

TOWN BOARD

TOWN OF OYSTER BAY

REGULAR MEETING

December 12, 2023

10:20 a.m.

SPECIAL PRESENTATION

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

A P P E A R A N C E S

P R E S E N T:

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

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

RICHARD LaMARCA	TOWN CLERK
FRANK SCALERA, ESQ.	TOWN ATTORNEY

PRAYER:

Rabbi Krivisky

SPECIAL PRESENTATION:

Anthony D'Alessandro, Operation Hat Drop

Jean A. Schapowal, World Class Baker

1
2 SUPERVISOR SALADINO: Good morning,
3 everyone, and welcome to our Town of
4 Oyster Bay Town Board Meeting for
5 Tuesday, December 12th, 2023 here at
6 Oyster Bay Town Hall.

7 On behalf of all the officials of
8 this town, we would like to wish you all
9 a very happy and healthy Hanukkah and a
10 very Merry Christmas and a holiday season
11 filled with good health, lots of joy, and
12 all of God's blessings.

13 For those joining us this morning,
14 you have the opportunity to be heard on
15 matters brought before the Town Board, as
16 well as during the public comment period
17 at the end of the meeting. So at the
18 appropriate time, we'll call to see if
19 there's any comment only on the
20 resolutions that we're looking at today.
21 If you would like to speak about
22 something other than that, please wait
23 till the end of the meeting for the
24 public comment portion.

25 This meeting, as always, is being

1
2 live streamed on social media and on the
3 Town's website, which is
4 OysterBayTown.com.

5 These proceedings are recorded and
6 later very professionally transcribed.

7 Your voice is important to us.
8 Please know that any issues, any input
9 from the public relative to our meetings
10 are always welcome. If you'd like to
11 submit information online, you can e-mail
12 publiccomment@oysterbay-ny.gov or mail us
13 to the Office of the Town Attorney, 54
14 Audrey Avenue, Oyster Bay, New York,
15 11771.

16 It is an enormous privilege to start
17 our meetings with prayer. We've been
18 doing this since the new administration
19 came to the Town of Oyster Bay. So
20 perhaps it's a first for the Town. We
21 believe it's very important. And
22 ecumenically we have always had folks,
23 leaders from the different religions,
24 join us at every board meeting to provide
25 a prayer so we could learn about

1
2 everyone's religion and continue to show
3 the world that we are one family in the
4 Town of Oyster Bay.

5 So having said that, it is our
6 distinct privilege to invite up to the
7 podium someone we consider a real good
8 friend, an amazing man, a tremendous
9 leader with a fabulous family -- and I
10 see so many of them here, so many of
11 them. I'm not even sure if all of them
12 are here, but we have most of them here
13 at least, if not all. And we're very
14 pleased and privileged to welcome up, to
15 lead us in prayer, a great man, a
16 phenomenal spiritual leader, and our good
17 friend Rabbi Krivisky of the MiYaD in
18 Jericho.

19 Rabbi, great to see you again. And I
20 know you'd like to share with us
21 specifically a Hanukkah blessing if
22 everyone would kindly rise.

23 (Whereupon, all rise.)

24 RABBI KRIVISKY: Almighty God,
25 master of the University, we invoke your

1
2 blessing to this honorable body, the
3 Board of the Town of Oyster Bay and all
4 of its participants, all of our town's
5 residents and its entire community.

6 I have the privilege to represent
7 right here in our community and before
8 this very board, the spiritual giant of
9 our time, the Rabbi, Rabbi Schneerson,
10 Malaka Moshiach. Through our
11 organization, MiYaD Chabad serving
12 Jericho and Plainview, have the great
13 merit of carrying the message of great
14 love, dedication and self-sacrifice to
15 make all mankind know your presence, Oh,
16 God.

17 The miracle of Hanukkah is a victory
18 of light over darkness, the many into the
19 hands of the few, the wicked into the
20 hands of the righteous.

21 The events that have unfolded in
22 Israel now and have unfortunately reached
23 our shores remind us of the necessity to
24 stand up for what is right, what is moral
25 and what is just, and to shine our light,

1
2 no matter how great the darkness seems,
3 and know that we are on the side of
4 goodness, civility to secure God's
5 blessing.

6 The Maccabees, the victors in the
7 Hanukkah miracle over 2000 years ago,
8 give us the inspiration to our leadership
9 and to our residents to be a blessing and
10 shield for our government, our leaders,
11 and the constituency of our town, all
12 based on recognition of you, Oh, God, our
13 Lord, our master. God bless us that
14 through us we can make the world, our
15 community, our homes, our minds and
16 hearts, a dwelling place for you, a
17 better place.

18 We pray for the well-being of the
19 Town of Oyster Bay and its honorable
20 body, our Town Board. Bless us together
21 with success, tranquility all of our
22 days. And let us say, Amen.

23 (Whereupon, Amen.)

24 RABBI KRIVISKY: The menorah is a
25 symbol of spreading light, and I would

1
2 love the supervisor and some of the Town
3 Board, if they care to have their
4 pictures taken with the menorah. As we
5 see, the menorah I bought today might not
6 look like the typical menorah that you
7 see that has rounded branches. The
8 rounded branches show the light going up,
9 but our menorah that we use has a light
10 going outward. And I believe that the
11 Town of Oyster Bay is a beacon of light,
12 one of the largest towns in the United
13 States that has such a diverse body of
14 residents. And you show us that we are a
15 beacon of light, not just to the United
16 States, but to the world through the
17 goodness and morality of our awesome,
18 awesome town.

19 So if you'd like to take a picture
20 with that menorah myself would mean the
21 world to me.

22 SUPERVISOR SALADINO: Absolutely,
23 Rabbi.

24 (Whereupon, photos taken.

25 Family introduced.)

1
2
3 SUPERVISOR SALADINO: Happy
4 Hanukkah.

5 RABBI KRIVISKY: Happy Hanukkah and
6 Happy Holidays to everybody. Thank you.

7 SUPERVISOR SALADINO: Thank you so
8 much. We're privileged and proud to have
9 you here.

10 And while standing with us, let's
11 ask for a moment of silence, recognizing
12 that one of our very own sons, Omer
13 Neutra, and so many others, are still
14 being held hostage in Gaza. Let's pray
15 for all of our brothers and sisters in
16 this country and throughout Israel, who
17 are suffering to such a tremendous
18 degree. And let's pray for everyone
19 involved in that part of the world. May
20 God bring peace and unity to Israel and
21 the surrounding nations and peoples.

22 RECEIVER OF TAXES: And supervisor,
23 let's also pray for Ira Kohler, who is
24 from Plainview also, who is fighting in
25 Gaza right now. Been out a few times on

1
2 break, but his Division is fighting in
3 there. He's been fighting. He was one of
4 the first to go in on October 7th. They
5 were all prepared, doing war games the
6 next day with the Israelis elite like
7 Navy Seals. They went into the kibbutz,
8 rescued hostages, killed HAMAS
9 terrorists, barbaric terrorists, killing
10 babies, chopping off their heads. Pray
11 for everybody in Israel. Pray for their
12 soldiers. Pray for our soldiers. Pray for
13 the people of Israel. And may hostages
14 all come home, our eight American
15 hostages, Omer Neutra and all the others
16 come home and pray for peace in the
17 world.

18 RABBI KRIVISKY: I say also, we lost
19 the member of Plainview the first day a
20 member of Plainview was in Israel
21 visiting his family. His family had
22 relocated to Massachusetts, and he was
23 one of the people just in his home on a
24 kibbutz, and he was called into action.
25 It was a security breach, and he and his

brother, tragically, in the first hour.

So we pray for his soul as well.

RECEIVER OF TAXES: God bless him.

(Whereupon, a brief moment
of silence is observed.)

SUPERVISOR SALADINO: Amen.

Thank you so much.

How about another big hand for Rabbi
Kivisky and his incredible family.

(Whereupon, applause.)

1
2 SUPERVISOR SALADINO: Leading us in
3 the Pledge of Allegiance this morning is
4 Army veteran Sergeant Michael Schlenoff,
5 who served from 1958 to 1961 as a special
6 agent in the Counterintelligence Corps.
7 Sergeant Schlenoff, the honor is ours to
8 have you lead us in the Pledge.

9 (Whereupon, the Pledge of
10 Allegiance is said.)

11 SUPERVISOR SALADINO: Thank you.

12 And another moment of silence for
13 our men and women in the United States
14 armed forces serving here and abroad, and
15 recognition of the men and women in law
16 enforcement, public safety, our
17 healthcare heroes, and all of those who
18 make America strong and safe.

19 (Whereupon, a brief moment
20 of silence.)

21 SUPERVISOR SALADINO: Please be
22 seated.

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24 *****
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1
2 SUPERVISOR SALADINO: Thank you
3 folks.

4 As we close out or come to the
5 closing weeks of 2023, this happens to be
6 our final town board meeting for 2023,
7 and we'd like to take a moment to wish
8 all of you, all of our residents, and our
9 entire workforce, as well as their loved
10 ones, a wonderful holiday season and a
11 year ahead. We're very lucky to work with
12 such high end members of our town board
13 who have so much talent. We're very lucky
14 to have a staff of very talented people
15 making the services of the Town of Oyster
16 Bay the best they've ever been, and we're
17 very lucky to embrace our brothers and
18 sisters throughout this town.

19 So as we start today's program,
20 we're very happy to welcome an incredible
21 family. Massapequa residents all
22 including Allison D'Alessandro, mother of
23 three, who founded an initiative that's
24 quite amazing. It's known as "Operation
25 Hat Drop". She's joined by her husband,

1
2 Anthony -- Anthony, give a wave (waving)
3 -- their daughter Charlie, and their two
4 sons, exceptionally strong and amazing
5 children named Anthony and Jon. These
6 wonderful children also are the niece and
7 nephews of our very talented court
8 reporter, Karen, who has a tremendous
9 dedication to our residents and to our
10 Town Board. We're also joined by the
11 boy's children's grandparents, Anthony
12 and Katherine D'Alessandro, and Jon and
13 Bernadette Schencup; got all the names
14 correct? Okay.

15 So everyone knows that being a mom
16 is a full time job with many, many
17 challenges and it's the parent's jobs to
18 do the job right. To raise their children
19 well, to find the ability to provide
20 comfort when times are tough, provide
21 strength, and to build outstanding
22 citizens. And that's exactly what the
23 D'Alessandro's have been doing. We're so
24 proud of them.

25 So in their case, they take this

1
2 responsibility to a whole new level.
3 Allison has not only met these challenges
4 with grace and perseverance, but she,
5 with the help of her wonderful husband
6 and incredible family, have turned a
7 difficult situation into something very
8 positive not only for them, not only for
9 their neighbors in Massapequa, not only
10 for the entire Town of Oyster Bay, but
11 for our nation. What you are doing is
12 nothing short of God's work.

13 Their youngest child, Jon, was born
14 with a rare congenital heart defect that
15 required lifesaving open heart surgery.
16 Later came alopecia, an auto immune
17 disease that left their middle child,
18 Anthony, who's now five, without hair on
19 his head. Allison described this moment
20 as another unpredictable, unstoppable,
21 incurable, heartbreaking journey. Talk
22 about strength in all these different
23 situations that require tremendous skill,
24 talent, and enormous love and care.

25 Social acceptance among their son's

1
2 peers has been difficult and a hurdle.
3 But Allison said her family was
4 determined to never let it take away
5 Anthony's smile. He's got a great smile.
6 He's reminded how kind, smart and
7 handsome he truly is. He is encouraged to
8 go hatless, but some days are easier than
9 others, and hats have become his "thing".

10 With the hope to spread awareness,
11 acceptance and help Anthony smile, they
12 have been building his hat collection and
13 some of you may have seen this on News12
14 and in the news and other outlets, they
15 call it "Operation Hat Drop".

16 By word of mouth, in just a matter
17 of weeks, Anthony has accumulated over
18 1200 hats. I think that's more hats than
19 you can find today throughout the Sunrise
20 Mall, quite frankly. Even during holiday
21 time.

22 Anthony has been given hats and
23 supported by many law enforcement
24 agencies, first responders, their
25 agencies, all over. I think even the New

1
2 York Islanders are involved with this
3 project to get Anthony more and more
4 hats. He has been given hats from
5 friends, family, businesses, citizens,
6 not only in our town, but across the
7 United States, because Anthony is a
8 leader way, way beyond what he realizes.
9 Think about that. Here, this one angel is
10 making a difference along with his
11 family, along with his brother and
12 sister, his grandparents, his parents.
13 They're making history and touching the
14 hearts of people across the United States
15 of America, quite frankly, when we need
16 it most.

17 So we in the Town of Oyster Bay are
18 not going to let Operation Hat Drop get
19 by us for sure. So we want to pay it
20 forward as they are, because Anthony is
21 donating hats to children with hair loss
22 to help them smile too. Operation Hat
23 Drop is teaming up with the Children With
24 Hair loss Organization, called CWHO, to
25 donate free hats and wigs to children

1
2 suffering from hair loss due to cancer,
3 alopecia and a multitude of causes.

4 Children With Hair Loss is very
5 special to the D'Alessandro family
6 because just this past Valentine's Day,
7 their four-year-old heart warrior son,
8 Jon -- Hi, Jon -- donated 13 inches of
9 his hair to the organization just a few
10 days prior to Anthony's official alopecia
11 diagnosis. Talk about bringing life full
12 circle. As this mission grows and
13 grows -- and it's so obvious to us -- and
14 now, seeing your smiling and bright faces
15 of hope, we know this will continue to
16 grow and make a difference like ripples
17 in a pond, as we teach this lesson of
18 giving and of selflessness and of hope
19 and joy at holiday time, the most
20 important time. Although we really need
21 to send this message out all year round.
22 Right, Jon? Right, kids? All year round.
23 This is a really great message not only
24 for kids, but you're teaching adults even
25 as old as I am, about this important

1
2 message of giving and giving love of
3 yourself. That's what you're really
4 doing. You're teaching all of us in the
5 room, in the town, and all of us in the
6 country, that we need to think about each
7 other more than ourselves. And by doing
8 that, we need to spread joy and love to
9 other people, especially those who need
10 it.

11 So I do want to add, to allow this
12 mission to grow, Allison's goal is not
13 only for Anthony to build his hat
14 collection and pay it forward, but for
15 children to see the kindness given by
16 others and continue to spread kindness as
17 they grow and continue on their lifelong
18 journey.

19 If you'd like to send Anthony a new
20 hat for himself or another child, and to
21 help them to gain more smiles, please
22 mail the hat directly or drop it off to
23 Anthony at 358 Atlantic Avenue in
24 Massapequa Park, New York, 11762. I'll
25 give that address again: It is, Anthony

1
2 at 358 Atlantic Avenue, Massapequa Park,
3 New York, 11762.

4 I'd like to thank Councilman
5 Labriola, who played a role in
6 identifying this story and getting us to
7 where we are today. So with that,
8 Councilman Labriola, do you have any
9 words for the family and for the public?

10 COUNCILMAN LABRIOLA: Well,
11 Supervisor, you really captured the
12 essence of what the D'Alessandro family
13 is doing. Especially during the holiday
14 season where, you know, many of us are
15 celebrating so much of the love and joy
16 we have with our families.

17 Oftentimes when our families are hit
18 with adversity, we say, why us? Why me,
19 Lord? And I think you could see what the
20 answer is here, in the sense that this
21 family has been able to help other
22 people, maybe not as strong as their
23 family, who can overcome this affliction.
24 And I think that's part of why sometimes
25 we are faced with our trials and

1
2 tribulations, because sometimes it is the
3 families that are strong that can
4 overcome, that can share that with
5 others. And I can see that here. I just
6 met Anthony today, and I can see he has
7 an incredible light around him. He's got
8 a destiny to fulfill, and I'm sure that
9 his family is very proud of him, as we
10 are very proud of you. Thank you for
11 being here today so that we can shine a
12 light on your family and the wonderful
13 things that you're doing and people like
14 you in our town, which, of course, the
15 Supervisor likes to say is the best town
16 to live and raise your family.

17 SUPERVISOR SALADINO: Thank you,
18 Steve. Councilman Labriola, if you would
19 assist us, we have a Town citation for
20 all of you.

21 Now, the kids might not understand
22 that this is one of the highest awards
23 that we give. And for the kids at this
24 stage, that's nice, but that might not be
25 enough. So, Anthony, we have something

1
2 else for you. If everyone would kindly
3 hold up what we have for you today.

4 (Whereupon, all members of
5 the Town Board hold up hats.)

6 SUPERVISOR SALADINO: Look at the
7 thumbs up he's giving us (applause). So
8 if we can have the D'Alessandros come up
9 to the rail so we can make this
10 presentation. Councilman Labriola, would
11 you assist us?

12 (Whereupon, citation
13 presented, photos taken.)

14 SUPERVISOR SALADINO: Not only are
15 you very involved in the hat program, not
16 only are you very involved with teaching
17 the rest of the world about giving, but
18 you've been raising money for one of the
19 heart associations.

20 MRS. D'ALESSANDRO: The Children's
21 Heart Foundation. We came together as a
22 family and community and raised about
23 \$20,000 in efforts to raise awareness,
24 build research and continue helping very
25 special children like Jon.

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2 SUPERVISOR SALADINO: Is there a
3 website people can go to if they'd like
4 to find out more information and perhaps
5 donate?

6 MRS. D'ALESSANDRO: The
7 Childrensheartfoundation.org. And in
8 October you can find Team Baby Jon, if
9 you'd like to be a part of our team.

10 SUPERVISOR SALADINO: Let's give
11 them another big hand.

12 (Whereupon, applause.)

13 SUPERVISOR SALADINO: God bless you
14 all.

15 These little people, residents, are
16 huge, because they're teaching all of us,
17 including adults, what the right message
18 is. The right way to care for each other.
19 Not only at holiday time, which is very
20 important, but all year long. So God
21 bless all of you. And we officially
22 declare you heroes.

23 (Whereupon, applause.)

24 MRS. D'ALESSANDRO: Turn around to
25 everybody here and say thank you.

1
2 ANTHONY D'ALESSANDRO: Thank you.

3 MRS. D'ALESSANDRO: Thank you so
4 much. It's amazing. Thank you.

5 SUPERVISOR SALADINO: Another big
6 hand for the family.

7 (Whereupon, applause.)

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2 SUPERVISOR SALADINO: Okay, for our
3 final presentation this morning, ladies
4 and gentlemen, the Town of Oyster Bay
5 takes great pleasure in honoring someone
6 whose pursuits of excellence takes the
7 cake, and I mean that actually, quite
8 literally, she is Jean Schapowal.

9 Jean is a world class and award
10 winning cake artist who resides in
11 Hicksville. Jean is extremely
12 accomplished. She's an accomplished baker
13 specializing in the creation of highly
14 decorated cakes and highly detailed as
15 well for all kinds of occasions
16 birthdays, graduations bar and bat
17 mitzvahs, weddings, sweet 16 parties, and
18 the like.

19 With an art school background, Jean
20 is able to sculpt cakes depicting
21 characters from cartoons to pop culture,
22 with subjects ranging from movie monsters
23 to animals and superheroes. Maybe she'll
24 do an Anthony cake next when it comes to
25 a superhero.

1
2 Jean competes regularly in cake
3 shows both nationally and
4 internationally, and recently represented
5 the United States in the Cake Designers
6 World Championship in Milan, Italy. It's
7 pretty impressive, right, folks? And I
8 have a tough time baking cookies at home.

9 That event is considered the
10 Olympics of cake decorating. This
11 prestigious contest is run by the Italy
12 based International Federation of Pastry
13 Design. It included entrants from many
14 countries including Japan, Italy, Mexico,
15 France, Poland and of course, the United
16 States.

17 Jean's entry, which earned eighth
18 place overall honors, was a homage to
19 American music and featured a four foot
20 high display cake including a saxophone,
21 a trumpet, and a snare drum. And we see a
22 version of that snare drum right there.
23 I'm tempted to play it, by the way, just
24 want to let you know.

25 Jean, your work is absolutely

1
2 amazing, so please come forward so we can
3 have you involved in this presentation.
4 And I'm going to ask if you, Councilwoman
5 Michelle Johnson, would assist us in
6 this.

7 We all like to look at cake. We all
8 like to eat cake. We all like to admire
9 artistic works. But your work is a whole
10 other level. Your work brings tremendous
11 pride to the fourth largest town in
12 America. Once again, we have an
13 exceptional Town of Oyster Bay resident
14 making a difference internationally. And
15 I got to say that a about Billy Joel just
16 a few weeks ago, so now you're in that
17 classification.

18 So while most of us talk about our
19 nutritional values and all that and how
20 important it is to eat our our meat and
21 eat our vegetables, kids there have been
22 very famous people, including Jean
23 Schapowal, who says, "let them eat cake".

24 Come on up, Jean.

25 (Whereupon, applause.)

(Whereupon, Citation
presented and photos taken.)

(Whereupon, brief
description of Sugar Angel.)

1
2 SUPERVISOR SALADINO: Just a couple
3 of quick announcements, please, before we
4 get started with our regular hearing.

5 We invite residents to donate blood
6 at our next blood drive, taking place on
7 Wednesday, December 27th from 1 p.m. to 7
8 p.m. at the Hicksville Athletic Center,
9 located at 167 South Broadway in
10 Hicksville. I thank Councilman Lou
11 Imbroto and the staff and work of all of
12 our elected officials for help in
13 coordinating the blood drive. Thank you,
14 Lou, especially. Blood is critically low.
15 What a great way to give an incredible
16 gift at holiday time, the gift of life,
17 by donating blood.

18 To find out more or to make an
19 appointment, please visit our website,
20 OysterBaytown.com, or call Public
21 Information at (516) 624-6380. It is an
22 ultimate gift. Remember the blood drive
23 on December 27th.

24 I'd also like to thank our Parks
25 Department and Public Safety Department

1
2 for a phenomenal job they did at our
3 Town's "Cruise-Thru" toy drop off. During
4 the pandemic, we decided to hold a drive
5 to collect toys along with the United
6 States Marine Corps Toys for Tots
7 program. But it was the pandemic, so we
8 thought the safe way to do this is to
9 have people distanced apart and have them
10 drive through with their cars and pass
11 the toys through the windows. It was a
12 huge success, so we built on it and every
13 year it keeps getting bigger and bigger.
14 We are once again, Oyster Bay, number
15 one, the leaders in the toy drive
16 collection process. We did almost 30,000
17 toys last year. And when I say "we", I
18 mean our residents and people across Long
19 Island. This year we tried to break that
20 number by just a little bit. And we're
21 happy to say, not only through the toy
22 drive that we did, Cruise-Thru, we also
23 did one with a New York Islander game.
24 Jeff Pravato was there. Maybe others were
25 there. Laura, perhaps you were there too.

1
2 We have reached an incredible number:
3 40,000 toys through the graciousness and
4 generosity of the Town of Oyster Bay and
5 its residents. So how about a big hand
6 for everyone involved.

7 (Whereupon, applause.)

8 SUPERVISOR SALADINO: Also, we'd
9 like to thank our Department of Community
10 and Youth Services. They did a phenomenal
11 job in presenting our free holiday
12 concert at the Tilles Center, better than
13 any off Broadway show I've ever seen, and
14 I think it competes with some Broadway
15 shows, and it was free for our residents.

16 We couldn't do the holiday show
17 during the pandemic, couldn't sit close,
18 so we had to cancel it for those two
19 years during the pandemic. And we created
20 a drive-thru holiday event for families
21 with light shows and a movie, Frozen, and
22 and the Chiefettes were dancing on stage
23 as the wooden soldiers and so on and so
24 forth. Tremendously successful especially
25 with young families and kids. I see their

1
2 eyes. I know they want to be at the
3 holiday light show.

4 We said, okay, now I guess we're
5 going back to the holiday show at the
6 Tilles Center. And what did Commissioner
7 Maureen Fitzgerald and the Department of
8 Community and Youth Services tell us? Oh,
9 no, Supervisor and Town Board, if it's
10 okay with you, we'd very much like to
11 continue to bring smiles to the kids and
12 do both. And they did both very
13 successfully.

14 So thank you, Commissioner Maureen
15 Fitzgerald, Deputy Commissioner Pat
16 Beckerle and everyone at Community Youth
17 Services. Thank you Public Safety, for
18 always being our heroes and getting
19 everyone in and out safely to all our
20 events. And thank you to our Town family
21 who continues to work at an amazing clip,
22 including Public Information. And I see
23 some folks from Public Information. From
24 our family to yours, happy holidays and
25 thank you for all the successes. We're

very blessed to have this family and to
be a part of this family and share it
with you.

(Whereupon, above matter
concludes, 10:58 a.m.)

C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public for and
within the State of New York, do hereby
certify:

That the above is a correct transcription
of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set
my hand this 12th day of December, 2023.

Karen Lorenzo
KAREN LORENZO

\$	7	Allison's ^[1] - 20:12	appropriate ^[1] - 4:18
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TOWN BOARD

TOWN OF OYSTER BAY

REGULAR MEETING

December 12, 2023

10:58 a.m.

Hearing 1

P-14-23

Application of Amerco Real Estate Company, fee
owner, for modification of existing Special
Use permit and Declaration of Restrictive
Covenants on premises located at 1000 South
Broadway East

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

A P P E A R A N C E S

P R E S E N T:

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

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

RICHARD LaMARCA	TOWN CLERK
JEFFREY P. PRAVATO	RECEIVER OF TAXES
FRANK SCALERA, ESQ.,	TOWN ATTORNEY

A P P E A R E D:

MARNIE R. KUDON

COZEN O'CONNOR

Three World Trade Center

New York, NY 10038

1
2 SUPERVISOR SALADINO: I will ask our
3 good friend, Clerk Rich LaMarca, please
4 poll the Board.

5 TOWN CLERK: Supervisor Saladino?

6 SUPERVISOR SALADINO: Present.

7 TOWN CLERK: Councilwoman Johnson?

8 COUNCILWOMAN JOHNSON: Here.

9 TOWN CLERK: Councilman Imbroto?

10 COUNCILMAN IMBROTO: Here.

11 TOWN CLERK: Councilman Hand?

12 COUNCILMAN HAND: Present.

13 TOWN CLERK: Councilman Labriola?

14 COUNCILMAN LABRIOLA: Present.

15 TOWN CLERK: Councilwoman Maier?

16 COUNCILWOMAN MAIER: Present.

17 TOWN CLERK: Councilwoman Walsh?

18 COUNCILWOMAN WALSH: Present.

19 TOWN CLERK: We have a quorum,
20 Supervisor.

21 SUPERVISOR SALADINO: Great. What
22 we're going to do for today is we are
23 going to hold our hearing, we actually
24 have three hearings, then after that,
25 we're going to break for an opportunity

1
2 to meet with our attorneys as per our
3 code and the law. And then we'll come out
4 and do our Resolution Calendar. So for
5 those of you who are not here for the
6 board meeting, thank you for attending.
7 We really appreciate all that you're
8 doing. And to these three wonderful
9 D'Alessandro children and the
10 D'Alessandro extended family, God bless
11 you all. Thank you. And remember, tell
12 your friends, the Town of Oyster Bay Town
13 Board officially named you superheroes.

14 (Whereupon, applause.)

15 SUPERVISOR SALADINO: And if you
16 don't mind the pun, our hats are off to
17 you. Thank you, folks.

18 With that, would you kindly call the
19 first hearing?

20 TOWN CLERK: Today's first hearing
21 is to Consider the Application of Amerco
22 Real Estate Company, Fee Owner, For
23 Modification of Existing Special Use
24 Permit and Declaration of Restrictive
25 Covenants on Premises Located At 1000

1
2 South Broadway East.

3 MS. KUDON: Good morning.

4 SUPERVISOR SALADINO: Good morning.

5 MS. KUDON: Good morning. My name
6 is Marnie Kudon. I am for the applicant.

7 Supervisor Saladino and council
8 members --

9 SUPERVISOR SALADINO: Can you just
10 identify the applicant, including and
11 address, please?

12 MS. KUDON: Absolutely.

13 The applicant is Amerco Real Estate
14 Company. I'm from Cozen O'Connor, Three
15 World Trade Center, New York, New York,
16 10038.

17 SUPERVISOR SALADINO: Thank you.

18 MS. KUDON: Thank you.

19 Okay, so this is now, I don't know
20 if you guys remember, this is now our
21 second time that we are in front of you.
22 We first filed the petition around March
23 of 2020. This is a petition to modify the
24 prior August of 2019 permit that was
25 approved. This petition is to slightly

1
2 modify. I'll just bring you quickly back
3 just to regroup.

4 The 2019 permit was granted. It was
5 granted to put in a three story building
6 on the property, to renovate the existing
7 building that was already there for
8 retail, and to put in 37 parking spaces.

9 So what this application is doing is
10 under Amendment Section Town Law
11 246-9.3.6, we are moving to slightly
12 modify that. We are requesting to add a
13 basement, which is about 38,716 square
14 feet. And we are seeking to solely
15 square off the existing footprint, about
16 1700 square feet, and the parking will
17 increase about seven spots in accordance
18 with the Town Code. So it'll go up to 44,
19 as we were requesting. The footprint
20 itself is minimally changing at 1700
21 square feet. So you won't really see
22 that much of a difference. We're just
23 squaring off one side of the building.
24 Why this is a major application and why
25 it requires the Town Board is because we

1
2 are putting in 38,000 square feet for the
3 basement, but it will still be and
4 continue to be used as self-storage. So
5 we're just adding additional self-storage
6 to the space.

7 In accordance with the amendment, we
8 believe that just like it was in 2019
9 that this is not going to adversely
10 affect the neighborhood. In fact, it's
11 going to more serve what we believe the
12 public and the customers by having
13 additional self-storage in the area.

14 We have also in accordance with and
15 in fact, because we are now in compliance
16 and will be compliance with the Climate
17 Smart Community principles, which you
18 guys have initiated in 2019, we believe
19 that we're probably going to be one of
20 the first commercial areas in that area
21 that is now going to be able to promote
22 the green initiatives that has come
23 through.

24 So for our green initiatives, we'll
25 be doing the Cool Roof. We have

1
2 biodegradable packing peanuts. We have
3 Energy Star HVAC. Our landscaping is
4 going to be native and low water use,
5 which is in compliance with the
6 requirements that is requested. We have
7 what we call a program called, "take a
8 box, leave a box", which is basically
9 reusing boxes so that we don't have to
10 throw it out and have less waste. And we
11 have bike racks. By expanding the use
12 closer to the residential neighborhood,
13 that, in effect, will reduce the carbon
14 emissions because people have less way to
15 travel in order to go back and forth for
16 whatever they need. And it's more
17 convenient for everybody in the
18 neighborhood.

19 I will also say, which I'm sure many
20 of the council members are aware that
21 U-Haul has been in this community for 40
22 years, this space specifically for 40
23 years. So they are very well established
24 in the neighborhood and they plan on
25 continuing that way. They have been very

1
2 good taxpayers. They do not have any
3 violations on the property at all.
4 Currently, we have not done any
5 construction from the 2019. So all we are
6 doing is right now we are just waiting
7 for this application and this
8 modification to be approved, hopefully,
9 by the Board, and then we will continue
10 and start the construction so that we can
11 get this project underway.

12 As of right now, we also have a
13 negative effect from Transportation. They
14 approved from LMKA that we satisfy those
15 requirements with regard to the traffic
16 and what we are required to do.

17 The hours of operation are pretty
18 much going to stay the same. We are just
19 slightly requesting a minor change. The
20 current hours of operation that were
21 approved previously are Monday, Thursday
22 through Saturday from 7 to 7, Friday from
23 7 to 8, and Sunday from 9 to 5. And the
24 only request we're asking is Saturday to
25 change it slightly, a half an hour on

1
2 each end, so an hour total. And just
3 changing Sunday for an additional two
4 hours so that the residents can have the
5 ease of coming and going that is more
6 convenient for them.

7 For now, we believe that we have
8 been able to establish and show that this
9 modification does not and will not
10 adversely affect the neighborhood. We
11 are bordered between South Broadway,
12 which is Route 107, which is a busy area,
13 and Lauman Avenue. Behind our area, we
14 border a small residential park behind
15 our area. And we also believe that since
16 we've been there and been established for
17 so long, that that particular area
18 actually uses our services, and that we
19 do not adversely affect the neighborhood
20 as well. And to the right of the space is
21 a very large shopping center. And so we
22 believe that given the use of U-Haul and
23 the minor modification that we're
24 requesting, that this application be
25 approved by the Board.

1
2 I am open to any additional
3 questions that the Board may have. I know
4 you have a busy calendar.

5 SUPERVISOR SALADINO: Thank you.
6 Would any of the board members like to
7 ask any questions?

8 (Whereupon, no verbal
9 response.)

10 SUPERVISOR SALADINO: Does anyone in
11 the public have questions or comments as
12 related to this hearing, this
13 application?

14 (Whereupon, no verbal
15 response.)

16 SUPERVISOR SALADINO: Please let the
17 record reflect that no one has indicated
18 they would like to make a comment.

19 Anything else?

20 COUNCILMAN LABRIOLA: Just a couple
21 of quick questions.

22 I'm sorry I didn't catch your name.

23 MS. KUDON: Marnie Kudon.

24 COUNCILMAN LABRIOLA: In the
25 original application.

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MS. KUDON: For the 2019?

SUPERVISOR SALADINO: There were
different owners?

MS. KUDON: Same.

COUNCILMAN LABRIOLA: Same owners.

MS. KUDON: We've been the same
owners for 40 years.

COUNCILMAN LABRIOLA: Does anything
change in terms of the storage space
itself? What I mean by that is, is it
temperature controlled? Is there
electricity being provided to the storage
units?

MS. KUDON: There is. And that will
all be environmentally sound as well. So
the entire space, including the inclusion
of the basement from the 2019 to now, is
going to be completely self-storage. And
we will have motion sensor lighting to be
able to make sure that nobody keeps the
power on and we can keep track of that.

We will also have Energy Star
efficient HVAC, as well, that's running
throughout the system. It will be climate

1
2 controlled and it will be monitored as
3 well just to make sure.

4 COUNCILMAN LABRIOLA: All right. So
5 that's what I'm getting at. So in this
6 climate controlled. All of the storage
7 units are just some of them?

8 MS. KUDON: All of them.

9 COUNCILMAN LABRIOLA: All of them.
10 And electricity can be used by the
11 the renter, the person who leases the
12 unit? They have their own source of
13 power?

14 MS. KUDON: To the units?

15 COUNCILMAN LABRIOLA: No. In the
16 unit, can they bring in appliances and
17 plug them inside?

18 MS. KUDON: No, it's just for
19 storage. The unit, when you walk through,
20 obviously the lights will go on just like
21 some offices have that. That's the only
22 kind of source of power that we're
23 talking about here.

24 COUNCILMAN LABRIOLA: Just lighting.

25 MS. KUDON: Just lighting. We're not

1
2 letting anybody plug anything in or do
3 anything inside the units themselves. No

4 COUNCILMAN LABRIOLA: Thank you.

5 And in terms of the security and the
6 camera system you have set up, your
7 employees will ensure that all of the
8 tenants have exited the building before
9 they close up it?

10 MS. KUDON: Yes. So our every one of
11 our buildings, including this one, has
12 365 days/7 days a week, camera security
13 systems. Every day we have a rep here
14 from U-Haul actually monitors this
15 particular property, Mike Nadraus here,
16 and he runs through the numbers every day
17 to see who goes in and who goes out to
18 account for every person to make sure
19 that no one is violating the regulations,
20 meaning that they're not supposed to be
21 there on the property, give or take more
22 than an hour, more than they should. It's
23 self-storage, so you go there to do what
24 you need to do, and then you leave. So
25 Mr. Nadraus takes note of anybody who is

1
2 coming and going that is violating that,
3 or should not be doing what they should
4 be doing.

5 COUNCILMAN LABRIOLA: Okay.

6 And in terms of the storage of
7 illegal chemicals -- how do you keep
8 track of if somebody is what they're
9 bringing into the units, whether they're
10 hazardous, dangerous to the surrounding
11 community?

12 MS. KUDON: Right. Of course. So we
13 have a policy on this property and all,
14 that we post every so many feet on each
15 floor that basically requires that no
16 hazardous materials, no chemicals,
17 nothing of -- fire retardant or any sorts
18 like that can be stored on the property
19 at any given time, ever. And so we have
20 people obviously, since it is security
21 and the cameras are being monitored at
22 all times, because they're not it's
23 already a strict prohibition. It's also
24 in everybody's rental agreement that they
25 are not allowed to do this. So if at any

1
2 given time we are found on any security
3 that that is being violated at any given
4 time, then they will be required to
5 remove or we would remove whatever needs
6 to be removed and they will no longer
7 have access to the property at all.

8 But of all the years that Mr.
9 Nadraus has been working on this
10 property, he can probably tell you that
11 that has never happened.

12 COUNCILMAN LABRIOLA: Okay. Thank
13 you.

14 SUPERVISOR SALADINO: Anything else?
15 Does anyone else have any questions?

16 (Whereupon, no verbal
17 response.)

18 SUPERVISOR SALADINO: Okay. We
19 established that no one here, we had some
20 folks come in the room, would anyone like
21 to be heard as it applies to this
22 particular hearing; P-14-23?

23 (Whereupon, no verbal
24 response.)

25 SUPERVISOR SALADINO: Again, no one

1
2 has indicated they'd like to be heard.
3 Thank you very much.

4 MS. KUDON: Thank you very much.
5 Happy Holidays.

6 SUPERVISOR SALADINO: Rich, are
7 there any mailings or any postings?

8 TOWN CLERK: The attorney for the
9 applicant has filed the affidavit of
10 service and disclosure. The
11 communications are as follows:

12 We have memos from the Department of
13 Planning and Development, including a
14 review of the required off street
15 parking. The Nassau County Land and Tax
16 Map indicates the property is Section 46,
17 Block 629, Lot 63.

18 According to the Town of Oyster Bay
19 zoning matters, the property is located
20 within a light industry zone.

21 There are no variances or open prior
22 code enforcement Bureau cases; however,
23 there are Town Board Resolutions on file.

24 We have affidavits of posting and
25 publication. There is no further

1
2 correspondence.

3 SUPERVISOR SALADINO: Thank you. May
4 I have a motion, please?

5 COUNCILWOMAN JOHNSON: Supervisor, I
6 make a motion that the public portion of
7 this hearing be closed and the record be
8 kept open for 30 days.

9 COUNCILMAN IMBROTO: Second.

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

12 (Whereupon, all members of
13 the Town Board respond in favor
14 with, "Aye").

15 SUPERVISOR SALADINO: Those opposed,
16 "Nay"?

17 (Whereupon, no verbal
18 response.)

19 SUPERVISOR SALADINO: The ayes have
20 it.

21 Thank you very much. We'll see what
22 comes in the next 30 days. Thank you.

23 MS. KUDON: Thank you.

24 (Whereupon, above matter
25 concludes, 11:13 a.m.)

C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public for and
within the State of New York, do hereby
certify:

That the above is a correct transcription
of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set
my hand this 12th day of December, 2023.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD

TOWN OF OYSTER BAY

REGULAR MEETING

December 12, 2023

11:13 a.m.

Hearing 2

Local Law

To Amend Chapter 209, Taxation of the Code of

the Town of Oyster Bay. Section 209-36,

Qualifications

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

A P P E A R A N C E S

P R E S E N T:

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

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

RICHARD LaMARCA	TOWN CLERK
JEFFREY P. PRAVATO	RECEIVER OF TAXES
FRANK SCALERA, ESQ.,	TOWN ATTORNEY

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

4 TOWN CLERK: Today's second hearing
5 is to consider a local law to amend
6 Chapter 209, Taxation of the Code of the
7 Town of Oyster Bay. Section 209-36
8 Qualifications.

9 TOWN ATTORNEY: Good morning, Frank
10 Scalera, Town Attorney.

11 This is a local law to amend a
12 section of our Town Code, Section 209,
13 but it emanates from the New York State
14 Real Property Law. It's New York State
15 Real Property Law, Section 466-C. That
16 statute says that volunteer firefighters
17 and ambulance workers, it allows those
18 folks a partial exemption to the
19 assessment of their real estate tax of
20 their residential house, provided that
21 the individual firefighter or ambulance
22 provider has been enrolled and a member
23 of their respective fire department or
24 fire company for at least two years.

25 The former law, Section 466-C used

1
2 to allow for the exemption, but the
3 individual firefighter or ambulance
4 person had to be enrolled for five years.
5 So what happened is that the New York
6 State reduced that enrollment period to
7 two years.

8 The law also says that in order for
9 it to be effective locally for a town, a
10 county, village, it requires that the
11 town, after a public hearing, adopt a
12 local law to opt in to such an exemption.
13 So this local law basically changes our
14 current Town Code for folks who have
15 primary residences, real estate
16 residences who are also volunteer
17 firefighters and ambulance providers to
18 take advantage of getting a partial
19 exemption on their assessment for real
20 estate.

21 This hearing was noticed by
22 Resolution 856-2023 on November 14th,
23 2023. This Resolution was passed to
24 notice this hearing. It called for this
25 public hearing for today, and it was

1
2 published in newspaper and also on the
3 bulletin boards. And I believe the Town
4 Clerk has the affidavits of publication
5 and posting. Correct?

6 TOWN CLERK: Correct.

7 TOWN ATTORNEY: So other than that,
8 that's that's basically the gist of it.

9 SUPERVISOR SALADINO: Just a couple
10 of questions. First of all, this is not
11 an anomaly to the Town of Oyster Bay.
12 This comes out of statewide law and is
13 something that is being adopted from one
14 end of the state to the other, correct?

15 TOWN ATTORNEY: Correct.

16 SUPERVISOR SALADINO: So this isn't
17 something we initiated. This is something
18 that's being presented to us to opt in.

19 TOWN ATTORNEY: Correct.

20 SUPERVISOR SALADINO: And I ask you,
21 is it true that the vast, vast majority
22 of firefighters, in this case throughout
23 the Town of Oyster Bay, are volunteers?

24 TOWN ATTORNEY: I would say all the
25 firefighters in this area are volunteers.

1
2 We don't have a paid -- they're all
3 volunteers. And some of the ambulance
4 providers are volunteers, but the
5 firefighters are indeed volunteers. And
6 this is something, I believe, that was
7 adopted back in 2010 by this town
8 government and the change by New York
9 State. The State of New York amended to
10 drop it to two years as another incentive
11 for volunteerism.

12 SUPERVISOR SALADINO: And this
13 legislation that is being proposed and
14 we're considering has been recommended by
15 all the Fire Corps, the elected
16 commissioners of the fire departments,
17 community groups, civic associations,
18 they're all on board.

19 TOWN ATTORNEY: They're all on
20 board. And I also checked the neighboring
21 district, neighboring towns and villages,
22 and most have opted in already. I'm not
23 saying we're the last ones, there are a
24 few more, but most have already opted in.

25 SUPERVISOR SALADINO: Many

1
2 municipalities have opted in.

3 TOWN ATTORNEY: Correct.

4 So I did check that as well. Our
5 neighboring municipalities to the north,
6 to the east, to the west that are not
7 into the south. Well, in our case, east
8 and west.

9 SUPERVISOR SALADINO: Does anyone
10 have any questions about this hearing?

11 COUNCILMAN LABRIOLA: No. But,
12 Supervisor, I just want to say that I
13 know that as a former assemblyman and you
14 yourself, we've seen these bills in
15 Albany to encourage people to volunteer
16 in their local fire departments. There
17 are so many different incentives we offer
18 people so that they give up their time
19 and, of course, risk their safety for
20 their neighbors. And so it's not uncommon
21 and I support this 100%.

22 SUPERVISOR SALADINO: Thank you,
23 Steve.

24 Frank, as I've done my due diligence
25 on this, I've learned that in many fire

1
2 corps, departments, fire companies, they
3 are seeing a drop in enrollment in the
4 number of volunteers that they have to
5 protect the communities. That being what
6 you found through your research as well?

7 TOWN ATTORNEY: I can tell you, I've
8 been in the background, of course, the
9 Town being the board of commissioners for
10 fire companies rather than fire
11 districts, fire companies, we have some
12 involvement when we do the contracts each
13 year for the fire services in our
14 protection districts, and I can tell you
15 it's far back --

16 SUPERVISOR SALADINO: Frank, one
17 question.

18 TOWN ATTORNEY: It's been a lot of
19 decrease.

20 SUPERVISOR SALADINO: That's what
21 I'm getting at. Have we seen a decrease?
22 And have the people who run the fire
23 departments informed us that they believe
24 this will be an important part in
25 increasing the number of volunteer

1
2 firefighters?

3 TOWN ATTORNEY: Yes, they have.

4 The incentive has already been in
5 place, but this helps because of, again,
6 drawing more volunteerism.

7 SUPERVISOR SALADINO: Thank you.

8 Is there anyone here today who would
9 like to be heard on this hearing?

10 (Whereupon, no verbal
11 response.)

12 SUPERVISOR SALADINO: Please let the
13 record reflect that no one has indicated
14 they'd like to be heard.

15 With that, is there mailings and
16 postings on this?

17 TOWN CLERK: We have affidavits and
18 postings of publication. There is no
19 other correspondence.

20 SUPERVISOR SALADINO: May I have a
21 motion, please?

22 COUNCILWOMAN JOHNSON: Supervisor,
23 I'll make a motion that this hearing be
24 closed and decision be reserved.

25 COUNCILMAN IMBROTO: Second that

1
2 motion.

3 SUPERVISOR SALADINO: All in favor,
4 please signify by saying, "Aye".

5 (Whereupon, all members of
6 the Town Board respond in favor
7 with, "Aye").

8 SUPERVISOR SALADINO: Those opposed,
9 "Nay"?

10 (Whereupon, no verbal
11 response.)

12 SUPERVISOR SALADINO: The ayes have
13 it.

14 Thank you.

15 (Whereupon, above matter
16 concludes, 11:19 a.m.)

17 (Whereupon, additional
18 information added to hearing as
19 follows.)

20 TOWN ATTORNEY: With respect to the
21 previous hearing, Local Law to amend
22 Section 209 for the Firefighters and
23 ambulance volunteers, we do have a
24 decision to be considered by you at the
25 end of the Calendar. I know we had made

1
2 a motion for the decision reserved. I
3 just want to point out to the Board that
4 we actually have the decision --

5 COUNCILWOMAN JOHNSON: Reserved for
6 later in day.

7 TOWN ATTORNEY: Exactly. Just a
8 point of reference.

9 SUPERVISOR SALADINO: No need for a
10 new motion.

11 TOWN ATTORNEY: No motion needed.

12
13 (Whereupon, above matter
14 concludes, 11:22 p.m.)
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C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public for and
within the State of New York, do hereby
certify:

That the above is a correct transcription
of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set
my hand this 12th day of December, 2023.

Karen Lorenzo
KAREN LORENZO

1	allows ^[1] - 3:17 ambulance ^[6] - 3:17, 3:21, 4:3, 4:17, 6:3, 10:23 Amend ^[1] - 1:11 amend ^[3] - 3:5, 3:11, 10:21 amended ^[1] - 6:9 anomaly ^[1] - 5:11 area ^[1] - 5:25 assemblyman ^[1] - 7:13 assessment ^[2] - 3:19, 4:19 associations ^[1] - 6:17 ATTORNEY ^[14] - 2:16, 3:9, 5:7, 5:15, 5:19, 5:24, 6:19, 7:3, 8:7, 8:18, 9:3, 10:20, 11:7, 11:11 Attorney ^[1] - 3:10 Aye" ^[1] - 10:4 Aye") ^[1] - 10:7 ayes ^[1] - 10:12	bulletin ^[1] - 5:3 BY ^[1] - 1:24	corps ^[1] - 8:2 Correct ^[5] - 5:5, 5:6, 5:15, 5:19, 7:3 correct ^[2] - 5:14, 12:10 correspondence ^[1] - 9:19 COUNCILMAN ^[5] - 2:7, 2:8, 2:9, 7:11, 9:25 COUNCILWOMAN ^[5] - 2:6, 2:10, 2:11, 9:22, 11:5 county ^[1] - 4:10 COUNTY ^[1] - 12:5 couple ^[1] - 5:9 course ^[2] - 7:19, 8:8 current ^[1] - 4:14
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TOWN BOARD

TOWN OF OYSTER BAY

REGULAR MEETING

December 12, 2023

11:19 a.m.

Hearing 3

Local Law

To Amend Chapter 246-4, General Regulations
and to Amend the Building Zoning Map of the
Code of the Town of Oyster Bay. Hearing Date,
December 12, 2023

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

A P P E A R A N C E S

P R E S E N T:

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

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

RICHARD LaMARCA	TOWN CLERK
JEFFREY P. PRAVATO	RECEIVER OF TAXES
FRANK SCALERA, ESQ.,	TOWN ATTORNEY

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

4 TOWN CLERK: Today's final hearing
5 is to consider a Local Law to Amend
6 Chapter 246-4, General Regulations, and
7 to Amend the Building Zoning Map of the
8 Town of Oyster Bay. Hearing date:
9 December 12th, 2023.

10 TOWN ATTORNEY: Just for formality,
11 Supervisor. Frank Scalera, Town
12 Attorney.

13 This particular hearing, I was
14 speaking to the consultant engineer who
15 was supposed to give a testimony
16 testimony and a presentation. There are a
17 few issues that we needed to work out
18 further on the rezoning of the golf
19 courses. So I'm going to ask that this
20 hearing be adjourned without a date or
21 if, you know, if we could decide now
22 either January 9th or January 23rd. I
23 think January 23rd is probably the better
24 date because we have a few hearings on
25 January 9th.

1
2 I'll leave it open for now with the
3 proviso that whatever date that we move
4 it to, January 9th or January 23rd, we
5 will re notice it to all the interested
6 parties.

7 SUPERVISOR SALADINO: Very good. So
8 we will notice it to only those parties
9 or will we advertise it as well?

10 TOWN ATTORNEY: All of the above.

11 SUPERVISOR SALADINO: We will be
12 doing all of the above. On electronic
13 media, newspapers --

14 TOWN ATTORNEY: And in this case,
15 mailed.

16 SUPERVISOR SALADINO: And mailed
17 directly to all those involved.

18 TOWN ATTORNEY: Yes. Whatever date
19 we decide upon, we can we can confer
20 later, but it'll be January 9th or the
21 23rd and we'll re-notice it.

22 SUPERVISOR SALADINO: Great.

23 And just for clarity, this hearing
24 relates to overall zoning of all the golf
25 courses in the town. This is not specific

1
2 to any one golf course.

3 TOWN ATTORNEY: All privately owned
4 golf courses.

5 SUPERVISOR SALADINO: Thank you very
6 much. Is there mailings or postings on
7 this?

8 TOWN CLERK: We have affidavits and
9 postings of publication. There is no
10 other correspondence.

11 SUPERVISOR SALADINO: May I have a
12 motion, please?

13 COUNCILWOMAN JOHNSON: Supervisor,
14 I'll make a motion to adjourn this
15 hearing.

16 COUNCILMAN IMBROTO: Second.

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

19 (Whereupon, all members of
20 the Town Board respond in favor
21 with, "Aye").

22 SUPERVISOR SALADINO: Those opposed,
23 "Nay"?

24 (Whereupon, no verbal
25 response.)

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SUPERVISOR SALADINO: The ayes have
it.

Thank you.

(Whereupon, above matter
concludes, 11:21 a.m.)

C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public for and
within the State of New York, do hereby
certify:

That the above is a correct transcription
of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set
my hand this 12th day of December, 2023.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD

TOWN OF OYSTER BAY

REGULAR MEETING

December 12, 2023

11:23 a.m.

ACTION CALENDAR

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

A P P E A R A N C E S

P R E S E N T:

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

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

RICHARD LaMARCA	TOWN CLERK
FRANK SCALERA, ESQ.,	TOWN ATTORNEY

1
2 SUPERVISOR SALADINO: That concludes
3 our hearings. Before we get started on
4 the regular Action Calendar, we're going
5 to break for Executive Session for a
6 little while. We thank you for your
7 patience. It's something we have to do.
8 We will be back out for our regular
9 Action Calendar as soon as possible. Not
10 quite sure how long. Roughly 15-20
11 minutes.

12 COUNCILWOMAN JOHNSON: Supervisor, I
13 make the motion to adjourn to Executive
14 Session for the purposes of discussing
15 pending and proposed litigation.

16 COUNCILMAN IMBROTO: Second.

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

19 (Whereupon, all members of
20 the Town Board respond in favor
21 with, "Aye".)

22 SUPERVISOR SALADINO: Those opposed,
23 "Nay".

24 (Whereupon, no verbal
25 response.)

1
2 SUPERVISOR SALADINO: The ayes have
3 it.

4 (Whereupon, Executive
5 Session 11:24 a.m.-12:50 p.m.)

6 SUPERVISOR SALADINO: May I have a
7 motion, please?

8 COUNCILWOMAN JOHNSON: Supervisor, I
9 make a motion that the Executive Session
10 be closed. No action was taken.

11 COUNCILMAN IMBROTO: Second the
12 motion.

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

15 (Whereupon, all members of
16 the Town Board respond in favor
17 with, "Aye".)

18 SUPERVISOR SALADINO: Those opposed,
19 "Nay".)

20 (Whereupon, no verbal
21 response.)

22 SUPERVISOR SALADINO: The ayes have
23 it.

24 COUNCILMAN IMBROTO: And we're going
25 to suspend the regular meeting to hear

public comment?

SUPERVISOR SALADINO: Yes. We are going to suspend the regular meeting and hear the public comment.

(Whereupon, meeting suspended, 12:51-1:07 p.m.)

(Whereupon, public comment is heard.)

SUPERVISOR SALADINO: So we're going to go back to our regular board meeting and our regular Action Calendar.

TOWN CLERK: May I have a motion to suspend the Rules and add Resolution number 936 through 955-2023.

On the motion?

COUNCILWOMAN JOHNSON: So moved.

COUNCILMAN IMBROTO: Second.

TOWN CLERK: Motion made by Councilwoman Johnson and seconded by Councilman Imbroto.

On the vote, Supervisor Saladino?

SUPERVISOR SALADINO: Aye.

TOWN CLERK: Councilwoman Johnson?

COUNCILWOMAN JOHNSON: Aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Motion to suspend the
Rules and add Resolution 936 through
955-2023 passes with seven ayes.

May have a motion to resuspend the
Rules and add the following walk on
Resolution number 956 and 957-2023.

956-2023 is a resolution directing
the Town Clerk to advertise a notice of
hearing to consider a Local Law to Amend
Chapter Four of the Code of the Town of
Oyster Bay Administration of Government;
Section 4-3 Department of Town Clerk;
Section 4-15, Department of Receiver of
Taxes; Section 4-39 Executive Department;

and Section 4-81, Office of the Town
Board, hearing date: January 9th, 2024.

On the motion?

COUNCILWOMAN JOHNSON: So moved.

COUNCILMAN IMBROTO: Second.

TOWN CLERK: Before I continue, let
me just tell you what Resolution 957 is.
It's a resolution correcting Resolution
799-2022, in connection with an account
number.

May I have a motion once more,
please?

COUNCILWOMAN JOHNSON: So moved.

COUNCILMAN IMBROTO: Second.

Motion made by Councilwoman Johnson
and seconded by Councilman Imbroto.

On the vote, Supervisor Saladino?

SUPERVISOR SALADINO: Aye.

TOWN CLERK: Councilwoman Johnson?

COUNCILWOMAN JOHNSON: Aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Motion to resuspend the
Rules of Procedure and add walk on
Resolution 956 and 957-2023 passes with
seven ayes.

1
2 TOWN CLERK: May I have a motion to
3 adopt Resolution P-16-2023 through
4 957-2023?

5 On the motion?

6 COUNCILWOMAN JOHNSON: So moved.

7 COUNCILMAN IMBROTO: Second.

8 TOWN CLERK: Motion made by
9 Councilwoman Johnson and seconded by
10 Councilman Imbroto.

11 SUPERVISOR SALADINO: I just like to
12 ask if there is anyone who would like to
13 be heard on any of these resolutions on
14 our Calendar.

15 (Whereupon, no verbal
16 response.)

17 SUPERVISOR SALADINO: Please let the
18 record reflect that no one has indicated
19 that they would like to be heard.

20 Please proceed.

21 TOWN CLERK: On the vote, Supervisor
22 Saladino?

23 SUPERVISOR SALADINO: Aye.

24 TOWN CLERK: Councilwoman Johnson?

25 COUNCILWOMAN JOHNSON: Aye.

1
2 TOWN CLERK: Councilman Imbroto?

3 COUNCILMAN IMBROTO: Yes.

4 TOWN CLERK: Councilman Hand?

5 COUNCILMAN HAND: Aye.

6 TOWN CLERK: Councilman Labriola?

7 COUNCILMAN LABRIOLA: Aye.

8 TOWN CLERK: Councilwoman Maier?

9 COUNCILWOMAN MAIER: Aye.

10 TOWN CLERK: Councilwoman Walsh?

11 COUNCILWOMAN WALSH: Aye on all
12 except for 895, 897 and 905 to and
13 including 925.

14 TOWN CLERK: Let's start over with
15 that one. Yes on all except?

16 COUNCILWOMAN WALSH: 895, no; 897,
17 no; 905, no through to and including 925.

18 TOWN CLERK: So 905 through 925 are
19 no.

20 COUNCILWOMAN WALSH: Right.

21 TOWN CLERK: Motion to adopt
22 Resolution P-16-2023 through 894-2023
23 passes with seven ayes; Resolution 895
24 2023 passes with six ayes and one nay;
25 Resolution 896-2023 passes with seven

1
2 ayes; Resolution 897-2023 passes with six
3 ayes and one nay; Resolution 898 through
4 904-2023 with seven ayes; Resolution 905
5 through 925 passes with six ayes and one
6 nay; and Resolution 926 through 957-2023
7 persons with seven ayes.

8 TOWN ATTORNEY: Just a point of
9 order, Supervisor. Frank Scalera, Town
10 Attorney.

11 One resolution that was discussed
12 that we were going to discuss further was
13 934-2023. At this point, I would ask
14 respectfully for the Board to make a
15 motion to reconsider and table Resolution
16 934-2023. I understand it was called by
17 the Town Clerk, but solely a motion to
18 reconsider Resolution 934-2023, and a
19 complimentary or supplemental motion to
20 table 934-2023.

21 SUPERVISOR SALADINO: May I have a
22 motion?

23 COUNCILWOMAN JOHNSON: Supervisor, I
24 make a motion to reconsider Resolution
25 934.

COUNCILMAN IMBROTO: Second.

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

(Whereupon, all members of
the Board of Town Board respond
in favor with, "Aye".)

SUPERVISOR SALADINO: Those opposed,
"Nay".

(Whereupon, no verbal
response.)

SUPERVISOR SALADINO: The ayes have
it.

TOWN ATTORNEY: Now a motion to
table.

COUNCILWOMAN JOHNSON: Supervisor, I
make a motion to table Resolution 934.

COUNCILMAN IMBROTO: Second.

SUPERVISOR SALADINO: It's been so
moved and seconded.

All those in favor, please signify
by saying, "Aye".

(Whereupon, all members of
the Town Board respond in favor
with, "Aye".)

1
2 SUPERVISOR SALADINO: Those opposed,
3 "Nay".

4 (Whereupon, no verbal
5 response.)

6 SUPERVISOR SALADINO: The ayes have
7 it.

8 I'm just going to ask the Clerk if
9 there's anything else for us.

10 TOWN CLERK: Nothing further, sir.

11 SUPERVISOR SALADINO: Thank you.

12 May I have a motion?

13 COUNCILWOMAN JOHNSON: Supervisor, I
14 make a motion that this meeting be
15 closed.

16 COUNCILMAN IMBROTO: Second.

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

19 (Whereupon, all members of
20 the Town Board respond in favor
21 with, "Aye.")

22 SUPERVISOR SALADINO: Those opposed,
23 "Nay".

24 (Whereupon, no verbal
25 response.)

SUPERVISOR SALADINO: The ayes have
it.

Thank you very much. And everyone,
please have a safe, happy and healthy
holiday season. God bless.

(Whereupon, above matter
concludes, 1:14 p.m.)

C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public for and
within the State of New York, do hereby
certify:

That the above is a correct transcription
of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set
my hand this 12th day of December, 2023.

Karen Lorenzo
KAREN LORENZO

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