19 neighborhood, I just don't see a parking solution.  
20 Certainly not, you know, we're going to get  
21 exercise coming from the railroad. That's not  
22 enforceable in the future for future businesses  
23 when I'm gone.

24           That's about it. I think Bob did cover  
25 it pretty well, though.

1 Thank you.

2 SUPERVISOR SALADINO: Thank you for  
3 being with us here today.

4 Rob come on up, please.

5 MR. BRUSCA: Good morning. Good  
6 afternoon, everyone.

7 Rob Brusca, 105 Devonshire Drive, East  
8 Norwich, New York.

9 I also have an office here in Oyster  
10 Bay at 123 South Street, 104, Oyster Bay, New York  
11 11771, directly adjacent to the subject parking  
12 lot.

13 I'm also a member of a number -- Board  
14 member, advisory Board member of a number of local  
15 organizations, several of which are submitting a  
16 letter in general support of Joe's application, but  
17 equally urging the Town to strongly take into  
18 account nearly every one of the concerns that Bob  
19 has so articulately set forth to all of you and  
20 that the groups have advised the residents, we will  
21 continue to push on their behalf; particularly, the  
22 Summit Street concerns. And then there are greater  
23 concerns as well.

24 I think there's a resolution to be had  
25 here. We have two fantastic parties. I think I'm

1 objective.

2 Joe is a long time business member -- a  
3 business owner here. He's literally put his money  
4 where his mouth is. He's employing two dozen  
5 people. Maybe there's going to be more. That's a  
6 good problem and a bad problem perhaps, but this is  
7 the type of business person and local resident that  
8 the Oyster Bay-East Norwich community wants to keep  
9 here and to reinvest in the Oyster Bay-East Norwich  
10 community.

11 Equally, as a resident myself, and I  
12 grew up in East Norwich and moved to Oyster Bay and  
13 then moved back to East Norwich, and I work here  
14 and I spend too much time here probably. I don't  
15 get -- for me to go south of Northern Boulevard is  
16 a big trip for me.

17 So, with regards to the Summit Street  
18 residents several of whom -- several that I know  
19 very well and many whom I see just passing on South  
20 Street every day going back and forth to the deli,  
21 I'm with you. I get it. I'm -- you're fantastic  
22 fighters. I'm a fighter. I'm all for fighting,  
23 but I think there's a deal to be made here with  
24 regards to those two very thoughtful and practical  
25 parties.

1           With all that, I will say to you that,  
2           again, this is not a black or white -- black or  
3           white issue. On the one hand, you have a long  
4           derelict building. Twenty years ago I had my  
5           Confirmation there -- more than twenty years ago  
6           and it sat derelict. It's literally an eyesore and  
7           falling down, frankly, over the last twenty years.  
8           It needs to be renovated. If it's not renovated by  
9           this individual, this applicant, the option -- and  
10          I'm not for -- I'm not one of -- one of these  
11          people who say well, if not him, then we could have  
12          a worse applicant down the line. I don't like  
13          that. Either his application is good and warranted  
14          or it's not.

15                 But, frankly, you have a good and  
16          thoughtful applicant albeit it's an applicant that  
17          needs to work further with the concerns, very real  
18          practical concerns, of the local residents. But  
19          that building is either going to come down and  
20          become an addition to the municipal parking lot or  
21          it's going to sit derelict probably further.

22                 The only other alternative, I think  
23          reasonably, that wouldn't add to the parking stress  
24          and there is parking stress, and I'll comment on  
25          that, and I beg for your patience a little bit

1 more, is if that building were made into  
2 residential uses as was indicated previously, then  
3 you have nighttime use for parking demand while my  
4 office and other office space and the residents are  
5 utilizing the parking and Summit Street parking  
6 during the day.

7 I know Island Properties has sought to  
8 undertake that with regards to a residential use.  
9 It's failed for whatever reason and we're twenty  
10 years in the making.

11 So, I think we are at a point where --  
12 a very unique point of a productive opportunity, a  
13 very positive opportunity albeit to be adjusted  
14 perhaps with this applicant and with the local  
15 residents. I completely agree with that and the  
16 groups that are submitting this letter in  
17 connection with that, agree with that position.

18 With that, I'm sorry I'm just going to  
19 read some comments, so that they are in the record  
20 and I'm sorry, I will provide it to the clerk,  
21 copies of that letter from a number of the local  
22 community groups (handing).

23 And with that, some of it says, "The  
24 building at the site is the former --

25 THE STENOGRAPHER: I'm sorry.

1 Can you slow down?

2 MR. BRUSCA: I'm sorry. I'm trying to  
3 get out to lunch.

4 "The building at the site is the former  
5 Knights of Columbus catering and meeting hall,  
6 situated directly adjacent to the Town municipal  
7 parking lot between Summit Street to the south and  
8 East Main Street to the north."

9 I should probably put my glasses on  
10 because I'm going to not read what I'm supposed to  
11 read.

12 "The building has sat vacant for many,  
13 many years and become a relative eyesore. To our  
14 understanding, the applicant will be undertaking  
15 substantial interior and appropriate exterior  
16 improvements to the building," bless you, "to which  
17 its long established Oyster Bay business will be  
18 relocate thereafter.

19 "Further, the applicant and its  
20 principal, Joseph Heaney, has and have been very  
21 good community partners and very active in and  
22 generous to the Oyster Bay East Norwich community  
23 for years.

24 "While we very much would like to see  
25 the site and building appropriately improved,"

1        bless you, "and sensitive to the surround  
2        neighbors, it is Joe's personal contributions and  
3        willingness to literally invest in Oyster Bay that  
4        is no small part of the support offered today.

5                "Together with positive impact of the  
6        above-intended use renovation subject building in  
7        total, we do strongly urge the Town and the  
8        applicant to take into account the various reasoned  
9        concerns expressed by the below groups and as  
10       important by the surrounding residential neighbors  
11       to the direct south and east site on Summit Street.

12                "With appreciation to the applicant in  
13        its willingness to previously meet and confer on  
14        two prior occasions about the concerns, we set them  
15        out her once again for your consideration.

16                "Specifically, site plan related which  
17        is also the subject of this meeting. Proposed east  
18        side window installations to be limited in size and  
19        location, higher up on the building so as to avoid  
20        direct site line to adjacent neighbors.

21                "Ingress and egress on Summit Street to  
22        be limited to an emergency exit as necessary.

23                "Garbage containers and pickup to be  
24        appropriate situated at the north side of the  
25        building.



1 "Signage on the south side of the  
2 building on Summit Street to be limited to small  
3 name and address above the applicable emergency  
4 exit door.

5 "Office lights, particularly those at  
6 the east side of the building to be auto-dimmed  
7 when rooms are not occupied in order to minimize  
8 light trespass to adjacent neighbors.

9 "Existing metal work on the building to  
10 be replaced and repainted," which I think is the  
11 intent as indicated by Mr. Stumer.

12 "Roof HVAC, et cetera, to be buffered  
13 by appropriate facade parapet or similar.

14 "Appropriate landscaping and sidewalk  
15 curbing improvement to south side of the building.

16 "In addition to that, there are  
17 specific Summit Street related concerns that,  
18 again, the community groups have previously spoken  
19 with Bob about and Joe and with one or two other  
20 neighbors as well.

21 "While the community groups are not  
22 making support of the applicant contingent on  
23 issues in connection with Summit Street, we  
24 strongly urge the Town's assistance and partnership  
25 in seeking to address the ongoing concerns of the

1 neighbors as a benefit to the entire community.

2 "Particularly, we urge the Town's  
3 assistance with regard to the following:

4 "Appropriate parking restrictions,  
5 particularly at the lower end of Summit Street,  
6 such that overflow parking demand from the  
7 municipal lot does not result in all-day parking on  
8 that street.

9 "Complete repair and replacement of  
10 Summit Street roadway which is currently in  
11 desperate need of that repair.

12 "Appropriate signage or other traffic  
13 calming devices to slow traffic and to discourage  
14 commercial and/or bus traffic including  
15 appropriately situated stop signs at the entrance  
16 to the municipal lot and the municipal lot between  
17 the Italian-American Club and the Oyster Bay  
18 Historical Society."

19 Further, as I indicated and, again, I  
20 appreciate your patience, the groups and I think  
21 the residents recognize that this is an opportunity  
22 perhaps to strong arm and urge the Town to do  
23 things that maybe have not otherwise been  
24 previously pushed as much as they're bubbling to  
25 the surface at this point.

1                   With that, I will read some additional  
2 language of the letter.

3                   "Recognizing that the applicant is not  
4 currently seeking off-street parking."

5                   THE STENOGRAPHER: I'm sorry. You have  
6 to slow down.

7                   MR. BRUSCA: I'm sorry. Lunch.

8                   "Recognizing that the applicant is not  
9 currently seeking an off-street parking or other  
10 variance, we nonetheless equally recognize the  
11 existing stress of the adjacent municipal lot. The  
12 lot is routinely at near or total capacity on a  
13 daily basis; particularly, due to revitalization of  
14 the Downtown business community in the immediate  
15 area, together with the ongoing successful service  
16 to our many senior community members by the nearby  
17 Life Enrichment Center on East Main Street.

18                   "While the increased vitality to this  
19 particular area of the Downtown is a good and  
20 positive thing, it has nonetheless resulted in the  
21 existing parking stress to the adjacent lot and the  
22 surrounding streets.

23                   "To the degree possible, we suggest the  
24 following in an effort to relieve this circumstance  
25 for all, the applicant included:

1 "A complete review of the existing  
2 municipal lot for the purposes of determining any  
3 additional opportunity to maximize space, including  
4 the existing municipal lot off of White Street  
5 directly across from the Life Enrichment Center.

6 "As permitted conditions/covenants, as  
7 Bob indicated, to the applicant's current  
8 application for securing private arrangement of  
9 off-street parking; for example, the Presbyterian  
10 Church, potential rental circumstances that he  
11 commented on and/or securing other property for  
12 applicable off-street parking."

13 And, again, as Bob recognized and I  
14 think is a reasonable concern of the surrounding  
15 residents and anyone who's parking at that lot and  
16 not wanting to handcuff Joe, but with him at least  
17 -- with him housing at least 25 to 30 employees  
18 currently, it does, to my understanding, it does  
19 provide for at least 60 permitted occupants in  
20 total at that location.

21 "Strong Town consideration of capital  
22 improvement of this municipal lot by way of the  
23 addition one deck, in turn, nearly doubling the  
24 current parking capacity and my personal preference  
25 and groups preference is that it not be anything

1 covered over such that it would constitute some  
2 form of parking garage."

3 I'm as incrementalist of Oyster Bay  
4 East Norwich as there could be, but there is a time  
5 and I think the time has come for the Town to --  
6 for us to spend your, our money and we recognize it  
7 as a substantial expense, to add one deck to that  
8 rear parking lot.

9 "Finally, and frankly, while the Town  
10 is considering the above-parking issues, we would  
11 urge strong Town consideration of their own form of  
12 morning and evening shuttle from and to Town Hall,  
13 to and from Fireman's Field by way of the  
14 Department of Public Safety or other town  
15 department in providing greater incentive for those  
16 willing to park in that large and for many, many  
17 years underutilized parking space."

18 I'm exhausted reading all that. I  
19 apologize for that. I hope it was helpful. I hope  
20 that you will seek to negotiate a reasonable -- a  
21 reasonable resolution to this application. I think  
22 it's there for the taking.

23 Thank you.

24 SUPERVISOR SALADINO: Rob, I want to  
25 thank you, and I've known you for some time and I

1 appreciate the fact you always bring intelligence,  
2 love for the community, objectivity and fairness in  
3 everything you do.

4 MR. BRUSCA: Thank you, Supervisor.

5 I appreciate that and one -- love for  
6 the community, I'll say yes to. The others, I  
7 can't check those boxes, but I do thank you,  
8 Supervisor, and I thank you the Town Board for  
9 being very sensitive to Oyster Bay-East Norwich.  
10 We appreciate your patience.

11 We're all -- we're no different than  
12 anyone else in the Town of Oyster Bay, but we  
13 appreciate that you started to shine a light on  
14 this community, and we'll take it every time and  
15 our two local -- three local residents will take  
16 them as well.

17 Thank you.

18 SUPERVISOR SALADINO: Thank you.

19 Our next speaker will be Rick Ranno.

20 MR. RANNO: I'll try to make it a  
21 little quicker than the last few.

22 My name is Rick Ranno. I live at  
23 15 Summit which is two doors down from the project.

24 I own a couple of businesses in town.  
25 I am all for change in making Oyster Bay better,

1 but the parking down there is out of control.

2 If I have -- if I leave my -- the front  
3 of my house to go get milk, get something to eat,  
4 come back any time after 8:00, the parking spot's  
5 taken, so there's definitely a major parking lot  
6 problem.

7 The reason that the Knights of Columbus  
8 existed and went so many years like twenty, thirty  
9 years ago they did things -- catering, Friday  
10 night, Saturday during the day, Saturday night,  
11 Sunday at the football games, Monday Night  
12 Football, it worked out perfect. The parking lot  
13 was totally empty, but anytime between 8:00 and  
14 4:00, which is the hours they're going to be  
15 working there, you can't find one spot even in a  
16 parking lot, so it's kind of short and sweet, but I  
17 hope I helped you out with it.

18 Thank you.

19 COUNCILMAN LABRIOLA: Mr. Ranno, I  
20 wanted to find you on the map.

21 MR. RANNO: 15 and 19 Summit, which is  
22 two doors down from -- two doors down from the  
23 building you're talking about, two doors west of  
24 the building.

25 COUNCILMAN LABRIOLA: Bear with me one

1 moment.

2 MR. RANNO: Sure.

3 The delicatessen is 19 and I'm next  
4 door to the delicatessen.

5 COUNCILWOMAN JOHNSON: Is that a brick  
6 building also?

7 MR. RANNO: Yup.

8 COUNCILMAN LABRIOLA: Do you currently  
9 have parking restrictions in front of your home?

10 MR. RANNO: I have one spot in front of  
11 my house and if my girlfriend or my son comes over,  
12 I have one parking spot and the driveway. If  
13 either of them are over and I leave that park spot  
14 any time after 8:00 in the morning, I won't have a  
15 spot when I come back.

16 COUNCILMAN LABRIOLA: I found you now.  
17 So there's no hourly restrictions?

18 MR. RANNO: Yes. It's an hourly  
19 restriction, but it's filled.

20 People from the bank as soon as  
21 everybody boom, boom, boom. It's full.

22 COUNCILMAN LABRIOLA: Have you  
23 attempted to get enforcement of that restrictions  
24 at time --

25 MR. RANNO: If someone goes to the bank



1 for fifteen minutes and leaves and someone else  
2 comes back, it's -- you know, it's acceptable, but  
3 I mean if I have my son over the house and he wants  
4 to park in front of the house, he can't after 8:00.  
5 Now, once 5:00 in the afternoon rolls around, the  
6 entire block is open and the entire street is open,  
7 so there's no problem. So, a catering hall or  
8 something that works off hours not regular 8:00 to  
9 4:00, I think would be a lot more suitable for that  
10 area.

11 All right?

12 COUNCILMAN LABRIOLA: Thank you.

13 MR. RANNO: Thank you.

14 SUPERVISOR SALADINO: Mark Halpern.

15 MR. HALPERN: Good afternoon.

16 SUPERVISOR SALADINO: Good afternoon,  
17 Mark.

18 MR. HALPERN: Thanks for having me down  
19 on Mr. Coyne Day. That guy really moved me.

20 SUPERVISOR SALADINO: Me, too.

21 MR. HALPERN: It's that kind of sense  
22 of community that has gotten so many people down  
23 here to discuss this issue.

24 My degree is in mechanical engineering,  
25 not environmental, not traffic. I'm retired.

1 I see your need. I appreciate the fact  
2 that you're bringing technical people and engineers  
3 and keeping them in the Town. That's a great  
4 thing.

5 The traffic study, I take great  
6 exception to. I don't think the traffic study  
7 holds water. Twenty-seven years of living on the  
8 street and doing my own empirical testing as in  
9 trying to walk or drive from my house to that lot  
10 proves otherwise.

11 COUNCILWOMAN JOHNSON: For the record,  
12 please give us name and address.

13 MR. HALPERN: I'm sorry.

14 Mark Halpern and I live at 106 Summit  
15 Street.

16 COUNCILWOMAN JOHNSON: Thank you.

17 MR. HALPERN: Sorry.

18 8:30 that lot is done. There is no  
19 empty spaces. The lot across the street is not a  
20 viable option. Walking your employees from the  
21 train lot, not an option. It's not enforceable, is  
22 it? Can we write them, as you said, a ticket for  
23 parking somewhere else. It's public access.

24 The elephant in the room is the parking  
25 and access issue. I would love to see a great use

1 of the building. I don't consider it one of the  
2 most attractive things in Town. But they're going  
3 to park up and down the street. 2:00 in the  
4 afternoon, it's going to be gridlocked because of  
5 the school buses coming up and down the hill.

6 SUPERVISOR SALADINO: Mark, if you'd  
7 just address your comments to us. It's very much  
8 appreciated.

9 MR. HALPERN: Sorry.

10 At 2:00 in the afternoon the school  
11 buses are gridlocked by their own travels. Adding  
12 cars to that street and that's what's going to  
13 happen is going make Summit Street a gridlocked  
14 street.

15 I'm hoping we can consider a better  
16 option. Right now, I don't see any better plan for  
17 40 extra cars. With 40 employees, there will be 40  
18 cars that we have to deal with. Where will they  
19 go.

20 I'd love to have my kid get a job as an  
21 environment -- environmental engineer here in Town  
22 and he could walk, but I don't see it happening.

23 Like I say, the parking issue, your own  
24 people have the same problem. This has just been a  
25 problem on and on in this Town. Adding to it isn't

1 going to make it any better. That's all I got to  
2 say.

3 SUPERVISOR SALADINO: Thank you for  
4 being here today.

5 MR. HALPERN: Thanks.

6 SUPERVISOR SALADINO: I don't have any  
7 other slips from residents or those who would like  
8 to be heard.

9 And if there is someone else who would  
10 like to be heard, please raise your hand.

11 (No response.)

12 SUPERVISOR SALADINO: Let the record  
13 reflect no one has -- yes, we do.

14 Please come forward.

15 MS. JOHNSON: My name is Paula Johnson.  
16 I at live 66 Summit Street right in the middle of  
17 the block, right on the hill.

18 The house that I live in was built in  
19 1848 by my husband's great grandfather and the  
20 family has owned it very since. The great  
21 grandfather owned a shop in Oyster Bay.

22 I love my house. I love my  
23 neighborhood. And I love Oyster Bay. And I see  
24 lot of empty buildings here. I would love see more  
25 business come into Oyster Bay, more people come

1 into it and spend a little money.

2 Comparing daily traffic 9:00 to 5:00  
3 and saying that none of us are home -- I'm retired.  
4 Mark's retired. I know at least eight other houses  
5 on the block that have people who are home all day,  
6 either because they are at-home mothers or they're  
7 retired or they work maybe office work from home,  
8 so we're there all day.

9 I know what it is like when cars park  
10 on both sides of the block and the buses come  
11 through and trucks come through. We have no stop  
12 sign on Summit Street. It's the only street going  
13 in that direction that has no stop sign. So all  
14 the trucks comes through. So they don't have to  
15 shift. The buses all come for St. Dominic's and  
16 it's a mess for couple of hours every day.

17 If you park on both sides of the street  
18 and I want to park -- back out of my driveway which  
19 is like all the driveways on Summit Street, it's a  
20 hill, I can't see if there are cars, and I have no  
21 room to back out onto the street, if there's a car  
22 parked across the street and a car parked on this  
23 side.

24 Now, I really don't want this gentleman  
25 not to have -- move his business or whatever.

1 That's not what I'm here for.

2 What I'm here for is to say that to  
3 improve this property is going to make my property  
4 less valuable and I can't see that. It's going to  
5 make my quality of life less you know. It going to  
6 bring it down.

7 It's bad enough pulling out of the  
8 driveway now to watch for the cars coming up from  
9 Bank of America and the buses coming and the  
10 mothers in the morning dropping their children off  
11 at St. Dominic's Elementary. All the SUVs coming  
12 up the block. It's constant traffic.

13 You know, so that's my concern. It's  
14 the parking. We're not concerned that the building  
15 is an eyesore and it should be improved or we  
16 should have something else there. We're just  
17 concerned that we live in Oyster Bay for a reason.  
18 And that is all the homes on the block are probably  
19 over a 100 years old and we love that.

20 We like to park in front of our house,  
21 so if we have company or whatever. Not all of us  
22 can use our driveway. They are old and narrow or  
23 whatever. So that's my concern. It's all of our  
24 concern. It's the parking, it's not the building  
25 shouldn't be improved, but you can't compare

1 weekend and nighttime, you know, visitors the to  
2 KFC to something that's going to happen 9:00 to  
3 5:00 everyday when we do need our block.

4 We already have concerns pulling out on  
5 Summit Street onto 106 onto South Street is a  
6 nightmare during the day. It's a nightmare. You  
7 can't see around the cars that are parked for Bank  
8 of America. You can't see around the cars that are  
9 parked over here. You can't see the traffic  
10 coming. Everybody has to inch out a little bit and  
11 then pull around.

12 So, anyway, thank you for listening.  
13 And whatever happens, you know, I wish everybody  
14 luck including myself and all of my neighbors.

15 Thank you.

16 SUPERVISOR SALADINO: Thank you.

17 Is there anyone who would like to be  
18 heard? Yes. Please step forward.

19 Please begin with your full name and  
20 your address.

21 MS. MOUSE: Hi. I'm Meredith Mouse.  
22 I'm the Executive Director of Oyster Bay Main  
23 Street Association, 19 Spring Street, Oyster Bay,  
24 New York 11771.

25 I just want to say thank you for

1 letting me have a moment to speak. I know a lot of  
2 people have been discussing a lot of things.

3 Overall, we are in support of the  
4 building being the change of zone. We're in  
5 support of that. We believe that -- we're very  
6 much in support of this long standing good neighbor  
7 in our Downtown.

8 Joe Heaney and Walden & Associates is  
9 an amazing asset for this Downtown and we very much  
10 appreciate everything he's done with respect to  
11 reaching out to the local community.

12 That being said, I would like to echo a  
13 lot of the concerns that were brought up by our  
14 residents who are also our members. Parking is the  
15 subject that's brought up at nearly every meeting,  
16 discussed in every format. Every business that  
17 comes in essentially needs a variance. There is no  
18 onsite parking for anybody. Everybody is to lot  
19 lines.

20 So, it's very important to understand  
21 that this will be an additional strain and the  
22 solution isn't easy, but it's a solution we need  
23 for the entire Downtown. And we hope that this  
24 will be an opportunity for the community, for the  
25 community groups, the Chamber, the Oyster Bay Main



1 Street Association and the Town of Oyster Bay to  
2 come together to address this on multiple levels,  
3 whether it be, like Rob mentioned, a one-story deck  
4 in the Townsend parking lot or if it becomes angled  
5 parking on the streets. We want to have the  
6 opportunity to add parking in a lot of different  
7 areas in the Downtown which will ease some of that  
8 strain.

9 We also hear a lot of the issues that  
10 are facing Summit Street and I know I'm not allowed  
11 to talk to the crowd, so I'm just going to talk to  
12 you, but we would love the opportunity to work with  
13 those residents to come up with creative solutions,  
14 traffic calming measures, ways that perhaps the bus  
15 lines can be redirected so they're not going down  
16 that roadway, perhaps a stoplight at the end of  
17 Summit Street that comes to South Street.

18 These would be discussions that we  
19 would have with the Town of Oyster Bay and New York  
20 State DOT and just find ways to make this feel like  
21 the residential neighborhood that they need.

22 I think we can accomplish both. It  
23 will just take a lot of work and it will take a lot  
24 of cooperation. I hope everybody here would be  
25 willing to do that.

1 SUPERVISOR SALADINO: One question for  
2 you, for clarity, are you and the Main Street  
3 organization in favor of this application or  
4 opposed to it the way it stands?

5 MS. MOUSE: We are in favor of it as it  
6 stands. I believe that we could continue to fight  
7 to alleviate -- I would request that we have  
8 cooperation with the Town of Oyster Bay, as we  
9 always do, to tackle a lot of issues we face, but  
10 as it stands, we are in support of this  
11 application.

12 SUPERVISOR SALADINO: Okay.

13 MS. MOUSE: Thank you.

14 SUPERVISOR SALADINO: Is there anyone  
15 else who would like to be heard on this hearing --  
16 this application?

17 (No response.)

18 SUPERVISOR SALADINO: Please let the  
19 record reflect no one has indicated they'd like to  
20 be heard on this issue.

21 Counselor.

22 MS. SIMONCIC: As you can tell from the  
23 comments made by the residents and local civics,  
24 Mr. Heaney has worked very hard with the local  
25 residents. He is committed to this project.

1                   And I would echo the sentiments of  
2                   Mr. Brusca that there is a solution to a situation  
3                   that's existed for many years on this property. We  
4                   can do that balancing benefits to the applicant  
5                   versus the Bernson Community. Clearly, we're  
6                   hearing, obviously, the parking is the problem.

7                   Mr. Heaney is willing to look into  
8                   potential alternatives. I heard mention of leasing  
9                   property from the church. We would be willing to  
10                  look into that. I would suggest that probably  
11                  further meetings with the local residents on Summit  
12                  would be appropriate. Some of the items --

13                  SUPERVISOR SALADINO: Not only  
14                  appropriate, but that's something we, as the Board,  
15                  would appreciate --

16                  MS. SIMONCIC: Would ask for. Yes.

17                  I can tell you that a lot of the items  
18                  that have been asked, for example, limiting egress  
19                  of the building to the front along Summit and  
20                  having the main entrance at the rear on the north  
21                  side that goes into the municipal lot, we're  
22                  already committed to doing that.

23                  And the plan has been designed so that  
24                  that would be the case, so that the front entrance  
25                  of this building will be on the north side of the

1 property. We're going to modify the windows and  
2 address the concerns about people looking in to the  
3 adjacent residential property.

4 So, I think we can and will make every  
5 effort to go through all the items that were  
6 outlined that the residents are looking for to  
7 address them if possible. I would suggest, at this  
8 point, that we would, at the Board's pleasure, if  
9 you want to adjourn the hearing or close public  
10 hearing and keep the record open for further  
11 meetings with the residents, we would be happy to  
12 do whatever the Board's desire is. We want to  
13 continue to work with the residents.

14 The applicant wants to move forward  
15 with this project, and we believe we can work with  
16 them and come to a mutual resolution and,  
17 hopefully, the Board ultimately approving the  
18 request before you.

19 SUPERVISOR SALADINO: Thank you,  
20 Counselor.

21 Does anyone have any last questions?

22 (No verbal response given.)

23 SUPERVISOR SALADINO: We have -- well,  
24 everyone has spoken.

25 Are these questions you have of the

1 Town Board or the applicant?

2 MR. BARTLOTTI: I want to know if it's  
3 all right if I make a closing statement.

4 SUPERVISOR SALADINO: That's something  
5 we discourage. Only the applicant opens and  
6 closes. This is the same rules for everyone. But  
7 it's very important that you and everyone here,  
8 everyone watching, people who aren't here today,  
9 know that we will be keeping the record open for 30  
10 days. People can -- we encourage you to present  
11 that statement in writing to us. You can e-mail  
12 it. You can mail it.

13 MR. BARTLOTTI: Can I make a question  
14 to the applicant?

15 SUPERVISOR SALADINO: Would you like to  
16 ask a question?

17 MR. BARTLOTTI: Yes.

18 SUPERVISOR SALADINO: Please, go ahead.

19 MR. BARTLOTTI: Yes.

20 I'd like to ask with question.

21 Could you please or would you please  
22 consider the property adjacent to the building --  
23 the subject building -- as said to be converted  
24 into private parking spaces?

25 MS. SIMONCIC: That was a suggestion

1 and we looked at that and, unfortunately, that lot  
2 is extremely narrow and even if we had the ability  
3 to purchase it or lease it, it's fully approved  
4 with a two-family dwelling at this point. It would  
5 not accommodate parking. It's not wide enough.  
6 It's only 25 feet wide. So, it would not -- it's a  
7 long and narrow parcel, which is not currently for  
8 sale and would not accommodate additional parking  
9 for the property, but we will, and we're committed  
10 to looking into other viable opportunities such as  
11 possibly leasing space from the church and any  
12 other available properties in the area that we  
13 could do that.

14 But, again, we did commit and the  
15 applicant is still committed to requiring his  
16 employees to park in the train station in Oyster  
17 Bay. And that's something that we are willing to  
18 covenant to and we can work with the Town  
19 Attorney's office on language that will ensure that  
20 that will be enforceable and that we would not --  
21 the result of approving this application would not  
22 have a negative impact on those residents along  
23 Summit Street.

24 SUPERVISOR SALADINO: So, what my  
25 suggestion is what you offered and that's to

1 continue to meet with the residents, this is an  
2 excellent opportunity to get contact information,  
3 to pass your cards out so that you and the  
4 applicant are meeting with them. We plan on  
5 leaving the record open for 30 days where you --  
6 whether you have spoken or not -- can contact the  
7 Town by e-mail, by letter, however you would like,  
8 residents, neighbors, friends who have not been  
9 here today or haven't spoken here today can still  
10 contact us, but it would be a great service to the  
11 residents to meet with them to continue to share  
12 ideas and to attempt to move forward in a way that  
13 addresses everyone's concerns.

14 MS. SIMONCIC: Okay.

15 SUPERVISOR SALADINO: Thank you.

16 MR. BARTLOTTI: Can I ask the  
17 applicant --

18 SUPERVISOR SALADINO: What we're trying  
19 to do is wrap up the application. The applicant  
20 comes and gives all of their information. We  
21 listen to the public and then the applicant closes.  
22 That's the way everybody's process goes, but it is  
23 very important to us to continue to hear from you.

24 So, we will be leaving the record open,  
25 but we also encourage you to contact the applicant

1 or the applicant's attorney and continue this  
2 conversation.

3 I will say that I only heard of one  
4 problem and that's parking. Nobody said the  
5 applicant has a problem with this, a problem with  
6 that. It's just the one issue and that's what I'm  
7 hearing and perhaps my colleagues are hearing the  
8 same thing.

9 MR. BARTLOTTI: It's a big problem.

10 SUPERVISOR SALADINO: So, it sounds  
11 like -- we are not minimizing that, but other  
12 applicants come in and we hear a variety of  
13 complaints that cover the whole gamut.

14 MR. BARTLOTTI: Ask the question, will  
15 they withdraw the application until they come up  
16 with a mutual --

17 SUPERVISOR SALADINO: I don't know if  
18 they're going to answer that today, but I would  
19 encourage you to ask that question of them.

20 Will you stay around --

21 MS. SIMONCIC: Yes, I will.

22 SUPERVISOR SALADINO: -- and speak to  
23 the residents?

24 MS. SIMONCIC: I'd be happy to. We can  
25 meet them right after this hearing is closed.



1 SUPERVISOR SALADINO: Okay.

2 MS. SIMONCIC: Absolutely.

3 MS. LEONE: I just came in because I  
4 couldn't make it earlier, so I --

5 SUPERVISOR SALADINO: Would you like to  
6 be heard; is that what you're asking?

7 MS. LEONE: Well, you know, parking's a  
8 big one but also, you know, what about --

9 COUNCILWOMAN JOHNSON: Stand up,  
10 please.

11 MS. LEONE: You went over.

12 How will I --

13 SUPERVISOR SALADINO: What we're going  
14 to do --

15 MS. LEONE: -- find out all the  
16 information now that I came in later?

17 SUPERVISOR SALADINO: You have a  
18 combination of different options, and we encourage  
19 you to speak to the applicant and the applicant's  
20 counsel today. We encourage you to exchange  
21 contact information so that you can call them  
22 should you have more thoughts a day, two days from  
23 now.

24 We are keeping our record open. We are  
25 not making a decision today. We are going to keep

1 the record open for at least 30 days which brings  
2 us to the 26th of March for you to contact the  
3 Town. Send us a letter, send us an e-mail,  
4 whatever communications you would like.

5 MS. LEONE: Will this also be in the  
6 newspapers?

7 COUNCILMAN IMBROTO: The video of the  
8 hearing is record on the website if you'd like to  
9 watch it.

10 SUPERVISOR SALADINO: That's a very  
11 good point.

12 You can go to --

13 COUNCILMAN IMBROTO: On the Town of  
14 Oyster Bay website.

15 SUPERVISOR SALADINO: OysterBaytown.com.

16 MS. LEONE: I just found out about it  
17 because I went to park in the parking lot, I  
18 couldn't find parking and parked on Summit Street  
19 and saw the sign and now I just came in here.

20 Now, I -- I think I know, but, you  
21 know, hopefully, the Civic will have something on  
22 it.

23 COUNCILMAN IMBROTO: Did you walk here  
24 from Summit Street?

25 MS. LEONE: Yes, because you think I

1 want to drive back here? I see garbage issues.  
2 Sanitation issues.

3 SUPERVISOR SALADINO: So you have --

4 MS. LEONE: Driving issues on Summit.

5 COUNCILWOMAN JOHNSON: Ma'am, I'm sorry  
6 to interrupt you, but would you kindly just stand  
7 up and state your name for the record and walk  
8 forward? You can't address us --

9 SUPERVISOR SALADINO: We generally have  
10 people address us from -- only from the podium to  
11 keep --

12 MS. LEONE: I'm Italian.

13 COUNCILWOMAN JOHNSON: That's why I'm  
14 asking.

15 SUPERVISOR SALADINO: And your name?

16 MS. LEONE: Francis Leone, L-E-O-N-E.

17 SUPERVISOR SALADINO: Would you share  
18 your address with us?

19 MS. LEONE: 257 Oyster Bay Road,  
20 Middleneck. Oyster Bay is right across the street  
21 from me, but I lived in this Town for like --

22 SUPERVISOR SALADINO: Okay. So we're  
23 asking you --

24 MS. LEONE: Civic association.

25 SUPERVISOR SALADINO: So, we're asking

1 you to speak with the applicant and the applicant's  
2 counsel today and to exchange contact information  
3 so you can keep that line of communication open and  
4 our record will stay open so you can continue to  
5 send whatever information you would like and that  
6 will be a permanent part of the record.

7 Okay?

8 COUNCILMAN LABRIOLA: Supervisor, if I  
9 could just also add just as a point of clarity for  
10 the residents who may not be familiar with our  
11 process, although the record will remain open only  
12 for 30 days where you have additional time to add  
13 to the permanent record, our decision is reserved  
14 and it will be reserved until such a time where  
15 we've been satisfied with various departments  
16 working with the applicant to try to come up with  
17 reasonable compromises and acceptable solutions so  
18 that this is a project that will or will not work  
19 based upon the outcome of those discussions.

20 So, the decision will be reserved until  
21 that time.

22 SUPERVISOR SALADINO: Which means that  
23 you will have ample opportunity to be heard on  
24 this.

25 Okay?

1 I'll ask one more time, is there anyone  
2 else here in the building, here in the room, who  
3 would like to be heard on this application that has  
4 not been heard before.

5 Thank you, Councilwoman.

6 And no one has indicated that they'd  
7 like to be heard so I'll ask for a motion, please.

8 COUNCILWOMAN JOHNSON: Supervisor, I'll  
9 make a motion that this public hearing be  
10 adjourned.

11 Public comment period be held open for  
12 30 days until March 26th and any decision reserved.

13 COUNCILMAN IMBROTO: Second.

14 SUPERVISOR SALADINO: All in favor,  
15 "Aye."

16 ALL: "Aye."

17 SUPERVISOR SALADINO: Those opposed,  
18 "Nay."

19 (No response.)

20 SUPERVISOR SALADINO: Thank you very  
21 much.

22 I want to thank all of the residents  
23 coming out and handling this in a very intellectual  
24 and professional way. We really appreciate that.

25 Thank you.

1                   And please continue to contact us with  
2                   any thoughts you might have.

3                   MS. SIMONCIC: Thank you.

4                   SUPERVISOR SALADINO: We're going to  
5                   take a break and give the stenographer a break.

6                   Take a break.

7                   COUNCILMAN IMBROTO: Supervisor, do you  
8                   want to ask for affidavits and postings?

9                   SUPERVISOR SALADINO: I do.

10                  Can you tell us if there are any  
11                  affidavits or postings?

12                  MR. LaMARCA: The attorney for the  
13                  applicant has filed his affidavit of service and  
14                  disclosure.

15                  The communications are as follows:

16                  We have memos from the Department of  
17                  Planning and Development including a review of the  
18                  required off-street parking. Nassau County land  
19                  and tax map indicates the property is Section 27,  
20                  Block 33, Lot 18 and 39.

21                  According to the Town of Oyster Bay  
22                  zoning maps, the property is located with a GB  
23                  General Business Zone and within a R1-6/OB  
24                  Residential One. There are no open/prior code  
25                  compliance cases. However, there is a variance on

1 file.

2 We have affidavits of postings and  
3 publications.

4 No further correspondence.

5 SUPERVISOR SALADINO: Thank you, Town  
6 Clerk LaMarca, for pointing out the correspondence  
7 has been filed.

8 We're going to take -- ladies and  
9 gentlemen, if I can have your attention, please. I  
10 know there's a lot going on. This is the perfect  
11 time to do this.

12 We're going to give the stenographer a  
13 break and we would like to break also for Executive  
14 Session, so if the elected officials would please  
15 join us here, so we can make that motion.

16 We are going to take a break now and  
17 we'll return after a proper break so we can go  
18 through the regular Action Calendar.

19 Thank you.

20 We'll be back shortly.

21 (Whereupon, the Executive Session began  
22 at 12:53 p.m. and ended at 1:18 p.m.)

23

24

25

TOWN BOARD  
TOWN OF OYSTER BAY  
REGULAR MEETING  
February 25, 2020  
1:19 p.m.

**HEARING P-3-20**

To consider the application of 56 Washington Pkwy, Inc. For a Special Use Permit to allow for the operation of an automobile repair shop on premises located at 56 Washington Parkway, Hicksville, New York. (M.D. 1/21/20 #28).

**JOSEPH SALADINO**  
SUPERVISOR

**RICHARD LaMARCA**  
Town Clerk

P R E S E N T:

- SUPERVISOR JOSEPH S. SALADINO
- COUNCILWOMAN MICHELE M. JOHNSON
- COUNCILMAN LOUIS B. IMBROTO
- COUNCILMAN THOMAS P. HAND
- COUNCILMAN STEVE L. LABRIOLA
- COUNCILWOMAN LAURA L. MAIER
- COUNCILWOMAN VICKI WALSH

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

- RICHARD LaMARCA, TOWN CLERK
- JEFFREY P. PRAVATO, RECEIVER OF TAXES

Minutes of the meeting  
taken by:

HOLLY DALOIA OSTEEN  
Reporter/Notary Public



1 SUPERVISOR SALADINO: Ladies and  
2 gentlemen, thank you for your patience waiting for  
3 us.

4 I'm going to ask our Town Clerk Rich  
5 LaMarca to please present the regular Action  
6 Calendar.

7 MR. LaMARCA: I think we have one more  
8 hearing, Supervisor.

9 SUPERVISOR SALADINO: I apologize.  
10 Yes.

11 Please call the next hearing.

12 MR. LaMARCA: The final hearing is to  
13 consider the application of 56 Washington Parkway,  
14 Inc. for a Special Use Permit to allow for the  
15 operation of an automobile repair shop on premises  
16 located at 56 Washington Parkway, Hicksville,  
17 New York.

18 SUPERVISOR SALADINO: Good afternoon,  
19 Counselor.

20 Please proceed.

21 MR. AVRUTINE: Good afternoon,  
22 Supervisor Saladino, Members of the Board.

23 Appearing for the applicant, Howard  
24 Avrutine, 575 Underhill Boulevard, Syosset.

25 This is the application of

1 56 Washington Parkway, Incorporated for a Special  
2 Use Permit to authorize premises located at  
3 56 Washington Parkway, Hicksville, as an automobile  
4 repair shop.

5 The premises under application is  
6 located on the westerly side of Washington Parkway,  
7 63.43 feet south of Hazel Street in Hicksville. It  
8 has a street address of 56 Washington Parkway and  
9 is also known as Section 46, Block 184, Lots 46  
10 through 49 on the Nassau County land and tax map.  
11 The premises has dimensions of 80 feet width by 100  
12 feet in depth and a total lot area of 8,000 square  
13 feet. It is developed with a 3,180 square foot  
14 one-story masonry commercial building along with an  
15 accessory parking area.

16 The last Certificate of Occupancy of  
17 record dated August 14, 1990 authorizes use of the  
18 premises for woodworking and cabinetmaking.

19 In connection with that approval, there  
20 was also a permitted varnish spray booth in the  
21 building. The previous history of this building  
22 which was originally constructed approximately 60  
23 years ago was as a fuel oil sales and distribution  
24 facility. It did have underground home oil fuel  
25 tanks which were removed.

1 Michael Serpico, the principal of the  
2 applicant who is here today acquired the premises  
3 in 2005 and utilized a portion of the premises at  
4 that time for automotive repairs with the remainder  
5 being utilized by the previous owner of the  
6 premises who was in the cabinetmaking business.

7 The cabinetmaking company left the  
8 space in 2015 and since that time Mr. Serpico has  
9 utilized the entire premises for automotive repair  
10 and also began the legalization process.

11 Mr. Serpico's corporation, which is the  
12 applicant, acquired title to the premises in 2007.  
13 Previous to that time, it was owned by Mr. Serpico  
14 and his spouse, individually.

15 So, the premises has been used for  
16 automotive repairs for approximately fifteen years.  
17 The area surrounding the premises is strictly  
18 commercial with numerous automotive repair and auto  
19 body repair facilities, as well as light  
20 manufacturing and warehouse and distribution  
21 facilities.

22 I do have several panels of photos.  
23 They depict the subjective premises as well as the  
24 surrounding properties. I'd like to submit those  
25 panels for the Board's consideration (handing).

1                   This is in an exclusively commercial  
2                   area, largely industrial area in Southern  
3                   Hicksville and there are no impacted residences in  
4                   the surrounding area.

5                   If approved by this Board, we will  
6                   require a variance from the Zoning Board of Appeals  
7                   for off-street parking. The code based upon the  
8                   number of bays dictates the required parking for an  
9                   automobile repair shop. It's four per bay for a  
10                  total of 12 in this instance because there are four  
11                  lifts inside the building and a small office. So  
12                  13 spaces total required, 9 provided on site.

13                  Again, in the event the Board is  
14                  inclined to approve this application, we will be  
15                  proceed to the Zoning Board of Appeals for the  
16                  necessary parking variance.

17                  I would like note in that regard that  
18                  the premises has operated in this location, as I've  
19                  indicated, for fifteen years with no incidents or  
20                  issues and without any parking issues whatsoever.

21                  The hours of operation for the facility  
22                  9:00 a.m. to 6:00 p.m., Monday through Friday;  
23                  8:00 a.m. to 1:00 p.m., Saturday, and closed on  
24                  Sunday.

25                  There are five mechanics, including

1 Mr. Serpico and two administrative staff.

2 The type of operation is general  
3 automotive repairs only. There is no engine work,  
4 no transmission work, no body work. It's primarily  
5 package vehicles and all waste oil is removed by a  
6 company licensed to dispose of waste oil in  
7 accordance with all applicable legal requirements.

8 At this time, unless the Board has  
9 questions of me, I have the project architect here,  
10 Mr. Scott Grupp, who will just give the Board a  
11 thumbnail explanation as to the site. It's not a  
12 particularly complex site inasmuch as it's a small  
13 parcel with the existing building and the accessory  
14 parking, but I would like him to take you through  
15 it unless you have any questions of me at this  
16 point.

17 Mr. Grupp, name and address, please.

18 MR. GRUPP: Good afternoon.

19 Scott Grupp, of the architectural firm  
20 Notaro, Grupp & Associates, 1005 Glen Cove Avenue,  
21 Glen Head, New York.

22 As Mr. Avrutine pointed out, we are  
23 actually not doing anything to the existing  
24 building. The operations have existed, as he  
25 pointed out, for fifteen years and, essentially, we

1 are just maintaining status quo of the existing  
2 building, but we worked very closely with your  
3 Commercial Planning Division to make sure that the  
4 engineering aspects of the site are up to the  
5 minimum code standards of the Town.

6 So, in that regard, we are increasing  
7 the storm water retention onsite by adding an  
8 additional dry well. There is one dry well  
9 currently, but it did not meet the minimum rainfall  
10 requirements of the Town, so we are adding an  
11 additional one.

12 Also, behind the building, we are  
13 adding a Dumpster enclosure. The property existed  
14 for fifteen years without any type of Dumpster  
15 enclosure, but we are adding one to the rear of the  
16 building. They don't have a great demand for it.  
17 There are no food uses. There's no perishables.  
18 It's just some paper goods, but it is a standard of  
19 the engineering requirements for site plan  
20 approval.

21 We also were doing site lighting in  
22 conformance with the Town's regulations. The site  
23 lighting has been reviewed by your Engineering  
24 Department for compliance with the minimum required  
25 light at the grade level and also for a dark sky

1 compliance.

2 We are also restriping the lot because  
3 -- there are not a lot of visitors to the property  
4 so the parking was not really regimented in the way  
5 that the Town likes it to be regimented. So, we  
6 are going to be restriping the entire parking lot,  
7 those nine spots with one additional handicap spot  
8 included in that nine count be will be provided on  
9 site.

10 If there are any questions, I'd be glad  
11 to answer them.

12 SUPERVISOR SALADINO: There doesn't  
13 appear to be anything.

14 Thank you very much.

15 MR. AVRUTINE: Just also to follow up  
16 on what Mr. Grupp indicated, we have complied with  
17 all comments raised by the Department of Planning  
18 and Development in connection with the site plan  
19 requirements and we have also -- I believe the  
20 matter has been declared Type 2 in the New York  
21 State Environmental Quality Review Act with  
22 completing the Environmental Review and indicating  
23 that no further Environmental Review is required in  
24 connection with the application.

25 Based upon the filings and the

1 testimony, we would respectfully request that the  
2 Board approve the application as submitted.

3 Thank you.

4 SUPERVISOR SALADINO: Thank you,  
5 Counselor.

6 Does anyone have any questions.

7 (No response.)

8 SUPERVISOR SALADINO: Does that  
9 complete your presentation?

10 MR. AVRUTINE: It does indeed, sir.

11 SUPERVISOR SALADINO: Is there anyone  
12 who would like to be heard on this hearing?

13 (No response.)

14 SUPERVISOR SALADINO: Please let the  
15 record reflect that no one has indicated that they  
16 would like to be heard.

17 Is there any correspondence.

18 MR. LaMARCA: The attorney for the  
19 applicant has filed his affidavit of service and  
20 disclosure.

21 The communications are as follows:

22 We have memos from the Department of  
23 Planning and Development including the review of  
24 the require off-street parking.

25 The Nassau County land and tax map



1 indicates the property is Section 46, Block 184,  
2 Lot 46-49.

3 According to the Town of Oyster Bay  
4 zoning maps, the property is located within the LI  
5 Light Industry Zone. There are no open code  
6 compliance cases; however, there are variances and  
7 Town Board Resolutions on file.

8 We have affidavits of postings and  
9 publication.

10 There is no further correspondence.

11 SUPERVISOR SALADINO: Thank you.

12 I'd like a motion, please.

13 COUNCILWOMAN JOHNSON: Supervisor, I'll  
14 make a motion that the public hearing be closed and  
15 decision reserved.

16 COUNCILMAN IMBROTO: Second.

17 SUPERVISOR SALADINO: All in favor,  
18 please signify by saying, "Aye."

19 ALL: "Aye."

20 SUPERVISOR SALADINO: Those opposed,  
21 "Nay."

22 (No response.)

23 SUPERVISOR SALADINO: The "Ayes" have  
24 it.

25 MR. AVRUTINE: Thank you.

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SUPERVISOR SALADINO: Thank you very  
much for your patience and your participation  
today.

(TIME NOTED: 1:27 P.M.)

TOWN BOARD  
TOWN OF OYSTER BAY  
REGULAR ACTION CALENDAR  
February 25, 2020  
1:28 p.m.

**JOSEPH SALADINO**  
SUPERVISOR

**RICHARD LaMARCA**  
TOWN CLERK

P R E S E N T:

SUPERVISOR JOSEPH S. SALADINO  
COUNCILWOMAN MICHELE M. JOHNSON  
COUNCILMAN LOUIS B. IMBROTO  
COUNCILMAN THOMAS P. HAND  
COUNCILMAN STEVE L. LABRIOLA  
COUNCILWOMAN LAURA L. MAIER  
COUNCILWOMAN VICKI WALSH

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

RICHARD LaMARCA, TOWN CLERK  
JEFFREY P. PRAVATO, RECEIVER OF TAXES

Minutes of the meeting  
taken by:

HOLLY DALOIA OSTEEN  
Reporter/Notary Public

1 SUPERVISOR SALADINO: Will Town Clerk  
2 LaMarca please call the regular Action Calendar?

3 MR. LaMARCA: Supervisor, we have some  
4 Resolutions to add to the calendar.

5 May I have a motion to remove  
6 Resolution 337-2019 from the table which was tabled  
7 on May 21, 2019?

8 COUNCILWOMAN JOHNSON: So moved.

9 MR. LaMARCA: Motion made by  
10 Councilwoman Johnson.

11 COUNCILMAN IMBROTO: Second.

12 MR. LaMARCA: Seconded by Councilman  
13 Imbroto.

14 On the vote:  
15 Supervisor Saladino?

16 SUPERVISOR SALADINO: "Aye."

17 MR. LaMARCA: Councilwoman Johnson?

18 COUNCILWOMAN JOHNSON: "Aye."

19 MR. LaMARCA: Councilman Imbroto?

20 COUNCILMAN IMBROTO: "Aye."

21 MR. LaMARCA: Councilman Hand?

22 COUNCILMAN HAND: "Aye."

23 MR. LaMARCA: Councilman Labriola?

24 COUNCILMAN LABRIOLA: "Aye."

25 MR. LaMARCA: Councilwoman Maier?

1 COUNCILWOMAN MAIER: "Aye."

2 MR. LaMARCA: Councilwoman Walsh?

3 COUNCILWOMAN WALSH: "Aye."

4 MR. LaMARCA: Motion to remove  
5 Resolution 337-2019 from the table passes with  
6 seven "Ayes" and no "Nays."

7 May I have a motion to suspend the  
8 rules and add Resolutions Numbers 168-2020 through  
9 174-2020?

10 On the motion?

11 COUNCILWOMAN JOHNSON: So moved.

12 COUNCILMAN IMBROTO: Second.

13 MR. LaMARCA: A motion was made by  
14 Councilwoman Johnson; seconded by Councilman  
15 Imbroto.

16 On the vote:

17 Supervisor Saladino?

18 SUPERVISOR SALADINO: "Aye."

19 MR. LaMARCA: Councilwoman Johnson?

20 COUNCILWOMAN JOHNSON: "Aye."

21 MR. LaMARCA: Councilman Imbroto?

22 COUNCILMAN IMBROTO: "Aye."

23 MR. LaMARCA: Councilman Hand?

24 COUNCILMAN HAND: "Aye."

25 MR. LaMARCA: Councilman Labriola?

1 COUNCILMAN LABRIOLA: "Aye."

2 MR. LaMARCA: Councilwoman Maier?

3 COUNCILWOMAN MAIER: "Aye."

4 MR. LaMARCA: Councilwoman Walsh?

5 COUNCILWOMAN WALSH: "Aye."

6 MR. LaMARCA: Motion to suspend the  
7 rules and add Resolution No. 168-2020 through  
8 174-2020 passes with seven "Ayes."

9 May I have a motion to resuspend the  
10 rules and add the following Walk-on Resolution No.  
11 175-2020, which is a Resolution authorizing the  
12 Supervisor or his designee to execute any and all  
13 documents to effectuate the grant of an easement  
14 over certain tracts of land so that the government  
15 may fulfill its statutory obligations to fully  
16 remediate the Grumman Navy Plume.

17 COUNCILWOMAN JOHNSON: So moved.

18 COUNCILMAN IMBROTO: Second.

19 MR. LaMARCA: A motion was made by  
20 Councilwoman Johnson; seconded by Councilman  
21 Imbroto.

22 On the vote:  
23 Supervisor Saldino?

24 SUPERVISOR SALADINO: Just a brief  
25 statement.

1           It is so important that we continue to  
2 work with all of the participants and all levels of  
3 government to fully remediate hydraulically  
4 contained to ensure that there is total hot spot  
5 remediation of everything as -- of all the  
6 contaminants as they relate to the Grumman Navy  
7 Plume.

8           We held another meeting yesterday with  
9 there was tremendous success. We're still moving  
10 forward. There's still a lot to do. I'm very  
11 happy to work with the Town Board officials in this  
12 Town who are also equally 100 percent committed to  
13 the full cleanup of this national disaster.

14           And I vote "Aye" wholeheartedly.

15           MR. LaMARCA: Councilwoman Johnson?

16           COUNCILWOMAN JOHNSON: "Aye."

17           MR. LaMARCA: Councilman Imbroto?

18           COUNCILMAN IMBROTO: "Aye."

19           MR. LaMARCA: Councilman Hand?

20           COUNCILMAN HAND: "Aye."

21           MR. LaMARCA: Councilman Labriola?

22           COUNCILMAN LABRIOLA: "Aye."

23           MR. LaMARCA: Councilwoman Maier?

24           COUNCILWOMAN MAIER: "Aye."

25           MR. LaMARCA: Councilwoman Walsh?

1 COUNCILWOMAN WALSH: "Aye."

2 MR. LaMARCA: Motion to resuspend the  
3 rules and procedure and add Walk-on Resolution No.  
4 175-2020 passes with seven "Ayes."

5 May I have a Motion to adopt Resolution  
6 Nos. P-5-20 through 175-2020 noting that Resolution  
7 337-2019 was removed from table and added to the  
8 calendar?

9 **PERSONNEL RESOLUTION NO. P-5-20;**  
10 Resolution pertaining to personnel of various  
11 departments within the Town of Oyster Bay.

12 **TRANSFER OF FUNDS RESOLUTION NO.**  
13 **TF-4-20;** Resolution pertaining to Transfer of Funds  
14 within various departments' accounts for the Year  
15 2020.

16 **RESOLUTION NO. 138-2020;** Resolution  
17 authorizing the use of a subconsultant for reviews  
18 in August 2019 of the leased areas utilized by  
19 former tenants of the Old Bethpage Solid Waste  
20 Disposal Complex under Contract No. PWC31-18. (M.D.  
21 2/4/20 #17).

22 **RESOLUTION NO. 139-2020;** Resolution  
23 pertaining to Quantity Decrease No. 1, Acceptance &  
24 Final Payment for Construction of the Syosset Fire  
25 Department Memorial Park under Contract No.



1 DP15-128RR. (M.D. 2/4/20 #20).

2 **RESOLUTION NO. 140-2020;** Resolution  
3 authorizing a Senior Trip to the Crest Hollow  
4 Country Club for a Salute to Seniors Luncheon to be  
5 held on May 21, 2020, employ entertainment services  
6 and for the Department Commissioner to make any  
7 necessary adjustments or refunds. (M.D. 2/11/20  
8 #7).

9 **RESOLUTION NO. 141-2020;** Resolution  
10 authorizing sponsorship of the 2020 Annual Spring  
11 Festival on April 25, 2020 at Syosset-Woodbury  
12 Community Park, to be supplemented from Friends of  
13 the Community Service Department, Inc. Account Nos.  
14 CYS A 7020 41800 000 0000 and CYS A 7020 45100 000  
15 0000. (M.D. 2/11/20 #8).

16 **RESOLUTION NO. 142-2020;** Resolution  
17 authorizing sponsorship of the Spring 2020 Cultural  
18 Arts Enrichment Program, retain the professional  
19 services of instructors and for the Supervisor or  
20 his designee or the Commissioner of Community and  
21 Youth Services to execute the agreements. Account  
22 Nos. CYS A 7020 47660 000 0000 and CYS A 0001 02001  
23 511 0000. (M.D. 2/11/20 #9).

24 **RESOLUTION NO. 143-2020;** Resolution  
25 authorizing an agreement to employ the services of

1 a judge to adjudicate for the "Suburban Art League  
2 Annual Open Show" on June 5, 2020 for the Town Of  
3 Oyster Bay Awards at the William P. Bennett  
4 Community Center in Hicksville, and authorizing the  
5 Supervisor or his designee or the Commissioner of  
6 Community & Youth Services to execute said  
7 agreement. Account No. CYS A 7020 47660 000 0000.  
8 (M.D. 2/11/20 #10).

9 **RESOLUTION NO. 144-2020;** Resolution  
10 authorizing the 2020 Town of Oyster Bay and Greater  
11 Long Island Running Club sponsored races on various  
12 dates. Account No. PKS A 7110 44900 000 0000. (M.D.  
13 2/11/20 #11).

14 **RESOLUTION NO. 145-2020;** Resolution  
15 authorizing the property cleanup assessment of  
16 6 Stauber Drive, Plainview, New York, performed on  
17 November 15, 2019, be referred to the County of  
18 Nassau for placement on the Nassau County Tax  
19 Assessment Rolls. (M.D. 2/11/20 #21).

20 **RESOLUTION NO. 146-2020;** Resolution  
21 authorizing the property cleanup assessment of  
22 153 Ocean Avenue, Massapequa, New York, performed  
23 on October 28, 2019, be referred to the County of  
24 Nassau for placement on the Nassau County Tax  
25 Assessment Rolls. (M.D. 2/11/20 #22).

1                   **RESOLUTION NO. 147-2020;** Resolution  
2                   authorizing the property cleanup assessment of  
3                   14 Sunset Road, Massapequa, New York, performed on  
4                   September 18, 2019, be referred to the County of  
5                   Nassau for placement on the Nassau County Tax  
6                   Assessment Rolls. (M.D. 2/11/20 #23).

7                   **RESOLUTION NO. 148-2020;** Resolution  
8                   authorizing the property cleanup assessment of  
9                   9 Joludow Drive, Massapequa, New York, performed on  
10                  September 18, 2019, be referred to the County of  
11                  Nassau for placement on the Nassau County Tax  
12                  Assessment Rolls. (M.D. 2/11/20 #24).

13                  **RESOLUTION NO. 149-2020;** Resolution  
14                  authorizing the property cleanup assessment of  
15                  62 Westbury Avenue, Plainview, New York, performed  
16                  on August 29, 2019, be referred to the County of  
17                  Nassau for placement on the Nassau County Tax  
18                  Assessment Rolls. (M.D. 2/11/20 #25).

19                  **RESOLUTION NO. 150-2020;** Resolution  
20                  authorizing the property cleanup assessment of  
21                  37 Garfield Avenue, Glen Head, New York, performed  
22                  on October 22, 2019, be referred to the County of  
23                  Nassau for placement on the Nassau County Tax  
24                  Assessment Rolls. (M.D. 2/11/20 #26).

25                  **RESOLUTION NO. 151-2020;** Resolution

1 authorizing the property cleanup assessment of  
2 43 Maxwell Drive, Westbury, New York, performed on  
3 October 22, 2019, be referred to the County of  
4 Nassau for placement on the Nassau County Tax  
5 Assessment Rolls. (M.D. 2/11/20 #27).

6 **RESOLUTION NO. 152-2020;** Resolution  
7 authorizing the property cleanup assessment of  
8 19 Nevada Street, Hicksville, New York, performed  
9 on October 30, 2019, be referred to the County of  
10 Nassau for placement on the Nassau County Tax  
11 Assessment Rolls. (M.D. 2/11/20 #28).

12 **RESOLUTION NO. 153-2020;** Resolution  
13 authorizing the property cleanup assessment of  
14 37 West Cherry Street, Hicksville, New York,  
15 performed on November 7, 2019, be referred to the  
16 County of Nassau for placement on the Nassau County  
17 Tax Assessment Rolls. (M.D. 2/11/20 #29).

18 **RESOLUTION NO. 154-2020;** Resolution  
19 pertaining to settlement of a negligence claim;  
20 Claimant: Majestic Ayomipo Adesanya v. Michael D.  
21 McGeever and Town of Oyster Bay, Nassau County  
22 Index No. 602292/2016. (M.D. 2/11/20 #30).

23 **RESOLUTION NO. 155-2020;** Resolution  
24 pertaining to Contract No. PWC31-20, On-Call  
25 Engineering Services relative to Operation and

1 Development of the Old Bethpage Solid Waste  
2 Disposal Complex in connection with preparation of  
3 the RFP for management of solid waste recyclables.  
4 Account No. DER SR05 8160 44800 000 0000. (LKB)  
5 (M.D. 2/11/20 #31).

6 **RESOLUTION NO. 156-2020;** Resolution  
7 pertaining to Contract No. PWC31-20, On-Call  
8 Engineering Services Relative to Operation and  
9 Development of the Old Bethpage Solid Waste  
10 Disposal Complex and for the use of a subconsultant  
11 for legal and legislative expertise relative to  
12 this assignment. Account No. DER SR05 8160 44800  
13 000 0000. (M.D. 2/11/20 #32).

14 **RESOLUTION NO. 157-2020;** Resolution  
15 pertaining to Contract No. PWC12-20, On-Call  
16 Engineering Services Relative to Environmental  
17 Science in connection with technical assistance to  
18 the Department of Environmental Resources with  
19 various harbor management programs. Account No. DER  
20 A 8090 44500 000 0000. (M.D. 2/11/20 #33).

21 **RESOLUTION NO. 158-2020;** Resolution  
22 pertaining to Contract No. PWC07-18, On-Call  
23 Engineering Services Relative to Civil Engineering  
24 in connection with site investigations and  
25 conceptual layouts for a new Salt Storage Facility

1 at 150 Miller Place, Syosset. Account No. HWY H  
2 5197 20000 000 1903 008. (M.D. 2/11/20 #34).

3 **RESOLUTION NO. 159-2020;** Resolution  
4 pertaining to Contract No. PWC12-20, On-Call  
5 Consultant Services Relative to Environmental  
6 Science in connection with SWPPP reviews, comments,  
7 approval recommendations, jurisdictional waiver  
8 recommendations and SWPPP compliance site  
9 inspections. Account No. HWY H 5197 20000 000 1903  
10 008. (M.D. 2/11/20 #35).

11 **RESOLUTION NO. 160-2020;** Resolution  
12 authorizing award of Construction Contract No.  
13 H19-186R, Construction of Highway Improvements for  
14 the Fairwater Avenue Area, Massapequa, New York.  
15 Account No. HWY H 5197 20000 000 2003 008. (M.D.  
16 2/11/20 #36).

17 **RESOLUTION NO. 161-2020;** Resolution  
18 authorizing acceptance and final payment for  
19 Contract No. DP17-167-PH2, Expansion of  
20 Ellsworth W. Allen Park Phase 2. (M.D. 2/11/20  
21 #37).

22 **RESOLUTION NO. 162-2020;** Resolution  
23 pertaining to Contract No. PWC12-20, On-Call  
24 Engineering Services Relative to Environmental  
25 Science and use of a subconsultant for testing any

1 analysis services. Account No. DER A 8090 44500 000  
2 0000. (M.D. 2/11/20 #39).

3 **RESOLUTION NO. 163-2020;** Resolution  
4 pertaining to Contract No. PWC31-20, On-Call  
5 Engineering Services Relative to Operation and  
6 Development of the Old Bethpage Solid Waste  
7 Disposal Complex and for use of subconsultant for  
8 hazardous materials analysis services. Account No.  
9 DER SR05 8160 44800 000 0000. (M.D. 2/11/20 #40).

10 **RESOLUTION NO. 164-2020;** Resolution  
11 authorizing the Department of Environmental  
12 Resources to host the 2020 Dune Stabilization at  
13 TOBAY Beach in conjunction with the Parks  
14 Department on March 28, 2020, and to purchase food  
15 and supplies for said program. Account No. DER A  
16 8090 47680 000 0000. (M.D. 2/11/20 #42).

17 **RESOLUTION NO. 165-2020;** Resolution  
18 authorizing renewal of memberships in the New York  
19 State Association for the Solid Waste Management  
20 for 2020. Account No. DER SR05 8160 47900 000 0000.  
21 (M.D. 2/11/20 #43).

22 **RESOLUTION NO. 166-2020;** Resolution  
23 authorizing payment to the Nassau County Treasurer  
24 to satisfy three tax liens on Heroes Court (f/k/a  
25 Lewis Court), Bethpage, New York. Account No. TWN A

1 1989 47900 000 0000. (M.D. 2/11/20 #46).

2 **RESOLUTION NO. 167-2020;** Resolution  
3 pertaining to Contract No. PWC09-20, On-Call  
4 Consultant Services in connection with preparation  
5 of conceptual designs and cost estimating for the  
6 development of a new park facility adjacent to the  
7 Country Pointe Plainview site. Account No. PKS H  
8 7197 20000 000 1902 001. (M.D. 2/11/20 #38 &  
9 2/18/20 #15).

10 **RESOLUTION NO. 168-2020;** Resolution  
11 authorizing the emergency procurement of  
12 Professional Dog Training Services until the RFP  
13 contract is reviewed and awarded. (M.D. 2/18/20  
14 #16).

15 **RESOLUTION NO. 169-2020;** Resolution  
16 directing the Town Clerk to advertise a Notice of  
17 Hearing pertaining to Hydrant Rental for Plainview  
18 Fire Protection District and Plainview Water  
19 District for the year 2020. Hearing Date: March 10,  
20 2020 (M.D. 2/18/20 #17).

21 **RESOLUTION NO. 170-2020;** Resolution  
22 directing the Town Clerk to advertise a Notice of  
23 Hearing in connection with the 2020 Fire Protection  
24 Agreements. Hearing Date: March 10, 2020 (M.D.  
25 2/18/20 #18).



1                   **RESOLUTION NO. 171-2020;** Resolution  
2                   authorizing the Supervisor, or his designee, to  
3                   execute an access agreement with the United States  
4                   Government pertaining to three locations within the  
5                   Town of Oyster Bay, in connection with the  
6                   Government's obligation to fully remediate the  
7                   Grumman Navy Plume. (M.D. 2/18/20 #19).

8                   **RESOLUTION NO. 172-2020;** Resolution  
9                   pertaining to a Memorandum of Agreement in  
10                  settlement of a grievance filed by the Civil  
11                  Service Employees Association. (M.D. 2/18/20 #20).

12                  **RESOLUTION NO. 173-2020;** Resolution  
13                  authorizing the Inland Marine 2020 Hull & Machinery  
14                  Insurance Policy for the period March 1, 2020 to  
15                  March 1, 2021. Account No. TWN AMS 1910 43020 601  
16                  0000 000. (M.D. 2/18/20 #21).

17                  **RESOLUTION NO. 174-2020;** Resolution  
18                  authorizing the Inland Marine 2020 Equipment  
19                  Floater/Rolling Stock Insurance Policy for the  
20                  period March 1, 2020 to March 1, 2021. Account No.  
21                  TWN AMS 1910 43020 601 0000 000. (M.D. 2/18/20  
22                  #22).

23                  **RESOLUTION NO. 175-2020;** Resolution  
24                  authorizing the Supervisor or a designee to execute  
25                  any and all documents to effectuate the grant of an

1       easement over certain tracks of land so that the  
2       government may fulfill its statutory obligations to  
3       fully remediate the Grumman Navy Plume.

4               On the motion?

5               COUNCILWOMAN JOHNSON:   So moved.

6               COUNCILMAN IMBROTO:    Second.

7               MR. LaMARCA:   Motion made by  
8       Councilwoman Johnson; seconded by Councilman  
9       Imbroto.

10              Do we have any questions on any  
11       Resolutions, any speakers?

12              SUPERVISOR SALADINO:   Yes.

13              Our first speaker will be Arthur  
14       Adelman.

15              Good afternoon, Arthur.

16              Thank you for your patience in waiting  
17       today.

18              We had a number of hearings and  
19       presentations.

20              MR. ADELMAN:   I've got nothing better  
21       to do.

22              Arthur Adelman, 110 Dubois Avenue, Sea  
23       Cliff.

24              Greetings, Board.

25              Normally, I have something to say about

1       liking or disliking something.

2                   My problems with Resolutions I posted  
3       138, 156, and 157 entails the fact that they're so  
4       volimous -- voluminous -- anyway, it's a lot.

5                   Regarding 138, the way it reads is  
6       confusing, but I assume that Cashin & Associates  
7       wants to bring in a subconsultant to analyze the  
8       results from testing at the Bethpage waste disposal  
9       site that were done to areas of the property that  
10      were leased to lessees that the Town leased to  
11      people.

12                   In Resolution 156, where Cashin looking  
13      for a new contract they list the things that they  
14      did under last years Resolution. One of the things  
15      was -- had a list of completed tasks in 2019. They  
16      tested the environmental conditions at the Empire  
17      site at the OBSWDC.

18                   Have we ever gotten the results listed,  
19      you know, advised to the public or what the results  
20      of that testing was and if we already have, were  
21      they remediated?

22                   And the third question would be why are  
23      we now hiring someone today to analyze those  
24      results? It seems very confusing to me.

25                   The item about Resolution 157 doing

1 environmental stuff for various Harbour Management  
2 programs, I was curious if within that broad  
3 Resolution does the scope include any areas in  
4 dispute between the Town and the State; in  
5 particular, the area noted in the case of Murphy  
6 versus the Town of Oyster Bay?

7 As a side note, I did read up on the  
8 Andros Patent per your suggestion.

9 SUPERVISOR SALADINO: That's good.

10 MR. ADELMAN: Unfortunately, it doesn't  
11 seem that our current requests to the courts is  
12 even referring to that anymore.

13 So, be that as it may, I was just  
14 curious if that Resolution will be covering that  
15 type of subject matter.

16 Thank you.

17 SUPERVISOR SALADINO: Thank you. Thank  
18 you for being with us today.

19 To shed some light on this, I'm going  
20 to ask George Baptista to please step up to the hot  
21 seat.

22 Good afternoon.

23 COMMISSIONER BAPTISTA: Good afternoon,  
24 Supervisor, Town Board Members.

25 George Baptista, Deputy Commissioner of

1 the Department of Environmental Conservation --  
2 sorry, Resources.

3 With regards to Mr. Adelman's question  
4 the issue of the Andros patent, the State disputed  
5 and it's a legal issue that's best handled by the  
6 Town Attorney's office and not the Department of  
7 Environmental Resources.

8 With regard to Cashin & Associates and  
9 the services they provide, they are essential to  
10 the Department of Environmental Resources in how we  
11 manage the harbor and exactly how we further our  
12 goal of providing clean water and a sustainable  
13 shellfish stock. They possess a level of technical  
14 expertise and experience in this field.  
15 Specifically that it helps us -- it compliments our  
16 inhouse capabilities and expands our abilities to  
17 manage and protect the health of the Town of Oyster  
18 Bay and South Oyster Bay harbors, so they are  
19 really critical to what we do. I don't know if  
20 that fully answers Mr. Adelman's question, but I  
21 think --

22 SUPERVISOR SALADINO: One of the  
23 questions he had was where can he find this  
24 information so he may review it for -- in terms of  
25 last year's findings and so forth so there can be a

1 comparison, I assume.

2 COMMISSIONER BAPTISTA: I can easily  
3 provide Mr. Adelman the reports we have. He can  
4 review them. They are voluminous. They are very  
5 technical. But I'm more than happy to share them  
6 with him.

7 SUPERVISOR SALADINO: I ask that you  
8 please meet with him and arrange a convenient time  
9 for both. This way he can take a look at those  
10 reports and delve in deep.

11 COMMISSIONER BAPTISTA: Very well.

12 MR. ADELMAN: No.

13 The question goes to Resolution 157,  
14 Cashin talks about all the things they did in last  
15 years agreement. One of the items they talk about  
16 was the -- that they did testing on the Empire site  
17 in the Oyster Bay dump, whatever it's called.

18 SUPERVISOR SALADINO: Old Bethpage  
19 Solid Waste Facility where we do not accept solid  
20 waste. It's been closed for many, many years.

21 MR. ADELMAN: We had an issue with  
22 Empire. They were supposed to remediate any issues  
23 that might have come up after they left. There was  
24 testing done and Resolution 138 is now talking  
25 about paying someone to analyze those results and

1 -- before the fact -- I think they already did it  
2 back in August now, and we just want to give them  
3 permission to do it because it's got that that  
4 Latin word N-U-M -- yeah.

5 SUPERVISOR SALADINO: I'm going to ask  
6 John to please step forward on the technical side.

7 Thank you, Mr. Baptista.

8 MR. SCALERA: Excuse me, Supervisor.

9 Before Mr. Tassone speaks, if you  
10 remember, this is a person that occupied the  
11 property that was --

12 SUPERVISOR SALADINO: Landlord/tenant  
13 issue.

14 MR. SCALERA: Vacated and --

15 SUPERVISOR SALADINO: Would you please  
16 identify yourself?

17 MR. SCALERA: Frank M. Scalera, Chief  
18 Deputy Town Attorney.

19 Part of the stipulation to get -- for  
20 them to be vacated was, amongst other things, clean  
21 the property, clear it of their debris, also to do  
22 some checking to see if indeed there was any, you  
23 know, substances that they might have left behind.  
24 That's where Cashin comes in and that's where John  
25 Tassone can take it from here.

1 SUPERVISOR SALADINO: Thank you.

2 MR. TASSONE: Thank you, Supervisor,  
3 Town Board.

4 John Tassone, Deputy Commissioner for  
5 Department of Public Works.

6 Mr. Adelman, on 138 for Cashin, yes,  
7 that is for last year. We asked Cashin &  
8 Associates and along with their subs to come in and  
9 test the two tenant locations on the facility to  
10 make sure that there was no contamination, and if  
11 there was, to hold them accountable for going in  
12 there and remediate it.

13 The findings came back that there was  
14 no contamination and we do have those reports on  
15 hand. I do not believe we put them on the website,  
16 but we do have them and can get them out however  
17 the Town Board sees fit to get those results out,  
18 but those results definitely came back with no  
19 contamination. So, we are clean now.

20 SUPERVISOR SALADINO: To reinsure  
21 Mr. Adelman or any residents who may be interested,  
22 they did environmental work for us. They tested  
23 the site. They found no contaminates and now we  
24 are paying them for their services.

25 MR. TASSONE: That is correct.



1                   This is actually -- we did not realize  
2                   that they needed to bring on a subconsultant. So,  
3                   this is the approval of the subconsultant that is  
4                   working for Cashin & Associates.

5                   SUPERVISOR SALADINO: And through this  
6                   approval, we're ensuring that we're doing this  
7                   appropriately, properly and legally.

8                   MR. TASSONE: Correct.

9                   SUPERVISOR SALADINO: Thank you.

10                  MR. TASSONE: 156?

11                  SUPERVISOR SALADINO: Yes.

12                  MR. TASSONE: Mr. Adelman asked about  
13                  156.

14                  SUPERVISOR SALADINO: Yes.

15                  MR. TASSONE: 156 is also for Cashin &  
16                  Associates. It is not to cover work that they  
17                  forgot to do, per se. Last year's contract the  
18                  on-calls are good for two years, 2018, 2019.

19                  What they can't finish in those two  
20                  years, we RFP new on-call contracts. We bring on  
21                  new consultants. Cashin & Associates is qualified.  
22                  They were renewed for a second two-year on-call and  
23                  this is a continuation of the work that they were  
24                  doing in '19, but because the on-call expire, we  
25                  need to now authorize them again to continue with

1 the work that they were already doing for us. So  
2 it's not forgotten work. It's work they did not  
3 get to.

4 SUPERVISOR SALADINO: Thank you. Much  
5 appreciated.

6 MR. TASSONE: Thank you.

7 SUPERVISOR SALADINO: Well, that  
8 satisfies those question.

9 I don't have any other slips and I  
10 don't see -- is there anyone else to be heard in  
11 public comment?

12 (No response.)

13 SUPERVISOR SALADINO: Please let the  
14 record indicate that no one has asked to speak --  
15 I'm sorry -- not public comment on normal  
16 Resolutions portion of the calendar.

17 Can you speak to postings and  
18 correspondence?

19 MR. LaMARCA: I'll move to vote on the  
20 regular calendar.

21 On the vote:

22 Supervisor Saldino?

23 SUPERVISOR SALADINO: "Aye."

24 MR. LaMARCA: Councilwoman Johnson?

25 COUNCILWOMAN JOHNSON: "Aye."

1 MR. LaMARCA: Councilman Imbroto?  
2 COUNCILMAN IMBROTO: "Aye."  
3 MR. LaMARCA: Councilman Hand?  
4 COUNCILMAN HAND: "Aye."  
5 MR. LaMARCA: Councilman Labriola?  
6 COUNCILMAN LABRIOLA: "Aye."  
7 MR. LaMARCA: Councilwoman Maier?  
8 COUNCILWOMAN MAIER: "Aye."  
9 MR. LaMARCA: Councilwoman Walsh?  
10 COUNCILWOMAN WALSH: "Aye."  
11 MR. LaMARCA: The calendar is complete,  
12 Supervisor.  
13 SUPERVISOR SALADINO: I thank everyone  
14 for attending today. We greatly appreciate it. We  
15 wish you health and happiness.  
16 Close the meeting.  
17 COUNCILWOMAN JOHNSON: Supervisor, I  
18 make a motion to close the meeting.  
19 COUNCILMAN IMBROTO: Second.  
20 SUPERVISOR SALADINO: All in favor,  
21 please signify by saying, "Aye."  
22 ALL: "Aye."  
23 SUPERVISOR SALADINO: Those opposed,  
24 "Nay," unless we want this to continue.  
25 Those opposed, "Nay."

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(No one responded.)

SUPERVISOR SALADINO: We thank you very  
much.

Thank you everyone for attending.

(TIME NOTED: 1:40 P.M.)