

TOWN BOARD  
TOWN OF OYSTER BAY  
SPECIAL PRESENTATION  
JANUARY 29, 2019  
7:11 P.M.

**JOSEPH SALADINO**  
**SUPERVISOR**

**JAMES ALTADONNA JR.**  
**TOWN CLERK**

P R E S E N T:

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

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

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

Minutes of the meeting  
taken by:

KRISTINA TRNKA  
Reporter/Notary Public

1 SUPERVISOR SALADINO: Ladies and  
2 gentlemen, may I have your attention, please?  
3 Please take a seat, if you haven't yet.

4 Good evening and welcome to Town of  
5 Oyster Bay Town Hall for our Town Board meeting of  
6 Tuesday, January 29, 2019.

7 To lead us in prayer, I'd like to ask  
8 Father José Teñas of the Saint Kilian Roman  
9 Catholic Church in Farmingdale to join us at the  
10 podium.

11 Father Teñas.

12 Please rise.

13 (Whereupon, a prayer was recited by  
14 Father Teñas.)

15 SUPERVISOR SALADINO: Thank you, Father  
16 Teñas, and our best to all of our friends at Saint  
17 Kilian's.

18 If you would please remain standing,  
19 ladies and gentlemen. We, obviously, have a large  
20 crowd this evening. So that we can be heard, we  
21 ask you to be respectful of all those speaking and  
22 we ask you to please follow the rules of our Town  
23 Board.

24 To lead us in the Pledge of Allegiance,  
25 please Captain William Sauberman, Ex-Chief Robert

1 Kaplan, Firefighter Josh Kerr, all of the Syosset  
2 Fire Department, as well as their representative,  
3 3rd Assistant Chief, Pete Silver.

4 If you'd all step forward, face the  
5 flag, right hand over your heart.

6 (Whereupon, the Pledge of Allegiance  
7 was recited by William Sauberman, Robert Kaplan,  
8 Josh Kerr and Pete Silver.)

9 SUPERVISOR SALADINO: Thank you so  
10 much. Please be seated, ladies and gentlemen.

11 I'd like to thank the members of the  
12 Syosset Fire Department for all you do.

13 Gentlemen, we can't thank you enough  
14 for your dedication and your service to the  
15 community.

16 We ask that -- we recognize that you  
17 all have been doing an amazing job and we take  
18 special pleasure in recognizing individuals who  
19 display great poise and skill in rescuing residents  
20 in crisis.

21 Captain Sauberman and Ex-Chief Kaplan,  
22 both of Southside Engine Company No. 5, as well as  
23 Firefighter Kerr of Woodbury Engine Company 3,  
24 please be recognized.

25 On the afternoon of Sunday, the 6th of

1 this month, members of the Syosset Fire Department  
2 responded to an automatic carbon monoxide detector  
3 activated at an apartment complex on Greenway in  
4 Woodbury.

5 2nd Assistant Chief, Kenneth O'Brien,  
6 the first on the scene, knocked on the door and  
7 received no response. He then noticed smoke and  
8 fire coming from within the apartment and  
9 immediately called for a hose line.

10 Captain Sauberman forced his way into  
11 the apartment and Ex-Chief Kaplan, as well as  
12 Firefighter Kerr, conducted a search through heavy  
13 smoke which filled the apartment in that dwelling  
14 from floor to ceiling and made visibility next to  
15 impossible. So you can picture just how dangerous  
16 it is to respond to this kind of an emergency.

17 They heard a groan coming from the  
18 kitchen and found a senior citizen laying face down  
19 on the floor. They collectively carried that  
20 victim outside to safety. He was then transported  
21 via ambulance to the hospital by fire -- the  
22 Syosset Fire Department Emergency Medical Service  
23 members.

24 The actions of these responding firemen  
25 were exemplary and life-saving. My Town Board

1 colleagues and I are very proud to publicly  
2 acknowledge and commend Captain William Sauberman,  
3 Ex-Chief Robert Kaplan, and Firefighter Josh Kerr  
4 for demonstrating an ability to act quickly,  
5 bravely and skillfully when fellow citizens are in  
6 need.

7 For this, our Town of Oyster Bay  
8 presents you with the Town's highest honor, and I  
9 ask Councilman Imbroto to make this presentation,  
10 along with our Town Board members so that we may  
11 thank you.

12 Ladies and gentlemen, let's thank them  
13 for their incredible service.

14 (Applause.)

15 SUPERVISOR SALADINO: We all act and we  
16 all care about our communities. It's one of the  
17 reasons so many are here today, but ladies and  
18 gentlemen, this is what it's all about. They risk  
19 their lives each and every day to protect the lives  
20 and property of everyone in the community, quite  
21 frankly, everyone in need.

22 So I'm going to ask Councilman Imbroto,  
23 Councilman Joe Muscarella and Councilman Tony  
24 Macagnone to assist with these presentations.

25 COUNCILMAN MACAGNONE: Thank you,

1 Supervisor.

2 SUPERVISOR SALADINO: And ask all the  
3 elected officials to join us.

4 (Whereupon, a Town Citation was  
5 presented.)

6 SUPERVISOR SALADINO: Ladies and  
7 gentlemen --

8 (Applause.)

9 SUPERVISOR SALADINO: As they are  
10 exiting, how about another round of applause for  
11 our heroes, Captain William Sauberman, Ex-Chief  
12 Robert Kaplan, Firefighter Josh Kerr, all of the  
13 Syosset Fire Department?

14 (Applause.)

15 SUPERVISOR SALADINO: We are very, very  
16 proud of them.

17 For our second presentation, ladies and  
18 gentlemen, we proudly call up Dane Tomanek and his  
19 friend, Will Daley, who grew up in Locust Valley  
20 and now reside in Bayville. Dane who works for the  
21 Town of Oyster Bay over the Summer as a seasonal  
22 lifeguard and Will Daley, both avid outdoorsmen,  
23 were at Centre Island Beach on the bayside on the  
24 morning of Friday, December 21st.

25 Both were checking the surf conditions

1 when they noticed something very unusual, very  
2 unusual for that time of year but, quite frankly,  
3 in these waters, unusual all year round. A whale  
4 had beached itself and was struggling in shallow  
5 water, in essence, fighting for its life. Dane and  
6 Will reported the sighting to the DEC Marine crew.

7           Wanting to help the whale and realizing  
8 they had to act quickly and decisively, they headed  
9 back to the car where Dane put on his surfing wet  
10 suit and Will jumped into his fishing gear. They  
11 returned -- remember, it was December, and the  
12 water was very, very cold and one could die of  
13 exposure very quickly by getting into that water.  
14 They returned to the shallow surf to help the  
15 whale.

16           Since the tide had come up slowly, the  
17 two men were able to gently coax the whale out into  
18 shallow water. The whale made its way out into the  
19 bay where it joined another whale about 100 yards  
20 offshore. It looked as though both whales could  
21 swim to safety, but unfortunately, the same whale  
22 who was in a very weakened state, beached itself  
23 again several hours later and could not be saved.

24           Nonetheless, the efforts to save the  
25 life of this 16-foot minke whale was very caring,

1 very exemplary.

2 Dane and Will, we have citations for  
3 you from the Town Board in recognition of your  
4 willingness to help in a difficult and dangerous  
5 situation. We are all animals lovers here. I,  
6 myself, I'm a tremendous animal lover with wanting  
7 to give special attention to our marine creatures,  
8 and that's exactly what you did.

9 I'll ask Councilwoman Johnson and  
10 Councilman Hand to assist with these presentations  
11 to the two of you.

12 (Applause.)

13 SUPERVISOR SALADINO: Ladies and  
14 gentlemen, let's hear it for Dane and Will.

15 (Applause.)

16 (Whereupon, a Town Citation was  
17 presented.)

18 (Applause.)

19 COUNCILMAN MACAGNONE: Way to go, guys.

20 (Applause.)

21 SUPERVISOR SALADINO: Ladies and  
22 gentlemen, we are trying to get the air  
23 conditioning turned up. It's obviously very warm  
24 in here and we're trying to do the best we can to  
25 get the temperature down.



1           If I can have your attention, please.  
2       Before we move forward with the business of the  
3       day, I want to remind residents that last week, we  
4       announced plans to begin the environmental cleanup  
5       of the ball fields at Bethpage Community Park. The  
6       contamination was discovered there nearly two  
7       decades ago and the site has been dormant, but now  
8       we are moving quickly to get this remediated and to  
9       continue our remediation work in Bethpage.

10           This is not directly related to the  
11       plume, but the responsible parties are the same.  
12       This environmental cleanup is a top priority for  
13       this Town Board and, clearly, for my work, as it  
14       has been for 14 years in the State Assembly getting  
15       the issues of groundwater and contaminations  
16       cleaned up, especially as they relate to Bethpage  
17       and Grumman and the Navy.

18           We are partnering with the DEC and this  
19       process will start and get underway and Grumman  
20       will pay the bill. Although remediation is  
21       expected to take three years, we look forward to  
22       reopening the ball field for its safe use by all of  
23       our residents.

24           (TIME NOTED: 7:27 P.M.)

25

TOWN BOARD  
TOWN OF OYSTER BAY  
REGULAR MEETING  
JANUARY 29, 2019  
7:28 P.M.

**HEARING P-8-18**

To consider the application of Kimco Jericho MI LLC, Kimco Birchwood Jericho LLC, Kimco Birchwood Jericho Lot LLC, Jericho Atrium 1761 LLC, and Kimco Birchwood Jericho Office LLC for a Special Use Permit to allow for hotel use on premises located on the eastern side of Route 107, south of Jericho Turnpike, Jericho, New York. Hearing continued from December 11, 2018. (M.D. 8/21/18 #21).

**JOSEPH SALADINO  
SUPERVISOR**

**JAMES ALTADONNA JR.  
TOWN CLERK**

P R E S E N T:

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COUNCILMAN JOSEPH D. MUSCARELLA  
COUNCILWOMAN REBECCA M. ALESIA  
COUNCILMAN LOUIS B. IMBROTO  
COUNCILMAN THOMAS HAND

R E C U S E D:

COUNCILMAN ANTHONY D. MACAGNONE  
COUNCILWOMAN MICHELE M. JOHNSON

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

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

Minutes of the meeting  
taken by:

KRISTINA TRNKA  
Reporter/Notary Public

1 SUPERVISOR SALADINO: Now, I ask our  
2 Town Clerk to please poll the Board.

3 MR. ALTADONNA: Supervisor Saladino?

4 SUPERVISOR SALADINO: Present.

5 MR. ALTADONNA: Councilman Muscarella?

6 COUNCILMAN MUSCARELLA: Here.

7 MR. ALTADONNA: Councilman Macagnone?

8 COUNCILMAN MACAGNONE: Here, Mr. Clerk.

9 MR. ALTADONNA: Councilwoman Alesia?

10 COMMISSIONER ALESIA: Here.

11 Good evening, Jim.

12 MR. ALTADONNA: Evening.

13 Councilwoman Johnson?

14 COUNCILWOMAN JOHNSON: Here.

15 MR. ALTADONNA: Councilman Imbroto?

16 COUNCILMAN IMBROTO: Present.

17 MR. ALTADONNA: Councilman Hand?

18 COUNCILMAN HAND: Here.

19 SUPERVISOR SALADINO: And now we will  
20 call our first hearing.

21 MR. ALTADONNA: Our hearing is P-8-18  
22 to consider the application of Kimco Jericho MI,  
23 LLC, Kimco Birchwood Jericho, LLC, Kimco Birchwood  
24 Jericho Lot, LLC, Jericho Atrium 1761, LLC and  
25 Kimco Birchwood Jericho Office, LLC for a Special

1 Use Permit to allow for hotel use on premises  
2 located on the eastern side of Route 107, south of  
3 Jericho Turnpike, Jericho, New York. Hearing  
4 continued from December 11, 2018.

5 SUPERVISOR SALADINO: To make a  
6 statement as it relates to this hearing, I call on  
7 Councilwoman Michele Johnson.

8 COUNCILWOMAN JOHNSON: Thank you,  
9 Supervisor.

10 Although I have no personal interest in  
11 any of the matters relating to Kimco's application,  
12 which is the subject of the hearing tonight  
13 concerning Jericho property, my father has an  
14 interest in the operation of the Milleridge Inn,  
15 which is also located at the Jericho property.

16 Therefore, to avoid any appearance of a  
17 conflict of interest or any conflict of interest, I  
18 am recusing myself from any participation in the  
19 hearing, and I note for the record that I have no  
20 input in this matter and I will have no input in  
21 this matter going forward and I will not be voting  
22 on the application, so I recuse myself.

23 Thank you.

24 (Applause.)

25 COUNCILMAN MACAGNONE: Supervisor, I

1 have statement also.

2 SUPERVISOR SALADINO: Go right ahead,  
3 Councilman.

4 COUNCILMAN MACAGNONE: For the last 19  
5 years, I've been a Councilman in this town and I'm  
6 also a union representative.

7 Thursday of last week, I was approached  
8 by a member of -- a high ranking member of the  
9 administration, told that this project shouldn't be  
10 union.

11 I told him I don't care, I don't make  
12 my decisions based on that, but I don't feel right  
13 sitting through this with that kind of hanging over  
14 my head, so, therefore, I'm going to recuse myself  
15 also from this.

16 Thank you, Supervisor.

17 (Applause.)

18 SUPERVISOR SALADINO: And now to begin  
19 the presentation, we call on the applicant.

20 Ladies and gentlemen, again, I remind  
21 everyone that this is a large audience. We would  
22 like to hear this hearing as we would also equally  
23 like to hear every speaker who would like to speak  
24 on this application, and we insist upon your  
25 cooperation so that everyone can be heard.

1           If you need to have a conversation,  
2           it's got to be outside. And I appreciate your  
3           working with us to show respect for everyone here  
4           tonight.

5           Counselor, redirect the floor to  
6           Councilwoman Johnson.

7           COUNCILWOMAN JOHNSON: Sorry, I just  
8           wanted to say that someone is parked on Spring  
9           Street and is about to have their car towed.

10          License plate GCL3458, you're blocking  
11          a patrol vehicle and we ask that you do move it. I  
12          can't tell what kind of car it is.

13          Thank you.

14          SUPERVISOR SALADINO: Counselor, since  
15          we have -- both of those drawings are included in  
16          the presentation materials you've given to us, the  
17          Town Board members, we ask that you turn the  
18          graphics that you have so that the audience can see  
19          them, please.

20          MR. WEBER: Absolutely.

21          SUPERVISOR SALADINO: Those holding up  
22          signs, we ask that you respect the others in the  
23          room. There are people who would like to see these  
24          diagrams and I believe those signs are blocking  
25          their view. We will hold our meeting in a

1 respectful manner and ensure that everyone has an  
2 opportunity to see and to hear all of information  
3 being presented, please.

4 AUDIENCE MEMBER: Do you have another  
5 easel?

6 (Whereupon, a discussion was held off  
7 the record.)

8 MR. WEBER: We can put one over here  
9 and one over there.

10 SUPERVISOR SALADINO: Absolutely.

11 MR. WEBER: No problem.

12 Shall I proceed?

13 SUPERVISOR SALADINO: Please.

14 MR. WEBER: Thank you.

15 For my appearance, Bram Weber, Weber  
16 Law Group, 290 Broadhollow Road, Suite 200E, in  
17 Melville for the applicant.

18 Bless you.

19 SUPERVISOR SALADINO: Thank you.

20 MR. WEBER: My -- our consulting team,  
21 which is here, which shall be speaking tonight,  
22 civil engineer, Dane Kenny, professional engineer,  
23 associate vice president at LiRo Engineers. Our  
24 traffic and parking engineer is Frank Filiciotto,  
25 professional engineer of Stonefield Engineering.

1 We have a real estate expert to testify tonight,  
2 Barry Nelson from Nelson Realty Group, and our  
3 architect, Seth Terry, who is a principal at  
4 Johnson Braund, Incorporated.

5 On behalf of Kimco Realty, who is the  
6 property owner, we have Nicholas Brown, vice  
7 president of development for the northeast region.

8 On behalf of 26 Sunset, LLC, the hotel  
9 operator, and Encore Management, the hotel manager,  
10 we have John Danzi, principal, and his partners.

11 On behalf of all of us, I want to thank  
12 the Town Board for the opportunity to present this  
13 application to you. We stand before you having  
14 worked for three years to bring this application to  
15 reality.

16 Over those three years, we've held many  
17 formal and informal meetings with organized civic  
18 associations, individual community members, clergy,  
19 members of the Jericho School Board, the Jericho  
20 Fire District, the Save the Milleridge Inn group,  
21 small and large business owners, trade and labor  
22 organizations, chambers of commerce, business  
23 organizations, non-for-profit organizations, Long  
24 Island Tourism and Business Bureau, area colleges  
25 and universities, and some of our local treasures,



1 such as Planting Fields Arboretum and the Theodore  
2 Roosevelt Association.

3 The support for this application is  
4 broad and deep, and includes the Men and Women of  
5 Labor, the Long Island Builders Institute, LIBI,  
6 the Association for a Better Long Island, ABLI, the  
7 Commercial and Industrial Brokers Society, CIBS,  
8 the Hicksville Chamber of Commerce, the South Asian  
9 Chamber of Commerce, the Long Island Association,  
10 the LIA, and many, many residents of the Town of  
11 Oyster Bay and others, including more than 750 who  
12 have signed petitions in support of the hotel.

13 All of the support is documented in  
14 letters already submitted, for the record, letters  
15 which will be submitted tonight wherein the support  
16 from the public, you can see in the room, and we'll  
17 hear from in testimony.

18 Finally and importantly, the Jericho  
19 School District supports this application as it  
20 provides significant additional tax support for the  
21 school district over the current taxes of the  
22 vacant parking lot and adds new school to children  
23 to the district.

24 We've received comments, questions and  
25 suggestions from all of these constituencies I just

1 mentioned, and more, all of which have been  
2 considered and many incorporated into the plan and  
3 design for the hotel to make this hotel, the  
4 Jericho Community Hotel, it is intended to be.

5 Most notably, at the direction of this  
6 Board and the Town Planning Department, an entire  
7 floor of the hotel was removed, reducing the room  
8 count from 127 rooms to only 93 rooms and bringing  
9 the height of the hotel down to where it can comply  
10 with the Town Code, depending on the architectural  
11 style ultimately approved.

12 On the architectural style, one of the  
13 civic associations we met with was very helpful in  
14 making design suggestions, which were incorporated  
15 into the hotel design and which resulted in the  
16 residential look and feel of the hotel architecture  
17 and the marrying of the design to the Milleridge  
18 Inn. The end result is the best of all worlds, a  
19 brand, the Marriott Residence Inn, refreshed  
20 modernized and updated for today's customer with  
21 the architectural style befitting Jericho and  
22 harmonious with the architecture of the Milleridge  
23 Inn.

24 On the technical side, this application  
25 was subject to multiple reviews by Town

1 departments, Planning, Environmental, and Highway  
2 as well as outside town consultants LK McLean for  
3 traffic and parking review and DMV Engineers for  
4 planning and environmental review.

5 To repeat, this application was subject  
6 to professional reviews from Town departments and  
7 independent third-party experts in traffic and  
8 parking, Planning, and the Environment.

9 Additionally, the project has been  
10 reviewed by The New York State Department of Parks,  
11 Recreation, and Historic Preservation and the  
12 New York State Department of Transportation.

13 But before all of this, it is important  
14 to reflect upon the history of how we got here.  
15 Kimco Realty is the owner of the entire Jericho  
16 Commons and Milleridge Inn property, which  
17 stretches from CVS to the south, includes Whole  
18 Foods in the Jericho atrium office building and  
19 ends with the Milleridge Inn Cottage and retail  
20 village to the north.

21 Kimco is a pure Long Island success  
22 story. For more than 60 years, Long Island based  
23 Kimco has specialized in shopping center ownership,  
24 development and management, Kimco was a public real  
25 estate investment trust traded on the New York

1 Stock Exchange, and currently owns 450 shopping  
2 centers in the US, totaling 78 million square feet  
3 of the leasable space.

4 This puts Kimco on par with North  
5 America's leading open air shopping center  
6 companies.

7 Why is this information important?  
8 It's important as it goes directly to Kimco's  
9 ability to manage this premiere property as well as  
10 provide supports for the statements we will be  
11 making regarding the expertise Kimco brings to  
12 executing a vision for a high functioning mixed-use  
13 property.

14 In 2015, when Owen Smith was winding  
15 down his operation of the Milleridge Inn, Kimco,  
16 being the owner of all of the surrounding  
17 commercial properties, was the natural purchaser  
18 and Kimco closed on that purchase at the end of  
19 2015.

20 Initially, Kimco explored as-of-right  
21 development of the property, which with the removal  
22 of the Milleridge Inn Cottage and retail village,  
23 could result in up to 60,000 square feet of  
24 additional retail space or 45,000 square feet of  
25 retail space with 50 apartments on second and third

1 floors above the retail. These are as-of-right  
2 uses, which would need only site plan approval and  
3 a building permit and which would meet all Town  
4 Code requirements.

5 However, as soon as word got out that  
6 Kimco had purchased the Milleridge Inn, the Town  
7 and 17,000, I repeat, 17,000 petitioners in the sea  
8 of the Milleridge movement came to Kimco and asked  
9 Kimco to keep the Milleridge Inn, Cottage, and  
10 retail village. In service to the Town and the  
11 17,000 strong Save the Milleridge movement, Kimco  
12 agreed and began the process of evaluating  
13 operators for the Milleridge Inn.

14 Proposals came in from many operators,  
15 and many were happy to maintain a catering business  
16 at the property, but almost all required the  
17 removal of the Milleridge Inn. Then Kimco found  
18 the Dover Group, who have done a fabulous job in  
19 maintaining the rich history of the property while  
20 modernizing operations and updating the  
21 infrastructure to better serve customers.

22 But even with all the great work done  
23 by Dover, from day one, the Milleridge and Kimco  
24 recognize that the Milleridge Inn needs something  
25 else to support its operations, and that Kimco

1 needs something else to justify the economics  
2 behind saving the Milleridge.

3 Kimco performed an analysis as to what  
4 use would be most complementary to the Milleridge  
5 and the larger property to make it a true mixed use  
6 success, and also, what use was missing in the  
7 market. Kimco's analysis resulted in the idea of a  
8 limited service hotel with no conference space, no  
9 meeting space, and no third-party restaurant with a  
10 national brand that would fit well with the Jericho  
11 community.

12 Kimco then sought to confirm its  
13 analysis through a market study from a leading  
14 global hospitality analyst, HVS. That analysis,  
15 which is current as of December 2018, and which I  
16 submitted as part of the record for this hearing,  
17 confirms that increased demand for hotel rooms in  
18 the study area, which was studied all the way from  
19 Garden City and Westbury in the west, to Melville  
20 in the east, would be anticipated to readily absorb  
21 any new hotels that may open in the area over the  
22 next few years.

23 Studying the January 2018 to October  
24 2018 period, the most recent statistics available,  
25 the HVS report finds a 2.1 percent year over year

1 demand for hotel rooms in the study area,  
2 demonstrating the continued strength of market  
3 demand, even amidst the addition of new supply, and  
4 that's the conclusion from the report.

5 And there was another study that we  
6 found and that was used most recently in continuing  
7 the analysis of the need for the hotel, which is a  
8 leading national real estate brokerage, CBRE. It  
9 released its hotel horizons report in June of last  
10 year, public report which was reported on by the  
11 Long Island Business News. That report says, as  
12 Long Island continues to evolve as a business and  
13 entertainment hub, demand is tending to outpace  
14 supply by .9 percent in 2018, which speaks volumes  
15 about the strength of the sector in the region.

16 CBRE also predicted a year-over-year  
17 increase in overall hotel occupancy on Long Island  
18 from 2018 to 2019, so demand for hotels is  
19 increasing, supply is not keeping up. So the  
20 primary benefit of the hotel is certainly to  
21 support the operations of the Milleridge Inn by  
22 providing a modern upscale hospitality option for  
23 guests of events at the Milleridge.

24 It's important to realize who else  
25 benefits from the hotel. The Jericho Jewish

1 Center, directly across 106/107 from Jericho  
2 Commons, which can now also offer an overnight  
3 amenity to the guests of their weddings and other  
4 life cycle events.

5 LIU Post and SUNY Old Westbury, who are  
6 need of additional hotel rooms to host families  
7 visiting for graduations and campus tours, the  
8 families of patients at St. Francis Hospital, who  
9 need comfortable lodging during the hospital stays  
10 of their loved ones; Jericho families, who need a  
11 local hotel for their families and friends when  
12 visiting during holidays or the summer; businesses  
13 in Jericho who now can have their executive team  
14 stay locally; youth sports teams traveling to games  
15 and tournaments played at the great parks and ball  
16 fields in Oyster Bay.

17 These are the constituencies that we  
18 believe will be served by the hotel.

19 As I close my introductory remarks and  
20 before the presentation turns to the technical  
21 team, it is important to note that we have tried  
22 mightily to talk to as many people as possible  
23 about this project over the past three years and  
24 we've worked with the three recognized civic  
25 associations representing the neighborhood



1 surrounding the property to answer as many  
2 questions as possible and make every accommodation  
3 we possibly could to the hotel plan.

4 And even -- even though most of the  
5 opposition refused to sit down and meet with us to  
6 discuss the project and to try to come to a  
7 compromise, we've reviewed their public statements  
8 and social media posts and have a clear  
9 understanding as to what they are afraid of, and I  
10 can tell you, and our technical presentation will  
11 show you, that those fears are unfounded.

12 The residential streets will not be  
13 overrun with cars because of the existence of a  
14 93-room limited service hotel. Kimco, one of the  
15 country's leading shopping center owners and  
16 managers, would not negatively affect the shopping  
17 experience at one of its premier properties, nor  
18 burden its neighbors, the lifeblood shoppers of the  
19 center, with negative impacts.

20 Strangers will not be roaming the  
21 neighborhood streets. There will be no, and I  
22 repeat, no vehicular access from the hotel to Merry  
23 Lane. The only access planned is to keep the  
24 existing pedestrian access, which if the Town  
25 decides, the applicant will close. The hotel is

1 planned for Milleridge and event guests, high  
2 income corporate travelers, and visiting and local  
3 families.

4 And the hotel operators have committed  
5 to overnight security seven days a week to ensure a  
6 safe environment. And these hotel operators are  
7 experienced hotel operators who have developed,  
8 built, and managed five franchise hotels, four of  
9 which are on Long Island, all which have good  
10 relationships with the communities that surround  
11 them. The view from the hotel will be completely  
12 blocked by lowering the hotel's site as much as  
13 possible, constructing a retaining wall, and  
14 planting large trees on the top of the retaining  
15 wall.

16 Property taxes will not be negatively  
17 affected. In fact, the hotel will overwhelmingly  
18 support the tax base. Currently, the vacant  
19 parking lot pays \$94,000 annually in general and  
20 school taxes.

21 Over the next twenty years, if the  
22 hotel isn't built, we estimate that amount will  
23 total about \$1.9 million. The hotel is projected  
24 to pay more than \$12 million in general and school  
25 taxes over the next twenty years, meaning that the

1 Jericho School District will receive more than \$6  
2 million over the next twenty years if the hotel is  
3 built.

4 The library will not be negatively  
5 impacted because of the hotel. In fact, through  
6 our outreach -- the outreach process, we have come  
7 to learn the importance of the library to the  
8 community. We understand it is an important  
9 community asset. Our team, unprompted and  
10 privately, we've already held internal discussions  
11 about how the shopping center and the hotel can  
12 support the important community services provided  
13 by the library.

14 And, overall, quality of life will not  
15 be negatively impacted by the hotel. The hotel is  
16 intended to support another community treasure, the  
17 Milleridge Inn. Without the hotel, despite the  
18 best efforts of the operators, the business model  
19 of the Milleridge Inn will not be sustainable for  
20 the long term. The ability of the Milleridge Inn  
21 to serve the community for the long term depends on  
22 the hotel.

23 The hotel will support the tax base,  
24 create more than 120 construction jobs and more  
25 than 30 permanent jobs, and represents a more than

1 \$22 million investment in the Jericho community.

2 Every aspect of the hotel and its  
3 operations has been well thought out and subject to  
4 internal Town review, external third-party review,  
5 and review by New York State. The limited service  
6 nature of the hotel is meant to complement the  
7 other uses on the property, creating a true  
8 interconnected mixed-use experience.

9 So that concludes my introductory  
10 remarks. My plan is now to have Dane Kenny, our  
11 civil engineer come and speak about the site.

12 Specifically, Mr. Kenny has appeared  
13 and his credentials are part of the submission.  
14 Mr. Kenny has appeared in the Town, certainly  
15 before this Town Board many times. To the extent  
16 that he's asked an opinion, I would request that  
17 his opinion be considered an expert opinion.

18 Thank you.

19 MR. KENNY: Good evening, Supervisor  
20 Saladino and Members of the Board.

21 Again, my name is Dane Kenny. I'm a  
22 New York State licensed engineer with the  
23 consulting firm of LiRO Engineers located 235 East  
24 Jericho Turnpike, Mineola, New York 11501.

25 Our firm prepared the engineering site

1 plans and surveys that were submitted as part of  
2 this application. Please note that the plans  
3 submitted to the Planning Department for approval  
4 were prepared in general conformance with the  
5 zoning code and site design standards of the Town  
6 of Oyster Bay.

7 The overall 29-acre property is zoned  
8 Business GB and is located at the southeast corner  
9 of Jericho Turnpike and Routes 106/107. Uses  
10 permitted on this zone includes retail stores,  
11 offices, restaurants, banks, apartments over stores  
12 or offices, and hotels, with special permit from  
13 the Town Board.

14 The existing property is a mixed-use  
15 development consisting of two distinct areas. The  
16 Milleridge Inn area consisted of inn, Cottage, and  
17 village shops, and the Jericho Commons shopping  
18 center consisting of a variety of retail stores,  
19 office buildings, banks, supermarkets, et cetera.

20 I'll be presenting to the Board a brief  
21 description and outline of the proposed hotel  
22 development as it relates to the overall property.  
23 The proposed three-story, 93-room hotel, which is  
24 the subject of this application, is proposed to be  
25 located within an existing underutilized paved

1 parking area at the northeast corner of the  
2 Milleridge property adjacent to the Milleridge  
3 Cottage.

4 The hotel building setbacks will be in  
5 full compliance with Town requirements. Please  
6 note that the required rear yard setback per Town  
7 Code is 20 feet. The proposed hotel building will  
8 be set back 82.4 feet from the real property line  
9 and approximately 125 feet from the nearest home.

10 The existing paved parking and driveway  
11 areas located within the Milleridge Inn parcel will  
12 be reconfigured and reconstructed to Town standards  
13 to provide improved circulation and direct access  
14 to the proposed hotel and the other existing  
15 on-site facilities.

16 Currently, there are 1,821 existing  
17 parking spaces located within the overall property.  
18 The submitted plans proposes a total of 1,724  
19 parking spaces consisting of 1,576 developed spaces  
20 and 148 land bank spaces. Should the need arise,  
21 the proposed land bank spaces can be installed to  
22 provide for additional parking. The parking spaces  
23 are distributed across the overall site for the  
24 convenience of the various operations.

25 Based on the Town Zoning Codes for

1 off-street parking, the number of parking spaces  
2 required for the proposed and existing uses,  
3 calculated to be 2,128 spaces.

4 SUPERVISOR SALADINO: Could you say  
5 that again more clearly? How many spots in total?

6 MR. KENNY: Based on the Town Zoning  
7 Codes for off-street parking, the number of parking  
8 spaces required for the proposed and existing uses  
9 is calculated to be 2,128 spaces.

10 SUPERVISOR SALADINO: 2,128?

11 MR. KENNY: Yes.

12 And this number is arrived at by  
13 calculating the parking required for individual  
14 users or buildings, and then accumulated to provide  
15 the total required parking.

16 A parking utilization study was  
17 prepared by the traffic consulting firm of  
18 Stonefield Engineering. This study discusses and  
19 evaluates the adequacy of the proposed shared  
20 parking spaces that will serve the subject  
21 mixed-use development.

22 Following my presentation, Mr. Frank  
23 Filiciotto from Stonefield will be presenting the  
24 findings of the study.

25 Additional pedestrian access walks are

1 proposed throughout the development. These walks  
2 will provide direct and improved connectivity  
3 between the various uses on the Milleridge parcel  
4 and shopping center property.

5 Additionally, the existing connecting  
6 driveway between the shopping center and the  
7 Milleridge area will be reconstructed and better  
8 defined resulting in improved vehicle-cross access  
9 between the two areas.

10 Traffic calming measures, including  
11 stop signs at strategic intersections are proposed  
12 as part of the submitted plans. There are no new  
13 driveway curb cuts proposed at Merry Lane or at any  
14 other public roadway. And as Bram mentioned, this  
15 submitted plans proposed to maintain pedestrian  
16 access from Merry Lane.

17 The reconstructed parking and driveway  
18 areas will be greatly enhanced with additional  
19 landscaped areas and decorative lighting that are  
20 in compliance with the Town's site plan  
21 requirements.

22 Upon completion of the proposed hotel  
23 development, there will be a net increase of  
24 landscaped areas of approximately half an acre.

25 Approximately 175 new trees and 440



1 shrubs are proposed as part of the submitted  
2 landscape plans, including 9 to 10-foot high  
3 evergreen screen trees located along the rear  
4 property line behind the hotel. The proposed  
5 evergreen trees would be located along the top of  
6 the proposed 12 to 4 foot high retaining walls and  
7 will provide year round buffer screening for the  
8 existing homes. These proposed evergreen trees  
9 will be greatly -- will great to supplement the  
10 existing trees that are located within the  
11 backyards of the existing homes.

12 The proposed screen trees were selected  
13 for foliage and growth rate of approximately 2 feet  
14 per year. New landscaped areas will be provided  
15 with an automatic irrigation system per Town  
16 requirements. New decorative side lighting  
17 shielded is required to prevent light spillage onto  
18 adjacent properties. These new lights will provide  
19 for improved security lighting throughout the  
20 parking areas.

21 Directional signs will be provided at  
22 strategic locations within the parking areas to  
23 assist visitors to find their destination.

24 Required screened garbage holding facilities and  
25 loading areas are indicated on the site plans and

1 will be provided per Town site plan guidelines.

2 In order to minimize the visual impact  
3 of the new hotel building from adjacent properties,  
4 the submitted grading plan proposes to lower the  
5 existing grades within the vicinity of the new  
6 hotel area as much as possible. The first floor  
7 elevation of the hotel is proposed to be  
8 approximately 15 feet below the section of Merry  
9 Lane that's adjacent to the property. These great  
10 transitions would be accomplished with on-site  
11 retaining walls.

12 Stormwater runoff from the new hotel  
13 roof and associated site areas will be collected  
14 and contained on site with a new dry wells and  
15 disposal for the underlying soils.

16 During construction, the maintenance of  
17 the maximum amount of parking spaces for the proper  
18 operation of the various existing facilities is of  
19 the utmost importance to the owner and tenants  
20 within the development.

21 The developer will be working with  
22 construction managers to provide the necessary  
23 phasing of work and logistics to ensure that there  
24 will be minimal disruption during construction.

25 Leadoff water availability was received

1 from the Jericho Water District for required  
2 domestic and fire protection water services.

3 We have also received a letter of sewer  
4 availability from -- that's the county Department  
5 of Public Works. Review comments from the Jericho  
6 Fire District have been incorporated into the  
7 proposed plans. Emergency vehicle access will be  
8 provided around the hotel building and additional  
9 on-site fire hydrants to be provided within the  
10 vicinity of the hotel. Electric and gas service  
11 will be provided by PSE&G Long Island and National  
12 Grid, respectively.

13 Based on my review of the site plans  
14 and other submitted documents, it is my opinion  
15 should the Board approve this application, that the  
16 existing Milleridge Inn site would be greatly  
17 enhanced with significant new landscaping, better  
18 site lighting and improved vehicle and pedestrian  
19 circulation throughout the site.

20 The proposed hotel will complement the  
21 other existing uses within the mixed-use  
22 development, but will not adversely affect the  
23 operations of the site due to the advances of the  
24 shared parking characteristics exhibited by this  
25 overall development.

1 That concludes my presentation.

2 Thank you.

3 SUPERVISOR SALADINO: Questions?

4 (No verbal response given.)

5 SUPERVISOR SALADINO: No, .

6 Not as yet? We heard you mention the  
7 number, 2,128 parking spots.

8 Is that required, proposed or perhaps  
9 both?

10 MR. KENNY: That's per Town Code,  
11 required.

12 SUPERVISOR SALADINO: Required.

13 MR. KENNY: As I mentioned, it's an  
14 accumulation of what's required for each individual  
15 building or use on the site.

16 As I mentioned, there's a parking  
17 utilization study that was performed for this  
18 application, and the study will demonstrate that  
19 the proposed parking of -- I'll give you that  
20 number -- of 1,724 spaces will be adequate to serve  
21 the proposed development.

22 SUPERVISOR SALADINO: So you're  
23 proposing how many spots?

24 MR. KENNY: 1,724.

25 SUPERVISOR SALADINO: 1,724 spots.

1                   But based on the square footage and the  
2 use, 2,128 are required?

3                   MR. KENNY: Yes.

4                   SUPERVISOR SALADINO: Now, does that  
5 include the spots that are required for the  
6 Milleridge Inn and the Milleridge Cottage?

7                   MR. KENNY: Yes. It's an overall  
8 development requirement.

9                   SUPERVISOR SALADINO: The overall  
10 development?

11                   MR. KENNY: Look at the shopping  
12 center, look at the Milleridge, all the various  
13 users.

14                   SUPERVISOR SALADINO: Do you have a  
15 number that the Marriott residence, as proposed,  
16 would require?

17                   MR. KENNY: 121 spaces.

18                   SUPERVISOR SALADINO: 121 spaces.

19                   Thank you.

20                   COUNCILMAN MUSCARELLA: Excuse me, how  
21 many employees will be there hourly, employees per  
22 day?

23                   MR. KENNY: We had identified on the  
24 parking calculations that 28 full-time employees  
25 would be at the maximum shift.

1 COUNCILMAN MUSCARELLA: And your  
2 calculations are?

3 MR. KENNY: Includes employees. It's  
4 part of the Town requirement that employees should  
5 be included.

6 COUNCILMAN MUSCARELLA: Okay.

7 MR. KENNY: Thank you.

8 SUPERVISOR SALADINO: Thank you.

9 MR. WEBER: Before I ask our parking  
10 and traffic engineer to come up, I just want to  
11 make clear, and Supervisor, your questions have  
12 reminded me, the parking variance will be a  
13 separate application to the Board of Zoning  
14 Appeals, so I wanted everybody in the public to  
15 know that, that is not -- while parking and traffic  
16 certainly is a criteria for special permit and site  
17 plan, the actual variance, this Board does not  
18 grant that variance, that is a separate hearing, a  
19 separate public hearing with notice at the Board of  
20 Appeals. Just wanted to make that publicly so that  
21 everybody in the room understands that.

22 COMMISSIONER ALESIA: Mr. Weber, sorry,  
23 so -- but you are going for a variance because  
24 there not going to, in fact, be 2,128 spots; it's  
25 got to be less than that?

1 MR. WEBER: That is correct. That's  
2 the 1.700, yes. That is the requirement -- to be  
3 clear, that is a requirement from the Milleridge  
4 Inn all the way to the CVS. It's over the entire  
5 property. So the deficiency would be -- is spread  
6 out throughout the entire property. It's not just  
7 in the area of the Milleridge Inn.

8 So I'm going to ask Frank Filiciotto,  
9 who is our traffic and parking expert and who has  
10 spent countless hours studying those two very  
11 important aspects of this application,  
12 Mr. Filiciotto has appeared before this Board and  
13 others in the town as an expert, and I ask that his  
14 testimony be considered expert testimony.

15 Thank you.

16 MR. FILICIOTTO: Good evening,  
17 Supervisor Saladino, Members of the Town Board.

18 Just for the record, again, Frank A.  
19 Filiciotto, F as in Frank, I-L-I-C-I-O-T-T-O. I'm  
20 with the firm Stonefield Engineering and Design.  
21 Address, 584 Broadway, New York, New York.

22 Just for the record, again, I'm a  
23 licensed professional engineer in the State of  
24 New York. I have over 15 years of experience in  
25 the field of traffic and transportation, site

1 planning and parking layouts.

2 I've testified in front of this Board  
3 on a number of occasions. I'm also licensed in  
4 seven other U.S. states as a traffic engineer and  
5 professional engineer.

6 I appreciate the opportunity to speak  
7 on the matter this evening.

8 As you've heard from Mr. Weber and  
9 Mr. Kenny, this application seeks to introduce a  
10 hotel into an existing mixed-use development where  
11 the potential for a shared relationship amongst its  
12 users is very great. And we have been very careful  
13 to make this plan work for the Milleridge Inn. We  
14 understand how important of an institution it is on  
15 this property and how the introduction of a hotel  
16 in its area, it's very important to design around  
17 that and make sure the two complement one another  
18 and do not negatively impact one another.

19 We've developed that plan, which I'll  
20 explain in the minutes to follow, but just for some  
21 background, my firm was involved in the traffic  
22 impact analysis portion of the project as well as  
23 the parking utilization study that Mr. Kenny  
24 mentioned. We've prepared two documents, one dated  
25 October 2, 2018, that was the parking utilization



1 study, and that's been submitted, not only to the  
2 Town, but also to the Town's outside consultant,  
3 LK McLean Associates as, Mr. Weber mentioned.

4 In addition, we prepared a traffic  
5 impact study, which has been submitted in various  
6 revisions over the course of the last two years,  
7 but most recently was last updated on January 18th  
8 of this year. And again, that was reviewed, not  
9 only by the Town's departments, but also its  
10 outside consultant, LK McLean Associates and the  
11 New York State Department of Transportation.

12 Just before I get in, to reorient the  
13 Board, I know everyone's probably overly familiar  
14 with the site, but what's really important here is  
15 that this site is an existing mixed-use center.  
16 There's office on the site, there's restaurants on  
17 the site, there's retail on the site, there's  
18 catering on the site. There are a variety of uses  
19 here that all work together.

20 You could be a customer of Whole Foods  
21 and also work in the atrium building. There's  
22 synergy amongst the building. The parking  
23 requirement of 2,128 for this site is based on  
24 every use requiring its own parking at the exact  
25 same time, everything maxing out at once. And that

1 just isn't the way things actually work in reality.

2 There is a shared relationship between  
3 all of the uses on this site. It's the same reason  
4 why on a Saturday, if you are in front of the  
5 atrium building, the parking lot is basically empty  
6 because no one is there working. But yet, Whole  
7 Foods is maxing out because everyone does their  
8 grocery shopping on Saturday.

9 So you can see how the parking  
10 requirement, per the Code, and every town is like  
11 this, they require each and every category of use  
12 to provide its own parking, but when you have a  
13 mixed-use center as large as this, you have  
14 overlapping occurring between the uses, and what  
15 I'm going to explain later on is how the Milleridge  
16 Inn, with a large history of attracting customers,  
17 guests for dinner, events, weddings, things of that  
18 nature, will have the ability to influence the way  
19 the hotel behaves.

20 In fact, the reason why the hotel is  
21 such an attractive use for this particular part of  
22 the property is because it has the ability to draw  
23 from people that are already patronizing the  
24 Milleridge Inn and its variety of buildings.

25 The site, as you know, borders three

1 roadways. Merry Lane to the east, which, again,  
2 I'll reiterate, there is no vehicular access to  
3 proposed as a result of this project. On the north  
4 end is Jericho Turnpike and on our west end where  
5 all of the access to the site is achieved, is  
6 New York State Routes 106 and 107.

7 There are two signalized access points  
8 to this center, one at Columbia and one at  
9 Manhattan. Columbia's at the far south end of the  
10 property, and as you move north, there are a number  
11 of un-signalized driveways.

12 Now, 106/107 in this area is a divided  
13 highway which means that any driveway that is not  
14 signalized, you can't make left turns. So all  
15 turning movements into the site that involve lefts  
16 occur at the traffic signals that control the site.  
17 All of that is remaining the same. We're not  
18 introducing any new driveways as a result of this  
19 project, nor modifying any existing driveways.

20 We've been careful to work with  
21 New York State Department of Transportation, which  
22 has jurisdiction over New York State Routes 106 and  
23 107. We are party to the New York State DOT  
24 Highway work permit process, which is required  
25 whenever you have a development on a State highway.

1           Also of key note is directly south of  
2           us are two major limited access highways, the  
3           Northern State Parkway and the Long Island  
4           Expressway.

5           The key thing to note here is that we  
6           are north of those two limited access highways, so  
7           the majority of traffic that will be drawn to this  
8           site as a result of the hotel is expected to come  
9           directly from the highways.

10           These are people from out of town  
11           staying at the hotel. These are business  
12           travelers. Most likely, they will be coming from  
13           the LIE or the Northern State coming north for a  
14           few tenths of a mile on 106 and 107 and entering  
15           the premises. We do not anticipate there to be a  
16           large draw from other areas, such as from the north  
17           or from the east or west via Jericho Turnpike.  
18           Although, it is possible that you might get a few  
19           trips from that direction, the majority is really  
20           going to be driven by the LIE and the Northern  
21           State.

22           As you've heard, we're proposing a  
23           93-room Marriott Residence hotel and we're  
24           situating it as far from the retail and office  
25           components as possible. It's at the far north end

1 of the site in a parking lot where there is  
2 relatively low activity, except during peak events  
3 at the Milleridge Cottage and the Milleridge Inn.

4 We performed a traffic analysis based  
5 on industry standards. We looked at intersections  
6 up and down Route 106 and 107 and what we found,  
7 generally speaking, there are 50,000 vehicles per  
8 day on New York State Routes 106 and 107. We  
9 understand how busy of an area this is. The site  
10 itself generates a significant amount of traffic  
11 throughout the course of the day.

12 What we found is that while traffic  
13 moves fairly well along 106 and 107 in this area,  
14 if you're on one of the side streets, such as  
15 Manhattan Drive or Columbia or on the site itself,  
16 it's often difficult to get out of the site, you  
17 wait a long time at the traffic lights, and that  
18 has been a complaint that we've heard specifically  
19 at the south end of the site near Whole Foods when  
20 Whole Foods is very busy.

21 And so one of our conclusions on our  
22 traffic study was to recommend a signal timing  
23 change, basically providing more green light time  
24 to the facilities and Columbia and Manhattan to  
25 allow for more processing time. Those vehicles now

1 will have more time to get out. That  
2 recommendation was submitted to DOT and they are  
3 currently evaluating it. It's up to them,  
4 ultimately, but we believe that that would be a  
5 nice improvement for both the residents on Columbia  
6 and Manhattan as well as the site itself.

7 One of the things that we did in the  
8 course of the traffic impact analysis, and this is  
9 something we've heard from our discussions with the  
10 Town, was the cumulative impact of projects in  
11 general in the Town of Oyster Bay. And through a  
12 variety of research, we look at recently-approved  
13 projects, projects that are under construction or  
14 have recently opened, and we made sure that our  
15 traffic study included those -- included those  
16 projects.

17 The closest project that we included is  
18 the Bristol Senior Living Facility on Jericho  
19 Turnpike just northwest of us, if you will.

20 Now, when we started this project back  
21 in early 2016, we weren't aware of that project so  
22 as this project has evolved, from a traffic  
23 standpoint, there have been revisions along the  
24 way, and we've just recently included Bristol in  
25 our analysis because it is approved and open as of

1 December 2018.

2 The other project that we included in  
3 our analysis is the light industrial building at  
4 999 South Oyster Bay Road. Now that's three and a  
5 half miles away from our site. Normally, that  
6 would not be something we would look at, it's  
7 significantly far from the site, but it is within  
8 the Town and we were sensitive to this idea of  
9 cumulative impact as a result of a lot of different  
10 projects being proposed, so we included that site  
11 as well.

12 There are, of course, a number of other  
13 projects in the town that the Town is considering.  
14 Seritage, Syosset Park, of course, Downtown  
15 Hicksville Revitalization. These projects are  
16 still in progress. Their exact development plans  
17 have not been set in stone. Their environmental  
18 analyses and reports are still being worked on, so  
19 per SEQR Guidelines, we have not included those in  
20 our analyses because it would be speculative as to  
21 the impacts and mitigation associated with them.

22 But what we've done is a reasonable  
23 review of other planned projects in the nearby  
24 vicinity and inclusion of those to the extent we  
25 possibly can.

1           And, again, it's our obligation to  
2 mitigate our impacts. It's not our obligation to  
3 mitigate every other project in the Town, but we do  
4 want to consider them and be able to understand  
5 their impacts as they might relate to us or their  
6 mitigation as much as it relates to us.

7           Now, anecdotally, hotels, in general,  
8 are not major traffic generators during peak hours,  
9 and if you think about it, because when you check  
10 into a hotel in and when you check out, oftentimes  
11 does not coincide with peak hours that we  
12 traditionally assume are peak hours. They  
13 certainly generate traffic during the peak times,  
14 but their peak levels of activity are often before  
15 or after the peak hours of a roadway.

16           This 93-room hotel, when analyzed, will  
17 generate far less than 100 trips during the peak  
18 hour. And why that's important is the Institute of  
19 Transportation Engineers, which is the body that we  
20 as traffic engineers look to for guidance on the  
21 amount of traffic that a wide variety of land uses  
22 will generate, states that trip increases that  
23 don't trigger a 100-trip threshold, generally  
24 speaking, will not have a significant impact on the  
25 roadway network.



1           Based on land use 310, which is a  
2           hotel, this hotel is expected to generate 41 trips  
3           during the morning peak hour, 59 trips during the  
4           midday peak hour, 44 trips during the weekday  
5           evening peak hour, that's the commuting peak hour,  
6           and 68 trips during the Saturday midday peak hour.  
7           Again, these are far less than 100 trips that ITE  
8           defines and says, this is significant.

9           Now, just at a comparison, a 7-Eleven  
10          convenience store generates more traffic in and out  
11          of a driveway than this hotel would during peak  
12          hours, just out of comparison.

13          The other thing I want to point out,  
14          that the definition of hotel in the ITE's trip  
15          generation manual includes things like catering  
16          facilities, meeting rooms, restaurants and bars.  
17          None of that is proposed on this specific hotel.  
18          This is strictly 93 rooms.

19          So we believe we have pinpointed down  
20          the amount of traffic that this hotel will  
21          generate, and based on the amount of traffic  
22          proposed to be generated, we do not believe it will  
23          have a significant impact on the roadway network.

24          We also didn't consider, and we did  
25          this conservatively, but we didn't consider the

1 fact that those trips that I mentioned could also  
2 be linked to the Milleridge Inn or the Milleridge  
3 Cottage.

4 So case in point, let's say you're  
5 going to a wedding at the Milleridge Cottage now  
6 and you're from out of town and you're staying at  
7 one of Long Island's other hotels, you might now  
8 decide to stay at the proposed Marriott. That car  
9 and that trip was already created by the wedding.  
10 It's simply now a car parked in a parking lot  
11 associated with the hotel.

12 So we've concluded that based on the  
13 amount of traffic associated with the hotel, the  
14 roadways can adequately accommodate the traffic and  
15 the nature of the use and location of the site  
16 proximates the LIE and the Northern State, focuses  
17 the traffic along a very small relatively short  
18 section of 106 and 107. And the timing changes  
19 that we recommended will be reviewed and decided by  
20 DOT in the months to come.

21 One of the things that Mr. Kenny noted  
22 in his presentation is that we're proposing  
23 additional pedestrian facilities. When we met with  
24 one of the civic bodies, there was a desire for  
25 connectivity from the west side of Routes 106 and

1 107 into the site. If you're familiar with the  
2 location, at the intersection of Route 106/107 and  
3 Manhattan Drive, there is no sidewalk on the east  
4 side of the road north of that point.

5 So if you want to walk to the  
6 Milleridge, for instance, there's no sidewalk  
7 there. This application is proposing sidewalk  
8 along that entire stretch and connecting at  
9 intermediary points to internal sidewalk  
10 connections to allow for people to get to various  
11 locations on the site from the -- from the right of  
12 way. And the New York State Department of  
13 Transportation has approved that in concept.

14 We've also provided internal improved  
15 way finding and traffic calming measures within the  
16 site, such as stop signs, additional markings to  
17 calm traffic within the property. And the driveway  
18 exit approach at Manhattan Drive was reconfigured  
19 about a year ago in response to some civic concerns  
20 about the alignment of that intersection being able  
21 to exit, that was actually already done by Kimco.

22 With respect to DOT, this project, as I  
23 mentioned, is subject to the New York State DOT  
24 Highway Work Permit process. We initiated that  
25 process back in December of 2016 and we've been

1 working with them on and off for the last 18  
2 months. We received a letter -- and I'm going to  
3 submit that to the record now -- on September 24th,  
4 it's a very brief e-mail from the head of  
5 permits -- if I may submit that now -- over in  
6 Hauppauge at the DOT.

7 And it states, I'll read into the  
8 record, "The New York State Department of  
9 Transportation's review of the redevelopment plans  
10 for the subject site is progressing satisfactorily  
11 and we have no objection to the Town of Oyster Bay  
12 issuing the site plan approval for the same."

13 So the DOT is on Board with this  
14 project in concept. We don't have a Highway Work  
15 Permit, which is something we ultimately need, but  
16 when DOT writes a letter like that, it means they  
17 are in agreement with the project at a very high  
18 level and it's up to us to satisfy their technical  
19 requirements, submit bond, insurances, and permit  
20 fees, and ultimately, get a permit to do the work.

21 So we're well on our way there, and, of  
22 course, we'd be, of course, willing to covenant any  
23 C of O on a satisfactory DOT permit and closeout  
24 process.

25 SUPERVISOR SALADINO: If you'll excuse

1 me for just a moment, I'm going to interrupt you.

2 As announced earlier, there is a car  
3 blocking some other vehicles and it's got to be  
4 moved; otherwise, the car will be impounded. It's  
5 a 2017 Lexus. I believe it's white and I believe  
6 it has the license plate, GCL3458. That -- I'm  
7 being informed that the police will impound that  
8 vehicle if it's not moved soon, so I'm giving you  
9 an opportunity.

10 Sorry for the interruption.

11 MR. FILICIOTTO: If I may now, I'm  
12 going to move into the parking discussion of my  
13 analysis, and I have some exhibits that is I do not  
14 believe are in your package, so I wanted to turn  
15 the boards, if I may, and I could turn them back to  
16 the public so that they could see them, but I  
17 wanted to make sure the Board sees it as well, with  
18 your permission.

19 So, in addition to the traffic  
20 analysis, we also looked at parking very, very  
21 closely, and almost more important here is the  
22 parking question because, obviously, when you're  
23 introducing a use into a center, you want to  
24 understand how it will work with the existing  
25 center. Is it a complementary use, will it

1 complement the other uses in the center or will it  
2 inhibit them.

3 And, again, I believe that this hotel,  
4 when you consider the collection of uses already  
5 there, will actually complement them. But I want  
6 to walk you through my analysis and provide you  
7 where we went with this.

8 The site, as it exists today, provides  
9 1,821 parking spaces. These were field verified,  
10 we went out and counted every single parking space.

11 COUNCILMAN IMBROTO: Is there an  
12 existing parking variance?

13 MR. FILICIOTTO: There is.

14 COUNCILMAN IMBROTO: What is the  
15 requirement for the existing use?

16 MR. FILICIOTTO: I'd have to get those  
17 numbers for you.

18 COUNCILMAN IMBROTO: Okay. Don't get  
19 them now. When you're done.

20 MR. FILICIOTTO: Okay. I'd be happy  
21 to.

22 If you look over towards your left,  
23 there's an overall parking field study area there.  
24 All 1,821 are depicted there. And what we did was  
25 we broke up the overall campus, if you will, into a

1 variety of lots so we could study individual sub  
2 areas within the parking lots.

3 So we know what the Milleridge Inn was  
4 doing at 1:30 and then we could compare it to what  
5 the Whole Foods lot was doing at the same time. If  
6 you treated the whole lot as one big lot, you  
7 wouldn't -- all you'd know is one total number.  
8 You wouldn't be able to really drill down and see  
9 where parking demand is occurring.

10 So that just gives you an idea of the  
11 detail and how we broke out the center. And as  
12 Dane mentioned, a hotel with 93 rooms requires one  
13 space for every room, plus one space for every  
14 employee, of which there are 28 anticipated.  
15 That's where the 121 comes from.

16 The Milleridge Inn site, which is -- if  
17 I may, areas one, two, three, and four, there are  
18 roughly 560 parking spaces in that area today. The  
19 Milleridge -- the hotel, rather, will obviously  
20 displace some of that existing parking. If you're  
21 putting a building on a parking lot, you're going  
22 to remove a few spaces there.

23 Hotel will displace 169 spaces in that  
24 area. In the future, we're providing 1,724 spaces,  
25 inclusive of the land bank spaces, so we're

1 still -- we still have a variance that we're  
2 working through. Obviously, when you have a  
3 variance, you have to show that what you're  
4 providing at the end of the day is going to be  
5 adequate.

6 And when we initiated this project, we  
7 started on non December months. We looked at how  
8 parking operates in September and October. And  
9 throughout our process, we heard that, well, you  
10 didn't come in December when the Milleridge Inn is  
11 very busy and people are out doing Christmas  
12 shopping and all of what Christmas and the holidays  
13 does to a parking lot.

14 So we actually did two types of  
15 studies. We looked at non December and we looked  
16 at December, and we looked at December actually  
17 very recently last year.

18 I'll start with the non December. We  
19 basically went out and did two days of full counts.  
20 We sat there from 7:00 in the morning until  
21 7:00 p.m. and counted the entire center every half  
22 an hour. And then we did that again on Saturday  
23 from 10:00 in the morning until 10:00 p.m., and  
24 this was done in that September, October.

25 During this time, there were events



1 going on at the Milleridge. We wanted to make sure  
2 we got days when the Milleridge had some semblance  
3 of events going on because, obviously, the events  
4 are what drives the parking in that area. You have  
5 dinner, of course, but if you have people renting  
6 out rooms and having parties, that generates  
7 parking demand in that area.

8 So on the Tuesday that we looked at,  
9 there was a breakfast at the Milleridge Inn, which  
10 hosted 50 people, and a little bit later on that  
11 day, there was a meeting at the Milleridge Cottage  
12 for 200 people. And then on Saturday, there was a  
13 bridal shower, a birthday party for a total of 65  
14 people, that happened coincidentally. There was an  
15 engagement party a little bit later on in the  
16 evening for 75, and then a coincident wedding at  
17 the Milleridge Cottage for 150 people.

18 So we have events going on, we looked  
19 at that, and what we found is that during the max  
20 occupancy, which actually didn't occur during any  
21 one of those events, the entire overall campus had  
22 a had an occupancy of 45 percent, which means that  
23 55 percent of the spaces were empty. Okay?

24 That occurred in the mid day and that  
25 makes sense, that's when your retail draw is at its

1 highest, that's when people are out running  
2 errands, they're at CVS, they're at Whole Foods,  
3 they're at Starbucks, and that's when things are at  
4 their busiest. When the events occur, the big  
5 events, we're talking the weddings, the engagement  
6 parties, things of that nature, most of the retail,  
7 at that point, has died down.

8 Whole Foods is open, for sure, and CVS,  
9 but people are not at those uses like they are at  
10 1:00 or 2:00, especially on a Saturday. So you  
11 have this complementary nature between the uses.

12 Now, what I think is interesting to  
13 note is, if you're in the Milleridge parking lot  
14 during an event, it's busy, there's cars there, and  
15 you have this idea that, well, the whole site must  
16 be busy.

17 And what I want to show you now is a  
18 series of drone photos. We actually flew this site  
19 with a drone in December, and what we found is very  
20 interesting. So the first slide is Saturday,  
21 December 1st of 2018. This is a shot looking  
22 northwest, almost as if the drone was over Merry  
23 Lane and you're looking northwest.

24 This shows the parking lot near the  
25 Milleridge Inn during a very, very significant

1 event. Obviously, everyone's familiar with this  
2 scene, the Milleridge Inn lot has a lot of traffic  
3 in it, it has a lot of cars, and we completely  
4 understand that and we're tuned to it.

5 Now, at the very same time, this was at  
6 1:00 p.m. on Saturday. At the very same time, this  
7 was the situation in front of the Atrium building.  
8 The Atrium building is here and you have  
9 Marshall's, Market Bistro, some retail, but this  
10 area is completely vacant at the very same time.

11 COUNCILMAN IMBROTO: Can you just turn  
12 them to show the public, just both photos?

13 MR. FILICIOTTO: Sure.

14 So, a few things to note, there were  
15 over 325 spaces vacant in front of the Atrium  
16 during that time. So why this is important is, we  
17 completely realize that there's a parking demand, a  
18 significant parking demand, in front of the  
19 Milleridge and around the Milleridge when there are  
20 events, no doubt about it, but we also know that  
21 there's available parking when the events are  
22 occurring right around the corner on the opposite  
23 side of the parking lot, that can be used. So we  
24 will be doing as a result of this project is we are  
25 implementing a valet operations plan that will be

1 triggered during events of a certain size. This is  
2 what we'll be committed to as a result of the  
3 project if the Board were to look favorably on it.

4 So, for instance, if you have an event  
5 at the Milleridge on a Saturday night or a Friday  
6 night that exceeds 100 people, valet operations  
7 will be immediately part of the parking management  
8 plan for that evening. And what we're going to be  
9 doing is, is when you come to the Milleridge  
10 Cottage, you relinquish your car, as you may do  
11 today during events that have valet, and that car  
12 will be taken to one of those off-area lots. It's  
13 about a minute drive away, probably not even.  
14 Valet will park that car, person will enjoy the  
15 event, and then that process will do the reverse  
16 when that person leaves.

17 So what we anticipate is, is that the  
18 hotel will be there and people will be there,  
19 attached to an event or they'll be independent of  
20 an event, but their car will be there, when an  
21 event reaches a certain level, and again, 100 on a  
22 Friday or Saturday night or 250 on a weekday night,  
23 valet will be called in, the cars will be taken to  
24 that off-site lot and parked there for the duration  
25 of the event so that there is no impedance in the

1 Milleridge area.

2 We know it's a busy part of the site  
3 during events, but we have a wealth of parking a  
4 30-second drive away on the premises. I've  
5 prepared this valet operations plan just to detail  
6 a little bit of the circulation. So, essentially,  
7 if someone is coming to the Milleridge, they'll  
8 enter at the northerly most driveway, they'll  
9 circulate through the lot, stop in front of the  
10 Cottage, give their keys over to valet, and then  
11 valet will take to one of -- to areas in green here  
12 (handing) where there are over 320 cars -- or 320  
13 spaces available for their use.

14 We believe that this plan, and this is  
15 something you have to do when you have a mixed-use  
16 development, especially one as large as this, we  
17 believe this plan will mitigate any parking  
18 concerns in and around the north end of the site  
19 where the Milleridge complex is.

20 Happy to answer any questions. I know  
21 that was a lot of information, so I'm happy to  
22 repeat anything or clarify anything for the Board.

23 COUNCILMAN IMBROTO: So if you could  
24 just get me the existing requirement. It should be  
25 around 2,000, which would mean you have about 180

1 spot deficiency, if I'm doing my math right, and  
2 now you're going to have about a 400 spot  
3 deficiency?

4 MR. FILICIOTTO: Correct.

5 COUNCILMAN IMBROTO: But you're going  
6 to implement the valet plan during peak events?

7 MR. FILICIOTTO: Correct.

8 COUNCILMAN IMBROTO: That's any event  
9 with more than 100 people?

10 MR. FILICIOTTO: Correct. And what we  
11 recommend, too, we worked very closely with Valley  
12 Stream Based Parking Systems, it's a company that  
13 services a lot of events throughout Nassau and  
14 Suffolk County, as well as the five boroughs. This  
15 is a business that's been doing it for thirty years  
16 and they actually had an opportunity to review the  
17 plan and they recommended, really, any event in  
18 December should have valet, just given what's goes  
19 on at the village and the Cottage.

20 So to your point, yes, we believe  
21 December will be triggered, really, on any event  
22 night, and then throughout the course of the year  
23 based on those thresholds.

24 The other thing I want to point out,  
25 too, you reminded me, Councilman, the 600 -- I'm

1       sorry, the 320 spaces that we have at our disposal  
2       in the Atrium lot, we conservatively assumed that  
3       each car would have two occupants for an event.

4       Husband, wife, two friends, whatever it may be, so  
5       that would yield about 650 person total there.

6               Now, events at the Milleridge Cottage  
7       can never reach that size. The maximum occupancy  
8       for an event at the Cottage is around 350 people.  
9       So we believe we have a wealth of parking just  
10       nearby in the atrium lot to accommodate events. I  
11       even think that based on my own experience and  
12       based on discussions with Parking Systems, it's  
13       more -- it's almost common to have more than two  
14       people in a car when you go to an event, maybe not  
15       three, but maybe somewhere between two and three,  
16       and that would actually avail you more capacity in  
17       those lots.

18               And I'll get you your answer now. If  
19       there are any other questions, I'd be happy to  
20       answer them.

21               Thank you.

22               MR. WEBER: No stone unturned.

23               So now I'd like to ask Barry Nelson,  
24       who is our real estate expert, to come up.

25               Again, also, Mr. Nelson has appeared

1 before this Board and others in the town many  
2 times. He's a real estate expert and appraiser and  
3 real estate broker and I would ask that he -- his  
4 testimony be admitted as an expert testimony.

5 Thank you.

6 MR. NELSON: Thank you, Mr. Gram.

7 Good evening. It's Barry Nelson,  
8 Nelson Realty Group, 220 Pettit Avenue, Bellmore,  
9 New York 11710.

10 I'd like to hand in just two exhibits  
11 that the Board may or may not have. I got a packet  
12 of photographs that include approximately 50  
13 pictures and some -- a location map and the Town of  
14 Oyster Bay Zoning Map and a smaller aerial view of  
15 the subject property and the surrounding area.

16 I am a, just briefly, a licensed real  
17 estate appraiser in New York State, licensed real  
18 estate broker. I've been practicing for almost  
19 35-plus years. I have testified before this Board  
20 numerous times, many other Town boards, Nassau  
21 County, Suffolk County, many zoning boards in the  
22 same counties.

23 Regarding this matter, I was engaged to  
24 look at property values, pattern of development,  
25 character of the neighborhood.



1                   Generally, the subject property, as  
2                   it's been referred to as the campus parcel, is on  
3                   the east side of North Broadway. It almost begins  
4                   on the southerly end, just north of the Long Island  
5                   Expressway and continues right up to the northerly  
6                   end, just south of Jericho Turnpike on the east  
7                   side.

8                   The location map that I submitted will  
9                   depict the subject property. It will indicate the  
10                  subject parcel where the hotel is proposed. The  
11                  second page of that exhibit would be the Town of  
12                  Hempstead Zoning Map, 8 of 12, which will indicate  
13                  that the subject property, as the parcel I just  
14                  described, is entirely within a GB, General  
15                  Business, District of the Town of Oyster Bay.

16                  The natural barriers for this portion  
17                  of North Broadway would be Jericho Turnpike to the  
18                  north and Long Island Expressway and the Northern  
19                  State Parkway to the south. While Broadway, North  
20                  Broadway continues further south and north, but  
21                  this would be the general character of that area  
22                  that includes the GB District, some neighborhood  
23                  business districts, and you'll find that pattern  
24                  going south.

25                  As earlier, you heard by one of the

1 experts, I believe, noted the northwest corner of  
2 Jericho Turnpike and North Broadway now has the  
3 Grand Bristol, an adult assisted living facility, a  
4 three-story building that was recently constructed.  
5 I believe it's still under construction and now  
6 open and available for rental.

7 The northeast corner north of the  
8 subject property, you have three-story office  
9 buildings, office park. The southeast corner would  
10 be the subject property with a small buffer area.  
11 You have Merry Lane to the east of the subject  
12 property, which would be the entrance into the east  
13 Birchwood Park from Jericho Turnpike at this  
14 location.

15 Another entrance would be to the south  
16 of the subject parcel, just north of the Long  
17 Island Expressway, which would be Birchwood Park  
18 Drive from the south. I believe the immediate  
19 street to -- right off of Broadway would be Village  
20 Drive. There's only two residences to the south  
21 off of -- at the corner, and I believe they are  
22 mixed use as far as a professional office and  
23 residence.

24 The residential community would be east  
25 of Broadway, east of the subject property. That

1 would be typically of split levels, farm ranches,  
2 ranches. The original development was in 1957 for  
3 the residential development, and you'll have a  
4 similar pattern on the westerly side of North  
5 Broadway. You'll find one-family dwellings.

6 I handed in some photographs of the  
7 subject property and the surrounding uses, and I  
8 focused on the residential because I believe that  
9 would be the main focus and concerns for both this  
10 Town Board and the Town people that would be  
11 concerned with the proposed Marriott on the subject  
12 property.

13 The development is substantial, as I  
14 mentioned. It begins on the southerly end. You  
15 have the recently completed new fire department,  
16 which is three and four stories at the southerly --  
17 just south of subject property, and then you got  
18 the subject property, which generally is about --  
19 begins with the CVS pharmacy and runs all the way  
20 up to Jericho Turnpike.

21 I focused on the residential  
22 development to the east, which would include Merry  
23 Lane. It would be the south/southwest side of  
24 Merry Lane and they are the even numbers beginning  
25 with number 4 on the most northerly side running

1 down to 32, that abut number -- 32 Merry Lane that  
2 abuts the subject property. And then you got  
3 Hazelwood Drive on the westerly side, the  
4 split-level dwellings. And then you got the next  
5 block to the south beginning from Market Street,  
6 Hazelwood Drive continuing South Birchwood Drive,  
7 and then Village Drive.

8 All of those streets on the westerly  
9 south sides of those streets would be abutting the  
10 subject property. I looked at the sales history of  
11 those properties that abut the subject property and  
12 the photographs that I have submitted, I don't know  
13 if they've been handed to the Board, but they would  
14 be the most affected. They are one-family homes,  
15 split levels, farm ranches, two-story, some  
16 ranches.

17 If you look at my photographs, you'll  
18 see that most of them abut the beginning on the  
19 southerly side of the fire department, which is now  
20 a four-story building, three and four stories.  
21 Continuing north, you have the supermarket, you  
22 have the CVS, you have the office building, and all  
23 of those facilities are the rear with the frontage  
24 facing towards Broadway.

25 The -- continuing the pattern all the

1 way up, you'll see that I've provided photographs  
2 where you can see through many locations, the back  
3 yards onto the commercial property.

4 COUNCILWOMAN ALESIA: Mr. Nelson?

5 MR. NELSON: Yes.

6 COUNCILWOMAN ALESIA: I don't mean to  
7 interrupt your flow, but I'm going to.

8 MR. NOCELLA: It's okay. Feel free.

9 COUNCILWOMAN ALESIA: Is it really the  
10 frontage that's significant when it comes to home  
11 values in a new project coming into a neighborhood  
12 or isn't it more about the use, specifically?

13 MR. NELSON: I'm going to get into  
14 that. I just want to -- but what I found is, and I  
15 think I noted, sale prices, and sale prices going  
16 back to 1998, as early as 1998, to most recent,  
17 property values have appreciated along the westerly  
18 side consistent to the interior.

19 And now, just to note that number --  
20 well, I don't want to give you the addresses, but  
21 you've had in the last two or three, sales prices  
22 now abutting the subject property at \$920,000,  
23 \$938,000.

24 COMMISSIONER ALESIA: Right.

25 MR. NELSON: Going towards your

1 question to me, I'll just jump right to that, I did  
2 a study of other hotels that have been introduced  
3 into communities and other hotels that already  
4 exist on Jericho Turnpike, in Woodbury on the  
5 westerly -- going towards the west. Jericho, where  
6 it begins Westbury, there's several hotels.

7 I also looked at the less desirable  
8 hotel in Massapequa on Sunrise Highway, and that's  
9 adjacent to a shopping center and it abuts homes on  
10 the north side of Bertha Lane.

11 I looked at the development in Carle  
12 Place where they constructed two hotels within the  
13 last five years, one of them is at 40 Westbury  
14 Avenue, Carle Place, the Homewood Suites by Hilton,  
15 a four-story hotel built in 2012 on approximately  
16 3 acres.

17 Right next to it is number 20 Westbury  
18 Avenue, Springhill Suites by Marriott. It's a four  
19 story built in 2015, 120 rooms on approximately two  
20 and a half acres right opposite residential on the  
21 north side and there's residential right through  
22 there. I looked at the trend of property values.

23 Again, Westbury Avenue is the main  
24 arterial road there, but properties have increased,  
25 there's no deleterious effect because of the

1 introduction of two new hotels at that location.

2 COUNCILWOMAN ALESIA: And all of the  
3 locations you just listed, the ones -- there was no  
4 deleterious effect in any of the locations based on  
5 the hotels going in?

6 MR. NELSON: That is correct.

7 I have looked at -- in fact, you have  
8 the Inn At Fox Hollow in Woodbury, you have  
9 property values exceeding substantially than what  
10 you'd find here and property values continue to  
11 increase surrounding that. You've got some condos,  
12 townhouses, and single families to the south.

13 You have, in many locations -- let me  
14 just get back to -- I looked at -- while it's been  
15 there for many years, but you have the mixed use  
16 catering and you got the Garden City Hotel at 7th  
17 Street. It's residential and their property value  
18 is substantial at that location. I looked at  
19 something in Great Neck, the Inn at Great Neck on  
20 Cutter Mill Road. While you don't traditionally  
21 have single-family homes there, you do have  
22 commercial uses, offices, and you got a substantial  
23 amount of condominium units that have been selling  
24 in excess of \$900,000 and up along there. I've  
25 worked on many locations with other developers such

1 as the Bristol Assisted Living, and they've been  
2 put in communities.

3 In fact, now I'm working -- it's  
4 already developed, but down on Hungry Harbor Road  
5 in North -- actually, it's Woodmere/North Valley  
6 Stream, and there's a Bristol's development, three  
7 stories adjacent to, abutting residential, and  
8 right now, they're typically high ranch homes and  
9 property values have been appreciating. In fact,  
10 there's been many synagogues that are coming on  
11 board now along Hungry Harbor Road.

12 So the introduction to this hotel at  
13 this location, the site is over almost 30 acres in  
14 size. The density on the property as far as  
15 commercial development, and that would all, and if  
16 you just took the FAR, gross building area is less  
17 than 30 percent for the entire site.

18 So I looked at, lastly, the proposal  
19 for the subject property developed, the Marriott,  
20 where there's going to be a substantial increase in  
21 improvements to that property at that location. It  
22 will include a retaining wall almost as high as 15  
23 feet on the most northerly side of that parcel  
24 continuing on a southerly -- running southerly  
25 dropping down, but that retaining wall would be



1 inward of approximately 10-plus feet where the  
2 landscaping will be put on top of the retaining  
3 wall. On the subject property side, it will be  
4 almost a complete screening to the residences on  
5 the east side of Merry Lane.

6 The immediate three houses, I looked at  
7 those properties, that's an R-110, formerly RC  
8 zone, 10,000 square feet. Traditionally, those  
9 properties have oversized rear yards and oversized  
10 property depths of over 130 feet for most of them.

11 You look at -- if you come up Merry  
12 Lane, you can start from Hazelwood, you'll see the  
13 commercial development, the rear of the  
14 properties -- I mean, the buildings that are on the  
15 subject property, and you'll see the -- which I  
16 didn't know, at the southwest corner of Merry Lane  
17 and Jericho Turnpike, the tower, the water tower.

18 So you got the commercial views, you  
19 got the commercial look. The only concern would  
20 be, now, the introduction of a use of the hotel. I  
21 looked at what the code permits as a matter of  
22 right in the GB District, and I would say that  
23 there could be more onerous uses that are as of  
24 right in the Code than what is a residential hotel  
25 that's being proposed at that location.

1                   Lastly, what is before this Board is a  
2                   special-use request, and part of the special-use  
3                   request requires the meeting of performance  
4                   standards of just -- let me just get to it for a  
5                   minute -- you have the 246.9, the special-use  
6                   permit requirements which outlines certain criteria  
7                   for the use that's being proposed under the  
8                   special-use requirement, and that would be the  
9                   standard, 9.4, that includes approximately a dozen  
10                  requirements.

11                  I don't believe the Board wants me to  
12                  read each one of them, but it's online, it can be  
13                  read by any citizen, any neighbor. The Board is  
14                  very familiar with it. I believe the character of  
15                  this neighborhood, the pattern of development, the  
16                  use -- I mean, the zoning that it's being situated  
17                  within, the substantial upgrading as far as the  
18                  rear, and the building itself will be at least 82  
19                  feet off the property line of the subject parcel,  
20                  with substantial screening.

21                  The architectural design of the  
22                  building itself to blend in and be harmonious with  
23                  the existing uses on the subject property and  
24                  present itself to a residential nature  
25                  architectural design.

1 I looked at the performance standards  
2 within the code, 246.10, online, and the Board is  
3 very familiar with it. The applicant meets all of  
4 those minimum requirements of those standards. In  
5 some instances, exceeds that.

6 As I go back again to the other hotels,  
7 I've worked on many of them, I've worked on them in  
8 business locations, in industrial locations, and  
9 residential locations. I worked on assisted  
10 living, senior citizen-type dwellings, and it's my  
11 opinion that this proposed hotel as a Marriott  
12 Residence Inn is not going to be detrimental to the  
13 commercial development. It's not going to be  
14 detrimental to the residential.

15 There as -- you heard earlier, they'll  
16 be no new driveway cuts into the residential  
17 street, substantial landscaping, and as you heard  
18 from the traffic engineer, there will be adequate  
19 on-site parking and valet parking when required.

20 Thank you.

21 Any questions?

22 (No verbal response given.)

23 MR. NELSON: Thank you.

24 MR. WEBER: All right.

25 We only have one more speaker, which is

1 the architect, but just real quick, Mr. Filiciotto  
2 can clarify the Councilman's question regarding the  
3 parking variance and then we'll get right to the  
4 architect.

5 MR. FILICIOTTO: Councilman Imbroto,  
6 the last variance that this property received dates  
7 back to 2003 based on our records.

8 COUNCILMAN IMBROTO: But the numbers on  
9 that one aren't the same numbers that we're talking  
10 about.

11 MR. FILICIOTTO: So I can explain that.

12 So prior to Kimco obtaining ownership  
13 of all of the parcels, there was a little bit of a  
14 patchwork quilt going on with the 15 parcels that  
15 make up this overall site. So certain parcels  
16 received variances, but others did not.

17 So the one -- the most recent variance  
18 dates back to 2003, there were six lots affected.  
19 That was the CVS, the Whole Foods, the Valley  
20 National Bank, the Pro Health, and the parking  
21 behind the Pro Health. Those six lots were party  
22 to a variance, but this was before Kimco had  
23 control over the whole property.

24 So what -- in speaking with the Town  
25 early on, the instruction was, let's look at

1 everything holistically, all 1821 together because  
2 of the shared nature of the uses.

3 COUNCILMAN IMBROTO: Okay.

4 So with respect to the portions that  
5 are not covered by the existing variance, do those  
6 portions of the property require a variance or do  
7 they meet the existing requirements or do they  
8 predate the requirements?

9 MR. FILICIOTTO: We are not showing  
10 anything on the record that we have that shows that  
11 there's a variance other than those six, but we can  
12 clarify that with Planning if we need to.

13 COUNCILMAN IMBROTO: Okay. Thank you.

14 MR. WEBER: I was part of those direct  
15 discussions with the Planning Department at the  
16 time and that was their explicit direction. They  
17 want to see the whole site holistically looked at,  
18 and they wanted us to come in with the application,  
19 not just for one particular part, but they wanted  
20 it to -- they wanted to clean up the record and be  
21 able to go forward with a clean sheet when it came  
22 to the overall parking. That's why we counted  
23 every parking space there to make sure we had  
24 accurate records. And, again, a clear direction  
25 from the Town was, come in with an application for

1 the entire site, which is why that's part of the  
2 variance.

3 MR. TERRY: Good evening, Supervisor  
4 Saladino, Members of the Board.

5 My name is Seth Terry. I'm a partner  
6 with --

7 COUNCILMAN IMBROTO: Could you speak up  
8 a little bit? I'm having trouble and I'm sure the  
9 audience is too.

10 MR. TERRY: Is that better?

11 COUNCILMAN MUSCARELLA: Yes.

12 MR. TERRY: My name is Seth Terry and  
13 I'm a partner with Jeffrey A. Williams Architects  
14 licensed to practice architecture in the State of  
15 New York.

16 COUNCILMAN MUSCARELLA: Lean into the  
17 mic.

18 MR. TERRY: Licensed to practice  
19 architecture in the State of New York.

20 My name is Seth Terry. I'm with  
21 Jeffrey A. Williams Architects; address, 15200 52nd  
22 Avenue South, Seattle, Washington 98188.

23 We are hotel architects. We've been  
24 working the hospitality industry for 35-plus years,  
25 specifically with Marriott and the Residence Inn

1 brand for 30-plus years. We've been the prototype  
2 architect for the brand for the entire length of  
3 that time, and I personally have been involved with  
4 the prototype for the past five years.

5 I'm going to try and keep my comment  
6 short and limited specifically to the building in  
7 the interest of everyone's time.

8 The proposed hotel will be a three-  
9 story wood framed building with 93 guest rooms.  
10 The target guest will be people traveling for  
11 events at the Milleridge, visiting friends and  
12 family in Jericho and Oyster Bay, and the families  
13 coming in for move-in days and graduations at the  
14 surrounding universities.

15 The overall design of the building  
16 utilizes an upscale palette of durable materials  
17 and a warm color scheme. The exterior finishes  
18 include brick, stone, and wood grain siding in many  
19 colors, three primarily. The massing and roof  
20 forms of the building reference the neighboring  
21 Milleridge Inn and Milleridge Village buildings for  
22 design inspiration with steep roof forms, black  
23 siding and dormers.

24 The hotel common areas are pulled  
25 forward from the guest building as single-story

1 attached structures creating a more residential  
2 feel to the hotel and reducing the perceived mass  
3 of the three-story guest building. These single  
4 story structures contain the hotel lobby, breakfast  
5 buffet, and pool, as well as administrative and  
6 other back-of-house spaces.

7 These structures are arranged to create  
8 a three-sided outdoor patio area for the guests.  
9 They also incorporate steep combination gable roof  
10 forms, referencing, again, the forms of the  
11 Milleridge buildings. The guest building comprises  
12 three stories, including the ground floor.

13 To reduce the apparent mass of the roof  
14 and avoid unnecessary obstruction of views, the  
15 roof incorporates a mansard design with a central  
16 low slope area and steeper perimeter roof forms.  
17 These forms help reinforce the design relationship  
18 to the Milleridge.

19 To keep the guest building from  
20 presenting as a monolithic mass, the guest rooms  
21 have incorporated a 3-foot jog creating a regular  
22 modulation along the exterior facade of the  
23 building. This is further accented by modulating  
24 the roof form in key areas and incorporating  
25 dormers to break up the remaining roof areas.



1                   Additionally, these roof modulations  
2                   allow us to enclose our HVAC equipment in attic  
3                   areas, which will muffle noise and screen them from  
4                   view. The interior design of the hotel  
5                   incorporates a range of clean modern finishes, such  
6                   as wood grain tile, quartz, natural wood, and  
7                   fabrics in a contemporary palette.

8                   The lobby space is organized around a  
9                   central fireplace element and gives guests a  
10                  comfortable space to relax and socialize outside of  
11                  their guest rooms. These touches have helped  
12                  cement the brand as a leader in the upscale market  
13                  segment in recent years.

14                  In summary, the design of the hotel  
15                  strives to keep in character with the existing  
16                  historic Milleridge buildings, provide an upscale  
17                  guest experience and be sensitive to the overall  
18                  context.

19                  Thank you.

20                  Are there any questions?

21                  (No verbal response given.)

22                  MR. TERRY: Thank you.

23                  MR. WEBER: That concludes this portion  
24                  of our presentation.

25                  We certainly will be available for

1 questions and followup after the public.

2 COUNCILMAN IMBROTO: Mr. Weber, I just  
3 had some questions about the actual construction of  
4 the project.

5 Should it go forward, what is the  
6 timeline for the construction, what are your  
7 intentions with respect to using local labor to  
8 build the project? Could you just go into that a  
9 little bit?

10 MR. WEBER: Sure.

11 The construction will be expected to  
12 take about 18 months and the developer, there's  
13 site work involved and also construction of the  
14 hotel, and there's certainly a commitment to work  
15 with local labor. You see a lot of labor support  
16 here today.

17 We've already had discussions, began  
18 discussions, and those discussions will continue.  
19 We're very thankful for their support. The hotels  
20 developers have built some of their previous hotels  
21 using significant amounts of local labor and  
22 trades, so we look forward to a good and productive  
23 relationship going forward.

24 COUNCILMAN IMBROTO: I had one question  
25 with regard to the traffic generation.

1 MR. WEBER: Sure.

2 COUNCILMAN IMBROTO: There was another  
3 Marriott Residence Inn located just a few miles  
4 away in Plainview.

5 MR. WEBER: Yes.

6 COUNCILMAN IMBROTO: How does the  
7 traffic generated by that hotel compare to your  
8 projections for this location or was that not  
9 considered?

10 MR. FILICIOTTO: So that, Councilman  
11 Imbroto, that hotel, I believe, had about 170  
12 rooms. What we're proposing is 93, would be on the  
13 order of about double at full occupancy.

14 COUNCILMAN IMBROTO: I understand that.  
15 With respect to the traffic studies,  
16 though, how does the traffic compare between the  
17 two locations?

18 MR. FILICIOTTO: Oh, in terms of the  
19 roadways at the location?

20 COUNCILMAN IMBROTO: The actual traffic  
21 generated by the one versus your projections for  
22 this one, even though this is a smaller.

23 MR. FILICIOTTO: We didn't study that  
24 site in Plainview, but at full occupancy, the data  
25 on hotels is actually very solid. Hotels are very

1 easy things to study. They're generally -- you can  
2 easily count them and study them and understand how  
3 much traffic is being generated by them.

4 I would say that at full occupancy, we  
5 would expect to generate double. We didn't study  
6 it, but I can certainly say that this proposed  
7 hotel would generate far less than that one.

8 COUNCILMAN IMBROTO: Okay. Thank you.

9 SUPERVISOR SALADINO: Okay.

10 That concludes the applicant's  
11 presentation. We have many, many speakers. We  
12 will have to allow the stenographer to have a  
13 ten-minute break, so we're going to give the  
14 stenographer that break at this time, and then as  
15 soon as we come back, we'll begin with the  
16 speakers.

17 So I thank you for your patience.

18 (TIME NOTED: 9:04 P.M.)

19 (Whereupon, a recess was taken at this  
20 time.)

21 (TIME NOTED: 9:17 P.M.)

22 SUPERVISOR SALADINO: Ladies and  
23 gentlemen, if I can I have your attention, please.

24 Ladies and gentlemen, if I can have  
25 your attention, please.

1 Ladies and gentlemen. Thank you for  
2 your attention.

3 We are going to begin the public  
4 comment portion where we will give everyone an  
5 opportunity to speak. There are currently 100  
6 people who have asked to speak. So let's talk  
7 about the reality of that for a moment.

8 As per our rules, each person is  
9 allowed up to five minutes, which put us at 500  
10 minutes or eight hours. We will allow -- excuse  
11 me. We're going to begin the process, and  
12 obviously, I ask that people be concise. If you're  
13 hearing the same thing over and over again, please  
14 consider allowing us to -- telling us that you're  
15 just here to say the same thing as we just heard so  
16 that we can get through this process. Obviously,  
17 we're going to give everyone an opportunity to be  
18 heard.

19 In addition to that, normally, the  
20 rolls are left open for 30 days so you can write to  
21 us, you can e-mail us, you can phone call us. I'm  
22 going to ask that we keep the rolls open for 45  
23 days instead because there are so many interested  
24 parties. So there are plenty of opportunities to  
25 be heard so that your opinions and your information

1 will be heard on this application.

2 We will not be making a decision this  
3 evening, so if you're not able to be heard, you  
4 still have opportunities to communicate with us.

5 All right. So we're going to get this  
6 process started and we're going to start off in --  
7 by asking -- yes. I've already got that under  
8 control.

9 MR. ALTADONNA: We're going to have the  
10 children.

11 SUPERVISOR SALADINO: There are  
12 children that would like to be heard and they have  
13 school tomorrow, so I'm sure everyone --

14 (Applause.)

15 SUPERVISOR SALADINO: -- will  
16 understand that we're going to ask children to come  
17 up.

18 Please be orderly. Please be  
19 respectful. Many people would like to hear the  
20 information, and certainly, all of the Board  
21 members want to hear the information, but many  
22 people in the audience want to hear this, too. So  
23 please be respectful by not conducting  
24 conversations in this room.

25 I'm going to ask the first young person

1 to step forward, please, and start off by giving us  
2 your name in full.

3 MS. KRYSTAL: My name is Krystal and  
4 I'm a 6th grader at Jericho Middle School.

5 I think the most important part about  
6 not constructing a hotel in the parking lot of  
7 Milleridge Inn is because there's a library and  
8 elementary school nearby where kids like to stay  
9 after school, and with a hotel, there will be many  
10 strangers coming into Jericho and it risks our  
11 community's children's safety. Also, due to  
12 construction of the hotel, it will cause traffic  
13 difficulties on 106.

14 SUPERVISOR SALADINO: Thank you very,  
15 very much for that information.

16 (Applause.)

17 MR. AGASTYA: My name is Agastya  
18 Mittal.

19 Thank you for giving me a chance to  
20 speak out on the Marriott in the presence of all of  
21 you.

22 I'm a 6th grader at Jericho Middle  
23 School and I speak out against the construction of  
24 the Marriott hotel next to the vacant Milleridge  
25 Inn parking lot.

1 I feel that the library nearby is going  
2 to be unsafe for the kids going after school to  
3 the -- to the library to spend the time before  
4 their parents come back from work. If a stranger  
5 was ever to go there, then that could be very risky  
6 and dangerous to the children.

7 Also, it's a very huge invasion of  
8 privacy for the residents on Merry Lane with a huge  
9 big hotel towering over their windows. Traffic in  
10 the area will also be very congested and it already  
11 is. So I think the Marriott hotel should not be  
12 built in Jericho.

13 (Applause.)

14 SUPERVISOR SALADINO: Thank you.

15 MR. AUGUSTIO: Hello, my name Augustio  
16 Majotra. I am a 7th grader in Jericho Middle  
17 School.

18 I have most of the information my  
19 friends had, but I have two solutions to the  
20 problem. A, is that the hotel isn't built, and B,  
21 if it is a must, we can do a gated system in the  
22 East Birchwood neighborhood.

23 So how that would work is we would form  
24 a gate at the main entrance of the neighborhood and  
25 it would sort of work like how Hunter Run works



1 like right now. If you were to go in, you would  
2 have to have the permission of a family that lives  
3 inside Jericho. And that's, I think, one of the  
4 best solutions for solving the problem.

5 Thank you.

6 SUPERVISOR SALADINO: Thank you.

7 Are there any other young people that  
8 would like to speak? Now would be the time.

9 (No verbal response given.)

10 SUPERVISOR SALADINO: Well, all of you  
11 have shown great maturity and great poise and we're  
12 very lucky to have such bright people in our  
13 community.

14 Let's give them another big hand.

15 (Applause.)

16 SUPERVISOR SALADINO: All right.

17 Our next speaker will be Art Gipson.

18 (Applause.)

19 MR. GIPSON: Good evening,

20 Mr. Supervisor, Council Members.

21 Art Gipson, Business agent, Plumbers  
22 Local 200.

23 I got to say to Joe, that's a tough act  
24 to follow. I think you set me up a little bit.

25 I go to Town boards everywhere from the

1 Town of North Hempstead, here, out to Southold.  
2 I'd say ten or fifteen years back, the most  
3 disturbing trend that I saw starting to occur was  
4 every Town Board meeting I went to, it was the same  
5 thing, they don't want to build anything because  
6 it'll bring children to our neighborhood.

7 As an American, as a homeowner, I  
8 thought that was appalling. And it's a fact,  
9 because of the school taxes, that it would go up.  
10 Nobody wants anything built because of the school  
11 taxes. This project brings no children to the  
12 school -- to the schools. What it does do, though,  
13 is it brings millions of dollars into the school  
14 system. So that, I think, is a very good positive.

15 We worked with this developer many  
16 times in the past and he pays his bills, and in  
17 today's world, a lot of people, plumber, all these  
18 tradesmen out there, we come in, we build you a  
19 building, we pay the men, we pay the fringe  
20 benefits, the health care benefits, and then we  
21 wait to get paid. And I can tell you, that's a  
22 very difficult thing.

23 Everybody's shirt that you're wearing  
24 today, you had to pay for it before you left. So  
25 put that into perspective, this developer pays,

1 that's a very good record. And what that pay does  
2 is it supports the middle class. And we all live  
3 on Long Island. We are the middle class, the  
4 unions, and the men and women, the working men and  
5 women of Long Island.

6 They have committed to us that they  
7 would build this union and we're happy for that.  
8 All I got left to say is, let's save the Milleridge  
9 Inn.

10 Thank you.

11 (Applause.)

12 SUPERVISOR SALADINO: Our next speaker  
13 will be Jack Majkut.

14 Let's be respectful.

15 MR. MAJKUT: Good evening, Supervisor  
16 Saladino.

17 Earlier, there was a reference  
18 regarding local labor and we did have some dialogue  
19 with the developer saying that there would be union  
20 labor. I just didn't hear them on the record  
21 saying it, so I was just curious if they can answer  
22 that.

23 Is this going to be a union project?  
24 For the record, they said yes, thank you.

25 Ladies and gentleman of the Board, my

1 name is Jack Majkut. I'm a business representative  
2 for the International Brotherhood of Electrical  
3 Workers Local 25. Local 25 represents several  
4 thousand working families here on Long Island.

5 I'm here today to support the  
6 applicant's proposed project to build a Marriott  
7 Residence located in Jericho.

8 The 28 -- excuse me, the \$21.8 million  
9 project will generate approximately 120  
10 construction jobs, 30 permanent jobs, and give a  
11 much needed economic boost to the Town of Oyster  
12 Bay. This project, once built, will take a  
13 property that currently generates \$94,000 a year  
14 into approximately \$1.9 million over twenty years.

15 I'm sorry -- excuse me, let me say that  
16 again. Once built, take a property that currently  
17 generates \$94,000 a year or approximately \$1.9  
18 million over twenty years into a property that will  
19 generate \$20 million over the next twenty years.  
20 The business model that is proposed is not only  
21 fiscally responsible to the community, but socially  
22 responsible to the community.

23 Patrons of the Milleridge who enjoy  
24 themselves at an event and want to be socially  
25 responsible by not drinking and driving will now

1 have another option other than to take a car  
2 service or Uber. They will have a beautiful new  
3 venue in which they may stay.

4 This project is a job creator, an  
5 economic engine, and a socially responsible project  
6 that the IBW Local 25 stands behind, especially  
7 with the commitment from the developer to build  
8 this facility with union labor from the Nassau/  
9 Suffolk building trades.

10 Thank you for your time and opportunity  
11 to speak.

12 (Applause.)

13 SUPERVISOR SALADINO: The next speaker  
14 will be Paul Adler.

15 Paul Adler.

16 MR. ADLER: Hi, Paul Adler, property  
17 owner in Jericho, overtaxed member of the Jericho  
18 School District, and I've heard discussion among  
19 the audience that there's going to be a tax  
20 abatement for this property development over a  
21 period of time.

22 I've heard \$20 million being generated  
23 over twenty years. That doesn't sound like the  
24 first twenty years. That may sound like twenty  
25 years after twenty years, so I need to hear that.

1 I need to know the impact on my taxes,  
2 both general and school taxes. Mr. Stefanich  
3 collects four times a year, taxes from me, and I  
4 need to know that they'll be going down. I  
5 recently got a 40 percent increase in the assessed  
6 valuation, and all that's happened is nothing other  
7 than my taxes are going up. This is going to  
8 generate taxes. What's the impact on me?

9 (Applause.)

10 COUNCILMAN IMBROTO: Can we --

11 SUPERVISOR SALADINO: Thank you.

12 Our next speaker is Paul Leo.

13 COUNCILMAN IMBROTO: Supervisor, could  
14 the applicant please come up and address?

15 SUPERVISOR SALADINO: I think what you  
16 should do is to keep this moving, sir, if you'd go  
17 speak to the applicant, perhaps they could give you  
18 more information.

19 If we're going to get involved with  
20 each and every resident.

21 COUNCILMAN MUSCARELLA: Let --

22 SUPERVISOR SALADINO: Of his specific  
23 taxes? Speaker.

24 COUNCILMAN IMBROTO: No. No. About  
25 whether there's a tax abatement, whether you've

1 applied for one, whether you intend to apply for  
2 one.

3 SUPERVISOR SALADINO: Come on up.  
4 Okay.

5 MR. WEBER: Thank you very much.

6 Happy to repeat what I said earlier.

7 There is other ongoing discussions with  
8 the Nassau County IDA. They have not been  
9 finalized, but the numbers that I gave you are  
10 those that are currently being discussed and had  
11 been proposed and are being discussed with the  
12 Nassau County IDA.

13 \$12 million in overall property taxes  
14 over twenty years, that is during the IDA period,  
15 as well as during that time, of that amount, over  
16 \$6 million to the Jericho School District during  
17 the twenty years of the proposed IDA.

18 COMMISSIONER ALESIA: Mr. Weber?

19 MR. WEBER: Yes.

20 COUNCILWOMAN ALESIA: I don't mean to  
21 put you on the spot, but just to the gentleman's  
22 point, what would that average out? Like, what  
23 kind of tax relief, if any, would the average  
24 homeowner in Jericho see, if you know that number?

25 MR. WEBER: I don't know that number.

1 I think it's a house-by-house, case-by-case basis  
2 and it's impossible to calculate per house.

3 COUNCILMAN IMBROTO: Currently, you're  
4 in discussions with the IDA and the number that  
5 you're quoting of \$12 million over twenty years is  
6 if you were approved for a tax abatement?

7 MR. WEBER: That is correct.

8 COUNCILMAN IMBROTO: Okay.

9 MR. WEBER: Compared to the \$1.9  
10 million that the property itself would pay based on  
11 the current taxes of \$94,000.

12 COUNCILMAN IMBROTO: Okay. And while  
13 you're up her, could you just clarify for the  
14 record whether you do intend to use union labor for  
15 the project?

16 MR. WEBER: The answer is yes.

17 COUNCILMAN IMBROTO: Okay. Thank you.

18 (Applause.)

19 SUPERVISOR SALADINO: Our next speaker  
20 is Paul Leo. Mr. Paul Leo.

21 I'll be letting you know who's next  
22 after that so you can queue up and be ready.

23 After Paul will be Arthur Adelman.

24 MR. LEO: Good evening, Mr. Supervisor,  
25 members of the Board.



1 I'm no stranger to the Town of Oyster  
2 Bay. 54-year resident. I was born and raised  
3 here, raised my kids here. My parents took me to  
4 the Milleridge Inn when I was a little tot. Really  
5 loved it. Thought it was great. It's iconic.  
6 It's a great part of history here in the Town of  
7 Oyster Bay. I raised two kids and brought them  
8 there. Gone to many dinners there. It would be an  
9 absolute -- it would be an absolute shame for this  
10 property to go to the wayside. We're talking about  
11 people that want to invest in our communities that  
12 are going to bring good-paying jobs that are very  
13 much needed in the land of no that is all of Long  
14 Island, unfortunately.

15 Our developers, Danzi, the owners,  
16 Kimco, extremely responsible builders, owners,  
17 developers. We're very fortunate to have them and  
18 we're very fortunate that we've got 200 members  
19 right here in Nassau County in the Town of Oyster  
20 Bay that are ready, willing and able to go to work  
21 on this project. We say build it now. Let's get  
22 it going.

23 Thank you.

24 (Applause.)

25 SUPERVISOR SALADINO: Arthur Adelman,

1 follow by Mihua Gao.

2 MR. ADELMAN: Arthur Adelman, Sea  
3 Cliff, New York, resident of the Town of Oyster  
4 Bay.

5 My concern, like Mr. Adler's, concerns  
6 the negotiations for -- ongoing negotiations that  
7 the developer is having with the IDA.

8 Being that Kimco is one of the largest  
9 developers here in the Northeast, owning so many  
10 shopping centers, and this project supposedly is  
11 going to cost \$128 million, what do they need money  
12 from the IDA, what kind of tax abatements are  
13 necessary, to buy equipment and not pay sales tax  
14 on it, that affects the State.

15 (Applause.)

16 MR. ADELMAN: My question is, do not  
17 forego paying school taxes today when everybody is  
18 seeing new numbers coming out to pay twenty years,  
19 hence, when we don't even know if Marriott is still  
20 going to own the property.

21 (Applause.)

22 MR. ADELMAN: It's my understanding  
23 that Marriott has no representative here, yet as  
24 Councilman Imbroto brought up, they had a 70-room  
25 residence in Plainview, which they abandoned, and

1 now it's being changed to, as far as I know, a  
2 senior -- senior living facility, which was -- I  
3 think it was originally built for that.

4 So if there is such a demand for hotel  
5 space between Garden City and Melville, why would  
6 Marriott abandon a place in Plainview? It's my  
7 feeling --

8 (Applause.)

9 MR. ADELMAN -- there is something  
10 else -- there might be something else going on.

11 What guarantees does the IDA have if  
12 them abatements, they use this money and then  
13 they're gone? What happens then? Is Kimco willing  
14 to give the Town and the School District some sort  
15 of guarantees, a bond?

16 I'd rather you pay today than wait for  
17 the value of the land to drop down in twenty years.  
18 We don't know what it's going to be worth.

19 (Applause.)

20 SUPERVISOR SALADINO: Our next speaker  
21 is Minhua Gao, and I'll ask -- followed by Jason  
22 Liu, and I'll ask people to please queue up up  
23 front so you can be ready.

24 Minhua Gao, G-A-O? Okay.

25 Jason Liu?

1 Followed by Binze Yang. I ask you to  
2 please queue up, up front.

3 Followed by John Cinavella.

4 MR. LIU: Good evening, Supervisor.  
5 Good evening, everybody.

6 I'm a resident of Town of Oyster Bay  
7 and resident of Jericho, and I came here because  
8 this is a beautiful neighborhood and I live here  
9 because it's a great neighborhood and raise kids  
10 right here right now, and I love this neighborhood.

11 This right here, today, I'm here to  
12 express my opinion, and we say no hotel in Jericho.  
13 There's no way to protect our children for the next  
14 decade and also to keep our such beautiful  
15 neighborhood.

16 Thank you.

17 (Applause.)

18 SUPERVISOR SALADINO: Thank you.

19 Binze Yang, followed by John Cinavella,  
20 followed by Li Pan.

21 MR. YANG: Good evening.

22 My name is Binze. I am Jericho  
23 resident. My wife want to come express her  
24 objection, but she cannot, it is too late.

25 Oftentimes, I drive my kids along. I

1 saw lots, lots of hotel nearby, and also as the man  
2 just mentioned, there's a hotel, same Marriott  
3 brand hotel in nearby, couple of miles away, it's  
4 closing, so I do have doubt. Long term, what else  
5 is promised? How firm is the promise? If they  
6 leave, I mean, our residents are left with all the  
7 burdens and the scars.

8 Thank you.

9 (Applause.)

10 SUPERVISOR SALADINO: Yang followed by  
11 John Cinavella, followed by Li Pan, followed by  
12 Alan Kennemer.

13 MR. CINAVELLA: John Cinavella, Oyster  
14 Bay resident.

15 I have a couple of questions. The tax  
16 abatement, which you already talked about. The  
17 land that it's going to be built on, are there any  
18 contaminants that we're not aware of? Is there  
19 going to be any study of the ground before work  
20 is -- is done to sure make that the land is safe  
21 and good and not contaminated, and I'm definitely  
22 against the tax abatement and that's it.

23 SUPERVISOR SALADINO: What is your  
24 specific question about the tax abatement? They've  
25 answered the --

1 MR. CINAVELLA: They pretty much talked  
2 about it.

3 SUPERVISOR SALADINO: Okay. So that  
4 question has been answered for you?

5 MR. CINAVELLA: Yeah.

6 But the land, is it safe to build on?  
7 Is there anything that they're going uncover when  
8 they dig it up that's going to be hazardous to the  
9 surrounding things and pollute the water or  
10 anything? That's a concern.

11 SUPERVISOR SALADINO: Okay. We'll ask  
12 that question.

13 Thank you.

14 (Applause.)

15 SUPERVISOR SALADINO: To the applicant  
16 -- we appreciate the applause, but people can't  
17 hear.

18 To the applicant, do you know of  
19 anything there? Will you be testing?

20 MR. WEBER: Tests were -- soil  
21 (INAUDIBLE) were taken, the property is clean and  
22 certainly we will comply with all environmental  
23 regulations.

24 SUPERVISOR SALADINO: You'll release  
25 that information to the public?

1 MR. WEBER: Whenever we have it, yeah,  
2 sure.

3 SUPERVISOR SALADINO: Thank you.

4 Li Pan, followed by Alan Kennemer.

5 MS. GAO: I am Gao. You called me, but  
6 I missed.

7 SUPERVISOR SALADINO: Okay. Go ahead,  
8 please.

9 MS. GAO: For my convenience, I will  
10 speak Chinese and Michelle will translate for me.

11 Okay?

12 (Ms. Gao speaking in Chinese.)

13 MICHELLE: The hotel is built next to  
14 the water tower and she's concerned about that  
15 might cause water pollution in the long term.

16 We -- everybody knows the quality of  
17 the water in Long Island is not that great already  
18 so we don't need the -- you know, cause more damage  
19 for our children and for the whole town. And it's  
20 just the site is really not a good choice.

21 (Ms. Gao speaking in Chinese.)

22 MICHELLE: And there was a hotel built  
23 in the center of a recent site and there's no  
24 privacy for people living in the neighborhood.

25 (Ms. Gao speaking in Chinese.)

1 MICHELLE: Well, she's saying, for the  
2 hotel, there's no background checking so no  
3 guarantee for what kind of guests will live in this  
4 hotel.

5 As a resident, we concerned about our  
6 children being -- for small children be kidnapped  
7 and also like others like other issues, such as sex  
8 offender. And therefore, our community, we don't  
9 need the hotel. It's extra burden for us. There's  
10 lots of hotel in this neighborhood, you know, in  
11 Jericho -- I mean, Jericho/Syosset. There always  
12 has empty rooms, so having another hotel built is  
13 not going be benefit for our town.

14 (Applause.)

15 SUPERVISOR SALADINO: Thank you.

16 Our next speaker is Li Pan, followed by  
17 Alan Kennemer, followed by Agastya Mittal.

18 I believe we heard from him already,  
19 one of the students. Followed by Maria Sy-Rangel.

20 Please, go ahead.

21 MS. PAN: Hi, I'm Li Pan. I need a  
22 translator lady. I speak Chinese Mandarin.

23 (Ms. Pan speaking in Chinese.)

24 MICHELLE: Yeah, she's not living in  
25 Jericho, but her children come to Jericho library



1 almost every day. Her concern is with a hotel in  
2 such short distance, is not going to be safe for  
3 her kids to hang out.

4 (Ms. Pan speaking in Chinese.)

5 MICHELLE: It's not -- yeah, there's a  
6 big risk -- big risk factor for little kids.

7 (Ms. Pan speaking in Chinese.)

8 MICHELLE: She has personal friends  
9 works as cleaner in hotels on the bayside. She's  
10 -- she's -- she found out those needles, those, you  
11 know, drug containers and so she worried about, you  
12 know, build a hotel in Jericho will attract those  
13 drug dealers to this neighborhood and for  
14 teenagers.

15 (Applause.)

16 SUPERVISOR SALADINO: I appreciate it,  
17 but we just cannot hear if everyone is applauding.  
18 Anything else?

19 MICHELLE: So she's against to build  
20 hotel in such short distance next to the library.

21 SUPERVISOR SALADINO: Thank you. Thank  
22 you.

23 Our next speaker will be Allan  
24 Kennemer. And I ask people to please queue up on  
25 both sides when I call your name so you're waiting

1 to come up here. After Alan is Maria Sy-Rangel.

2 After that, Jin Cao. After that is Caren Wong.

3 So please come from your seats and be  
4 ready to speak, please, on either side.

5 Please go ahead, Alan.

6 MR. KENNEMER: Thank you,

7 Mr. Supervisor, Town Board members.

8 My name is Alan Kennemer. My business  
9 is located at 35 Engel Street in Hicksville, Town  
10 of Oyster Bay.

11 I'm here, I'm a member of the Long  
12 Island Builders Institute; however, tonight, I'm  
13 here to speak as a business owner in the Town of  
14 Oyster Bay.

15 The Milleridge, when I moved my  
16 business here twenty years ago, has been just part  
17 of my regular taking customers, taking my fellow  
18 co-workers who come in from Spain. We go to the  
19 Milleridge and there's just -- it's just an iconic  
20 location to take them.

21 You know, I have them come in town and  
22 there's no hotels real close to us. You know, we  
23 try to get hotels and sometimes we have to go to  
24 Farmingdale or we have to go to Garden City. This  
25 would be ideal for us to bring our customers, take

1       them out for a nice evening, let them stay in the  
2       hotel, especially around the holidays when you have  
3       the shops.

4                   I mean, it's just an iconic location  
5       for everybody to come and enjoy. When we look at  
6       the developers, we look at Kimco, we look at  
7       Marriott, they're all very respectful, and they're  
8       using local labor, which is something that's real  
9       big with us in LIBI, and just in the Town itself.

10                   So I urge you to approve this  
11       application.

12                   Thank you very much.

13                   (Applause.)

14                   SUPERVISOR SALADINO: Thank you.

15                   Our next speaker is Maria Sy-Rangel.  
16       We greatly appreciate your cooperation by -- if  
17       you're -- when you hear your name called, please  
18       stand ready to come up to the podium. Jin Cao,  
19       Caren Wong, Keith Adwar, Sean Acosta.

20                   MS. SY-RANGEL: Good evening,  
21       Supervisor Saladino and Councilman.

22                   I'm here to speak about the heavy  
23       traffic. I'm a volunteer EMT at the Jericho Fire  
24       Department and it's always have an accident at the  
25       North Broadway. Every month there's an accident

1 and children are walking in the North Broadway  
2 around there.

3 And also, since I moved here, resident  
4 of Jericho for 13 years, I never seen my taxes go  
5 down. Always, the school, increase my taxes. The  
6 biggest one was \$1,000, so I don't know if that is  
7 true that they're giving funds to the School  
8 District or to give economy -- I mean, put up an  
9 economy or this 30 people who will be employed by  
10 the hotel.

11 I mean, this is too much to burden the  
12 taxes, plus the increase in the school taxes and  
13 this tax abatement. And also, we have our cost of  
14 living, paying bills. We are not rich. We are  
15 just common people. So, please understand that.

16 Thank you.

17 SUPERVISOR SALADINO: Thank you.

18 (Applause.)

19 SUPERVISOR SALADINO: Jin Cao. After  
20 Jin Cao is Caren Wong, then Keith Adwar, then Sean  
21 Acosta, then Roberta Ceusi.

22 We'd greatly appreciate it if you'd  
23 come forward and be ready to speak.

24 Please, sir, anytime you're ready.

25 MR. CAO: Good evening, ladies and

1 gentleman.

2 My name is Jin Cao. I'm an attorney  
3 and I'm doing this pro bono for Jericho residents.  
4 I wrote to you -- I sent an e-mail to all of you  
5 earlier today, seven pages of the reasons why you  
6 should deny this application, legal reasons.

7 I don't want to repeat all of those  
8 reasons. I'm going to -- this is my original  
9 statement with the supporting documents. This is  
10 original form, so I want to read that into record  
11 as well the Kimco, since they put a flyer, into the  
12 record. This is a rebuttal of all the points  
13 rebutting their false statements.

14 Now, I just want to thank you for  
15 extending the period from 30 to 45 days. That's my  
16 number one request in my statement.

17 Now, also, they failed to post the  
18 notice 14 days ahead of the public hearing. That's  
19 according to the Town of Oyster Bay Code, Section  
20 6, that covers site review standard and Code  
21 Section 9, that covers the standard for special-use  
22 permit review standard.

23 Now, they failed both to post the sign  
24 in front of the frontage of the street. Now, they  
25 have an opportunity. Since you are open, it's

1 continued, not adjourned for another 45 days. We  
2 request them to post sign according to Code Number  
3 9.3.3. Now, they failed on that, so that has to be  
4 taken care of, first of all.

5 Now, they brought three experts, the  
6 traffic, the engineering, the architect, and the  
7 real estate person. Now, they are developers.  
8 They can hire whatever they want. They can cherry  
9 pick and bring their so-called experts. Those  
10 experts cannot be recognized as expert testimony.

11 Why? Because I just said, they always  
12 do that. How do we deal with this kind of problem?  
13 The developer can always bring their own expert  
14 using all kinds of jargons, bore you to death and  
15 use technical jargons no one can really understand.

16 They spend hours to try to fool you.  
17 Now, how do we deal with that kind of problem?  
18 There is a solution right here built into our Town  
19 Code.

20 The Town Code 246-6.4 says, I quote,  
21 "The applicant should be required to fund the cost  
22 of outside counseling or consulting services to  
23 assist the approving agency with the review of  
24 applications."

25 We should take advantage of that. We

1 cannot rely on those so-called experts. We should  
2 use this Code, the section of this Code to require  
3 them to put money up front so the approving agency  
4 can hire its own impartial consulting services.

5 (Applause.)

6 MR. CAO: Where's the input of the  
7 community, that's number one. Okay. The other  
8 thing, I don't want to bore you to death because I  
9 already stated in my statement.

10 The other one that I wanted to touch is  
11 that they talk about trade unions, Chamber of  
12 Commerce, 700 people signed. What 700 people? Who  
13 are they? Are they notarized? They have addresses  
14 put on them?

15 Now, here I have over 1,000 signed  
16 notarized affidavits from local residents.

17 (Applause.)

18 MR. CAO: Each pack is 100. I gave you  
19 three now. Four, five. I will continue to give to  
20 the Town Clerk. Too many.

21 MR. ALTADONNA: I don't know if I can  
22 hold them all.

23 MR. CAO: Sorry to burden you. I have  
24 ten packs. That's over 1,000.

25 (Applause.)

1 MR. CAO: Now, I want you to review the  
2 700. They signed -- they claimed signed supporting  
3 documents compared with us. I bet you, they do not  
4 have any addresses. They are not notarized. They  
5 are not verifiable.

6 Compared with us, 1,000 with names,  
7 addresses, notary stamps that can be verified.

8 Okay.

9 Now, the other thing I wanted to touch  
10 base is that there's only one standard when you  
11 review a site plan and the special-use permit,  
12 which is the community input.

13 SUPERVISOR SALADINO: Sir.

14 MR. CAO: My time is up.

15 SUPERVISOR SALADINO: I'm going to have  
16 to be strict on the time.

17 MR. CAO: Okay.

18 SUPERVISOR SALADINO: We do appreciate  
19 all this input and we will look at everything  
20 you've submitted.

21 MR. CAO: I have put everything in my  
22 statement to you. You should have everything.

23 I thank you for your time.

24 SUPERVISOR SALADINO: Thank you very  
25 much.



1 (Applause.)

2 SUPERVISOR SALADINO: Caren Wong is our  
3 next speaker followed by Keith Adwar, Sean Acosta,  
4 Roberta Ceusi and Eric Layner.

5 If you'd come up to the front, please,  
6 we'd greatly appreciate that.

7 Please, go ahead.

8 MS. WONG: Good evening, Councilman,  
9 Supervisor and everyone.

10 I've been living in Jericho for 14  
11 years. Although my children all graduated from  
12 Jericho schools, I'm still planning to stay here.  
13 Reason is simple. Jericho is a nice, quiet and  
14 safe neighborhood.

15 If the hotel is built, it will  
16 certainly disturb the original habitat. It will  
17 cause a crowded and unsafe traffic fighting for  
18 parking space. It's not the only problem, but more  
19 strangers who -- more strangers wandering in our  
20 village which could pose a safety concern for  
21 children, seniors and our neighborhood.

22 It will affect our property value. I'm  
23 a contributor to the school taxes now. Many of my  
24 many neighbors have the same situation as mine who  
25 have all grown up children that don't take away

1 school resources. If we move out of Jericho, I'm  
2 sure on the loss of the tax combined would be more  
3 than the tax contributed by the hotel.

4 (Applause.)

5 MS. WONG: It's hard to find parking  
6 spot over the weekends now near CVS. With a hotel  
7 building that takes up 404 parking space, there  
8 will be even more severe shortage of parking space  
9 for residents.

10 I just want to make it clear to the  
11 Town, to developer, we don't want hotel in Jericho.

12 (Applause.)

13 MS. WONG: There are more than enough  
14 hotels nearby that they don't fill. A hotel in  
15 Jericho is a bad idea. We strongly object to the  
16 hotel building.

17 Thank you, everyone.

18 SUPERVISOR SALADINO: Thank you.

19 (Applause.)

20 SUPERVISOR SALADINO: Our next speaker  
21 is Keith Adwar, followed by Sean Acosta, followed  
22 by Roberta Ceusi followed by Eric Layner and Alice  
23 Zhang.

24 And we'd ask you to please step forward  
25 so you can be queued up to come up to speak.

1                   Go ahead, sir.

2                   MR. ADWAR: Good evening, Supervisor  
3 and Board members. Thank you for giving me a  
4 second to speak.

5                   I am a resident of Jericho for over 25  
6 years and I'm one of the 700 people that signed the  
7 petition. I'll notarize anything they want. I am  
8 for in total support of the hotel.

9                   These are the same arguments I heard  
10 over ten years ago for the BJ's Wholesale Club and  
11 the movie theater on Brush Hollow Road. Everybody  
12 didn't want it, it was going to bring in the wrong  
13 element, they were going to get a tax discount, and  
14 it was just a terrible idea.

15                   Well, their tax discount is over. It's  
16 a great -- it's a great movie theater, it's a great  
17 BJ's, they invested a lot of money in the movie  
18 theater, and they made sure I was secure. These  
19 people are going to build a hotel. They're not  
20 going to build a hotel and spend all this money and  
21 let riff-raff around.

22                   They lowered it from four floors to  
23 three floors. You know, to me, Merry Lane, they're  
24 not doing it on Merry Lane. They're doing the  
25 right thing. They're a great company. I'd rather

1 see this hotel than retail spaces with apartments  
2 above using the school district.

3 My taxes are going up over the next  
4 five years for that estimate to \$26,000 a year in  
5 Jericho. I live on less than a quarter of an acre.  
6 That's \$7,000.00 more. That \$6 million, I'll take  
7 any day of the week, whether it's \$250 for me to  
8 put in a 401k, to do something with, to go on  
9 vacation with my family.

10 Everybody talks about \$6 million like  
11 it's nothing. To me, it's a big deal. I'm in  
12 total support of it and I hope you guys vote that  
13 way.

14 Thank you for letting me talk.

15 (Applause.)

16 SUPERVISOR SALADINO: Thank you. Our  
17 next speaker Sean Acosta, followed by Roberta  
18 Ceusi, Sean Acosta, Roberta Ceusi.

19 We'd ask you to please queue up, if you  
20 would, that would be a big help. Eric Layner,  
21 follow by Alice Zhang followed by Tina Shan.

22 We ask you to come forward, please. It  
23 would be a big help to us.

24 Go ahead, sir.

25 MR. LAYNER: Good evening, Eric Layner,

1 Town of Oyster Bay resident and member of CIBS, the  
2 Commercial Industrial Brokers Society. We're the  
3 largest commercial real estate broker organization  
4 on Long Island with over 250 local broker members.

5 Our members are in constant contact  
6 with many of Long Island's most dynamic employers,  
7 both large and small. We hear their concerns,  
8 difficulties and needs. One area we often hear  
9 about is the obstacle their customers face due to  
10 the lack of convenient and suitable hotels when  
11 visiting Long Island.

12 In our view, the Milleridge Inn hotel  
13 project fits well with our mutual goals to create  
14 jobs, spur private investment, help ease the local  
15 tax burden, improve the overall business climate,  
16 and add the needed hotel rooms in our community.

17 CIBS, therefore, endorses the Marriott  
18 Residence Inn at Jericho Commons and we ask that  
19 the Town Board consider all that we have said  
20 before making their land use decisions.

21 Thank you.

22 SUPERVISOR SALADINO: Thank you very  
23 much.

24 (Applause.)

25 SUPERVISOR SALADINO: Alice, Alice

1 Zhang, Tina Shan; Tina Shan followed by Shulley Wu,  
2 followed by Mia. Please come forward.

3 Go ahead, please.

4 MS. SHAN: Good evening, Supervisor and  
5 the Board members.

6 My name is Tina Shan, resident of  
7 Jericho. On November 30, 2018, I learned about  
8 Kimco is planning to build a 93-room hotel at a  
9 location next to Jericho water tower across from  
10 Jericho public library, kids playground just two  
11 blocks away from Jackson Elementary School and  
12 right behind residential house.

13 I was in complete shock. I was  
14 horrified when find about 400 parking lot shortage  
15 if the hotel is built. I live on Merry Lane close  
16 to Jericho public library. I have noticed a lot of  
17 kids, teenagers, and elderly use library year  
18 round. When there's an event at library or sports  
19 event at kids park, there's a lot of car park -- a  
20 lot of cars park on the street and cause a lot of  
21 traffic.

22 Imagine with hotel, employees, and  
23 customers parking on the street due to parking lot  
24 shortage? Where's the elderly and kids' parents  
25 going to park?

1 Merry Lane is a main road connecting to  
2 Jericho Turnpike to all the Jericho schools.  
3 School bus takes students to and from elementary  
4 school, middle school, and high school, pass  
5 through Merry Lane.

6 If too many people using street  
7 parking, it will cause school bus to be late and  
8 put kids' lives in danger, when they get on and off  
9 the bus. With hotel's 400 parking lot shortage,  
10 where are they going to park? People will be park  
11 on the street right outside people's house. How do  
12 you feel have strange car parking right outside  
13 your house every day?

14 I strongly feel it's not safe for the  
15 kids and elderly with no control of what kind of  
16 people going to live in the hotel. Anyone can stay  
17 at hotel as long as they pay.

18 Jericho is a beautiful place to live  
19 with a great school district. We do not want those  
20 good reputation at risk with building a hotel and  
21 with stranger people. A hotel right behind  
22 people's house, there will be no privacy for those  
23 residents.

24 At last, I would like to see hotel  
25 shall not be built behind people's house. Hotel

1 shall not be built close to water tower, to public  
2 library, to elementary school, middle school and  
3 high school. The parking lot shortage will cause a  
4 lot of inconvenience and a safety issue to the  
5 residents, especially students and elderly.

6 Please do not destroy Jericho's  
7 beautiful and peaceful living environment. Jericho  
8 do not need a hotel. Jericho residents do not want  
9 a hotel. That's most important.

10 I strongly urge everyone to vote no  
11 about building hotel at Jericho, especially at that  
12 location. Please do not approve the developer's  
13 petition for the parking variance.

14 Thank you.

15 (Applause.)

16 SUPERVISOR SALADINO: Followed by Mia  
17 from Orange Road, Shulley Wu, followed by Mia from  
18 Orange Road followed by Wenhui Zhang, followed by  
19 Yi Qi Zhang from Hazelwood.

20 It would be very helpful when you hear  
21 your name to be queued up, so this way we won't  
22 have this issue. We really appreciate that.

23 Thank you. Go ahead.

24 MR. WU: Good evening, Supervisor, good  
25 evening, Council Members and good evening,



1 everyone.

2 I came here early -- first, I am a  
3 resident of Jericho, so I'm not -- unlike many  
4 others, I see a lot of people, the faces I never  
5 saw before, but they suddenly appear today, claim  
6 they have an interest in this matter. That's why I  
7 was totally shocked.

8 There's a lot of mad -- cons, I think  
9 already a lot of people mentioned, so I will skip  
10 that, but I want to point out several things.

11 One thing is that I hear the Kimco  
12 representatives give this presentation. They say  
13 they already this project has carried over, like,  
14 two or three years already, but they also, like,  
15 contact a lot of people, a lot of groups as they  
16 said, but I feel they fail to communicate with the  
17 most important group of people, the Jericho  
18 residents.

19 You know, like, when do we know this  
20 hotel is built? It's like two months ago.  
21 Suddenly this news come out. Everybody was  
22 shocked, more hotel to build on. Nobody know such  
23 news. And even the houses owners who have house  
24 next door to the hotel, they didn't know it until  
25 they receive an e-mail -- mail to the house saying

1 there's a hearing going on.

2 So what does that indicate? If the  
3 project is as good as what they say, why do they  
4 not broadcast this news to Jericho residents for  
5 two years?

6 (Applause.)

7 MR. WU: And second, they also said  
8 they communicate with some Jericho Civic  
9 Association.

10 I will give you one example. They  
11 contact Birchwood Civic Association, BCA, which now  
12 is not a typical representative of our neighborhood  
13 because they lose a lot of members, and last month,  
14 they have meeting -- a meeting. They send an  
15 e-mail for the first time, they tell their members,  
16 say, we are going to give this hotel issue, we are  
17 going talk with.

18 They invited Kimco representatives to  
19 give some presentation. On that day, the room was  
20 crowded with residents and the two gentleman from  
21 Kimco, I think this gentleman, plus the gentleman  
22 give the traffic research, they do the  
23 presentation, and they convinced nobody.

24 The presentation so fail -- it failed,  
25 and as a result, Birchwood Civic Association

1 withdraw their support for this project after the  
2 meeting.

3 That's what happened.

4 (Applause.)

5 MR. WU: And the third thing is that  
6 when I heard about the research of the traffic  
7 issue, they gave us examples about December or  
8 something, is consider -- that's the most busiest  
9 days, but they don't know one of the busiest event  
10 is the annual Halloween events in this village  
11 which lasts several weeks during Friday, Saturday,  
12 and Sunday.

13 And for that -- for those events, so  
14 many people comes because I attend it and you  
15 cannot find a spot there to park your car. What's  
16 their research about events like that? All they  
17 are saying are like wedding event, something, a  
18 conference event, but that's not typical compared  
19 to this one.

20 Okay. Finally, I see a lot of union  
21 members come over to present their support. I have  
22 all my respect where their concerned with job  
23 opportunity for self, but I have to remind, this  
24 hearing is about whether we should build a hotel in  
25 Jericho to the interest of the residents; it's not

1 to try to solve the jobless problem or job rate  
2 problem on Long Island.

3 (Applause.)

4 MR. WU: Also, I don't think building a  
5 hotel in Jericho is a last resort for them to  
6 create jobs. We are not arguing about the  
7 development. We are not rejecting any development  
8 in Jericho. We are reject a hotel in Jericho. If  
9 they build something we need, like an education  
10 center, I am for it. That's also need people to  
11 work on, to build on.

12 (Applause.)

13 SUPERVISOR SALADINO: Thank you very  
14 much. Your time is up.

15 MR. WU: Thank you very much.

16 SUPERVISOR SALADINO: Thank you. Thank  
17 you.

18 (Applause.)

19 SUPERVISOR SALADINO: Ms. Wu.

20 MS. ZHANG: My name is Alice Zhang. I  
21 live at 12 Merry Lane, Jericho, New York 11753.

22 My son is 14 years old with asthma. He  
23 attend Jackson school and now attend the high  
24 school, 9th grade. All the school nurse have his  
25 record of asthma. Since he has been with from a

1 young age.

2 The hotel building, it's outside our  
3 backyard. With about 11 feet between our property  
4 line and the hotel building, the dust of the  
5 construction will further damage my son's health,  
6 even they take measurement to reduce the noise,  
7 dust, it will not be helping much because it is too  
8 close to our property.

9 We will not be able to stay in the  
10 backyard and relax because the construction will be  
11 right in front of us. It is reporting that the  
12 hotel construction will be start this Spring.

13 Last 14 months, how am I to tell my  
14 14 years old not to go to the backyard the Spring,  
15 Summer, Fall, perfect time for him to play and  
16 exercise in the backyard.

17 What kind of impact this would be  
18 affect a teenage, mental as well as physical  
19 healthy. My real estate broker friend told me that  
20 my house value will go down as the hotel goes up.  
21 People will see the hotel outside my backyard. It  
22 looks so huge compared with me and with my  
23 neighbor's house. Totally not in harmony with each  
24 other. The possible buyers will not want to buy.

25 I then ask other real estate broker.

1 He confirmed that the first one said, this is a big  
2 economic loss. One that can be easily qualified at  
3 the time of sale. I reserve my legal right to  
4 recover such loss and seeking as well as damage if  
5 my son's asthma get worse because of the dust from  
6 the construction outside in my yard if the Town  
7 were to approve the deal.

8 Right outside my property line is the  
9 new parking lot to be built as a part of the hotel.  
10 The parking lot, light post are there for almost  
11 can be used for the lighting of my yard. Seems it  
12 is parking for the hotel guest. It will become  
13 24-hour open on light of retail store which closes  
14 down at nighttime. The lights will be on all night  
15 long.

16 The glaze from the light and the noise  
17 during the nighttime will be very bad for close  
18 distance, adjacent property, including me --  
19 including mine. No matter how they decide the  
20 light post, it is just too close to the  
21 neighborhood houses.

22 If the hotel become a bad spot for the  
23 drugs post construction, the value of the nearby  
24 houses will be further suffering, creating  
25 nightmare for us who living there right by the

1 hotel. The problem for the whole community.

2 Before the hotel, the neighborhood is  
3 very nice. After the hotel, the neighborhood  
4 becomes a different one. No more harmony with our  
5 surrounding. Open space, use them build for  
6 parking become a hotel with a people coming and  
7 going 24 hours.

8 Second, create more than the 400  
9 parking spot, traffic problems. Third, strangers  
10 from the hotel in the heart of the community where  
11 the library, park are right across from the hotel.  
12 The school's within walking distance, creating  
13 safety concern for the parents. Lighting our  
14 property all night long.

15 And the neighborhood property value  
16 dramatically reduce. In summary, the original  
17 characters of our neighborhood is totally changed.  
18 I order 100 poster -- I order 100 poster.

19 (INAUDIBLE). All the money come from donation from  
20 our volunteer people. They are sitting right here.

21 I spending three days to -- East  
22 Birchwood, the perfect corner with individual  
23 property. In my fourth day, I took this -- display  
24 a few more. Before the nighttime, 6 o'clock,  
25 7 o'clock, I saw still there. After 11:00, my

1 husband run to exercise past the property.

2 He come back home and ask me, where are  
3 the posters? Next day, I went to the neighbor and  
4 asked them, have you taken the poster? No.  
5 Somebody took that.

6 I ask my -- all of the neighborhood,  
7 have you property poster still there? They said,  
8 all gone. We spend a couple thousand dollar. It's  
9 not easy for us because donations come from \$20,  
10 \$30, \$50, up to \$100, \$200, and our total is \$2,  
11 \$3,000.

12 We didn't have the money to do the  
13 commercial to object for the hotel. We only spend  
14 such money from the people of Jericho. Save the  
15 money to buy -- to order the poster. Night, all  
16 gone.

17 (Applause.)

18 MS. ZHANG: Right now, all gone.

19 I don't do this for myself. I do this  
20 job all for Jericho residents. I care about the  
21 community. I care about people. I saw the  
22 seniors. They come to me on the library every  
23 Saturday.

24 Soon as we get the -- December --  
25 October -- November 28th. (INAUDIBLE) I couldn't



1 sleep for two months. Why? Because I worry about  
2 our house 24 hours with noise in the backyard. My  
3 son not able to play in the backyard. My son have  
4 very serious asthma since from four years old.

5 I need clear fresh air for my backyard.  
6 We bought the house for education for my son, for  
7 my daughter. Now, the noise coming up change our  
8 dream. We spend a lot of money to buy and work so  
9 hard toward to get a piece of life and try to be --  
10 I try to help our community.

11 I saw the people come to our library to  
12 ask for the -- seeking for help. I could not stop  
13 this because I care about people. I care about  
14 people. I really care. I do not care about my own  
15 life. I just want to do something before I leave  
16 this community before, because my kid is in high  
17 school. I will not to keep him to stay in Jericho  
18 because the taxes are very high. We pay a lot of  
19 tax each year to the school district for education.  
20 We do not need a hotel and we do not need a  
21 commercial hotel in heart of Jericho.

22 (Applause.)

23 SUPERVISOR SALADINO: Thank you.

24 Shulley Wu, Mia, Wenhui Zhang, Village  
25 Drive. Village Drive, please. Okay. Hazelwood

1 Drive.

2 MS. ZHONG: Good evening, sir and  
3 madam.

4 I'm a resident of Jericho. I have been  
5 here for six years and my kid is four years old  
6 now. When I come to this neighborhood, I really  
7 love this neighborhood because I used to live in  
8 Brooklyn and I grew up in Brooklyn.

9 I don't have a really good grade in  
10 high school because I feel the part of the reason  
11 was the neighborhood was not nice. That's why I  
12 want to have my kid raised in Jericho here. Have a  
13 nice neighborhood and also excellent school rating.

14 And I don't think that a hotel built in  
15 Jericho going to help our community in any way.  
16 It's only going to bring nightmare for parking  
17 spot, traffic, and not safe for our children. My  
18 child used to go to library every day since when  
19 she -- he was two years old.

20 And also, there was a park -- there was  
21 a playground nearby the library that we used to go.  
22 I don't think anyone who's going to the library  
23 would like stranger wandering around this  
24 neighborhood.

25 Also, according to Section 9, the hotel

1 is permitted to rent the room to low income people  
2 on a monthly basis.

3 I want to clarify with developer about  
4 this question. Are they allowed to rent the hotel  
5 to low income people later on if they have no  
6 income from no -- no income getting from the  
7 others?

8 SUPERVISOR SALADINO: I'll ask that  
9 question.

10 MS. ZHONG: It's very concerned for me  
11 because I don't want, you know, low -- like --  
12 yeah, I would like to say no to hotel developer.

13 (Applause.)

14 SUPERVISOR SALADINO: Questions been  
15 asked, would you like to address that briefly?

16 MR. WEBER: Thank you, Mr. Supervisor.

17 A few points on that. The agreement  
18 between Kimco and the hotel operators requires that  
19 the hotel remain a nationally flagged hotel. The  
20 agreement between the hotel and the Marriott is for  
21 twenty years as a Marriott Residence Inn with  
22 requirements every seven years that it be refreshed  
23 and updated.

24 And we have calculated that the average  
25 amount of rent -- of the hotel bill, the average

1 bill per night will be about \$250 for the hotel.

2 SUPERVISOR SALADINO: So is that a yes  
3 or a no?

4 MR. WEBER: That would be a "no" to her  
5 question, a "yes" as to the strength of the  
6 agreements between the hotel operator and the  
7 property.

8 SUPERVISOR SALADINO: Thank you.

9 Our next speaker is Chuyu Xiong from  
10 Merry Lane.

11 MS. MIA: Hello, everyone. My name is  
12 Mia, and I have lived in Jericho for six years and  
13 the hotel's location, I notice it's dozens of feet  
14 to -- away from the library, and as a resident, I  
15 frequently see the kids hopping on and hopping off  
16 the school bus because they have the one stop there  
17 and a lot of middle school students, they will  
18 just, you know, doing projects in the library.

19 So if we have a hotel nearby, we cannot  
20 guarantee all the travelers in the hotel, you know  
21 -- we cannot guarantee some of them may be sex  
22 offenders, and we have small kids that, you know,  
23 in the library, so it's a safety issue.

24 About the tax money generated for the  
25 school taxes for the Jericho District, we already

1       calculated, it's averaged to around \$10 each house  
2       per year. So \$10 would barely buy a Subway lunch  
3       there. And for the abatement for the twenty years,  
4       the taxes the hotel would generate to the Town, we  
5       really doubt that because it's -- you know, the  
6       nearby, in five miles, it's already five hotels.

7               And one hotel Marriott in Plainview,  
8       it's always shut down. They change recently in  
9       2018. They just shut down and changed to another  
10      apartment. So we don't see why they build a hotel  
11      nearby. We don't want them to abuse the policy of  
12      abatement.

13              So I think that's all I can comment  
14      about.

15              Thank you very much.

16              (Applause.)

17              SUPERVISOR SALADINO: C-H-U-Y-U,  
18      X-I-O-N-G from Merry Lane.

19              MR. XIONG: Hello, sir.

20              My name is Chuyu Xiong. Okay.

21      (INAUDIBLE)

22              I live in the neighborhood for twenty  
23      years. My kids go to colleges. They are very good  
24      students, so I would say that Jericho is very nice  
25      neighborhood. We want to keep it that way.

1           But I first want to tell you my story.  
2           This is pictures. I actually live in this house.  
3           If hotel is build, I will be surrounded by the  
4           hotel. You can imagine how big impact to me.  
5           (INAUDIBLE) great damage in my life. I near the  
6           retirement. I problems of lungs. They building  
7           that hotel for 18 months. That is -- the dust will  
8           go to my lungs.

9           I consult my doctors. My doctor says  
10          this environment is not that good. Probably, I  
11          have to be forced to move, to relocate, but once  
12          the hotel is there, how can I relocate? That is  
13          the one -- you see the commercial, you see the  
14          resident, the consultant, they say today, they say  
15          the public invite you, would you stay.

16          I would say everybody, come to here,  
17          your property will stay, so that means even though  
18          my health condition was -- just forced me to  
19          relocate, I cannot relocate. That's the problem.  
20          Greater, greater damage to me, so I like the  
21          gentlemen to consider this is really my big  
22          problems.

23          I wish someone from Kimco to consider.  
24          Why you bring such things to nice neighborhood to  
25          damage us? Why you do that? It's not necessary,

1 so why would I say after my problems, I would say  
2 some things about our neighborhood. I would say  
3 from my personal experience, I would say their  
4 hotel is great damage to the neighborhood.

5 Why? Nobody guarantee hotel will be  
6 successful. Even though the resident, nobody  
7 guarantee. So if they are not successful, it is  
8 easy, the business, they dump it to next buyers.  
9 They dump it. Next buyers, what will they do?  
10 They will do whatever for the money.

11 That's the great danger to us. We see  
12 many, many examples like this. Once, it was a good  
13 hotel, but you see, the economy moves. Once the  
14 economy moves, they dump the hotel to someone.  
15 Then that's becomes the problem for our  
16 neighborhood. We see this many examples.

17 We -- if -- Kimco -- if Kimco guarantee  
18 this neighborhood, this hotel will stay, I make  
19 money. I don't think any one can. So that's the  
20 great damage to us. Today, I only say this.

21 Thank you very much.

22 SUPERVISOR SALADINO: Thank you very  
23 much.

24 (Applause.)

25 SUPERVISOR SALADINO: Our next three

1 speakers are Cynthia Ing, Sarah Chan, and Wei Shen.

2 Are any of those people here? Okay.

3 What's your address?

4 MS. ZHANG: 143 Birchwood Park Drive.

5 SUPERVISOR SALADINO: Not yet,

6 Ms. Zhang, not yet.

7 Cynthia Ing, Sarah Chan, Wei Shen, Yang

8 Cheung.

9 I will inform everyone, we still have  
10 75 more speakers to go, so if it's possible,  
11 obviously, everybody gets five minutes and we  
12 respect that, but if it's possible to tell us the  
13 same thing in one minute, it is respectful to  
14 everyone else who would still like to be heard.

15 MS. CHAN: My name is Sarah and I live  
16 at East Birchwood. I have a teenager in Jericho  
17 High School right now. My older son is graduating  
18 college. I also have an 86-year-old mother-in-law  
19 and she loves Jericho and she also have friends,  
20 you know, those seniors always walk around.

21 I do have concerns about building a  
22 hotel so close to our hotel -- so close to our  
23 library and so close to our neighborhood. And  
24 people have already talk all the above reasons.  
25 I'm not going to restate. I also heard the hotel,



1 the Kimco, or the other businessmen, they want to  
2 contribute to the society. They want to contribute  
3 to our community. Okay.

4 Why they want our Jericho residents to  
5 pay the price? Why do they let our children to pay  
6 the price? Why do they let our seniors to pay the  
7 price? Why do they let our residents to pay the  
8 price? I do not understand because we pay the  
9 price to come to Jericho, to come for the  
10 neighborhood, to come for the school district.

11 We pay a very high school -- the home  
12 values, you all know that. My property tax is --  
13 used to be when I first bought it 14 years ago, it  
14 was only 13,000, and right now, is 25,000, and I  
15 just got the value. It's going to increase close  
16 to 30,000. My husband wants to move away after my  
17 son goes to college next year.

18 And I told my husband, I said, where  
19 can you go? My mother-in-law is 86 years old. If  
20 I move to any place, she's going to be lonely. She  
21 has been living in the United States for 22 years  
22 now. Her life is here, her friends are here, and  
23 they walk her around.

24 If Kimco is so -- you know, wants to  
25 have our community, why don't they donate that

1 property to our library? Our library is talking  
2 about expansion.

3 (Applause.)

4 MS. CHAN: I think in America, the  
5 government listens to our people, and tonight, I  
6 want you to listen to our Jericho residents, not  
7 the businessman for the benefits, for the profits.

8 Thank you.

9 (Applause.)

10 SUPERVISOR SALADINO: Wei Shen followed  
11 by Yang Cheung from Merry Lane.

12 MR. SHEN: Supervisor, my name is Wei  
13 Shen. I live in Jericho, and I'm here against the  
14 hotel in Jericho. And time is late. I guess you  
15 guys hear a lot of reasons the people don't agree  
16 the hotel. And the three people agree to have the  
17 hotel is those union members, whatever, they have  
18 the direct benefit from it. That's it. I'm not  
19 for -- I mean, for the hotel.

20 (Applause.)

21 SUPERVISOR SALADINO: Thank you.

22 Yang Cheung from Merry Lane followed by  
23 Yong Z-H-A-O from Bounty Lane, followed by Yanli  
24 Wang.

25 MR. CHEUNG: Hi. My name is Yang

1 Cheung. I am living behind the hotel, just behind  
2 the hotel.

3 I received the letter -- the lawyer  
4 letter from Kimco is December 30th. It reach me  
5 ten days (INAUDIBLE). January 8th -- it was  
6 January 8th, but only ten days. I only heard  
7 before the ten days for a hearing. This is not  
8 fair for us. All right. This is one point.

9 The second one, this morning, I go  
10 visit the hotel next to my house. A hotel, seven,  
11 seven hotel nearby my house. One is across the  
12 street. Okay. I ask all owner, how many  
13 percentage your room is rent -- book up. The  
14 average for the whole year is 70 percent, they told  
15 me average.

16 So we have 30 percent room for the  
17 hotel. Why should we build a hotel over there?  
18 It's not necessary to have a hotel in there because  
19 they already have a lot of hotel. I ask the owner,  
20 all right.

21 The third part, because the parking  
22 problem, they are going park the car in front our  
23 house. When they double side parking, two-side  
24 parking, the fire truck won't able to get into our  
25 neighborhood.

1                   If the fire -- that fire truck cannot  
2                   make a turn over there. So how do you -- anybody  
3                   concern our life if the fire -- fire truck cannot  
4                   go in? So we are in danger. That's it. So we  
5                   don't want a hotel in our neighborhood.

6                   Thank you.

7                   (Applause.)

8                   SUPERVISOR SALADINO: Thank you.

9                   Yong Zhao from Bounty Lane, Z-H-A-O,  
10                  from Bounty Lane. Yes, sir. Followed by Yanli  
11                  Wang.

12                  MR. ZHAO: Good evening, madam and sirs  
13                  from the Council.

14                  I'll try to make this quick. First of  
15                  all, I'm totally against the hotel here.

16                  Just a few points to make. First of  
17                  all, I think Jericho is famous for its education  
18                  system, for it's high school, right, so we're not  
19                  looking for to try to attract business to this  
20                  area. We're trying to support this area to be the  
21                  best of Long Island for the education, for the high  
22                  school, right, because that's totally against our  
23                  interest.

24                  And second of all, this -- tonight is  
25                  my second time hearing this presentation from the

1 developer, of the businessman, but through the  
2 presentation, I haven't heard any single point of  
3 downside. How is that possible? It totally  
4 perfect. How is that possible? What are you  
5 trying to hide? What or who are you trying to fool  
6 here? I think that's totally dishonest.

7 It's really not honest. By being not  
8 honest, that's actually not really respecting us,  
9 right? You should never expect anything that's  
10 very perfect to you. Sounds really too good to be  
11 true.

12 Third point, look at the slogan on  
13 their poster. They're saying save Milleridge Inn,  
14 right? Why it's failing? It sound to me it's like  
15 a -- a debt business. It's going to -- something  
16 going through bad situation. So if we're going to  
17 have this new hotel, it's going to be the same  
18 fate. Why? Because Jericho is not for the hotel,  
19 right? This is not a place to have a hotel  
20 business.

21 The Marriott already have the evidence,  
22 it's failing. It's not going to be successful. So  
23 why are we putting the Jericho neighborhood to risk  
24 to have this, I don't know, like, potential --  
25 another failure. Maybe after three years, can have

1 another hotel saying City Hotel of Jericho. It's  
2 only a joke.

3 And last, okay, the last one I want to  
4 make is, Kimco or whatever the business they are,  
5 they are business, generates hundreds -- I mean,  
6 billions of dollars per year. And what we are? We  
7 are just very tiny individuals. Maybe this is  
8 going to be the battle how to fail, we will fail,  
9 but the reason I stay to this late in this room and  
10 in front of you guys is because first, I love the  
11 neighborhood, and second, I believe that the  
12 democracy of America.

13 (Applause.)

14 SUPERVISOR SALADINO: Thank you.

15 Followed by Karen Blinder, followed by  
16 Marlene Siegel.

17 MR. GUO: Yanli Wang have to bring her  
18 child home just now and she asked me to pass the  
19 message that she want to say.

20 And together, our combine with my own  
21 message as well as to save the turnover time.

22 My name is Jason Guo. I live in  
23 4 Ellis Drive in Syosset. The -- first, I want  
24 to -- this is a combination of Yanli Wang and my  
25 message together.

1           First, I have a full respect for all of  
2           the parties involved this project, including the  
3           construction workers, including our Mr. PCA  
4           President, and also including the Jericho Chamber  
5           of Commerce, everyone who involved who have a stake  
6           on this.

7           Now, we are comparing the benefit of  
8           each party gets versus the damage to each party, so  
9           the one part is the resident here, they live there  
10          forever, probably for their next generation as  
11          well. Maybe they're there 24 hours a day for many  
12          years. When their -- their small impact is a big  
13          impact because they live there for life.

14          In comparison, if, let's say, we build  
15          a hotel, the union workers, they do get a benefit.  
16          They get one more job compare with the job they may  
17          already have. That's their benefit. So, and  
18          compare with Mr. PCA President, oh, I may get an  
19          additional design job that -- to design the hotel,  
20          something like that. Compare with the pros and  
21          cons.

22          So how can we benefit -- how can we  
23          measure them? It's either the resident's damage is  
24          more important or a union worker's extra income  
25          because of this project is more make sense, more

1 important, so...

2 The second thing I want to say is I  
3 want to let everyone know what are we dealing with.  
4 We are dealing with people who steal the lawn  
5 signs, that's where, as well as what Alice just  
6 said. We put out around 100 signs and the next  
7 day, we got 70 of them being stolen. So we are  
8 dealing with people who stole our signs. I didn't  
9 say any specific people. Those signs are stolen.

10 My last point is -- it is actually a  
11 question. I do ask for an answer, if possible.

12 Is there any existing agreement or in  
13 the future is there a potential agreement that this  
14 hotel to host the homeless, to become a homeless  
15 shelter or to host the people holding the Section  
16 8? Is there such possibility or is there a  
17 existing agreement or is there a possibility in the  
18 future, can we enter into such arrangement between  
19 the hotel and either Town of Oyster Bay government  
20 or the Nassau County government? So that's  
21 something I would like to have answered, if  
22 possible.

23 SUPERVISOR SALADINO: And you're on  
24 Ellis Drive?

25 MR. GUO: Yes. That's correct.



1 SUPERVISOR SALADINO: Okay. Thank you.

2 I believe that question was answered,  
3 but if the applicant would like to give a brief  
4 answer to that.

5 MR. WEBER: No. There is no  
6 possibility, Mr. Supervisor.

7 SUPERVISOR SALADINO: Okay. Thank you.  
8 Our next speaker is Karen Blinder  
9 followed by Marlene Siegel followed by Stuart  
10 Siegel followed by Kevin Moran.

11 MS. BLINDER: Good morning -- good  
12 afternoon. Good evening, Council. Okay. I would  
13 like to tell you that I lived my whole life hoping  
14 that I could move to Jericho, okay, and 18 years  
15 ago, I convinced my husband and my children to move  
16 here. It was my dream to live here because it is  
17 the community of a lifetime.

18 It has great schools, it has great  
19 community, it has great parks, it has a fabulous  
20 library, and many things that have to do with the  
21 community.

22 I have great respect for Kimco. I  
23 would like to say to you that instead of building a  
24 hotel to prop up the Milleridge Inn, why not just  
25 fix the Milleridge Inn?

1 (Applause.)

2 MS. BLINDER: Okay. I work in a high  
3 school. I spend a lot of time at the Milleridge  
4 Inn. I go to different events and proms and  
5 different things. It is a lovely setup. It could  
6 be made better without a hotel, and I think that  
7 you have the capacity to be able to prop that up.

8 (Applause.)

9 MS. BLINDER: Okay. The gentlemen that  
10 spoke for the housing and the prices of the  
11 housing, that was the most ridiculous 15 minutes of  
12 my existence. Okay.

13 (Applause.)

14 MS. BLINDER: And I say that not being  
15 disrespectful to the gentleman. He quoted stuff  
16 from God knows where. It's not going to go up. It  
17 didn't go up over here. I don't care about Great  
18 Neck. I don't care about Lynbrook. I don't care  
19 about Valley Stream. I live in Jericho. I live in  
20 Jericho for a reason. Okay. I have friends that  
21 live in Plainview. That hotel went down. That  
22 hotel went down because there's not a need for  
23 another hotel.

24 (Applause.)

25 MS. BLINDER: And I would like to

1 address this to the gentleman who spoke about the  
2 parking and about the valet, at the Milleridge Inn,  
3 not at the hotel. Okay.

4 Not to mince words, but when you say  
5 most people who come to an event, it could be two  
6 people per car, it could be one person per car.

7 He actually said at one point, it could  
8 be two to three people per car. Two, two and a  
9 half people. This is like saying the average  
10 family has 2.3 children. Again, it's -- it has no  
11 value. Okay. You don't know how many people are  
12 coming in the car to go to an event at the  
13 Milleridge Inn.

14 I will tell you that when I go to CVS,  
15 I can't park anywhere near CVS.

16 (Applause.)

17 MS. BLINDER: Okay. I can't park at  
18 Whole Foods, I can't park at Marshalls, I can't  
19 park at CVS. Yes, if I went at midnight when  
20 everything else was closed, I could probably find a  
21 parking spot.

22 (Applause.)

23 MS. BLINDER: In addition, they quoted  
24 all of these experts, and I give you credit for all  
25 of your credentials, but aren't you ever wrong?

1 Everybody's wrong sometimes. Jericho does not need  
2 a hotel. It is 404 parking spots short. That's  
3 all we need to know.

4 Where will those 404 parking spots come  
5 from? My house, everybody's house, anybody who  
6 lives in Jericho.

7 (Applause.)

8 MS. BLINDER: Okay.

9 The restaurant that is now the Lisbon  
10 Cafe has been -- I don't know, it was one was  
11 restaurant for maybe fifteen years and then it was  
12 six or seven restaurants inside of a year because  
13 there was no parking because it was an issue  
14 because there was nowhere to go.

15 404 spots short, where are they going?  
16 Oh, well, they're not all going to be there at the  
17 same time, but what if they are? What if the  
18 Milleridge Inn is having a wedding? What if at  
19 this same time, there's a holiday or an event?  
20 What do you do then? Oh, I'm sorry, we  
21 miscalculated. That doesn't work. Okay.

22 I thank you for your time. Please do  
23 not let them build a hotel here.

24 (Applause.)

25 SUPERVISOR SALADINO: Next speaker is

1 Marlene Siegel followed by Stuart Siegel followed  
2 by Kevin Moran.

3 MS. SIEGEL: Thank you, Board, for  
4 hearing us today, and I'm here, I think,  
5 representing a lot of the seniors in the  
6 neighborhood. I go to the Jericho Library at least  
7 three times a week. We play games there, we have  
8 meetings there, and we really enjoy the library.

9 I can see a real problem if the hotel  
10 comes in and there's more traffic. The Bristol is  
11 going to be opening up. Right now, all the windows  
12 are dark. There's nobody there now, but there's  
13 going to be a lot of people because it's not just  
14 assisted living, but it's independent living.

15 All these people are going to have  
16 cars, all these people are going to want to go to  
17 the library and join us on our Mahjong, our Canasta  
18 games, our bridge games. We use the library.  
19 What's going to happen with the hotel?

20 Well, people are going to walk from the  
21 hotel onto Merry Lane. I see all these bushes  
22 going in so there's a beautiful path, will probably  
23 be a bench, and they'll walk onto Merry Lane, park  
24 their cars there, and we, in the library, will not  
25 have room for our cars.

1 I don't think that there should be a  
2 hotel. It's going to be much too much traffic, and  
3 like I said, I'm here representing all my friends  
4 in Jericho who are my age. I've been in the  
5 neighborhood 45 years. They are not here tonight.  
6 The weather is not good.

7 (Applause.)

8 MS. SIEGEL: And they feel the same way  
9 I do. It's very important to us that there is no  
10 hotel. They'll be too much traffic.

11 Thank you.

12 (Applause.)

13 SUPERVISOR SALADINO: Thank you.

14 Stuart Siegel, followed by Kevin Moran,  
15 followed by Kyle Strober, followed by Steven  
16 Barker.

17 MR. SIEGEL: That was my wife. She's  
18 pretty good about this. I have to agree with her.

19 I really heard just about everything I  
20 was concerned about said multiple times, so the  
21 only thing I'd like to add, if you have any doubt  
22 about what people have been saying, in particular  
23 with regard to the need for a hotel, drive up and  
24 down Jericho Turnpike. The Fox Hollow is right  
25 down the block. There's another one at South

1 Oyster Bay Road on the corner.

2 If you don't believe there might be a  
3 traffic issue, go into the parking area around  
4 Milleridge Inn on a Sunday night or go try and get  
5 to the post office, CVS or Whole Foods around the  
6 lunchhour. If they're going to be extended stay  
7 living in this hotel, don't tell me that the  
8 traffic analysis indicates they won't be going to  
9 the same places at the same time the normal  
10 residents go.

11 They'll be trying to get there at the  
12 same place and there's already impossibility to get  
13 around. Go there yourselves. Take a look. You'll  
14 see it. This isn't a fiction. This is a reality,  
15 and the addition of the hotel is just going to  
16 compound it and make it 100 times worse than it  
17 already is.

18 That's it. Thanks.

19 (Applause.)

20 MR. MORAN: Good evening. My name is  
21 Kevin Moran, and I'm here on behalf of the Long  
22 Island Builders Institute.

23 I just wanted to say that the  
24 organization would like to express its strong  
25 support for the construction of the proposed

1 Marriott Residence Inn.

2 It is our position that the project  
3 will be an economic benefit, not only to the  
4 surrounding area, but to the Town of Oyster Bay as  
5 a whole. If approved, the currently vacant and  
6 underutilized parking lot would be turned into an  
7 upscale Marriott Residence Inn, bringing in new  
8 lodging option for guests of businesses and  
9 families from the surrounding area.

10 By request of the community in the  
11 Town, the hotel has already been reduced from four  
12 stories to three. There will be a landscaping --  
13 landscaped area buffering it from nearby  
14 residential properties, and no vehicle access from  
15 Merry Lane. The project is estimated to create  
16 over 120 construction jobs and more than 30  
17 permanent jobs while investing over \$22 million  
18 into the Jericho community.

19 No burden will be brought to the school  
20 district. In fact, it only stands to gain from the  
21 Marriott paying taxes. Based on these facts, we  
22 support the project and urge members of the Oyster  
23 Bay Town Board to do the same.

24 Thank you.

25 SUPERVISOR SALADINO: Kyle Strober,



1 followed by Steven Barker, followed by Jenni Ji.

2 MR. STROBER: Good evening, Supervisor  
3 and Council.

4 My name is Kyle Strober. I'm here on  
5 behalf of the Association For a Better Long Island  
6 and I'm also a millennial who's living on Long  
7 Island with a family and a 10-month old kid, and  
8 I'm still here right now because ABLI, our mission  
9 is to ensure the long term economic viability of  
10 this island and our region.

11 We do that by trying to reduce the tax  
12 burdens and lowering energy costs, invest in  
13 infrastructure, but also to keep a young vibrant  
14 workforce here, and that's what I try to represent  
15 here and that's why ABLI fully supports the  
16 project.

17 And I want to say this, when it comes  
18 to, you know, the tax benefits for the school  
19 district and everything else, and particularly in  
20 an age where retail is a dying breed because of the  
21 influx and Amazon and all these online retails.

22 It's incredibly more difficult for  
23 people like Kimco to survive with the competition  
24 online. And there's a personal story, I grew up in  
25 Merrick, and in Merrick, there's a shopping center

1 called the Holiday Park Drive Shopping Center.

2 It's a Kimco property.

3 And on Saturday mornings, my father  
4 would take me to the bagel shop and mother would  
5 take me, when I was a child to Waldbaum's and I  
6 would sit in the cart, and I had birthday parties  
7 in an All American gymnastic place in the retail  
8 center.

9 In fact, I even got my first Nintendo  
10 game at a store called Service Merchandise, for  
11 anyone that remembers it, but it was there. I have  
12 a very fond memory of this shopping center and they  
13 were great landlords for it. And those attributes  
14 and that they have as landlords make a community  
15 center where people remember and we -- and go there  
16 and have childhood memories there.

17 And the attributes of the Jericho  
18 Commons and the Milleridge Inn are almost  
19 identical. I mean, Whole Foods is common area. I  
20 mean, people love going to Whole Foods. It  
21 increases the value of the neighborhood having a  
22 retailer like that. There's a Starbucks, there's a  
23 post office, there's a bagel shop, there's a bistro  
24 restaurant.

25 There are people in my generation who

1 have kids now who moved to Jericho because of the  
2 Jericho Commons shopping center and to --

3 (Audience Booing.)

4 SUPERVISOR SALADINO: Ladies and  
5 gentlemen. Ladies and gentlemen. Respect, please.

6 Please address the Board, Kyle.

7 MR. STROBER: And I would have to say  
8 this --

9 SUPERVISOR SALADINO: Kyle. Kyle,  
10 please address the Board.

11 We greatly appreciate that. And ladies  
12 and gentlemen, we're going to listen to everyone,  
13 whether you agree with them or not.

14 MR. STROBER: I would also say this. I  
15 think it is completely unfair for people to assume  
16 that these owners who not many people know, the  
17 founder lives in the Jericho community, his three  
18 grandchildren who still work in the company  
19 graduated from Jericho High School, and they've  
20 always been great property managers.

21 The shopping centers are clean. They  
22 don't have vape shops or check cashing places or  
23 tobacco places. They have high-end retailers. And  
24 for people to come up here and automatically assume  
25 that they're going to have drug problems in a

1 Grade A retail shopping center with their years of  
2 history, is unfair to them.

3 And I think the Town Board should see  
4 the body of work that this organization has done  
5 and their family roots that have been in the Town  
6 of Oyster Bay and see how much of an impact they've  
7 had in that community.

8 And I understand the people who live on  
9 Merry Lane are going to be inconvenienced and it --  
10 and there is -- and nobody wants a child to have an  
11 asthma issue, and that is a concern, but I think  
12 that these stewards of this property will be good  
13 neighbors and work with and address the community  
14 members to ensure the livelihood of the shopping  
15 center that people enjoy.

16 And I know I'm over my five minutes. I  
17 have to get home to my 10-month-old son, but  
18 please, I beg you to consider this application and  
19 I know that it's a difficult night for you. You're  
20 going to be here a long night, but there are  
21 benefits of this project.

22 Thank you.

23 (Applause.)

24 SUPERVISOR SALADINO: Thank you.

25 Steven Barker.

1 Ladies and gentlemen, please. Please,  
2 Let's be civil. Thank you. Steven Barker.

3 MR. BARKER: Good evening. Thank you  
4 for the opportunity, Supervisor and counsel people.

5 My name is Steve Barker. I live in  
6 Hicksville. I have worked as an insurance agent in  
7 Plainview for over twenty years. I am a member of  
8 the Long Island Builders Institute.

9 I've lived my whole life in the Town of  
10 Oyster Bay. I've never met anyone who doesn't love  
11 the Milleridge Inn. We all love it. I think Kimco  
12 is a responsible company that invests in Long  
13 Island. They have done the right thing helping to  
14 save the Milleridge Inn so far.

15 From what I've heard tonight, they  
16 could use this site for a more onerous project.  
17 Instead, they have opted to build a business, a  
18 hotel, and its benefits dovetail with the needs of  
19 the Milleridge and it -- I've written it so many  
20 times to streamline and keep it short.

21 In my -- it's my belief that the hotel  
22 services the long-time success of the Milleridge  
23 Inn. Please help us save the Milleridge.

24 SUPERVISOR SALADINO: Thank you.

25 Jenny Ji followed by Veeresh Bord of

1 Birchwood Park Drive, followed by Clifford  
2 Rosenberg.

3 MS. JI: Good evening, Supervisor and  
4 good evening, everybody.

5 I'm a resident of Jericho and so many  
6 years living here, and my concern is that, you  
7 know, the kid's safety and also the traffic. So  
8 the hotel shouldn't be, you know, built in Jericho.

9 (Applause.)

10 SUPERVISOR SALADINO: Thank you.

11 Veeresh from Birchwood Park Drive,  
12 followed by Clifford Rosenberg.

13 MR. BORD: Good evening, everyone. I  
14 really appreciate the time you all are taking.  
15 It's about 11:00. I wake up at 4:30 in the  
16 morning, but I wanted to be here today to express  
17 my concern for this hotel.

18 My kids go to the school. They ride on  
19 the bike to the library and I tell them not to go  
20 to the Whole Foods site because that place is so  
21 jam packed with people. And to bring this point to  
22 your address, and I know she's writing down and  
23 like to have some evidence.

24 I Google on Google review, Whole Foods,  
25 and I put -- and you can do it, too, and I'll be

1 happy for you to review. You put the search word,  
2 parking, and there were so many complaints about  
3 parking from random people who are not Jericho  
4 residents, who just visited this place. And one of  
5 them described this as Hunger Games when they have  
6 to find the parking spot at Whole Foods.

7 I can tell you the names of people, but  
8 I'm sure everybody has to go home and we are very  
9 tired. There were little kids who were here and I  
10 work in the city and it takes me -- I work in a  
11 hospital. I have to come down to move my car and  
12 every day to come back to Long Island to my house  
13 so that I can park my car without having to move  
14 it.

15 You had to have a car towed here. So  
16 about 100 people in this room and we had to have a  
17 car towed. I would hate to have that in my  
18 neighborhood. That's what my concern is.

19 The other big concern that I have is  
20 if -- I went to a website for sex offenders in  
21 New York State website, and you can also do that,  
22 please.

23 It's [criminaljustice.ny.gov](http://criminaljustice.ny.gov), and if you  
24 type in ZIP code 11753 and look for sexual  
25 offenders, there are three offenders in our area,

1 two of them live at an address and that address, if  
2 you Google it, actually, the hotel in our  
3 community, so I am not sure what these people are  
4 trying to --

5 (Applause.)

6 MR. BORD: I'm not sure what these  
7 people are trying to convince us. There's actually  
8 one of my friends here, Kim, who volunteers as a  
9 school monitor, she pointed it out to me. It's  
10 only a five-minute drive from this hotel. I  
11 understand it brings a lot of money to the  
12 community, it brings a lot of jobs to New York  
13 State, but I have seen how parking can get worse.

14 I hate -- I just want my kids to be  
15 able to go to the library without having any fear  
16 and not having to deal with all these problems.

17 That is my biggest concern about all  
18 this. And their websites, which says hotels and  
19 motel, where sexual -- registered sex offenders  
20 have stayed --

21 SUPERVISOR SALADINO: We're aware of  
22 this.

23 MR. BORD: -- in quite a lot of times.

24 So I'll be happy to provide the website  
25 to you, but Google review on Whole Foods, Trip



1 Advisor, you'll see all these results right there.

2 And the third is New York State website  
3 for criminal offenders. It's right there. So I  
4 really appreciate your time. I have to go back  
5 home to my kids and we -- it looks at the crowd  
6 here, look at the little kids who are here. My son  
7 wanted to come, but we have to put him to sleep.  
8 He had to go to bed. I really appreciate your time  
9 and we appreciate your support here.

10 Thank you.

11 SUPERVISOR SALADINO: Thank you.

12 Mr. Rosenburg. Do you need a break  
13 now? Can you go a little while longer or would you  
14 like it right now?

15 THE STENOGRAPHER: Yes, I need a break.

16 Thank you.

17 SUPERVISOR SALADINO: We are going to  
18 give our stenographer a break. She's been going  
19 for hours.

20 Perhaps this is -- is our Town attorney  
21 here?

22 (INAUDIBLE).

23 SUPERVISOR SALADINO: Going to take a  
24 five-minute break and during that time, if you  
25 could use that time to think about how to make your

1 statement a little more concise, we'll be able to  
2 get to everyone.

3 Thank you so much.

4 (TIME NOTED: 11:01 P.M.)

5 (Whereupon, a recess was taken at this  
6 time.)

7 (TIME NOTED: 11:13 P.M.)

8 SUPERVISOR SALADINO: Ladies and  
9 gentlemen, we're going to jump right back in and  
10 keep this moving.

11 As I mentioned earlier, approximately  
12 100 people would like to speak. We're only up to  
13 number 40 and I know that many folks can get their  
14 message across to us in a concise way, and that  
15 helps to ensure that it's respectful to everyone.  
16 So this way we can get to everyone before --  
17 because I'm sure some people are going to have to  
18 go home. They have work tomorrow.

19 So if we can be respectful to them by  
20 keeping those comments very, very concise, it's  
21 very helpful to the others.

22 Mr. Rosenberg. Mr. Rosenberg.

23 Mr. Yamali, followed by Chloe Zhong,  
24 and Weijian Shao.

25 MR. YAMALI: Supervisor, Members of the

1 Board. Thank you for giving me the time to speak  
2 tonight. I'm the owner of the Milleridge Inn, as  
3 you may know.

4 I'm here, you know, person -- I spent  
5 three years at the Milleridge Inn. I'm there day  
6 and night. I'm the person that Kimco chose to  
7 restore Milleridge Inn, bring it back to life.

8 I watch the parking. I watch the  
9 staff. I watch all the, you know, different  
10 residents come to the place. Little by little,  
11 we're building it back up to where it used to be,  
12 bringing the lustre back.

13 Unfortunately, without this hotel, we  
14 could never survive there. It's impossible.

15 The new tax assessment roll, we don't  
16 even know what our taxes will be. They're hovering  
17 right now around \$400,000 a year. That's right, to  
18 cover that property. There is no way with the  
19 assessment that this Milleridge could cover it or  
20 anybody else for that matter.

21 I don't care what restaurant or  
22 anybody -- anybody that knows me, I fight every day  
23 and we try our best. We cannot afford it. And  
24 that's what people in the audience need to  
25 understand. If this hotel is not built, Milleridge

1 will probably close, and probably fast.

2 And the second part of it is, if  
3 they're worried about the hotel, you better worry  
4 about what's going to come if the hotel is not  
5 built because then you're going to have apartments  
6 there, you're going to have stores there, you're  
7 going to have construction.

8 And yes, people have asthma, and that  
9 construction is going to create dust. And by the  
10 way, Kimco just did a major renovation of the  
11 shopping field and they had construction there, and  
12 there was dust, and you know what, they contained  
13 it. They had nets around it. This is a first  
14 class organization. This is not some Mickey Mouse,  
15 you know, construction company or realtor.

16 They're the biggest in the country.  
17 They know what they're doing. The people here are  
18 experts. They are experts. They're not just  
19 people they brought in to say, say this and say  
20 that and here's some money. These people have  
21 degrees and they understand what's going on. You  
22 want to talk about parking, I'm going to show you  
23 something.

24 This picture was taken on December 1st.  
25 December 1st is the start of Christmas season at

1 the Milleridge. We have brunch with Santa. We  
2 have all different types of Santa Clause events.  
3 This lot is not enough half full.

4 (Multiple crosstalk.)

5 SUPERVISOR SALADINO: Ladies and  
6 gentlemen, please, let's show respect to one  
7 another.

8 MR. YAMALI: I'm not trying to debate  
9 with you. You guys are all customers or residents,  
10 we're all neighbors, we all live in the same town,  
11 and we're all here for the same reason.

12 But understand me, there's plenty of  
13 parking there. I'm there all the time. Maybe you  
14 can't park by the front door, but you can certainly  
15 find a parking spot.

16 And if you drive down, you know, North  
17 Broadway, you can see that lot is half empty all  
18 the time. I train my staff, don't park in the lot,  
19 you know, or come and talk -- try to come in the  
20 same car, carpool to get there so you have less  
21 cars in the lot. There's plenty of room there for  
22 this, plenty. There's more than enough room for  
23 that.

24 People today, talk about the  
25 millennials, most of them don't even drive. They

1       come in Ubers. I have lines of Ubers all day long.  
2       You go to a wedding, it's half, there's not that  
3       many cars there. You're talking about two people  
4       to a car. Maybe it's a half a person to a car.  
5       You can have 100 people. You have 40 cars.

6               I hire a valet all the time, an expert,  
7       I do hundreds of weddings a year between my  
8       catering halls. You do 100 people, you never have  
9       100 cars ever. That's just a farce. So when you  
10      did your parking thing, you did a great job, and I  
11      commend you. That's -- you were right on the  
12      money. Okay.

13              As far as tax assessment, is the  
14      biggest problem we have. Anybody reads the paper,  
15      what's going on in the County is terrible, and  
16      we're going to get hit here so hard who's going to  
17      what's going to happen. So you don't want to bring  
18      in somebody new to pay some of these taxes, you're  
19      crazy. Okay. You need people -- they want to  
20      spend money, they want to go and spend money in the  
21      community.

22              They're going to make the bagel store  
23      busy. They're going to make the dry cleaners  
24      busier. They're going to spend money here.  
25      They're going to spend taxes. They're going to go

1 to the community. These taxes are going to lower  
2 your taxes, if you understand that. Your taxes  
3 will go down.

4 If you go -- you want to see -- you  
5 talk about drugs in the parking lot. Every day I  
6 send somebody out to the back of the parking lot  
7 picking up trash in the back corner where nobody  
8 ever parks. There's a far corner lot that's right  
9 by the library that's a great library there, I  
10 agree with you. There's always junk back.

11 There is shopping carts. People are  
12 abandoning stuff back there. There's kids playing  
13 back there, you know, mischievous kids. We chase  
14 them out and have to call police every now and then  
15 if they're doing something they shouldn't be doing.

16 Once Kimco goes in, they're going to  
17 illuminate it, they're going to clear the brush,  
18 they're going to put brand-new pavement back there.  
19 Why wouldn't you want that? I'm on the School  
20 Board of Merrick for almost fifteen years. Right  
21 across the street from the school called Lake  
22 (INAUDIBLE) School on Merrick Road, there was an  
23 abandoned gas station, and they fought to death,  
24 they didn't want a 7-Eleven there.

25 Finally, they put the 7-Eleven up.

1 They spent a lot of money. Now everybody embraces  
2 it. They're paying taxes. The land is done. It's  
3 landscaped. It's well lit. It's a convenience to  
4 the community.

5 This is a convenience to the community.  
6 People come there as a destination. They want to  
7 go to the Milleridge. They want to be in our area.  
8 We're only going enhance our own area and enhance  
9 the business that's here.

10 So I beg you, I plead you, please vote  
11 this up.

12 This is very good for everybody. Thank  
13 you.

14 (Applause.)

15 SUPERVISOR SALADINO: Chloe Zhong,  
16 followed by Weijian Shao, followed by Alex Wolf.

17 UNKNOWN SPEAKER 1: Good evening, Chloe  
18 Zhong couldn't make here, so she text me and asked  
19 me to speak up for here. Be quick.

20 We are the taxpaying Town of Oyster Bay  
21 residents and voters, as you know, the BCA stands  
22 for Birchwood Civic Association, officially  
23 reversed it's position and no longer supporting the  
24 hotel after the January BCA hearing.

25 We hope that our Town Administrators



1 will listen to us, the taxpaying residents and the  
2 voters and put down residents interests first and  
3 foremost.

4 Say no to hotel, please. Thank you.

5 (Applause.)

6 SUPERVISOR SALADINO: Weijian Shao.

7 The address is 14 Yates Lane in Jericho.

8 Anybody from 14 Yates Lane in Jericho?

9 (No response.)

10 SUPERVISOR SALADINO: Alex Wolff?

11 MR. WOLFF: Good evening.

12 Thank you everybody for hearing. Thank  
13 you everybody out there for listening all night.

14 It's been a long night.

15 My name is Alex Wolff. I'm a Jericho  
16 resident. I live on 23rd Street, which is actually  
17 White Birch. I also have a business in Jericho  
18 (INAUDIBLE) Photograph.

19 Tonight, I'm talking from the personal  
20 side and not the business side.

21 In reality, Jericho doesn't need a  
22 hotel, but I'm for a hotel. We have a business  
23 that's been really, really good to the community  
24 for a very long time and the options if the  
25 Milleridge Inn closes are far worse than having a

1 hotel, and I've been to 38 states, 28 countries,  
2 and they put hotels next to communities all the  
3 time.

4 What's important is that when you have  
5 people like Alice Zhang and Mr. (INAUDIBLE), we  
6 can't discount what we're going to do to  
7 individuals when we're going forward with the  
8 project.

9 So working with them individually, and  
10 there are probably other individuals that need to  
11 be looked at, not as part of the community, but  
12 literally as the neighbors of where all this work  
13 is going to be done.

14 And there might have to be a little bit  
15 more consideration for making that work, such as  
16 clean -- construction is one of the things that I  
17 was thinking about, I've seen all over the world,  
18 those techniques work. I would hope that we have a  
19 green component to the hotel because water is not  
20 good on Long Island, electricity is not good on  
21 Long Island, or at least not great. And we need to  
22 do something about electric.

23 So, you know, taking all that into  
24 account, this project can be very, very good for  
25 the neighborhood, but it can't be bad for any

1 individual, and that's something we need to focus  
2 on as we move forward.

3 Thank you.

4 (Applause.)

5 SUPERVISOR SALADINO: Kevin McKenna,  
6 followed by Robert Wozniak and Anna Yiu.

7 MR. McKENNA: I want to give one to  
8 each Town Board member.

9 My name is Kevin McKenna. I live in  
10 Syosset.

11 You might be wondering, well, why do  
12 you care about Jericho? The reason I care is  
13 because, as you know, I have a Facebook page, and  
14 thanks to our page, we were able to help the  
15 Jericho residents become aware of something that  
16 the civic organizations kept a secret for the last  
17 three years.

18 And the reason that the civic -- could  
19 you please turn the microphone on? It's on -- the  
20 reason the civic organizations kept the -- and I  
21 feel bad for the developers because they were put  
22 in this situation. They wouldn't have been in this  
23 situation if the civic organizations would have  
24 been honest and would have told the neighbors about  
25 what was going on. And they could have worked

1 together up to this point, but where is -- where  
2 are the civic organizations? They're not here,  
3 right? Where is the Jericho School District?  
4 They're not here either. All the tax benefits to  
5 the school district. The Jericho School District  
6 took a \$375,000 -- let's call it a donation.

7 And -- because we recently became aware  
8 of that, they purposely didn't send anybody here.  
9 We'll deal with that on another day.

10 I just handed to the Town Board, and  
11 I'd like it to be put into the record, the letter  
12 that I sent to the Town Attorney, Mr. Nocella, and  
13 I'm not going to read the letter.

14 It was sent to them, it was sent to  
15 Mr. Nocella and I just want to put on the record  
16 that I just put the Town Board and the Supervisor  
17 and Mr. Nocella on notice that Supervisor Saladino,  
18 Councilman Imbroto, and Councilman Hand, with all  
19 due respect, nothing against you, you cannot  
20 preside over this hearing.

21 On January the 8th -- okay. On  
22 January the 8th, Mr. Yamali had an announcement of  
23 a newly formed Jericho Chamber of Commerce, and the  
24 only reason that Jericho Chamber of Commerce was  
25 created in December is because I exposed

1 Roy Chipkin, who was the president of the East  
2 Birchwood Civic Association who sold out Jericho,  
3 and because he was exposed, they had no choice but  
4 to form the Jericho Chamber of Commerce.

5 It's a fact that Mr. Chipkin is a  
6 business partner and associate of Kimco Realty, and  
7 it explains it now. I just heard that Kimco's  
8 owners live in Jericho. Well, that explains a lot  
9 because Mr. Chipkin lives in Jericho and  
10 Mr. Chipkin, who is the President of the East  
11 Birchwood, works for CVRE Realty, and he sells  
12 properties for Kimco, and that's why the Jericho  
13 residents were never told anything over the years  
14 about this project.

15 I urge the Board -- well, let me just  
16 go back to this. You have to recuse yourself,  
17 Mr. Supervisor, Councilman Imbroto, and Councilman  
18 Hand, because I have video of you walking in to the  
19 Jericho Chamber of Commerce meeting, walking past  
20 all these signs, sign the petition for the pro  
21 hotel. I have you on video talking about your good  
22 friend, Mr. Butch Yamali.

23 And at the end of the meeting, I have  
24 somebody with you standing there telling the  
25 audience that you just spoke to, don't forget to

1 sign the petition for the hotel on the way out of  
2 the meeting.

3 You're shaking your head. I have it on  
4 video. I sent it to the Town Board, I sent it to  
5 the Town Attorney, and video and audio does not  
6 lie. You must recuse yourself. If you don't, we  
7 will be immediately filing an Article 78 and we'll  
8 let the Supreme Court decide.

9 The only reason that you're considering  
10 putting after -- what you just saw here, the only  
11 reason you're considering this application is  
12 because of your good friend, Butch Yamali. And a  
13 hotel is not going to fix the Milleridge Inn.  
14 Service and good food is going to fix the  
15 Milleridge Inn.

16 Across the street, you have One North  
17 that's thriving. They don't need a hotel over  
18 there to make their restaurant thrive. They don't  
19 need it.

20 I'm running out of time. As far as  
21 these East Birchwood, the reason the East Birchwood  
22 withdrew their support of this project is because  
23 the traffic engineer, who is a fine gentleman,  
24 because of the presentation that he did at the  
25 meeting --

1 SUPERVISOR SALADINO: Thank you,  
2 Mr. McKenna.

3 You're time is up.

4 MR. McKENNA: Let me just -- last  
5 sentence.

6 Julia --

7 SUPERVISOR SALADINO: You're time is  
8 up.

9 Mr. McKenna.

10 We're going to provide time, the same  
11 amount of time to everybody.

12 MR. McKENNA: The traffic engineer --  
13 I'm going -- just one sentence -- and I'm going to  
14 give you a copy.

15 The traffic engineer told me, where is  
16 the Planning and Development Department that worked  
17 on this project for the last three years? Where  
18 are they? Okay. He talked about how he worked  
19 with Julia Schneider from your Planning and  
20 Development Department.

21 SUPERVISOR SALADINO: Your time is up,  
22 sir.

23 MR. McKENNA: Julia Schneider, here's  
24 her resume, okay. She worked for Starbucks and  
25 she's got a three-year degree in plants. She has

1 no knowledge -- Julie Schneider has no knowledge  
2 in --

3 (Multiple crosstalk.)

4 MR. McKENNA: -- (INAUDIBLE) and I want  
5 this to be put on the record.

6 SUPERVISOR SALADINO: Everyone is going  
7 to calm down.

8 Mr. McKenna, you're inciting people.

9 You've had your chance --

10 MR. McKENNA: You're inciting people  
11 because you don't treat me the way you treat  
12 everybody else.

13 You need to recuse yourself. You need  
14 to recuse yourself, and if you don't recuse  
15 yourself from this, Imbroto, and Mr. Hand, an  
16 Article 78 will --

17 SUPERVISOR SALADINO: Mr. McKenna.

18 MR. McKENNA: -- be filed in order for  
19 you to do it.

20 SUPERVISOR SALADINO: You've made your  
21 point.

22 MR. McKENNA: You said it. You're best  
23 friends with Butch Yamali.

24 SUPERVISOR SALADINO: You're  
25 speaking --



1 MR. McKENNA: You said you're best  
2 friends with Butch Yamali on tape.

3 SUPERVISOR SALADINO: Mr. McKenna,  
4 everyone else --

5 (Applause.)

6 SUPERVISOR SALADINO: All right.

7 Ladies and gentlemen, let's address the  
8 points that were just made.

9 The previous speaker claims to be part  
10 of a news agency and he comes here at each Board  
11 meeting -- Mr. McKenna, we understand --  
12 Mr. McKenna, you're not going to ride shotgun and  
13 take over this meeting, Mr. McKenna.

14 Sir, I've treated you with respect.

15 MR. McKENNA: No. You're calling me a  
16 liar. I'm not a liar.

17 SUPERVISOR SALADINO: Mr. McKenna,  
18 you're going to stop this.

19 MR. McKENNA: I will.

20 SUPERVISOR SALADINO: Everyone who has  
21 spoken today has been extremely professional and  
22 respectful --

23 MR. McKENNA: (INAUDIBLE.)

24 SUPERVISOR SALADINO: Mr. McKenna.

25 MR. McKENNA: You caused the problem

1 once again.

2 SUPERVISOR SALADINO: Mr. McKenna,  
3 you're fabricating again.

4 MR. McKENNA: I'm not fabricating.  
5 Everybody just saw what you did.

6 SUPERVISOR SALADINO: We appreciate the  
7 fact that everyone has handled themselves  
8 responsible and respectfully. You haven't been  
9 calling out. You've listened to everyone --

10 MR. McKENNA: Why don't you talk about  
11 the issue?

12 SUPERVISOR SALADINO: Mr. McKenna,  
13 Mr. McKenna. I'm just --

14 COUNCILMAN IMBROTO: Please stop  
15 calling from the audience.

16 AUDIENCE MEMBER: Can I say something  
17 quick?

18 SUPERVISOR SALADINO: Excuse me.

19 Mr. McKenna, you've got one more chance  
20 and I'm going to ask --

21 (Multiple crosstalk.)

22 MR. McKENNA: Recuse yourself. You're  
23 conflicted with Mr. Yamali --

24 COUNCILMAN IMBROTO: Please stop  
25 yelling from the audience and sit down.

1 (Multiple crosstalk.)

2 SUPERVISOR SALADINO: Speak to the  
3 unruly resident.

4 Commissioner, I'm going to ask you to  
5 speak to the unruly resident. If you can't control  
6 yourself, you're going to have to leave.

7 Mr. McKenna.

8 MR. McKENNA: I'm making a point,  
9 though. Talk about the issues.

10 SUPERVISOR SALADINO: Mr. McKenna.

11 MR. McKENNA: Talk about the issues,  
12 don't go off on a tangent. Tell everybody why  
13 you're not --

14 SUPERVISOR SALADINO: Mr. McKenna,  
15 you're going to have to try to control yourself.

16 Ladies and gentlemen, the previous  
17 speaker is making accusations about --

18 MR. McKENNA: It's on my video. Town  
19 of Oyster Bay --

20 SUPERVISOR SALADINO: Mr. McKenna.  
21 Mr. McKenna. Mr. McKenna, you're going to have to  
22 try to control yourself.

23 The previous speaker is trying to ride  
24 shotgun over this meeting when everyone else has  
25 been respectful. Every single person has been

1 respectful and conducting themselves civilly,  
2 except for the last speaker. And this is something  
3 we go through on every issue at every meeting.

4 MR. McKENNA: You're trying to cut me  
5 short.

6 (Multiple crosstalk.)

7 SUPERVISOR SALADINO: You're not  
8 helping.

9 (Multiple crosstalk.)

10 SUPERVISOR SALADINO: Ladies and  
11 gentlemen. Ladies and gentlemen, we understand  
12 this is a very emotional issue. We get that --  
13 ladies and gentlemen, if I can have your attention,  
14 please.

15 MR. McKENNA: Tell everybody why you're  
16 not conflicted.

17 SUPERVISOR SALADINO: Ladies and  
18 gentlemen --

19 MR. McKENNA: Tell everybody why you're  
20 not conflicted.

21 SUPERVISOR SALADINO: We understand  
22 that this is a very emotional issues. This is an  
23 impartial Board. We have not made a decision. We  
24 are listening to everyone.

25 (Multiple crosstalk.)

1                   MALE AUDIENCE MEMBER: Why did you  
2 participate in the pro hotel meeting?

3                   SUPERVISOR SALADINO: I'm happy to  
4 explain that. If everyone will calm down. We're  
5 not going to have shouting in this meeting. I'm  
6 happy to explain that.

7                   MALE AUDIENCE MEMBER: Why did you  
8 participate in the pro hotel meeting?

9                   SUPERVISOR SALADINO: I'm happy to  
10 explain that.

11                   We, just like everyone else, were  
12 invited to a civic association meeting, and we  
13 attended a civic association meeting for the  
14 purpose of a presentation.

15                   It was the 100th anniversary of  
16 President Theodore Roosevelt's passing. And we  
17 attended that meeting to take part in that  
18 presentation, just like everyone else. And I  
19 complimented many people in that meeting, including  
20 our County Executive.

21                   I complimented Councilman Hand, I  
22 complimented Councilman Imbroto, and I complimented  
23 business people who have a wide variety of  
24 businesses, and residents.

25                   Truth be told, I wasn't even aware of

1 the table that was mentioned.

2 (Multiple crosstalk.)

3 SUPERVISOR SALADINO: Sir, you're an  
4 attorney, and I asked you to conduct yourself with  
5 decorum. Sir. Sir, listen, we are not going drive  
6 this meeting down by shouting out and this kind of  
7 subterfuge. We are going to continue to conduct  
8 ourselves.

9 We're not the ones making this  
10 application that you're not happy with. We are  
11 here to listen, just like every other municipality  
12 in America, and we're all here in America for a  
13 civil process that, unfortunately, doesn't take  
14 place in every country. And we are going to  
15 continue to conduct ourselves in a civil way.

16 Everyone is allowed to make an  
17 application and everyone is allowed to come and  
18 speak. And our job is to listen to everyone with  
19 an open mind, and not allow people to come in and  
20 take away your right to be heard. And that's what  
21 I believe the previous speaker was doing.

22 And the reason I say that is because he  
23 comes here on every Board meeting on every  
24 different issue. If it was just this issue, I can  
25 understand you're feeling that way, but when

1 someone comes here and acts that way,  
2 unprofessionally, and tries to shout you down,  
3 that's not the way we conduct ourselves in public  
4 meetings in America. We listen to you.

5 And we don't make accusations about  
6 each other. We understand that everyone has  
7 different views, and the proper thing to do is  
8 listen to everyone and decipher what's being said.

9 I was at that meeting and I didn't see  
10 that table. And if you're upset about that sign,  
11 then you'd have to be equally upset about every  
12 sign, including signs that are brought here  
13 tonight, but we're not doing that.

14 (Multiple crosstalk.)

15 SUPERVISOR SALADINO: Please, you had  
16 an opportunity -- and I'm doing just that and  
17 you're not being fair.

18 I have been sitting here for numbers of  
19 hours respectfully listening, not shouting out.  
20 Accusations have been made that turned this hearing  
21 and taken in a very bad direction, and there's no  
22 good that comes from that.

23 We're going to go through this stack,  
24 we're up to number 46 and we're going to stay here  
25 until until the wee hours of the morning and

1 respectfully listen to you with open minds on this  
2 hearing. I understand your emotions.

3 I understand that people who are  
4 against this application are here to express their  
5 concerns and their feelings, and we're going to  
6 listen to you, but we're not going shout at each  
7 other and we're not going to shout people down.  
8 That takes away from the process that America is  
9 built on.

10 UNKNOWN SPEAKER 2: Because the hotel,  
11 you don't have the same feeling as what I feel now.

12 SUPERVISOR SALADINO: I can tell you  
13 that I'm, just like everyone else on this Board, we  
14 are open minded and we're here to respectfully  
15 listen and my job is to keep this meeting under  
16 control and not allow somebody to take it off the  
17 rails for whatever agenda they might have.

18 So you may not agree with that, but  
19 everyone has to respect that here in this country.  
20 And in the Town of Oyster Bay, we're going to be  
21 respectful, we're going to listen to everyone,  
22 whether we agree with them or not, but in terms of  
23 someone making an accusation, those accusations are  
24 not true and that we are not going to prejudge this  
25 hearing or any other hearing, period.



1                   We are going to listen to the process.  
2                   We're bound by law to listen to each and every one  
3                   of you and make an impartial decision. We are not  
4                   going make a decision tonight. We're going to  
5                   leave the rolls open for 45 days where anyone can  
6                   send in information to us.

7                   And we're going to read it and we're  
8                   going to take that into consideration. But to make  
9                   accusations that people are prejudging this, to  
10                  talk about signs when we have a room full of signs  
11                  throughout this evening, is ludicrous.

12                  Our next speaker is Robert Wozniak.

13                  Mr. Wozniak, would you please step  
14                  forward? After that is Anna Yiu of Moss Lane. And  
15                  after that is Kwan Cheung.

16                  MR. WOZNIAK: Good evening,  
17                  Mr. Supervisor, and everyone in the room.

18                  My name is Robert Wozniak. I'm a  
19                  resident of Jericho, specifically in West  
20                  Birchwood. I live with my wife and twin daughters  
21                  who attend Cantiague Elementary School.

22                  I first lived in Jericho some years ago  
23                  when the land surrounding the site of the proposed  
24                  hotel did not have the Milleridge Cottage, the  
25                  Milleridge Village, the one-story building where

1 ProHealth is located, the bank, or the stores  
2 adjacent to the building known as Jericho Atrium,  
3 which was previously occupied by Floyd Bennett, and  
4 later, Great Eastern Department Stores.

5 Further out, there was no one or two  
6 Jericho Plaza, the condominiums, nor the office  
7 buildings on North Broadway. Many years ago,  
8 Jericho, like many areas of Long Island, was farm  
9 land. The property owners were families such as  
10 the Hicks, the Jacksons, the Seamans, the Williams,  
11 and the Underhills.

12 They sold their tracts of land to  
13 developers who constructed some of the very  
14 commercial and residential buildings that stand  
15 today. Most recently, existing structures have  
16 been raised and redeveloped into opulent buildings.  
17 Among these Rallye BMW, a former Coca-Cola bottling  
18 plant, then a school bus depot, Westbury Ram Dodge,  
19 the former I-Hop, and before that, Howard Johnson's  
20 restaurants.

21 The (INAUDIBLE) Hotel, a former closed  
22 bowling alley, One North, formerly the Maine Maid  
23 Inn, and long ago, a stop on the underground  
24 railway. And lastly, Whole Foods that expanded the  
25 once occupied by Waldbaum's. There are few

1 remaining vacant parcels of land available to build  
2 on.

3 The proposed hotels is to be located on  
4 a vacant parcel that is partially tucked into a  
5 corner of the Jericho Commons Shopping Center  
6 adjacent to the water tower. The property is  
7 mostly unused and is blighted by some dumping of  
8 large items and overgrown vegetation.

9 Jericho Commons is well maintained by  
10 Kimco Realty, and except for the vacant land, it is  
11 in fine condition and enhances the overall  
12 character of Jericho.

13 The proposed (INAUDIBLE) our property  
14 is actually 410 Jericho Turnpike, Section 12, Block  
15 A, Lot 1334 with a land category of commercial and  
16 land title, paving, blacktop or fencing with any  
17 multiple use or multiple building. The entire  
18 Jericho Commons property is in a commercial zone.

19 Three houses are directly behind the  
20 vacant land of the proposed hotel. 21 additional  
21 houses are directly behind the Jericho Commons  
22 property line. These structures went up about the  
23 same time period, circa late '50s, early '60s. In  
24 some of -- one of these 24 houses, they understood  
25 that living next to a commercial is a trade off to

1 paying a likely lower market price than for a house  
2 that is surrounded by similar houses.

3 And if the owners of the three houses  
4 that are directly behind the proposed hotel thought  
5 that the back of their houses would remain open,  
6 they took the risk that that might end. My  
7 understanding of those who oppose the hotel is that  
8 we don't need another hotel.

9 Of course, Jericho residents have a  
10 place to live, but it's the visitors. The hotel  
11 would increase traffic, not compared to the tens of  
12 thousands of vehicles that traverse North Broadway  
13 while passing through Jericho. It's unsafe for the  
14 children to use the library. This matter is  
15 unsubstantiated and does not affect by the hotel.

16 There is a hole in the fence between  
17 the property and Merry Lane that has been that way  
18 for years and has not been an issue before the  
19 hotel was proposed.

20 My issue with the Marriott, primarily,  
21 is the requirement of the Town Code for more than  
22 2,000 parking spaces for a 93-room hotel.

23 Actually, what has not been correctly  
24 reported by the media is that the hotel requires  
25 merely 121 parking spaces. The adjoining

1 properties already in place and the hotel require  
2 the large number of spaces in total. However, even  
3 if the hotel was not built, there currently exists,  
4 by my count, 431 fewer parking spaces than what is  
5 required.

6 Sure, the Town granted a parking  
7 variance to the three other properties; although  
8 this has not been verified. A parking variance  
9 should be issued to the whole developer. Without  
10 the parking issue, we would not be here and no one  
11 would have known about the proposed hotel as the  
12 developer had the right to build it despite its  
13 unpopularity.

14 A hotel is a commercial property, but  
15 there are less desired buildings. Think about an  
16 auto repair shop, a self-storage building, these  
17 require little parking. Thank you.

18 SUPERVISOR SALADINO: Thank you.

19 (Applause.)

20 SUPERVISOR SALADINO: Our next speaker  
21 is Anna Yiu from Moss Lane.

22 Hello. How are you this evening?

23 MS. YIU: It's been a long night, so  
24 I'll try to keep it short.

25 Good evening. My name is Anna Yiu and

1 I live in East Birchwood, Jericho, you know,  
2 exactly where the hotel will be built, basically,  
3 that very small area.

4 I want to make a couple of points. The  
5 first thing is, the Birchwood Civic Association,  
6 you know, I know the developer said, you know, for  
7 the past three years, they have been discussing  
8 with the civics and they have the support of the  
9 civics; however, only two weeks ago, on January 15,  
10 2019, that -- the civic actually brought in the  
11 developer to make a presentation to the members,  
12 which is after the uproar of anger and opposition,  
13 you know, by the community.

14 And at that meeting, I think it's very  
15 clear that, again, this is the first time that a  
16 lot of members hear about it from the civic. And  
17 after that meeting, the civic retracted the  
18 support, so I think it's a very key thing to note.

19 Secondly, one key reason the developer  
20 talked about it to save the Milleridge Inn. I  
21 think a lot of us like the Milleridge Inn. We do  
22 want to save the Milleridge Inn. And I was  
23 actually trying to do my research and I Googled, I  
24 tried to read every single review possibly I can  
25 find online. There is not one review or one

1 complaint about the Milleridge Inn not having a  
2 walking distance hotel.

3 This is not the reason. If you want to  
4 save the Milleridge Inn, improve on the Milleridge  
5 Inn. Improve on service, on the food, on the  
6 facility. In fact, some of our neighbors, you  
7 know, have pointed out that there are seven to ten  
8 hotels within just a couple of miles radius within  
9 the Milleridge Inn, and many neighbors actually  
10 make calls on various nights, none of them are  
11 fully occupied, there's always a vacancy on all the  
12 nights that we have called.

13 So, I mean, if we do build a hotel or  
14 any kind of business within the neighborhood, I  
15 wish them success, but it doesn't sound like they  
16 will actually get a good amount of business. On  
17 top of that, we mentioned that a lot of us are  
18 concerned about the taxes, right?

19 Where the hotel mentioned that they  
20 would bring in \$6 million for school taxes over  
21 twenty years. I did some quick math. That is  
22 about \$300,000 a year, and based on our School  
23 District Superintendent, there are about 5,000  
24 families in the area, which comes to about \$60 a  
25 year for each family.

1                   Now, obviously, a dollar is a dollar,  
2                   great, but let's put things into perspective.

3                   In the year 2017 to 2018, our school's  
4                   proposed spending budget is \$122,669,127.00, and  
5                   the total reserve for the school budget is  
6                   \$57,760,505.00, so while it's nice, it's really not  
7                   that big of amount based on the whole school  
8                   budget. On top of that, this comes in our  
9                   expense -- at the expense of our children.

10                   Many people mention about how the  
11                   proximity of the hotel is being right across the  
12                   street from the library, as well as the Merry Lane  
13                   playground, where it's high traffic area. A lot of  
14                   our citizens, senior citizens, children, go to the  
15                   library a lot. My son goes there at least three  
16                   times a week. There are many middle schools and  
17                   high schools children that goes there right after  
18                   school until the parents go home.

19                   So, I mean, don't tell me there won't  
20                   be strangers, you know, once you build the hotel,  
21                   that's the nature of the business. You will bring  
22                   strangers, and this is too close to our children.

23                   On top of that, many people talk about  
24                   parking already so I don't need to go into that.

25                   Last, but not least, I know previously,



1       there were a lot supporters here and they're  
2       workers. I highly respect them. It's fantastic.  
3       You know, I wish them well, but keep in mind that  
4       this project for them is 18 months project.  
5       Jericho, for us, is lifelong. This is our home,  
6       this is where we raise our family, and our  
7       children. That's the difference between making a  
8       living and making your life in a neighborhood.

9                     Thank you.

10                    (Applause.)

11                    SUPERVISOR SALADINO: Thank you.

12                    And, Anna, you should complimented for  
13       your very professional presentation.

14                    See, we make our point without shouting  
15       out, without taking away the rights of others. You  
16       did a fabulous job.

17                    MS. YIU: Thank you.

18                    SUPERVISOR SALADINO: Kwan.

19                    MR. CHEUNG: Hi, good evening.

20                    My name is Kwan. I have been living in  
21       West Birchwood Jericho for seven and a half years.

22                    I have been living on Long Island since  
23       1991 when my family first came to the United  
24       States.

25                    I chose Jericho to raise my family,

1 mainly due to my children's education. A few weeks  
2 ago, Kimco presented the hotel project at the BCA  
3 meeting. I believe that Kimco had put it loud and  
4 clear that Jericho residents do not need a hotel at  
5 the center of our homes.

6 Kimco is a company that owns and  
7 operates open air shopping centers. Kimco's  
8 mission, as stated on their website, and I quote,  
9 "Kimco's mission is to create destinations for  
10 everyday living that inspires a sense of community  
11 and deliver value to our many stakeholders."

12 Jericho Common Shopping Center is  
13 located at the heart of Jericho. Our Jericho  
14 residents shop, dine, and some work at Jericho  
15 Common. We are stakeholders for the success of  
16 Jericho Common because we are the direct consumers  
17 to the businesses who contributed to Kimco's  
18 success.

19 If Kimco do have a sense of community  
20 like you stated it is mission, then Kimco should be  
21 heard by the Jericho community. And ask if  
22 Jericho's residents need a hotel in the center of  
23 our homes.

24 I believe the Town also heard it loud  
25 and clear this evening about Jericho's residents,

1       whether we wanted to -- whether we want a hotel or  
2       not.

3               In my opinion, not only should the Town  
4       of Oyster Bay turn down the variance application  
5       for the hotel. The Town should reject the hotel  
6       project overall.

7               I thank you, Supervisor and Councilman,  
8       Councilwoman for taking the time this evening to  
9       acknowledge our firefighters who are keeping our  
10      community safe.

11              And I also thank you for rescuers for  
12      the animals they are coming on shore, and we want  
13      to ask our officials to save Jericho and protect  
14      our quality of life and our lifestyles. I'm sure  
15      Jericho residents, like myself, we all love our  
16      community. It's obvious to me that a hotel is not  
17      a viable solution.

18              Lastly, I have a suggestion that was  
19      brought up earlier by Sarah. If Kimco has a  
20      mission to have a sense of community, how about  
21      giving our library the variance to use a parking  
22      lot? I'm sure this will do our community good and  
23      Jericho residents will be more than happy and  
24      appreciative to continue supporting the Milleridge  
25      Inn shops and also Jericho Common.

1 Thank you.

2 (Applause.)

3 SUPERVISOR SALADINO: Thank you.

4 The next speakers is Sungtao Tang,  
5 followed by Matthew Davie, followed by Miao Shi,  
6 and then Kate Zhang. Any of those names? Sungtao  
7 Tang.

8 MR. TANG: Oh, yes.

9 SUPERVISOR SALADINO: Yes, sir, you're  
10 next. And then Matthew Davie.

11 MR. TANG: Good evening, chairmen.

12 Good evening, everyone.

13 First of all, before I start, I just  
14 want to appreciate everyone's time. It's already  
15 pretty late. I appreciate staying here so late to  
16 listen to us, listen to the voice of the residents.

17 So my name Sungtao Tang and I live in  
18 Jericho. And so I think the -- after doing some  
19 research and -- about this, so-called a new hotel  
20 project, as a Jericho restaurant, I strongly oppose  
21 it for many reasons.

22 And by the way, even though I said I  
23 have done other research in the recent -- some  
24 time, but, unfortunately, it was only a few weeks.

25 The reason, I think, some people

1 already mentioned. Even though the discussion, the  
2 planning have already gone through for maybe  
3 several years, but we as the residents of this  
4 community, have only been made aware of in the past  
5 several weeks. So which by itself, probably  
6 already means something. Whether this plan is good  
7 for the community or bad, probably people already  
8 have answer.

9           Anyway, as I said, I already have a lot  
10 of reasons for the opposing this project and a lot  
11 of other -- the residents here already mentioned a  
12 lot of those. Probably I just want to maybe  
13 mention one of that.

14           So I think parking issue is something  
15 that's -- definitely, I have a lot of concern about  
16 it. I think based on the numbers that we have --  
17 we have been discussing, so there are over 400 --  
18 the parking spaces are short, which, by itself,  
19 definitely going create a lot of issues, both from  
20 traffic perspective, it's going to cause, like,  
21 a -- more traffic, more accidents, naturally.

22           And beyond that, even from safety  
23 perspective, just because it's located to the heart  
24 of this community, just in the proximity of the  
25 public library, of the playground, all these kind

1 of -- and the elementary school.

2 So that by itself make this location  
3 choosing process, would be quite unreasonable. I  
4 know, like, some people previously mentioned that,  
5 oh, in the past when people talk about BJ's, when  
6 people talk about the cinema, and other kind of  
7 facilities, and over the years, people appreciate  
8 that, but I think hotel is a different story  
9 because hotel, as a business, it operates by  
10 attracting people from other places. They are all  
11 strangers.

12 But for BJ's, for cinemas, they are all  
13 residents who already stay here, already live  
14 there, so you wouldn't run to the -- risk of  
15 running to so many, like, strangers without knowing  
16 their background. I think some people are already  
17 have some concern about, like, drug dealer,  
18 whatever.

19 I mean, I don't want to put a lot of  
20 the -- kind of too much suspicion about it, but at  
21 least people already have some concern about it.

22 Naturally, I mean, those strangers,  
23 especially when they have to overflow those parking  
24 to those public libraries, that definitely will  
25 raise some concern to us.

1           By the way, I know some people  
2 mentioned that they moved to Jericho because of the  
3 shopping center, because of the CVS. I just --  
4 just for the record -- for the sake of the record,  
5 I moved to Jericho, not because of the shopping  
6 center, not because of the CVS. I moved to Jericho  
7 just because of the education system, because of  
8 the community, because of the environment that we  
9 all share and love.

10           I don't want you -- Jericho, I don't  
11 want Jericho to change into a place like some other  
12 places with much lower housing prices, much worse  
13 education system, just because of the start of a  
14 hotel program, which, in the first place, is not  
15 necessary even. Probably there is some  
16 consideration from builder perspective, maybe  
17 something that we are not aware of, probably we  
18 will never be aware of.

19           But those are the things that  
20 definitely we are -- we are -- going to hurt our --  
21 us as residents.

22           So, again, my conclusion is, as a  
23 resident, we strongly oppose this project and I  
24 hope you guys can help make the final decision  
25 considering our opinions because we are the

1 residents.

2 Thank you so much.

3 SUPERVISOR SALADINO: Thank you.

4 (Applause.)

5 SUPERVISOR SALADINO: Matt Davie,

6 followed by Miao Shi, followed by Kate Zhang,

7 followed by Chet Patel.

8 MR. DAVIE: Good evening, still,

9 Supervisor.

10 SUPERVISOR SALADINO: Good evening.

11 MR. DAVIE: Councilmen, Councilwoman.

12 I've been over 40 years, over 40 years,

13 as a resident in the Oyster Bay, Town of Oyster

14 Bay. Went to Oyster Bay High School. Living in

15 Syosset now for 30 years plus. Kids grown up and

16 everything, but I'm here for one thing. I am a

17 LIBI member. I am not a union contractor. I have

18 no skin in the game. So if they're going to do

19 this union, it means nothing to me, but I've seen

20 everything being shot down over the years.

21 I've seen this become the land of no,

22 as they say, and it's totally wrong. You know,

23 what happened over on Robbins Lane was wrong. If

24 you look at Robbins Lane today, it's still

25 blighted. If you go in the -- you see things --



1 you know, look at the train station where the curve  
2 is, I'm four blocks away from the train station  
3 where that curve is. That should have been moved  
4 to Robbins Lane.

5 We should have had a parking lot over  
6 there where you could put cars. No, the cars all  
7 over. It's a mess. So, you know, the developer  
8 comes in here with a great plan and they're good  
9 developers, good people, community people. I go to  
10 Market Beach, they're my favorite restaurant, three  
11 times a week. I love that place. I go to  
12 (INAUDIBLE). I think that's a great restaurant.

13 I've never had a problem parking, I've  
14 never had a problem getting in and out of the  
15 place. Go to Whole Foods, get all our specialty  
16 foods, never have a problem getting in there, so  
17 all of that, I think, yeah, maybe you can't park up  
18 front, but I like to walk, keeps me in shape.

19 I think if you have a good plan, we can  
20 engineer all this stuff with traffic. That's not a  
21 problem. They showed -- I'm looking at this thing,  
22 I see no problems at all as far as -- you know,  
23 where the location is. I know the residents, yes,  
24 there are some things with construction. It's a  
25 pain in the neck. You know, that will have to be

1 addressed by the developer. They will address it.

2 They are good people from what I've  
3 seen and from what I've heard, so I'm for the  
4 project. I think you really have to understand the  
5 situation. It must mean something to the  
6 developer. They're doing something, they're going  
7 to put a lot of money into this.

8 I don't go to Milleridge Inn. That  
9 thing needs to be raised as far as I'm concerned.  
10 The stairs are crooked. You walk up it, it's  
11 ridiculous, so I think -- you know, if this doesn't  
12 get done, then it will be a total mess. They will  
13 take it apart. They will do -- you'll have  
14 rentals.

15 You'll have commercial with rentals on  
16 top. They will go to Jericho. Those people in the  
17 rentals. You will have more people in the schools  
18 and who knows who's going to live in those rentals.  
19 You know, that's not going to be somebody that's  
20 going to be buying a million, \$2 million house in  
21 Jericho paying \$30,000, from what I hear, in taxes.

22 So, you know, there are different ways  
23 of going about it. The developer has those -- I  
24 heard it in his presentation. He gave a great  
25 presentation. So again, I'm for it. You just

1 can't keep saying no, so thank you for your time  
2 and good morning.

3 (Applause.)

4 SUPERVISOR SALADINO: Miao Shi from  
5 Magnolia Lane. Miao Shi from Magnolia Lane.

6 Kate Zhang. Kate from Birchwood Park  
7 Drive.

8 Chet Patel, 20th Street. Chet Patel.

9 Rahul Tandon, Hazelwood, 64 Hazelwood.

10 And then Huo Jing from Parkside Drive.

11 MR. TANDON: I can say good morning  
12 all. It's after midnight.

13 SUPERVISOR SALADINO: Your name, sir?

14 MR. TANDON: My name is Rahul.

15 SUPERVISOR SALADINO: Rahul, from  
16 Hazelwood Drive?

17 MR. TANDON: Yes.

18 SUPERVISOR SALADINO: Thank you.

19 MR. TANDON: Thanks, everyone.

20 I appreciate, like, everyone, like, to  
21 be here all this long hours. I like it the way  
22 that it's been going.

23 Everybody is very (INAUDIBLE) towards  
24 what they have done. And I've been a resident of  
25 Jericho for past four years. We moved in Jericho

1 just for the reason that -- for the schools, first  
2 thing, and for the community.

3 It's like incredible, but in last two  
4 months when I heard about it, as so many other  
5 people, that something is going to be done, and  
6 I -- I just -- I couldn't, like, I was very  
7 surprised how it could happen without the people to  
8 know about what's happening in the neighborhood.

9 So I was looking like a stranger. So,  
10 anyway, I would like to address a few things that  
11 are given by the builders here that they are going  
12 to help Jericho community in taxes. I don't I  
13 believe it. Like, amount of the money that is  
14 being put, they are saying that will be. I don't  
15 know when it will be. It can be after twenty  
16 years.

17 It is just a mere few dollars per  
18 household in the Jericho based on the population.  
19 And then, it is not going to contribute much and --  
20 in my view. Regarding the job being created, jobs  
21 are temporary jobs. It's not permanent. What we  
22 are talking about, just 28 jobs for the hotel, and  
23 we are -- we are just having, like, 20,000  
24 population in Jericho versus 28 jobs, which is,  
25 like, just emotionally, like, insecurity, what they

1 will get.

2 I don't think it's a wise idea to, but  
3 it's a good idea to build this hotel, but not here.  
4 I will say if it will go somewhere else where it is  
5 needed. We don't need it. There are so many  
6 hotels around our neighborhood. Anybody who is  
7 coming for any, like, graduation party or games and  
8 all, there are so many places which are empty.

9 Like, those are not occupied all  
10 throughout the year. So as such, we don't need  
11 hotel in this area. Another thing is the safety of  
12 the children and elderly people in the  
13 neighborhood, which is, in my view, like, if  
14 somebody is, like, living in hotel coming from the  
15 east via Jericho Turnpike, will tend to go towards  
16 the Merry Lane towards -- rather than going towards  
17 (INAUDIBLE) Broadway, and then taking to go in  
18 the -- the hotel. They will try to just sneak in  
19 through the Merry Lane and go around towards Market  
20 Lane.

21 So that will increase the traffic in  
22 the area as well and that will, like, lower the  
23 safety of the people.

24 In my view, please don't approve this  
25 hotel to build at this place.

1 SUPERVISOR SALADINO: Thank you.

2 MR. TANDON: Thank you.

3 (Applause.)

4 SUPERVISOR SALADINO: The next speaker  
5 will be Huo Jing on Parkside Drive. No? From  
6 Parkside Drive, 568 Parkside Drive.

7 Keun Dolug, 45 Merry Lane. Looks like  
8 D-O-L-U-G, perhaps. 45 Merry Lane.

9 Michael Zhang, 68 Merry Lane.

10 MR. ZHANG: Good morning, Supervisor.

11 Good morning, Members of the Board.

12 I'd like to make a few more -- a few  
13 points.

14 My name, first of all, is Michael  
15 Zhang. I am a resident in Jericho and this is my  
16 20th year that I've been living on Merry Lane. I  
17 have a few points to make.

18 The first one is communication. I  
19 didn't know anything about this hotel until about  
20 two weeks ago at the civic meeting that was held at  
21 the Jackson Elementary School. I saw the same  
22 picture over there. I realize somebody is trying  
23 to put a monster structure in our backyard.

24 I was shocked to see that. I think I  
25 understand the business has been trying to do --

1 trying to reach out to the community, but I guess  
2 you missed the one 20-year resident in Jericho.

3 The second thing that I'd like to talk  
4 about is the tax projection. It sounds like the  
5 big number, if I'm not mistaken, is \$12 million for  
6 twenty years. I spent more than two decades in  
7 financial industry. I understand the human nature  
8 of understanding time. As soon as I hear 20 year,  
9 I discount whatever the rest you're saying because  
10 our minds simply cannot understand the time there.

11 And the question there is, is the  
12 projection in future value or present value? The  
13 tax projection, is that in future value or in  
14 present value? My question.

15 SUPERVISOR SALADINO: After you're  
16 done, we'll try to see if they have a sense of the  
17 that.

18 MR. ZHANG: Okay.

19 The last question is, I have full  
20 respect for those professionals. They've been  
21 doing a fantastic job with all the details and all  
22 the modeling as well. I do want to remind  
23 everybody that once we play with our model for  
24 three years, for a long time, we start to love  
25 them. Okay. And very often, we get carried away by

1 the details, and then we forget about the bottom  
2 line, which I think for the business to succeed in  
3 Jericho, it depend on the vibrant of a community of  
4 Jericho. And I think it is pretty obvious here  
5 today that there are a lot of concerns in the  
6 community, in the audience today here.

7 Okay. So it's -- it's very easy to  
8 see, if those of my friends here and of my  
9 neighbors, if they do not thrive, you do not have a  
10 business here.

11 Thank you.

12 (Applause.)

13 SUPERVISOR SALADINO: Our next speaker  
14 is Winston Jong.

15 MR. JONG: The answer, the money, the  
16 future value or present value, I think that's very  
17 good question.

18 SUPERVISOR SALADINO: Okay. We'll ask  
19 that question.

20 The question is if future monies and  
21 present, is it both, has it been calculated?

22 MR. WEBER: Thank you, Mr. Supervisor.

23 It's both. It starts at present value  
24 and then steps up over twenty years to the  
25 estimated value over twenty years. Starts at



1 present and goes to future. It's both.

2 SUPERVISOR SALADINO: I believe we  
3 missed this person, Michelle Zhao.

4 MS. ZHAO: Hi. Good evening or good  
5 morning, Supervisor and Board Members.

6 Thanks for everybody for stay so late.  
7 I understand it past midnight. Everybody get  
8 tired, exhausted, but the reason for us to this  
9 room, and I want asking everybody to look around.

10 When we first came to this room, it was  
11 so packed, and even all the hallway and back door.  
12 Out of this room, was packed with people, but look  
13 at it now. Now empty. Most of people are gone.  
14 Why are they leaving? Why are they leaving? After  
15 first one or two hours.

16 The reason is very simple, because they  
17 don't care. And for people stay in this room,  
18 including Supervisor, Board Members, because we  
19 care. We care our community. We care about our  
20 quality of life.

21 With a hotel built in the heart of  
22 Jericho, it's going to ruin Jericho's reputation  
23 because why Jericho is so popular, why people spend  
24 million dollars move to this town, because it's for  
25 the good education system and for the safe peaceful

1 community. With a hotel built right in the center  
2 of the community, it's going to ruin everything.

3 Everybody mention about the traffic and  
4 safety for our children, for elderly, for  
5 everybody. It's just very bad for everybody.

6 Traffic, talk about traffic. Jericho  
7 is the only town in Nassau County -- I cannot say  
8 for the whole country, it's surrounded by all the  
9 major highway, 106, 107, Northern State, 495, and  
10 the Jericho Turnpike. All those five major roads  
11 are surrounded by Jericho, which means that traffic  
12 is really congested.

13 And with the hotel built up, like Kimco  
14 said, will not evict us, but when the hotel in,  
15 it's going to be like a 4:00, 5:00 and the 106,  
16 105 -- 106 and 107 at that time is the most, most  
17 congested. So, I'm here, not to just, you know, to  
18 help myself, I'm trying to tell the Kimco -- I'm  
19 trying to help them because I understand they're  
20 spending lots of money for this project.

21 And, of course, in the future, to build  
22 the project, they're business people, they want to  
23 make money, make profit, but if they choose the  
24 wrong project, they're going to lose money. So I'm  
25 here to help them. Please consider for the people.

1 Listen to people's heart.

2 That's all. Thanks for everybody.

3 Thanks for your time.

4 (Applause.)

5 SUPERVISOR SALADINO: Thank you very  
6 much.

7 Our next speaker is Winston Wang.  
8 Winston from Birchwood Park Drive.

9 Will Lin, followed by Winston Jong,  
10 followed by Fa Gen Chen, followed by Xin Fang  
11 Zhang.

12 Hello, sir, how are you? Your name,  
13 sir?

14 MR. LIN: My name is Will Lin. I'm a  
15 resident of Jericho.

16 There are so many reasons to say no  
17 hotel in Jericho, so I'm here to say no hotel in  
18 Jericho.

19 Thank you.

20 SUPERVISOR SALADINO: Thank you very,  
21 very, very much. And thank you for being concise.

22 Winston Jong. Winston Jong from  
23 Magnolia Lane. Is that individual here?

24 Fa Gen Chen from Briar Lane. Fa Gen  
25 Chen.

1 Xin Fang Zhang from Westchester Avenue.

2 Good evening -- good morning.

3 MS. CHEN: Yeah, good morning,  
4 everybody.

5 I'm from West Birchwood. I just want  
6 to make a couple of points that I will say no hotel  
7 because I have friends, family, family friends,  
8 kids going to school at St. Dominic and  
9 (INAUDIBLE). I usually pick them up at the rush  
10 hours at 4 o'clock, and two weeks ago, I got into a  
11 car accident in front of Jericho Jewish Center,  
12 which is just across of the Whole Food.

13 I had my four-year old children in the  
14 car and also had a three-year old son, so they were  
15 really scared of the car accident and the rush hour  
16 was bad traffic. Also, my kids used to go to JJC  
17 for their daycare. I have friends, my kids' school  
18 friends, their mom used to send their mother-in-law  
19 to school to pick them up.

20 So one day when the mother-in-law  
21 picked the son up by the -- it's like a baby car  
22 seat, and the mother-in-law got into a car  
23 accident, and later on, the mom had to hire  
24 somebody especially to pick up the kid at 2 o'clock  
25 in the afternoon. And also, checking out hours,

1 when the gentleman was talking about checking out  
2 hours, it's about 2 o'clock, all the hotel start to  
3 check in.

4 So from 2 o'clock to 5 o'clock, that's  
5 their rush hours. People who really pick up their  
6 kids from school and either they're also for the  
7 daycare. So when I registered my kids at school  
8 last week at Cantiague Elementary School, I met one  
9 of the parents from West Birchwood.

10 She was talking -- we were talking  
11 about the hotel and she was telling me, one day in  
12 the morning at 7:15 o'clock when he's -- her son  
13 was watching the cartoon from the TV, there was a  
14 hotel behind West Birchwood promoting for hourly  
15 rates. Other commercial, there was one lady and  
16 another guy. She was the girlfriend of the man.

17 So she was telling the lady that, oh,  
18 this man, he took me to this hotel, so they are  
19 promoting for hourly rates. My concern is if this  
20 has some kind of bad impact to our kids.

21 Also, I want to pass the message from  
22 my neighbor. He had to leave. His name is Joe  
23 (INAUDIBLE) Hau, he reside at 22 Madison Avenue,  
24 Jericho.

25 He -- first he wants to ask, there are

1 400 parking lots that required and they have 100  
2 plus employees, so where they can park when they go  
3 work?

4 And also, second question is, there  
5 were about eight to ten of the green light on  
6 Broadway, why DOT have to wait until the hotel to  
7 tell them to -- extend the green light? Why don't  
8 they just do it now? That's all I want to share.

9 Thank you.

10 SUPERVISOR SALADINO: Thank you.

11 Elaine Zhang. Chloe Zhang. Krystalla.  
12 Krystalla, Cedar Swamp Road. Zhenhua Liu.

13 MR. LIU: Good evening and good  
14 morning.

15 Thank you for staying so late to hear  
16 our voice. So, I'm Zhenhua Liu. I'm a Jericho  
17 resident and I live in East Birchwood, so this is  
18 area that the hotel will be built.

19 So, as you can expect, I'm deeply  
20 concerned about the potential safety, health, and  
21 others problems, but this have been repeated for  
22 many times. I don't want to repeat them further.

23 So, I'm a professor at a university, so  
24 my job is trying to see the opportunity or solution  
25 from some even tough situation.

1           So now, I'm just saying from this  
2 perspective, what can be done? Right. So the  
3 first -- actually, I'm a little bit surprised that  
4 we -- even with all the Internet network and the  
5 social network, we still didn't get any information  
6 in time. And tonight, I really appreciate to hear  
7 all the opinions from the expert. Clearly, they  
8 spend a long time to prepare the material.

9           But these are very limited time. I  
10 cannot fully digest. I'm not an expert on that  
11 area to check the correctness and to see if there  
12 are problem. So, there is something called peer  
13 review, because everyone makes mistakes, right?  
14 So, the way we try to reduce a chance of mistake is  
15 we ask our peers to review our work.

16           If it's wrong, okay, so we will try to  
17 fix it beforehand instead of after the fact. So  
18 given we still have 45 days before the final  
19 decision to be made, so I really think it's  
20 probably a great idea that the material or expert  
21 material can be shared with residents and with the  
22 Town and especially with Jericho.

23           In essence, so we can check and if we  
24 cannot, we don't have it, so there are other people  
25 that can help check the correctness. I am doing

1 this to make sure design is correct so we don't  
2 make mistake during that process.

3 So, basically, yeah, that's my main  
4 suggestion, but I think you -- yeah, you are making  
5 a lot of decisions every day. You have -- you  
6 probably won't remember this decision in ten years,  
7 but this is a decision that we will remember. So  
8 what I really want to say is that we really don't  
9 want to make any mistakes in this kind of decision  
10 and we don't want to mix, for example, either they  
11 win, we lose or in reverse order. What we really  
12 want to have is a win/win situation.

13 If we cannot get it, I don't think we  
14 are in such a haste to make the decision. I truly  
15 trust if this doesn't work, they may have a better  
16 proposal in the future, may benefit both of us.

17 That's my opinion. Thank you.

18 SUPERVISOR SALADINO: Thank you.

19 (Applause.)

20 SUPERVISOR SALADINO: Jonathan Longshu.

21 Is Jonathan here?

22 Peter Chen. Peter Chen.

23 Ira Grunther, followed by Michelle

24 Zhao, followed by Ying Li Lin.

25 Good morning.



1 MR. GRUNTHER: Good morning.

2 I'm exhausted, but I got to thank you  
3 for at least having this audience available to make  
4 their point. Crazy as it sounds, I left the  
5 beautiful South Shore community at the beach to  
6 retire up in an upscale community called Jericho.

7 Obviously, I'm against the hotel for  
8 one reason. I think your constituent said most of  
9 it tonight, but I really feel the traffic situation  
10 is abhorrent in this area. It's not going to get  
11 better. You can't travel to the train station in  
12 Hicksville. It reminds me of traveling up in  
13 Manhattan during rush hour. It needs to be fixed.

14 This is not going to protect that  
15 problem, and if a 93-room hotel saves the  
16 Milleridge Inn, there's a bigger problem. I have  
17 great fond memories of forty years ago of coming to  
18 the Milleridge Inn from the South Shore and  
19 enjoying that time there.

20 I've seen it's decline, I've seen its  
21 resurgence, but I think what needs to be done, and  
22 I have a solution, and I like that last suggestion  
23 of a win/win, very simple, Marriott Corporation,  
24 invest in rehabilitating the Plainview Hotel.

25 Kimco, step up to the plate, give these

1 gentlemen at the Milleridge Inn their tax defers,  
2 help them out with that, and prepare a shuttle bus  
3 coming from Plainview to the Milleridge Inn.

4 Thank you.

5 (Applause.)

6 SUPERVISOR SALADINO: Michelle Zhao.

7 Michelle. Michelle. You were called already?

8 Please step forward.

9 COMMISSIONER ALESIA: She spoke  
10 already.

11 COUNCILMAN MUSCARELLA: This young  
12 lady.

13 MS. LIU: Good morning.

14 I think everybody is tired now. My  
15 name is Ying Liu. I'm a resident at East  
16 Birchwood. Thank you to give me a chance to speak  
17 here.

18 And I think kids' safety is a high  
19 priority for every parent, especially for working  
20 parents and working mom.

21 At work, I always tell my friends, I  
22 feel so good at Jericho because it's a safe  
23 community, and I never worry about my kids because  
24 I know they are either at library or at the park,  
25 playground after school. They can go to the pizza

1 store to get a pizza, even if I'm late.

2 But with a new hotel, I don't think I  
3 will have a peaceful mind at my work.

4 So, as a Town Supervisor, please deny  
5 this proposal.

6 Thank you.

7 SUPERVISOR SALADINO: Thank you.

8 (Applause.)

9 SUPERVISOR SALADINO: Ying Liu. That  
10 is her. Sorry.

11 Richard Crusco, followed be Wei Ren,  
12 followed by Shenglong Lei.

13 MR. CRUSCO: Richard Crusco, and I'm --  
14 boy, you guys got some hard work to do. I applaud  
15 the fact that you're here and thank you for that.

16 So, Alice came to me a couple of weeks  
17 ago and I'm a former Jericho resident for 12 years.  
18 I've lived in Muttontown for about 18 years.

19 I don't have children in the schools  
20 any longer, but just first hearing about another  
21 development after seeing the Bristol go up and  
22 watching what used to be a community and an area  
23 that was something to be proud of, I think now we  
24 all dread having to get in our cars and drive  
25 through this area.

1 I don't know that the passion that's in  
2 this room is going to be able to stop all  
3 development, but I think you guys should listen to  
4 the passion that's coming from this neighborhood  
5 and from these people here.

6 And again, I'm on the fringe. I'm in  
7 Muttontown. I'm not really in the neighborhood.  
8 I'm a mile away, but you're sitting here tonight  
9 for four and a half, five hours like you have, it's  
10 been something else to witness.

11 I'm not going to get into all the other  
12 things with taxes and all that. We all pay them,  
13 we all live it, but, again, I just want to thank  
14 you for your time.

15 SUPERVISOR SALADINO: You're very  
16 welcome.

17 (Applause.)

18 SUPERVISOR SALADINO: Wei Ren.

19 Good morning.

20 MS. REN: Good morning, everyone. I  
21 just want to say, no hotel in Jericho.

22 (Applause.)

23 SUPERVISOR SALADINO: Thank you.

24 Shenglong Lei, followed by Junbo Qin.

25 Good morning.

1 MR. LEI: Good morning.

2 My name is Shenglong Lei, resident of  
3 Jericho.

4 SUPERVISOR SALADINO: Yes.

5 MR. LEI: Like Kimco just say that they  
6 already have many commercial store in the Jericho  
7 Commons, but the difference that -- like Whole  
8 Food, CVS, post office, they are customer is local  
9 resident, mostly, but a hotel is not.

10 It bring strangers. My house is at  
11 Hazelwood Drive. It's walking distance to Whole  
12 Food, so it's very convenient for me to go  
13 shopping, go to post office, but it's also walking  
14 distance for those strangers. My main concern is  
15 the safety. They will bring many issue of safety.

16 Thank you.

17 (Applause.)

18 SUPERVISOR SALADINO: Thank you.

19 Junbo from Merry Lane, Q-I-N, 69 Merry  
20 Lane.

21 Mark Wong, followed Ronak Mehta.

22 MR. WONG: Good morning,  
23 Mr. Supervisor.

24 SUPERVISOR SALADINO: Good morning.

25 MR. WONG: Councilwoman and Councilmen,

1 thank you very much for your time.

2 My name is Mark Wong. I'm a Jericho  
3 resident.

4 So, a couple of point I want to make,  
5 right, so number one, it's all about fact, right?  
6 So number one, about traffic study, so they do not,  
7 the company, Kimco, did not consider the big  
8 compound that just build up for the assisted living  
9 across the Jericho Turnpike. Right?

10 So it's still empty. I don't know how  
11 many units that they have, probably around, like,  
12 200 each. Right? So, you know, as a resident, I  
13 guess it's definitely prudent to wait for some  
14 period of time, let the traffic settle down. Let  
15 that whole development to, kind of, like, you know,  
16 be stable and redo the traffic study again. Okay.  
17 That is the fact.

18 And then second, about parking. The --  
19 I got the information from Kimco website, right, so  
20 between Whole Food and Marshall's, they currently  
21 have, like, 649 parking lot. And then the Jericho  
22 Atrium, they have, like 606 parking lot. And then  
23 right now, the Milleridge Inn, they have 566  
24 parking lot. Okay. So add together, it is around,  
25 like, 1,800 each.

1                   So, you know, I live in this  
2 neighborhood. This gentleman did a wonderful job  
3 to revamp the Milleridge, right, so last year  
4 during the Halloween, Christmas, I drive by three,  
5 four times at night around, like, 6 o'clock over  
6 the weekend, I see the line was actually build up  
7 all the way almost to the Whole Food entrance.

8                   People are waiting to get into that  
9 Milleridge and enjoy some event. I give up my plan  
10 to drive my kids to that event three, four times.  
11 That is how bad traffic is. I mean, I'm not sure  
12 if you are going to remember this big picture,  
13 right, so the hotel looks pretty grand, pretty big.  
14 We've all been to Milleridge, it is decent size,  
15 but definitely not as big as this one.

16                   If you look at this one, right -- if I  
17 can borrow your picture. So, I don't know, how --  
18 this is definitely disproportional in term of the  
19 size. And on top of that, if I can imagine you add  
20 another hotel. Gentleman from Kimco, and then you  
21 just share one access.

22                   I don't know how that will work,  
23 honestly. So they actually push all the parking to  
24 that corner? It's not about a whole -- you know,  
25 Jericho Common parking, right? As we all know at

1 this time, I mean, right now during the weekend, if  
2 you drive to Whole Food, CVS, guess what? You have  
3 to wait at least two lights to get out, right?

4 So that is how bad the traffic is and  
5 add another one on this side, I mean, I can't  
6 imagine. All right.

7 Thank you for the picture. But most  
8 important is about this community and neighborhood.  
9 All right. Of course it's going to affect the  
10 housing price. Of course it's going to bring the  
11 stranger without background check and potentially  
12 criminals to this community.

13 And then, you know, in the way that we  
14 calculate number, we care about numbers, but is  
15 somebody actually calculating the number if we see  
16 the Jericho house price going down, how much are we  
17 going to lose, the Town is going to lose from  
18 property tax?

19 This development will push the traffic.  
20 There's an exit -- or entrance into this Jericho  
21 Common Shopping Center between Whole Food and  
22 Jericho Atrium. People will take that one and tear  
23 down the whole community. It's going to cause the  
24 price drop. I mean, we're talking about numbers,  
25 right? We're not only talking about, you know, the



1 whole contribution due in twenty years, right?

2 So I truly believe, right, so great  
3 presidents say the one word, of the people, by the  
4 people, and for the people shall not be perished  
5 from the earth, right?

6 SUPERVISOR SALADINO: Thank you.

7 MR. WONG: When I walk in today, I see  
8 half of the population. I don't know who they are.

9 SUPERVISOR SALADINO: Sir. Sir. Sir.

10 MR. WONG: Jericho is the place where  
11 they're going build this project.

12 I mean, I don't believe our president  
13 planned to build a wall --

14 SUPERVISOR SALADINO: Sir. Sir. Sir.

15 MR. WONG: And then invite Mexicans to  
16 be open to be --

17 SUPERVISOR SALADINO: Just one moment,  
18 sir. Everybody gets the same amount of time.

19 MR. WONG: I understand.

20 Thank you.

21 SUPERVISOR SALADINO: We're getting off  
22 on a tangent here, but you've made your point and  
23 we really appreciate you coming here today.

24 MR. WONG: One couple. One last  
25 sentence to Kimco, right. So I make this one

1 before, if we go ahead and do that, the whole  
2 community is going against this project and guess  
3 what, we're the customer for the Whole Food, right,  
4 so you're going to see the boycott.

5 SUPERVISOR SALADINO: Sir.

6 MR. WONG: And you're going to lose the  
7 revenue of that.

8 SUPERVISOR SALADINO: Sir. Sir.  
9 Sir, thank you for that one last  
10 sentence.

11 MR. WONG: Thank you very much.

12 SUPERVISOR SALADINO: We really  
13 appreciate it.

14 MR. WONG: All right.

15 (Applause.)

16 SUPERVISOR SALADINO: Mehta.

17 MR. MEHTA: Hi. Good morning.

18 My name is Ronak Mehta. I'm resident  
19 of East Birchwood and I have a couple of concern  
20 today.

21 Project is nice and great, guys, but  
22 couple of concerns regarding traffic study and  
23 parking study. The firm that did it, the PE  
24 engineer, he mentioned -- I'm a PE myself.

25 I do this daily, but I did that for

1 four years, how to figure out parking allocation.  
2 And I didn't hear one word about egress. This  
3 parking lot has only 4 exits to come out on the  
4 106/107. Only two of them are traffic light.

5 If you come out, let's say 10 cars per  
6 traffic light, the 20 cars, every time traffic  
7 light turns green, you're taking -- and less than  
8 70 percent parking lot is full, it will take  
9 one hour to empty the parking lot.

10 Where is all traffic going to get  
11 diverted? There's a back exit, Hazelwood Drive,  
12 Merry Lane. That will increase the traffic in the  
13 area and that will jeopardize the safety of the  
14 kids in the neighborhood. That's one concern I  
15 have.

16 Now, second question I have for you  
17 guys, right now, they don't have a parking -- car  
18 entrance from Merry Lane. What prevents this  
19 developer to apply for parking entrance in the  
20 future?

21 Another question I have is, if  
22 parking -- if people park on Merry Lane and then  
23 walk to the hotel, they're not prevented because  
24 there's walking access already available, so it  
25 does make a problem for the neighborhood. I would

1 like you to strictly consider not to approve the  
2 project. It will create a major problem.

3 Now, their concern -- their selling --  
4 the tax cut I'm not worried about. My taxes are  
5 only \$35,000. \$60 is not going to make any  
6 difference, but the safety is more important to me  
7 and I would strongly oppose the hotel.

8 If you're going to answer my question  
9 about are they able to apply for parking access at  
10 Merry Lane later on at the hotel or not.

11 SUPERVISOR SALADINO: Thank you.

12 Would you like to address that?

13 Sir, if you could take your seat,  
14 please. We'd greatly appreciate it. Thank you.

15 (Applause.)

16 SUPERVISOR SALADINO: The next speaker  
17 after he's done is Michelle Shu and then Songpol  
18 Kuluiwat from Village Drive.

19 MR. WEBER: I'm just going to address  
20 the vehicle access. There won't be any vehicle  
21 access, and we've said it a few times already,  
22 there is pedestrian access proposed. It currently  
23 exists now. If the direction from the Town is to  
24 close it, we'll close it.

25 SUPERVISOR SALADINO: Thank you.

1 Michelle Shu from Birchwood Park.

2 Michelle Shu.

3 97 Village Drive, Songpol. Songpol  
4 from Village Drive.

5 Yonghao Zhou. Looks like Madison  
6 Avenue. No?

7 Jing Huang-Zheng from Maytime Drive,  
8 159 Maytime Drive. No?

9 Rob Choad -- can't read this -- 45  
10 Mellow Lane, Choadry, Rob. No?

11 19 May Drive -- Mayhawk Drive, Rashid.  
12 Is the last name Rashid?

13 Josh Cheung. Josh Cheung. Is Josh  
14 Cheung here?

15 Bob Fonti.

16 Good morning, Mr. Fonti.

17 MR. FONTI: Good morning, Supervisor  
18 and Town Board members.

19 My name is Bob Fonti. I'm the co-chair  
20 of the Long Island Business Council. We have  
21 offices in Nassau County and Suffolk County, East  
22 Meadow and Huntington. I've also co-chaired Vision  
23 of Long Island, and so I have had some experience  
24 with regard to the development side, but I'm here  
25 to speak on behalf of the LIBC.

1           The LIBC is a group of alliance of  
2           chamber business -- Chambers Business Leaders,  
3           local and regional, national brands, as well as  
4           community stakeholders. Small businesses are  
5           really in our neighborhood, in our communities,  
6           they're the backbone, and without having businesses  
7           make money, you can't stay here.

8           I think I've heard a lot today on the  
9           speakers. One of the most important things, I'm a  
10          product of the Syosset school system, so,  
11          obviously, my parents moved here for the school  
12          system, as many of the families here did, but what  
13          how -- what would -- helped them with the base?  
14          What helped them with the base was the businesses  
15          that paid into that base, that school system, those  
16          local taxes.

17          I lived in Syosset. I had the benefit  
18          of a great education, a great community, great  
19          town. I'm very, very fortunate for that.

20          But what do you have here in front of  
21          you? You have the opportunity to put the "there"  
22          there. You have -- you have a piece of property,  
23          if you want to look at it from a smart growth  
24          perspective, what do you have there?

25          You have a restaurant. You have a

1 village. You have a hotel. You have a walkable  
2 community. That's how I look at it, but you  
3 already have that. You have shared parking, shared  
4 services. You have all -- you have your -- small  
5 businesses from where I stand, they -- they depend  
6 on hotels, shopping centers. There's a multiple.

7 Where you have a hotel where you spend  
8 a dollar in a hotel, there's a multiple \$4.00 spent  
9 in the community. So there's a multiple. That was  
10 not covered here today. So when you talk about the  
11 money that you put in a community that stays in the  
12 community that have -- that gives the jobs and you  
13 give the employment to the community, you're right,  
14 then it is a good opportunity for you.

15 The hotel brand of the Residence Inn  
16 is -- has an impeccable reputation. I know. I  
17 manage 7 million square feet of shopping centers  
18 around the country over the last 30 years. I  
19 managed a number of units, but one thing that  
20 stayed with me was the brand and what they provide.

21 They provide excellent services. They  
22 provide excellent security. We manage a number of  
23 hotels in New York City and on Long Island, but we  
24 also have an opportunity right now with maintaining  
25 the infrastructure of a property that needs this

1 hotel. You have a business that employs a number  
2 of people. You have a Village that employs a  
3 number of people. You have local jobs. You have  
4 local -- you have local business people, local  
5 jobs, you have money being recycled in the  
6 community.

7 What else do you have? Well, you have  
8 a great school tax base. I think Butch Yamali  
9 mentioned \$400,000. That's a lot of money, I  
10 think, but so is 12 million, but we're not there  
11 yet. Let's just take, for argument's sake, it's  
12 800,000. It's 800,000 after a year, two years,  
13 three years. Why don't we look at the numbers? We  
14 leave that to you. You look at the numbers.  
15 You're going to vet out all this with regard to  
16 parking, egress, environmental.

17 That's in your bailiwick, but from the  
18 business community, if that business fails -- we've  
19 all gone to the Milleridge Inn. I grew up there.  
20 And how many dinners have we had there? How many  
21 Thanksgivings have we had? How many parties have  
22 we had in there? So it's not about just making  
23 sure that we maintain one business because you're  
24 maintaining all of them. The shared services over  
25 there is very important.



1                   So, what I say to you, it's --  
2                   Milleridge Inn is like that spark for the community  
3                   that's sharing the shops and the multiples, and it  
4                   has a great reputation of a hotel and the \$1.00 to  
5                   \$4.00, I think that's a great thing. If I gave you  
6                   \$1.00 -- if you gave me \$1.00 and I gave you 4,  
7                   that's great business in my business.

8                   But I have to tell you, it's important  
9                   that you really think hard on today's -- really  
10                  think hard on today's meeting and approving this  
11                  project because I think it's important, the Long  
12                  Island Business Council thinks it's important, and  
13                  I and -- I know the neighbors thinking, thinks it's  
14                  important because of their positions, but wait, we  
15                  have to also look at what you gain and what you  
16                  lose.

17                  You don't want to have a zombie  
18                  property. I know. I used to manage a number of  
19                  properties that were zombie properties, and I have  
20                  to tell you --

21                  SUPERVISOR SALADINO: Sir, that's the  
22                  clock.

23                  MR. FONTI: Thank you so very much,  
24                  Supervisor and thank you very much Town Board.

25                  SUPERVISOR SALADINO: Thank you so

1 much. Much appreciated.

2 MR. FONTI: Have a great evening.

3 SUPERVISOR SALADINO: Paul Berger.

4 Thank you so much. Get home safe.

5 MR. BERGER: I was really considering  
6 changing my name.

7 Thank you so much, and good morning,  
8 everyone.

9 SUPERVISOR SALADINO: Good morning.

10 MR. BERGER: We've had so many  
11 compelling reasons for and against. I'm a grass  
12 roots person. I'm in construction myself. I spent  
13 a lot of time at the Marriott. They're wonderful  
14 people. So, my concerns are very, very direct.

15 I have haven't heard anything -- I'm a  
16 35-year resident of Jericho. I haven't heard  
17 anything about drilling down to our aquifer. Okay.

18 Aquifer, for folks who don't know,  
19 that's the water system we live and die with.

20 SUPERVISOR SALADINO: Yes, sir. We  
21 know what that is.

22 MR. BERGER: No, I know you know, but I  
23 want the attorney that we had here was very, very  
24 concerned about an outside testing program. I'd  
25 like to see that happen.

1           The air quality has never been brought  
2           to bear in terms of the amount of particles in the  
3           air from additional automobile waste. The other  
4           end of it is fire protection.

5           All of our people are volunteers. They  
6           have to go from Point A to Point B. Now, the  
7           casual observer will say, my goodness, the fire  
8           station is a stone's throw from the Marriott. God  
9           forbid, God forbid, God forbid, there was a -- the  
10          proposed Marriott, God forbid there was a disaster  
11          there, it would be -- I drove heavy equipment in  
12          the Army. It would be impossible.

13          106/107 is impassable so many hours.  
14          We've heard that. So the only other way is to run  
15          these big pieces of apparatus through the  
16          community. Can't be done. It can't be done.

17          So I don't say no, but I say, it's got  
18          to be thought out. And I'm very, very concerned  
19          about the life and welfare, not only of our  
20          residents, but about the volunteers who protect us.  
21          I don't want to lose any folks because they simply  
22          couldn't get there.

23                        Thank you.

24                        SUPERVISOR SALADINO: Thank you very  
25                        much.

1 (Applause.)

2 SUPERVISOR SALADINO: On You. On You,  
3 Foxwood Drive.

4 Danny Xu. Danny Xu on Birchwood Court  
5 East.

6 I'm having trouble reading this. I  
7 apologize. It looks like 39 Briarwood Park Drive,  
8 39. Do you live at that address? Q-I-N-G-W-E-N.  
9 Zhao.

10 Yi He, Holly Lane.

11 MS. HE: Hi, good evening. Good  
12 morning.

13 My name is Yi He. I'm a resident of  
14 Jericho. I live here for three years. My parents  
15 and my children live with me together. I was here  
16 for five hours after work, haven't eaten anything  
17 since my lunch, but compare with those people, I  
18 believe they're sitting here for their property  
19 from the financial aspect.

20 But from us, we're sitting here for the  
21 basic fundamental living requirement. We want our  
22 children to be safe. We want our parents in the  
23 community be safe. And we want our quality of  
24 life. Maybe they have the benefit for them in  
25 economic, but I don't really think we really need

1 it for that compare with the lose that may happen  
2 in the future.

3 So I want to say, no hotel in Jericho.  
4 We don't need it.

5 (Applause.)

6 SUPERVISOR SALADINO: Thank you.

7 Jason Leung, 18 Birchwood Park Drive.

8 Jason.

9 Kenjt Mochlziki, 118 Foxwood Drive.

10 Li Li, 7 Maytime Court.

11 MR. LI: Hi Supervisor, Board, good  
12 morning.

13 I'm -- I think there should be no hotel  
14 in Jericho. Lots of reasons people have talked  
15 about. I just want to add bunch of more points.

16 The first point I want to say is, I  
17 have heard many arguments supporting the hotel as  
18 this is the only way to save Milleridge.

19 First, I would like -- these people are  
20 businessmen, right? At the very first rule of  
21 business, you need to make money by yourself, you  
22 need be profitable, right.

23 You are not a government. You cannot  
24 tax the residents, right, because you guys are  
25 asking for a variance for the parking and traffic

1 is basically saying, we make the life and would  
2 basically tax everyone live around this area to  
3 make my own business profit, right.

4 I think that's not fair and not a good  
5 precedent. Like, if that happens, all the  
6 businesses can do this. They can just say, I can't  
7 just build a 20-story building, right? Like, what  
8 prevent people from doing that. That's the only  
9 way for me to stay afloat.

10 So I think -- you know, might be cruel,  
11 but that's basically what business is, right, you  
12 need to make money by itself. It can't really  
13 hurting, like, others.

14 The second point I want to make is for  
15 the parking studies. I heard a bunch of issues in  
16 the report. I heard -- like, one thing I heard, it  
17 strikes me really, really weird is that basically,  
18 say, if it's too much cars, we're going to start  
19 have valet, right? The only thing have valets is  
20 in Manhattan, it's horrible. You don't want to  
21 have a valet, right? That rings a bell because a  
22 valet doesn't happen when it needs to happen.

23 Okay.

24 Like, if you go to, like, attending a  
25 restaurant, whatever, like, you probably have the

1 experience in the Manhattan at some time, like,  
2 they supposed to have a valet, but they don't have  
3 the valet there. Like, you know, it just happens.

4 So, like, what prevents people from  
5 continuing to providing this service. I'm just  
6 saying, like, I heard there's lots of hacks in this  
7 traffic and parking stuff that sounds like trying  
8 to make -- trying to bend the rules, but I feel  
9 like it was trying to be really creative.

10 But the bottom line is, like, you don't  
11 have enough parking space and the quota was there  
12 for a reason and that's basically, I'm trying to  
13 say. And the other thing I'm trying to -- the  
14 other point I'm trying to make is for the -- for  
15 people who, like, trying to resorting emotions,  
16 saying we need to save Milleridge Inn.

17 I think if you put big hotel next to  
18 Milleridge Inn, it's not going be the same. It's  
19 not going to feel the same. You're going to have  
20 lots of strangers in there. It used to be  
21 friendly, everybody go there, you know, and now it  
22 becomes a very different place.

23 I think if you really want to save that  
24 place, there are other ways to do it. You know,  
25 that's not really my place to say how to save it,

1 but there's definitely other ways to save it,  
2 right? Like, you know, if it's really historical,  
3 we can maybe -- maybe we can fund it, who knows.  
4 Maybe a buyout. I'm just saying, I don't own it,  
5 but I'm just saying, you know, saving Milleridge  
6 Inn is not really a valid argument here. I really  
7 hope the Board can consider that.

8 That's it. Thank you.

9 SUPERVISOR SALADINO: Thank you.

10 (Applause.)

11 SUPERVISOR SALADINO: Craig Snyder.

12 Craig Snyder. Craig Snyder.

13 Diana Chen. Diana Chen.

14 Kevin O'Brien. Kevin O'Brien.

15 Rick Kim. Rick Kim.

16 Winston Wang.

17 Ben Liang, 15 Madison Avenue. Ben.

18 Nicholas Tantone.

19 MR. TANTONE: Good morning, Supervisor  
20 Saladino, Members of the Board.

21 SUPERVISOR SALADINO: Good morning.

22 MR. TANTONE: My name is Nicholas  
23 Tantone of the law firm of Ingerman Smith. We  
24 serve as counsel to the Jericho School District.

25 I simply ask that you please note for



1 the record that I am in attendance at the public  
2 hearing tonight on behalf of the Jericho School  
3 District.

4 Thank you.

5 SUPERVISOR SALADINO: Thank you.

6 Well, that gentleman has the  
7 distinction of being the last speaker on this  
8 hearing unless there is someone else who has not  
9 been heard that would like to speak.

10 Is there anyone here?

11 Yes, sir, please step forward.

12 MR. REDDY: Good morning. Sorry, I  
13 haven't given my name, but I wanted to speak. I'm  
14 a resident of Jericho.

15 SUPERVISOR SALADINO: So why don't you  
16 start off by giving us your name and address,  
17 please.

18 MR. REDDY: Malik Reddy.

19 SUPERVISOR SALADINO: I'm sorry?

20 MR. REDDY: Malik Reddy, and I'm a  
21 resident of East Birchwood.

22 SUPERVISOR SALADINO: And your address,  
23 sir?

24 MR. REDDY: I'm sorry?

25 SUPERVISOR SALADINO: And your address,

1 please?

2 MR. REDDY: Merry Lane. I live on  
3 Merry Lane.

4 I recently moved there and I love the  
5 neighborhood. My kids are still in the elementary  
6 and I have the similar concerns that most of my  
7 fellow residents and friends have raised, but a  
8 couple of points I wanted to make was, I don't  
9 understand some of the arguments that they want to  
10 build a hotel next to the Milleridge Inn to save.

11 It's not like Milleridge is middle of  
12 desert where you want to build hotel, bring people  
13 in to -- I don't understand that.

14 The argument, which the builders are  
15 making is that they want to create jobs. Yes,  
16 everybody wants to create jobs, but you can create  
17 jobs by building a hotel somewhere else.

18 I completely oppose building a hotel in  
19 Jericho because it dilutes the very essence of a  
20 good neighborhood and a good school district.

21 I mean, Jericho is the number one  
22 school district for a reason. What they're trying  
23 to do is -- I know that they are trying to create  
24 the 180 -- 120 jobs for the next 18 months, but  
25 what they're forgetting is, if you dilute good

1 neighborhoods and good school districts, you're not  
2 going to get big companies.

3 I mean, say, for example, Amazon,  
4 right, Amazon is coming to New York because they do  
5 a lot of research in the back end that, you know,  
6 you have good neighborhoods, good schools, and --  
7 you know, so that they can -- their employees can  
8 live in good neighborhoods.

9 Amazon is not coming to New York.  
10 Example, Amazon is not coming to New York because  
11 they have lots of hotels or Marriott.

12 They would rather build a hotel -- I  
13 mean, their facility in Las Vegas if they were  
14 looking for hotels. They are coming to Long  
15 Island, they're coming to New York because they  
16 have good districts, they have good neighborhoods,  
17 and we want to keep them that way.

18 Yes, we want jobs, but if they are so  
19 concerned about the jobs, they can provide these  
20 jobs or build a hotel at a different place, but  
21 definitely Jericho is not a place.

22 I mean, come on, you want to build a  
23 hotel in Jericho against everybody's wish? I mean,  
24 you're just becoming a public enemy or something.

25 Thank you.

1 (Applause.)

2 SUPERVISOR SALADINO: Thank you. Thank  
3 you.

4 Anyone other speakers on this hearing?

5 (No verbal response given.)

6 SUPERVISOR SALADINO: All right.

7 Thank you very much for your  
8 cooperation. I thank you for your professionalism.

9 Is there anything that you would like  
10 to say in terms of your wrap-up or your conclusion?

11 MR. WEBER: I think we've heard plenty.  
12 We'll respond to everything in writing since you  
13 are keeping the record for 45 days, unless there's  
14 anything specific that the Supervisor or the Board  
15 Members want to hear tonight, we're very happy to  
16 make our responses in writing.

17 SUPERVISOR SALADINO: Thank you. Thank  
18 you.

19 As we stated earlier, we will keep the  
20 record open for 45 days. You can contact us by  
21 e-mail, by letter, by phone. And thank you all.

22 May I have a motion, please?

23 COUNCILMAN MUSCARELLA: Correspondence?

24 SUPERVISOR SALADINO: Is there  
25 correspondence on this?

1 MR. ALTADONNA: Hearing, Kimco, the  
2 communications are as follows:

3 We have memos from the Department of --  
4 we have memos from the Department of Planning and  
5 Development, which reference the amended petition  
6 and revised plans received on November 30, 2018.

7 As per present review procedures, the  
8 off-street parking requirements are 2,128 spaces.  
9 The site plan submitted depicts a total of 1,576  
10 parking spaces, plus 148 land bank spaces for a  
11 total of 1,724 spaces.

12 The Nassau County Land and Tax Map  
13 indicates the property is Section 12, Lot A, Lots  
14 859, 861, 952, 953, 956, 1075, 1077, 1078, 1127,  
15 1334, 1341, 1343, 1345, 1351 and 1352.

16 According to the Town of Oyster Bay  
17 Zoning Maps, the property is located within the GB,  
18 that's the General Business Zone. There are no  
19 open code compliance cases; however, there are  
20 variances and Town Board Resolutions on file.  
21 There are e-mails on file from various residents  
22 and business owners, which have been distributed to  
23 the Town Board.

24 There's no further correspondence.

25 SUPERVISOR SALADINO: Thank you.

1                   May I have a motion, please?

2                   COUNCILMAN MUSCARELLA: Supervisor, I  
3                   make a motion that this public hearing be closed,  
4                   the record stay open for 45 days, and the decision  
5                   be reserved.

6                   SUPERVISOR SALADINO: May I have a  
7                   second?

8                   COMMISSIONER ALESIA: Second.

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

11                  ALL: "Aye."

12                  SUPERVISOR SALADINO: Opposed, "Nay."

13                  (No verbal response given.)

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

16                  We have not made a decision. We will  
17                  keep the record open for 45 days, and we thank you  
18                  very much for your participation.

19                  (TIME NOTED: 12:59 A.M.)

20

21

22

23

24

25

TOWN BOARD  
TOWN OF OYSTER BAY  
ACTION CALENDAR  
JANUARY 29, 2019  
1:00 A.M.

**JOSEPH SALADINO**  
**SUPERVISOR**

**JAMES ALTADONNA JR.**  
**TOWN CLERK**

P R E S E N T:

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

N O T P R E S E N T:

COUNCILWOMAN MICHELE M. JOHNSON

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

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

Minutes of the meeting  
taken by:

KRISTINA TRNKA  
Reporter/Notary Public

1 SUPERVISOR SALADINO: The Clerk will now  
2 call the regular Action Calendar for this Board  
3 meeting.

4 Okay. We'll take a five-minute recess.

5 (TIME NOTED: 1:00 A.M.)

6 (Whereupon, a recess was taken at this  
7 time.)

8 (TIME NOTED: 1:06 A.M.)

9 SUPERVISOR SALADINO: Ladies and  
10 gentlemen, we are now ready to continue with our  
11 regular Action Calendar, so if I can ask for your  
12 cooperation so we can wrap up our business for this  
13 time period, this calendar.

14 Okay. Will you please call the regular  
15 Action Calendar?

16 MR. ALTADONNA: Yes.

17 Is Councilman Imbroto still here or is  
18 he gone?

19 COUNCILMAN MUSCARELLA: Let's just move  
20 on. He'll hear us.

21 MR. ALTADONNA: Okay.

22 May I have a motion to suspend the  
23 rules and add Resolution No. 98-2019?

24 Resolution No. 98-2019; Resolution  
25 authorizing payment of outstanding invoices for



1 legal fees relative to the matter, Town of Oyster  
2 Bay v. Northrop Grumman Corporation, et. al.  
3 Account No. OTA A 1420 44110 000 0000. (M.D.  
4 1/22/19 #15).

5 On the motion?

6 COUNCILMAN MUSCARELLA: So moved.

7 COUNCILMAN MACAGNONE: Second.

8 MR. ALTADONNA: Motion made by  
9 Councilman Muscarella, seconded by Councilman  
10 Macagnone.

11 On the vote:

12 Supervisor Saladino?

13 SUPERVISOR SALADINO: "Aye."

14 MR. ALTADONNA: Councilman Muscarella?

15 COUNCILMAN MUSCARELLA: "Aye."

16 MR. ALTADONNA: Councilman Macagnone?

17 COUNCILMAN MACAGNONE: "Aye."

18 MR. ALTADONNA: Councilwoman Alesia?

19 COUNCILWOMAN ALESIA: "Aye."

20 MR. ALTADONNA: Councilwoman Johnson?

21 Is she --

22 COUNCILMAN MUSCARELLA: Not here.

23 MR. ALTADONNA: Okay.

24 Councilman Imbroto?

25 (No response.)

1 MR. ALTADONNA: Councilman Hand?

2 COUNCILMAN HAND: "Aye."

3 MR. ALTADONNA: Motion to suspend the  
4 rules and add Resolution 98-2019 passes with five  
5 "Ayes."

6 And we'll add that one to the regular  
7 Action Calendar.

8 May I have motion to table Resolution  
9 No. 79-2019?

10 RESOLUTION NO. 79-2019; Resolution  
11 authorizing award of Construction Contract  
12 Requirements Contract No. HCR17-160-R for Concrete  
13 Restoration throughout the Town of Oyster Bay.  
14 (M.D. 1/15/19 #17).

15 On the motion?

16 COUNCILMAN MUSCARELLA: So moved.

17 COUNCILMAN MACAGNONE: Second.

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

21 On the vote:

22 Supervisor Saladino?

23 SUPERVISOR SALADINO: "Aye."

24 MR. ALTADONNA: Councilman Muscarella?

25 COUNCILMAN MUSCARELLA: "Aye."

1 MR. ALTADONNA: Councilman Macagnone?

2 COUNCILMAN MACAGNONE: "Aye."

3 MR. ALTADONNA: Councilwoman Alesia?

4 COMMISSIONER ALESIA: "Aye."

5 MR. ALTADONNA: Councilwoman Johnson is  
6 absent.

7 Councilman Imbroto, absent.

8 Councilman Hand?

9 COUNCILMAN HAND: "Aye."

10 MR. ALTADONNA: Motion to table  
11 Resolution 79-2019 passes with five "Ayes."

12 May I have a motion to adopt  
13 Resolutions P-3-19 through Resolution 98-2019,  
14 noting that Resolution 79 was tabled and Resolution  
15 98 was added to the calendar?

16 PERSONNEL RESOLUTION NO. P-3-19;  
17 Resolution pertaining to personnel of various  
18 departments within the Town of Oyster Bay.

19 TRANSFER OF FUNDS RESOLUTION NO.  
20 TF-2-19; Resolution pertaining to Transfer of Funds  
21 within various departments accounts for the Year  
22 2019.

23 RESOLUTION NO. 66-2019; Resolution  
24 pertaining to the Dock Application of Roger Bahnik,  
25 50 Cove Road, Village of Oyster Bay Cove, New York.

1 (M.D. 12/25/18 #12).

2 RESOLUTION NO. 67-2019; Resolution  
3 pertaining to a settlement of negligence claim; -  
4 GEICO (a/s/o Wendy Servellon) v. Town of Oyster  
5 Bay, et ano., Nassau County Index No. 607721/2015,  
6 Town Matter ID No. 2015-4822. Account No. TWN AMS  
7 1910 43020 602 0000 000. (M.D. 1/1/19 #7).

8 RESOLUTION NO. 68-2019; Resolution  
9 authorizing the registration fees be set for the  
10 2019 Recreation Program. (M.D. 1/8/19 #11).

11 RESOLUTION NO. 69-2019; Resolution  
12 authorizing the 2019 Town of Oyster Bay and Greater  
13 Long Island Running Club sponsored races to be held  
14 on various dates. Account No. PKS A 7110 44900 000  
15 0000. (M.D. 1/15/19 #33).

16 RESOLUTION NO. 70-2019; Resolution  
17 authorizing the issuance of a resident refund to  
18 C. Silva for variance application fee in connection  
19 with a ZBA Application. Account No. PAD B 0001  
20 02110 000 0000. (M.D. 1/8/19 #17).

21 RESOLUTION NO. 71-2019; Resolution  
22 authorizing the issuance of a resident refund to  
23 B. Yeh in connection with a building permit fee.  
24 Account No. PAD B 0001 02555 000 0000. (M.D. 1/8/19  
25 #18).

1                   RESOLUTION NO. 72-2019; Resolution  
2                   authorizing payment for utilization of outside  
3                   counsel services. Account No. OTA A 1420 44110 000  
4                   0000. (M.D. 1/8/19 #19).

5                   RESOLUTION NO. 73-2019; Resolution  
6                   authorizing publication of a notice of a public  
7                   hearing, scheduled for March 5, 2019, in connection  
8                   with Community Development Forty-Fifth Program Year  
9                   2019-2020. Account No. IGA CD 8686 44100 000 CD 19.  
10                  (M.D. 1/15/19 #10).

11                  RESOLUTION NO. 74-2019; Resolution  
12                  pertaining to settlement of negligence claim;  
13                  Claimant: Donald R. Schortemeyer v. Town of Oyster  
14                  Bay, et ano. Nassau County Index No. 601975/2016;  
15                  Town Matter No. 2015-4734. (M.D. 1/15/19 #12).

16                  RESOLUTION NO. 75-2019; Resolution  
17                  authorizing payment of outstanding invoice for an  
18                  independent medical examination in connection with  
19                  negligence litigation. Account No. OTA A 1420 44110  
20                  605 0000. (M.D. 1/15/19 #13).

21                  RESOLUTION NO. 76-2019; Resolution  
22                  authorizing the Supervisor or his designee to  
23                  execute an Access Agreement for Site Planning with  
24                  the Department of the Navy for the areas of Arthur  
25                  Avenue and Albergo Court/Motor Lane, Bethpage, NY,

1 in connection with the ongoing remedial efforts  
2 relative to RE108 area groundwater contamination  
3 Plume. (M.D. 1/15/19 #14).

4 RESOLUTION NO. 77 -2019; Resolution  
5 authorizing the Supervisor or his designee to  
6 execute an Access Agreement for Installation of  
7 Temporary Soil Gas Points with the Department of  
8 the Navy as part of ongoing remedial efforts in  
9 Bethpage, NY. (M.D. 1/15/19 #15).

10 RESOLUTION NO. 78-2019; Resolution  
11 authorizing use of a sub-consultant for Contract  
12 No. DP18-175, Engineering Services for underground  
13 utility detection services in connection with the  
14 Harry Tappen Beach Sanitary System Improvements  
15 Study. (M.D. 1/15/19 #16).

16 RESOLUTION NO. 80-2019; Resolution  
17 authorizing Quantity Increase/Quantity Decrease,  
18 Acceptance & Final Payment for Contract No.  
19 H17-150, Replacement of Existing Bulkhead at Ships  
20 Point Lane, Oyster Bay, NY. (M.D. 1/15/19 #20).

21 RESOLUTION NO. 81-2019; Resolution  
22 authorizing Change Order No. 1 for Contract No.  
23 HVR17-156, Requirements Contract for Cleaning and  
24 Inspection of Storm Drainage Systems throughout the  
25 Town of Oyster Bay. (M.D. 1/15/19 #21).

1                   RESOLUTION NO. 82-2019; Resolution  
2           directing the Town Clerk to publish a Notice of  
3           Hearing in connection with the 2019 Hydrant Rental  
4           Agreement for the Oyster Bay Water District.  
5           Hearing Date: February 12, 2019. (M.D. 1/15/19  
6           #23).

7                   RESOLUTION NO. 83-2019; Resolution  
8           directing the Town Clerk to publish a Notice of  
9           Hearing in connection with the 2019 Hydrant Rental  
10          Agreement for the Plainview Water District. Hearing  
11          Date: February 12, 2019. (M.D. 1/15/19 #24).

12                   RESOLUTION NO. 84-2019; Resolution  
13          amending Resolution No. 406-2017 for an increase in  
14          authorization to satisfy outstanding invoices  
15          relating to counsel for litigation involving the  
16          United States Securities and Exchange Commission.  
17          Account No. OTA A 1420 44110 000 0000. (M.D.  
18          1/15/19 #25).

19                   RESOLUTION NO. 85-2019; Resolution  
20          amending Resolution No. 939-2013 for an increase in  
21          authorization to satisfy outstanding invoices  
22          relating to special counsel for condemnation  
23          matters: In the Matter of the Application of Oyster  
24          Bay to acquire title to certain real property  
25          located at the Liberty Industrial Finishing Site,

1 55 Motor Avenue, Farmingdale, New York  
2 (Condemnation I and Condemnation II). Account No.  
3 OTA A 1420 44110 000 0000. (M.D. 1/15/19 #26).

4 RESOLUTION NO. 86-2019; Resolution  
5 authorizing the 2019 Public Officials & Employees  
6 Liability Insurance Policy for the period  
7 January 28, 2019 to January 28, 2020. (M.D. 1/15/19  
8 #27).

9 RESOLUTION NO. 87-2019; Resolution  
10 authorizing a reappointment to the Ethics Board of  
11 the Town of Oyster Bay for a term expiring in  
12 February 2024. (M.D. 1/15/19 #28).

13 RESOLUTION NO. 88-2019; Resolution  
14 pertaining to Legal Services in connection with  
15 New York State Brownfield Cleanup Program for the  
16 ice rink portion of Bethpage Community Park.  
17 Account No. OTA A 1420 44110 000 0000. (M.D.  
18 1/15/19 #35).

19 RESOLUTION NO. 89-2019; Resolution  
20 pertaining to Contract No. PWC07-16, On-Call  
21 Technical Assistance Relative to Civil Engineering,  
22 in connection with Hicksville Parking Garage.  
23 Account No. HWY H 5997 200000 000 1804 016. (M.D.  
24 1/15/19 #18 & 1/22/19 #4).

25 RESOLUTION NO. 90-2019; Resolution



1 authorizing award of Contract No. DP15-128RR,  
2 Construction of the Syosset Fire Department  
3 Memorial Park. Account No. PKS H 7197 200000 000  
4 1902 001. (M.D. 1/15/19 #19 & 1/22/19 #14).

5 RESOLUTION NO. 91-2019; Resolution  
6 authorizing the Supervisor or his designee to  
7 execute a License Agreement for use of a lot at  
8 47 W. Barclay Street, Hicksville, New York for  
9 Commuter Parking for the period January 1, 2019  
10 through December 31, 2019. (M.D. 1/15/19 #22 &  
11 1/22/19 #17).

12 RESOLUTION NO. 92 -2019; Resolution  
13 pertaining to the decision on a Local Law entitled:  
14 "A Local Law to Amend Chapter 4 'Administration of  
15 Government' Article VI of the Code of the Town of  
16 Oyster Bay, Entitled 'Office of the Comptroller,'  
17 and to Repeal Section 168-4 Entitled 'Refunds.'" "  
18 Hearing held: January 8, 2019. (M.D. 12/4/18 #42).

19 RESOLUTION NO. 93-2019; Resolution  
20 authorizing payment of outstanding invoices for  
21 services provided by Court Mandated Court  
22 Reporters. Account No. OTA A 1420 44110 604 0000.  
23 (M.D. 1/15/19 #31).

24 RESOLUTION NO. 94-2019; Resolution  
25 authorizing payment of outstanding invoices for

1 outside counsel in connection with litigation  
2 relative to the design, construction, inspection,  
3 And remedial work of the Town of Oyster Bay Garage  
4 in Hicksville, New York. Account No. OTA A 1420  
5 44110 000 0000. (M.D. 1/15/19 #32).

6 RESOLUTION NO. 95-2019; Resolution  
7 pertaining to Litigation Expert in connection with  
8 Liberty Property Condemnations I and II. Account  
9 No. OTA A 1420 44110 000 0000. (M.D. 1/15/19 #34).

10 RESOLUTION NO. 96-2019; Resolution  
11 pertaining to the decision on a Local Law entitled:  
12 "A Local Law Amending Chapter 180 - Plumbing, of  
13 the Town Code of the Town of Oyster Bay." Hearing  
14 held: October 30, 2018. (M.D. 10/2/18 #25).

15 RESOLUTION NO. 97-2019; Resolution  
16 pertaining to the decision on a Local Law entitled:  
17 "A Local Law to Amend Chapter 96 of the Code of the  
18 Town of Oyster Bay, entitled 'Dangerous Buildings  
19 and Abandoned Buildings'." Hearing held: January 8,  
20 2019. (M.D. 11/27/18 #67).

21 RESOLUTION NO. 98-2019; Resolution  
22 authorizing payment of outstanding invoices for  
23 legal fees relative to the matter, Town of Oyster  
24 Bay v. Northrop Grumman Corporation, et. al.  
25 Account No. OTA A 1420 44110 000 0000. (M.D.

1 1/22/19 #15).

2 On the motion?

3 COUNCILMAN MUSCARELLA: So moved.

4 COUNCILMAN MACAGNONE: Second.

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

8 I think you may have some speakers.

9 COUNCILMAN MUSCARELLA: Wait one  
10 second, Jim.

11 Lou Imbroto--

12 MR. ALTADONNA: We are waiting for Lou.

13 (Whereupon, a discussion was held off  
14 the record.)

15 COUNCILMAN IMBROTO: Supervisor, I make  
16 a motion with respect to Resolution 96 regarding  
17 the adoption of a Local Law to amend Chapter 180 of  
18 the Town Code with respect to plumbing.

19 I move to amend the proposed law as  
20 follows: Amend Section 180-40 to provide for  
21 individuals who are conducting plumbing work as an  
22 employee of a person or entity who holds a master  
23 plumber's license duly issued by the Town of Oyster  
24 Bay; and to amend Section 180-50 to set forth the  
25 civil penalties that may be imposed by the

1 Commissioner of Planning and Development as  
2 follows:

3 1) An amount not less than \$3,000, nor  
4 greater than \$5,000 for the first offense.

5 2) An amount not less than \$5,000, nor  
6 greater than \$7,500 for the second offense; and

7 3) An amount not less than \$7,500, nor  
8 greater than \$10,000 for any subsequent offense.

9 COUNCILMAN MUSCARELLA: I'll second the  
10 motion.

11 SUPERVISOR SALADINO: I just like to  
12 make sure that we're shedding full transparency and  
13 full light on this for transparency purposes.

14 The reason for this change is  
15 clarifying language to identify that employees of a  
16 plumbing company that holds a Town of Oyster Bay  
17 plumbing license are indeed covered by that  
18 license.

19 And then we set forth actual penalties  
20 that -- for the violations of Chapter 180 of the  
21 Town Code and we aligned them with similar, very  
22 similar penalties that other towns and,  
23 municipalities use, and we're allowing our  
24 Commissioner, after a hearing by the Town's  
25 Plumbing Board, latitude within these guidelines or

1 to invoke a fine or revoke or suspend the master  
2 plumber's license or some combination thereof.

3 Hence, we are modeling our Code after  
4 that of other towns to stop the practice of  
5 conducting plumbing without a license to ensure  
6 that skilled and licensed plumbers perform this  
7 essential work in the homes and businesses  
8 within the Town of Oyster Bay.

9 COUNCILMAN MACAGNONE: Supervisor, if I  
10 may.

11 SUPERVISOR SALADINO: Please.

12 COUNCILMAN MACAGNONE: On this issue,  
13 it's very important that we understand that we're  
14 stopping people from just lending out their  
15 license, to make it stricter.

16 I commend Councilman Imbroto for his  
17 work on this. It's a good thing to protect our  
18 residents.

19 SUPERVISOR SALADINO: Thank you,  
20 Councilman.

21 Thank you, Councilman.

22 Okay. We have a speaker, Arthur  
23 Adelman.

24 MR. ADELMAN: Good morning, everybody.  
25 Are you serving bagels when we're done?

1           Okay. No one has a sense of humor any  
2 more.

3           I'm here to talk about a few  
4 Resolutions. I'd like to go through them one at a  
5 time and address them one at a time and get them  
6 out of the way so I don't lose my trains of  
7 thought.

8           Resolution 91 pertains to a parking lot  
9 we rent, 65 spots in Hicksville, and we're about to  
10 sign a new lease for \$47,250 a year, which comes to  
11 \$726.93 a spot.

12           I don't understand why we're in a  
13 position of giving a landlord for property that we  
14 maintain, we have to do all the surface repair,  
15 snow removal, et cetera, why he or she is getting a  
16 5 percent increase or why we're even doing this  
17 when we only charge \$200 a year for parking.

18           SUPERVISOR SALADINO: \$200 for two  
19 years.

20           MR. ADELMAN: I thought it was 400 for  
21 two years.

22           COUNCILMAN MACAGNONE: No. \$100 a  
23 year.

24           MR. ADELMAN: \$100 a year, but we're  
25 paying someone \$727?

1 SUPERVISOR SALADINO: Which really  
2 underscores the fact that our residents get a very  
3 good deal at that rate.

4 MR. ADELMAN: Well, my question is  
5 who's footing the bill of \$47,000, all the  
6 residents of the Town?

7 SUPERVISOR SALADINO: Commissioner,  
8 would you like to step forward?

9 MR. ADELMAN: I'm sorry. Parking lot  
10 by the Hicksville train station.

11 COMMISSIONER LENZ: This was not put on  
12 by me. This was by the Town Attorney's Office.

13 MR. ROZEA: That's true, yes.

14 MR. ADELMAN: Who negotiates these  
15 leases?

16 COUNCILMAN MUSCARELLA: Little lag in  
17 the morning here.

18 MR. ROZEA: So what's the question?

19 MR. ADELMAN: First of all, who  
20 negotiated this lease of 47 -- and you agree to a 5  
21 percent increase every year? I mean, it's  
22 ridiculous.

23 MR. ROZEA: Right, and we've heard many  
24 comments over many months and many years about  
25 parking difficulties throughout the Town and this

1 is just one effort to alleviate those issues.

2 Particularlly, while the garage is being  
3 repaired and particularly while there are other  
4 limitations on parking, we need to provide spaces  
5 for our residents.

6 SUPERVISOR SALADINO: As we continue to  
7 lobby the MTA, and we'd like your help to continue  
8 to lobby the MTA and our State Senators to get the  
9 resources that our residents deserve. We've talked  
10 about this with them, we've talked about this with  
11 Albany over and over again.

12 It's the MTA's responsibility. They  
13 should be bringing that money to the table. They  
14 should be respecting the needs on Long Island. We  
15 have a new slate of State Senators now on Long  
16 Island and Nassau County and the Town of Oyster  
17 Bay, and we call on them to put their focus on the  
18 needs, including the parking needs of our  
19 residents.

20 I think that be the better choice,  
21 don't you?

22 MR. ADELMAN: I just think it's crazy  
23 that I'm paying part of that bill, right? It's  
24 part of the general tax for the Town, right, to  
25 fund the \$47,000 a year?



1 I'm leading up to something, that's why  
2 I'm asking the question.

3 SUPERVISOR SALADINO: Why don't you  
4 tell us what you're leading up to?

5 MR. ADELMAN: I have another question  
6 about money being spent --

7 SUPERVISOR SALADINO: Please ask it.

8 MR. ADELMAN: -- regarding the Syosset  
9 Park for the fire department. We're spending  
10 almost half a million dollars, and that's also  
11 general fund money except for the money the fire  
12 department is kicking in.

13 And I know that process was not started  
14 by this administration, and you're now getting the  
15 bill for it, but I think we should table that  
16 Resolution for another month because I think it's  
17 ridiculous with financial times getting tougher, to  
18 go out and spend half a million dollars.

19 We've got to spend the \$47,000, and I  
20 have been pushing the Town Board to assist the  
21 residents who are renting fire hydrant from  
22 American Water to subsidize our expenses. We're  
23 subsidizing all these other expenses and yet we're  
24 paying \$800 for fire hydrant rental and the rest of  
25 the Town is paying anywhere from nothing because

1 the Syosset Fire Department said they pay basically  
2 nothing for their fire hydrants.

3 And I know on the agenda tonight is to  
4 approve other fire hydrant rentals at \$90 rentals  
5 per year. I would just like to see the Town help  
6 out the residents who are being supplied by  
7 American Water, both South Shore and North Shore,  
8 that give us a break. All right.

9 If we can go out and build a park for  
10 \$500,000, why can't we kick in \$200,000 for fire  
11 hydrants? I don't see where it's a problem. I  
12 wrote you all this previously last year and it just  
13 went into the wind. Okay.

14 That's why I was questioning the  
15 \$500,000 for the Syosset Fire District Park. We  
16 have money for that, we should have money for some  
17 real reasons, and fire hydrants are a lot more  
18 important than the statue in Syosset.

19 The last item I wanted to talk about  
20 has nothing to do with money because we are talking  
21 about filling -- refilling the spot on the Ethics  
22 Board. You're supposed to be -- Mr. Carman  
23 recommended that we renominate and swear in  
24 Margaret Eaton and I have no problems with that.

25 But if we can table that until the

1 February meeting, I'd like to see you also swear in  
2 two more members and include me on that list. I've  
3 been trying to get on Ethics Board for over a year.  
4 I think it's out -- it's time this Board went  
5 outside the comfort zone and brought someone in  
6 from the outside to serve on this Board, which  
7 everybody here is getting such criticism about, it  
8 would be nice to see someone new and fresh with new  
9 ideas and who is very ethical, which I think you  
10 all might agree that I am.

11 And, with that said, I think -- I hope  
12 you'll think about that and if you don't table that  
13 Resolution tonight, you will think about calling me  
14 in for a final interview to discuss my  
15 qualifications to serve on the Town of Oyster Bay  
16 Ethics Board.

17 Thank you and good morning.

18 COUNCILMAN HAND: Supervisor, on a  
19 point of order, did we go ahead and take the vote  
20 on the motion that Councilman Imbroto?

21 COUNCILMAN IMBROTO: I don't think it  
22 ever got a vote.

23 COUNCILMAN MUSCARELLA: Jim, why don't  
24 you take that vote?

25 MR. ALTADONNA: The Motion was made by

1 Councilman Muscarella, seconded by Councilman  
2 Macagnone.

3 Now we're going to take the vote.

4 Supervisor Saladino?

5 SUPERVISOR SALADINO: "Aye."

6 MR. ALTADONNA: Councilman Muscarella?

7 COUNCILMAN MUSCARELLA: "Aye."

8 MR. ALTADONNA: Councilman Macagnone?

9 COUNCILMAN MACAGNONE: This is on 96?

10 MR. ALTADONNA: The changes.

11 COUNCILMAN MACAGNONE: "Aye."

12 MR. ALTADONNA: That you so eloquently  
13 praised Councilman Imbroto.

14 Councilwoman Alesia?

15 COMMISSIONER ALESIA: Just for  
16 clarification, I think it was moved by Lou.

17 COUNCILMAN IMBROTO: Yeah, motion by  
18 me, seconded by Muscarella.

19 COUNCILWOMAN ALESIA: I vote "Aye."

20 But just for your record.

21 MR. ALTADONNA: There you go, for the  
22 record.

23 COUNCILMAN IMBROTO: I vote "Aye."

24 MR. ALTADONNA: And Councilman Hand?

25 COUNCILMAN HAND: "Aye."

1 MR. ALTADONNA: Okay. Now we can vote  
2 on the entire.

3 You have other speakers?

4 SUPERVISOR SALADINO: We do not.

5 MR. ALTADONNA: No other speakers.

6 Okay. We're good.

7 You have one other speaker. I know  
8 there was a slip. I don't know what happened to  
9 it.

10 SUPERVISOR SALADINO: I have no slip.

11 MR. ALTADONNA: Check the hearing slips.

12 MR. McKENNA: My slip was the one slip  
13 with the hearing that had two Resolutions on it.

14 I'll make it quick.

15 Kevin McKenna, 3 Edna Drive, Syosset,  
16 New York.

17 On the Ethics Board Resolution, what's  
18 that 87 or 91? One or the other.

19 COUNCILMAN MACAGNONE: 87.

20 MR. McKENNA: 87. I just want to  
21 second the -- I think it would be great to see  
22 Arthur Adelman be interviewed and be considered for  
23 the Ethics Board. I think it's time that the  
24 public see a regular citizen, not somebody that was  
25 hand picked by whoever picks them.

1                   And also, I'm speaking for another  
2                   resident who you probably know, her name is Lisa  
3                   Reinhardt, who wished she could be here tonight.

4                   Lisa Reinhardt would also like to be  
5                   considered for the Ethics Board. I think the  
6                   Ethics Board had to -- had to cancel a whole bunch  
7                   of meetings as it was reported in Newsday today.

8                   And here you have two very upstanding  
9                   citizens who want to a part of the Ethics Board,  
10                  and I'm not -- I'm not asking to be on it.

11                  I want to be the Inspector General.

12                  On the Ethics Board topic, an employee,  
13                  Town of Oyster Bay employee messaged me today and  
14                  he told me -- you all attended the Ethics Board  
15                  training?

16                  COUNCILMAN MACAGNONE: Ethics training,  
17                  yes. I can't speak for anyone else. I did, yes.

18                  MR. McKENNA: Well, a Town employee  
19                  told me today that when he had the Ethics Board  
20                  training by Mr. Leventhal, that everybody in the  
21                  class that he was in was told that it's unethical  
22                  to donate money to a supervisor or to any direct  
23                  supervisors.

24                  The employee, obviously, had a problem  
25                  with a lot of the employees paying, I guess, \$500 a

1 meal last night for your fundraiser at Rothman's,  
2 so I'd like to know -- I'd like to know what the  
3 penalty is -- the Ethics Board, when they find  
4 somebody has been unethical, what happens when they  
5 find somebody that's been unethical? Have they  
6 ever accomplished anything?

7 Mr. Supervisor, I'm talking to you. I  
8 think it's very, very, very, very --

9 SUPERVISOR SALADINO: You can continue  
10 to make your statement.

11 MR. McKENNA: I think it's very rude  
12 for you to not pay attention to a citizen who comes  
13 up and stays here until 1 o'clock in the morning --

14 SUPERVISOR SALADINO: What was rude  
15 tonight --

16 MR. McKENNA: -- and you don't even pay  
17 attention to what I'm saying.

18 SUPERVISOR SALADINO: The good people  
19 of this Town came to speak and hear the information  
20 on a hearing. You were exceptionally rude and once  
21 again, you tried to derail government, but you're  
22 not going do that.

23 MR. McKENNA: Mr. Supervisor, the only  
24 reason that I was, in your opinion, rude, is  
25 because you were rude and you cut me off mid

1 sentence when my time expired, yet you don't that  
2 to anybody else. And if you hadn't done that, we  
3 wouldn't have had any problem. I simply asked  
4 you --

5 SUPERVISOR SALADINO: You're getting  
6 argumentative.

7 MR. MCKENNA: -- if you would have let  
8 me finish my sentence, but because you have such a  
9 hatred for me because I expose so many things that  
10 you don't like, you take it personally.

11 So my question is, what has the Ethics  
12 Board -- what does the Ethics Board do when they  
13 find somebody unethical?

14 SUPERVISOR SALADINO: This doesn't  
15 directly pertain to any --

16 MR. MCKENNA: Thank you very much for  
17 you're not answering.

18 Have a nice evening.

19 MR. ALTADONNA: I'll call on the vote.

20 SUPERVISOR SALADINO: Yes.

21 MR. ALTADONNA: We are voting on  
22 Resolutions P-3-19 through Resolutions 98-2019,  
23 noting that Resolution 79 was tabled.

24 On the vote:

25 Supervisor Saladino?



1 SUPERVISOR SALADINO: "Aye."

2 MR. ALTADONNA: Councilman Muscarella?

3 COUNCILMAN MUSCARELLA: "Aye" on all.

4 MR. ALTADONNA: "Aye" on all.

5 Thank you.

6 Councilman Macagnone? Go slow.

7 COUNCILMAN MACAGNONE: You got it.

8 On Resolution 68, I vote, "No." I  
9 think the rate for the nonresident should be much  
10 higher, similar to what we charge for the beach for  
11 nonresidents.

12 "No," on Resolution 72.

13 "No," on Resolution 81. I do not like  
14 change orders.

15 And "Aye" on all the rest.

16 MR. ALTADONNA: Thank you.

17 Councilwoman Alesia?

18 COMMISSIONER ALESIA: "Aye."

19 MR. ALTADONNA: "Aye," okay.

20 Councilwoman Johnson is absent.

21 Councilman Imbroto?

22 COUNCILMAN IMBROTO: I vote "Aye."

23 MR. ALTADONNA: Councilman Hand?

24 COUNCILMAN HAND: "Aye" on all, but  
25 Resolution 91, going forward, we're going to have

1 to look to the MTA to bear some of the burden for  
2 the additional parking in our community.

3 It's a "No" on 91.

4 "Aye" on all the rest.

5 MR. ALTADONNA: "No" on 91.

6 Here we go.

7 Resolutions P-3-19 through 67 passes  
8 with five "Ayes."

9 Resolution 68, four "Ayes" and one  
10 "Nay."

11 69 through 71, five "Ayes."

12 COUNCILMAN MACAGNONE: Excuse me,  
13 Mr. Clerk, there's six of us up here.

14 MR. ALTADONNA: Yes, there are. We  
15 have Councilman Imbroto.

16 Let me start again.

17 Resolutions P-3-19 through 67 passes  
18 with six "Ayes."

19 Resolution 68 passes with five "Ayes"  
20 and one "Nay."

21 69 through 71 passes with six "Ayes."

22 Resolution 72, five "Ayes," one "Nay."

23 73 through 80 is six "Ayes."

24 81, five "Ayes," one "Nay."

25 Please note 79 is tabled, for the

1 record. You have that, 79 is tabled.

2 82 through 90 passes with six "Ayes."

3 91, five "Ayes," and one "Nay."

4 92 through 98, six "Ayes."

5 Calendar is complete.

6 SUPERVISOR SALADINO: Thank you.

7 May I have a motion?

8 COUNCILMAN MUSCARELLA: Supervisor, I  
9 make a motion to close the meeting.

10 COUNCILMAN MACAGNONE: Second.

11 SUPERVISOR SALADINO: All in favor,  
12 signify by saying "Aye."

13 ALL: "Aye."

14 SUPERVISOR SALADINO: Those opposed,  
15 "Nay."

16 (No verbal response given.)

17 SUPERVISOR SALADINO: The "Ayes" have  
18 it.

19 I'd like to point out, it is 1:30 in  
20 the morning and our staff has been diligent,  
21 patient and very helpful here all night.

22 I want to thank each and every one for  
23 what you did this evening and what you continue to  
24 do to improve government in the Town of Oyster Bay.  
25 I'm very proud and thankful. We are very

1 appreciative of all you do.

2 Thank you.

3 (TIME NOTED: 1:28 A.M.)

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