

TOWN BOARD

TOWN OF OYSTER BAY

REGULAR MEETING

February 13, 2024

10:08 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
JEFFREY P. PRAVATO	RECEIVER OF TAXES
FRANK SCALERA, ESQ.	TOWN ATTORNEY

1
2 SUPERVISOR SALADINO: Good morning,
3 ladies and gentlemen. Welcome to Town of
4 Oyster Bay town board meeting for
5 Tuesday, February 13, 2024 at Town Hall
6 North of Oyster Bay.

7 For those joining this morning, you
8 have an opportunity to be heard on
9 matters brought before the Town Board as
10 well as during the public comment period
11 at the end of the meeting.

12 As always, this meeting is being
13 aired on live stream and social media, as
14 well as the Town's website,
15 Oysterbaytown.com. These proceedings are
16 recorded and later transcribed.

17 Your voice is important to us. If
18 you'd like to be heard, you can submit
19 comments on line. You can e-mail
20 publiccomment@OysterBay-ny.gov. That's
21 publiccomment@OysterBay-ny.gov, or you
22 can mail us at the Office of the Town
23 Attorney, 54 Audrey Avenue, Oyster Bay,
24 New York 11771.

25 To lead us in the Pledge of

1
2 Allegiance, I'm going to ask our very
3 dear friend and our town clerk, Richard
4 LaMarca, if you would kindly lead us.

5 (Whereupon, the Pledge of
6 Allegiance is said.)

7 SUPERVISOR SALADINO: At this time,
8 if you kindly all remain standing, we are
9 going to ask for God's blessing, as we do
10 at every board meeting, because we are
11 one family. We ask that God watch over
12 us, cure the sick, and keep everyone
13 safe, especially all of our first
14 responders, our police, our firefighters,
15 all of our healthcare heroes and
16 emergency responders, those who drive the
17 ambulance and those who drive the
18 snowplow. Please keep us all safe and
19 blessed under your mercy. Amen.

20 (Whereupon, All, Amen.)

21 SUPERVISOR SALADINO: At this time,
22 we, all on the Oyster Bay Town Board, ask
23 for a moment of silence in remembering
24 Florence Marie LaMarca, the mother of our
25 very dear friend Richard LaMarca, our

1
2 town clerk, who recently passed away. She
3 was an incredible woman who led a family
4 of leaders like her son Richard, who
5 brought her tremendous pride and joy with
6 all of his successes, both professionally
7 and personally, with his wonderful
8 family. All of us pray for Mrs. Florence
9 Marie LaMarca and the LaMarca family. May
10 God bless all of you.

11 (Whereupon, moment of
12 silence observed by all.)

13 SUPERVISOR SALADINO: We also at
14 this time ask for you to remember,
15 especially, in the memory of former Town
16 of Oyster Bay Councilman and Judge,
17 Kenneth Diamond and longtime Town of
18 Oyster Bay official Don Kehoe. The two of
19 them also passed recently.

20 Judge Diamond was a beloved member
21 of the Town family. He was widely
22 respected for his integrity, his
23 compassion as an elected official, and
24 his understanding of the complexities of
25 the law and government function.

1
2 Don Kehoe was an incredibly
3 dedicated town employee with a bigger
4 than life personality, who served for
5 many years as our public information
6 officer. Like Florence LaMarca, these two
7 people will be sorely missed, and we ask
8 for a moment of silence as we reflect on
9 the loss of former Councilman and Judge
10 Ken Diamond and Official Don Kehoe.

11 (Whereupon, moment observed
12 by all.)

13 SUPERVISOR SALADINO: Thank you.
14 Please be seated.

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2 SUPERVISOR SALADINO: This February
3 marks the 48th annual Black History
4 Month, a celebration of achievements and
5 advancements of Black Americans and those
6 of color, the positive impact they've had
7 on our nation and the world, and the
8 significance of our populations of
9 African Americans and those of African
10 descent across America, and especially in
11 the Town of Oyster Bay.

12 We happen to have a very special
13 history of African Americans, including
14 those who fought in the American Civil
15 War, African Americans fighting in the
16 Civil War from right here in the Town of
17 Oyster Bay. Because of the weather, we
18 are changing our observance and Black
19 History Month program to the very next
20 town board meeting, where we will focus
21 on this history and will be showing you a
22 sign that will be putting up in our town
23 to recognize the Carll Family, an
24 important African American family with a
25 deep and cherished history in our town.

1
2 And that will take place at our next
3 board meeting.

4 Just a couple of announcements. Last
5 night we celebrated Chinese New Year
6 right here in Town Hall North. It was a
7 wonderful array of celebration and
8 costume and dance and culture. It was
9 very, very special. And I'd like to
10 especially thank my colleagues, including
11 Jeff Pravato, Councilwoman Vicki Walsh
12 and Councilman Lou Imbroto, who attended
13 that ceremony with me. And most of all,
14 thank you to all the groups of Town of
15 Oyster Bay residents who participated. It
16 was very, very special. And we wish a
17 happy and healthy Chinese New Year to
18 everyone, especially our wonderful
19 residents who are celebrating this
20 important holiday.

21 We're also proud to host a pet food
22 and supply drive in partnership with Long
23 Island Cares throughout the month of
24 March, with a focus on collecting for
25 family members most vulnerable to hunger

1
2 and resident's pets.

3 Food and supply donations can be
4 dropped off in boxes at Town Hall North,
5 Town Hall South, and at the Ice Rink in
6 Bethpage.

7 Additionally, the Town is now
8 accepting applications for the 2024
9 Hometown Heroes Community Recognition
10 Program. This initiative, championed by
11 Councilman Labriola, recognizes the
12 service and sacrifice of the brave men
13 and women of the United States Armed
14 Forces, both living and deceased, who are
15 current or former Town of Oyster Bay
16 residents. For more information on how to
17 sponsor a banner -- these banners hang in
18 our parks and to the delight of our
19 residents, we get so many positive
20 compliments on them -- to sponsor a
21 banner with a photo and name of your
22 loved one on that banner, you can visit:
23 OysterBaytown.com/herobanners. That is
24 OysterBaytown.com/herobanners to download
25 or submit an application, or very easily

1
2 you can call (516) 797-4121. That number
3 again (516) 797-4121.

4 I have a banner to display and I ask
5 my colleagues to join me. Steve Labriola
6 and the others, would you join me as we
7 display one of the banners of a
8 relatively recognizable Town of Oyster
9 Bay resident. He was an employee of the
10 United States Federal Government, as a
11 matter of fact. You may recognize him
12 when you see him on this banner.
13 Everyone come in and join Councilman
14 Labriola and I. Get on either side of
15 us. Does this town resident look
16 recognizable to anyone? Of course, it's
17 President Theodore Roosevelt. Let's hang
18 this over the side here. And we are so
19 proud to show you this banner.

20 (Whereupon, photos taken.)

21 SUPERVISOR SALADINO: Thank you,
22 everyone. This is the banner. We ask you
23 to contact the Town to get your loved one
24 on one of these banners, because we have
25 tremendous respect for our veterans and

their service in this town.

(Whereupon, above matter
concludes, 10:25 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 13th day of February, 2024.

Karen Lorenzo
KAREN LORENZO

02.13.2024 TOBAY TOWN BOARD SPECIAL PRESENTATION

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TOWN BOARD

TOWN OF OYSTER BAY

REGULAR MEETING

February 13, 2024

10:25 a.m.

Hearing 1

To consider the application of Sunrise Mass,
LLC, fee owner, for special use permit to
allow for the construction and operation of a
Starbucks facility with drive-thru services on
premises located at 5500 Sunrise Highway,
Massapequa. (M.D.) 1/9/24 #35)

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

ALSO APPEARED:

Christian Brown, Esq.

Sean Mulryan, Mulryan Traffic

Dan Peveraro, Sunrise Mass

Jeff Beringer, Starbucks

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2 SUPERVISOR SALADINO: With that, our
3 dear friend, Town Clerk Rich LaMarca,
4 would you please poll the Board?

5 TOWN CLERK: Supervisor Saladino?

6 SUPERVISOR SALADINO: Present.

7 TOWN CLERK: Councilwoman Johnson?

8 COUNCILWOMAN JOHNSON: Present.

9 TOWN CLERK: Councilman Imbroto is on
10 his way.

11 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 will
18 also be here shortly.

19 COUNCILWOMAN WALSH: Present.

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

22 SUPERVISOR SALADINO: Thank you.

23 Rich LaMarca, would you kindly call
24 the first hearing?

25 TOWN CLERK: Today's hearing is to

1
2 consider the application of Sunrise Mass,
3 LLC, fee owner, for special use permit to
4 allow for the construction and operation
5 of a Starbucks facility with drive-thru
6 services on premises located at 5500
7 Sunrise Highway, Massapequa.

8 MR. BROWN: Good morning,
9 Supervisor, members. Christian Brown,
10 McLaughlin & Stern, 1122 Franklin Avenue,
11 Garden City. I'm here for the applicant.

12 This is an application to create a
13 new Starbucks restaurant at 5500 Sunrise
14 Highway, Massapequa. I have a very able
15 team of professionals here with me this
16 morning, a civil engineer, traffic
17 engineer, representative from Starbucks.
18 We represent the landlord, Starbucks will
19 be the tenant. Mr. Beringer is here for
20 Starbucks. He will address you briefly. I
21 make note for the record that Starbucks
22 joins in the application, and both
23 parties, of course, would agree to be
24 bound by the usual types of covenants and
25 restrictions that the Town customarily

1
2 imposes, if you should look favorably on
3 the special use application.

4 So we have a couple of boards here.
5 I think we'll be able to show the plans
6 on the screen. But you can see this board
7 that's here (indicating).

8 (Whereupon, Board is
9 displayed and referred to
10 throughout presentation.)

11 MR. BROWN: I'm just going to give
12 you the introduction, and then I'll have
13 the others speak briefly.

14 This site is part of the large mall
15 that is on the south side of Sunrise
16 Highway in Massapequa in this area. I'm
17 sure you're all familiar with it. It's a
18 pad site up towards the front of the mall
19 on Sunrise Highway. As you can see, it
20 fronts on Sunrise Highway. It was
21 formerly a bank with the drive-thru. So
22 this site has already functioned in a
23 similar fashion for many years.
24 Unfortunately, it's been vacant, however,
25 for a substantial period of time, and

1
2 because of its location, it's in a
3 visible location, it's a bit of an
4 eyesore to have a vacant bank.

5 So this application would repurpose
6 the existing building into a Starbucks.
7 You're all familiar with Starbucks, and
8 there's been many, many applications for
9 Starbucks that have come before this
10 board. This is a typical Starbucks
11 location with seating inside and a
12 drive-thru window and the availability,
13 of course, to pre-order your coffee and
14 so forth by using the app.

15 Essentially, we're keeping the
16 footprint of the building; it's about a
17 3000 square foot building. It's an 86
18 person total occupancy inside the
19 building. Again, the square footage isn't
20 changing. We are redesigning or enhancing
21 the drive-thru area so that it does now
22 comply with the Town's ordinance
23 governing queuing and so forth, which our
24 engineers will describe to you in a
25 moment.

1
2 But as you can see, it will have two
3 lanes of access, which will merge into
4 one as you snake around the building.

5 Surrounding the area is a number of
6 parking spots which are right within the
7 pad, and then immediately adjacent to the
8 pad, there's another 19 parking spaces.
9 So if you total them all up, we would
10 have more than enough parking if this
11 were a standalone site. But of course,
12 it's part of the larger mall, which has
13 over 400 parking spaces. If this is
14 approved, we will move on to zoning
15 because the parking calculations for the
16 entire site have changed over the years.
17 So there's a need to get a parking
18 variance for the entirety of the mall.
19 That'll update the parking calculations
20 and bring it up to the legal standards
21 that apply today under the Town Code. So
22 that would be the second step if we pass
23 through this board.

24 (Whereupon, Councilwoman
25 Walsh arrives.)

1
2 MR. BROWN: But there is ample
3 parking right around the site. We've got
4 ten spots here, eight spots here, another
5 19 immediately adjacent to it and another
6 seven here (indicating). So there's ample
7 space for the people who want to go in
8 and pick up their coffee and muffins and
9 so forth. And then, as I said, and the
10 engineers will describe in a moment,
11 there's also ample spacing in the queue
12 to accommodate the facility.

13 The nice thing about this project,
14 as opposed to some of the others that the
15 Board has seen, is that this is entirely
16 within the mall. As you can see, you have
17 to come into the mall in order to access
18 this site. So nobody's going to be
19 backing up in a driveway out into Sunrise
20 Highway waiting for the coffee. It's all
21 entirely internal. It is not in any
22 proximity to any residential homes. It's
23 right in the middle of this huge site. I
24 think it's about 700 or more feet away to
25 the border of the residential zone. So

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2 there's no chance here that cars will
3 back up or the menu boards or any kind of
4 noise will filter into residential areas.
5 Nor is there any issue with cars clogging
6 up Sunrise Highway or some other major
7 street, because everything is going to be
8 inside the mall. And even inside the
9 mall, this site is sort of placed away
10 from the other major stores. It's right
11 in the middle of the belt along the
12 entranceway on Sunrise Highway.

13 I'll ask Starbucks to give you the
14 general hours of operation, but it'll
15 operate like almost every other Starbucks
16 from about 5:00-5:30 in the morning to
17 around 9:00 at night, seven days a week.
18 There'll be, I believe it's 8 to 10
19 employees typically would be at the site,
20 depending on how well it does. And those
21 employees will be instructed to park
22 elsewhere in the mall not to take up any
23 of the sites within the pad itself.

24 So that's the general overview of
25 this application. I'd like to have our

1
2 civil engineer and our traffic engineer
3 just give you some brief testimony,
4 particularly on how we expect the queuing
5 to work and then we're happy to answer
6 any further questions.

7 MR. PEVERARO: Hi. Dan Peveraro with
8 Key Civil Engineering.

9 As Mr. Brown said, this is a
10 redevelopment of an existing 2895 square
11 foot bank building that's within this
12 overall shopping center. As anyone who's
13 been at the shopping center knows, this
14 area around the bank is sort of
15 underutilized. You don't really get into
16 the real parking need for the rest of the
17 center until you get well past this out
18 parcel.

19 It's set up currently for a bank
20 with three drive-thru lanes. Most of the
21 proposed development is in line with that
22 existing use or development with a couple
23 of important changes that we're making.
24 For one, the existing layout has two way
25 parking circulation, even with the

1
2 drive-thru, which can be a little bit
3 confusing. And we're cleaning that up
4 with one way circulation throughout the
5 site, in line with the drive-thru queue
6 circulation via the use of angled
7 parking. So it'll better define how
8 people are supposed to go around the site
9 when they come in and park. Right now,
10 it's sort of a free for all in the back
11 by the drive-thru, if we were to have
12 made that change.

13 And then also importantly, because
14 we were making that change, we were able
15 to provide ten feet of landscaping up
16 against Sunrise Highway, where there's
17 currently nothing. The parking is
18 immediately up against the property line.
19 So we're able to provide ten feet of some
20 pretty nice landscaping, which will
21 soften up this area of the Sunrise
22 Highway corridor, which I think is
23 frankly needed, and really make this a
24 much more attractive center.

25 We are not proposing any changes to

1
2 the existing ingress or egress along
3 Sunrise Highway. Everything staying the
4 same with regards to that. Actually, the
5 ingress and egress to this pad pretty
6 much stays the same. Those are really
7 the only two major changes.

8 We're also updating the front
9 sidewalk for ADA compliance and providing
10 a patio in front of the building.

11 We're proposing the trash enclosure
12 just west of the building that will be
13 screened by evergreens.

14 Most of the existing lighting is to
15 remain. We're proposing two new lights
16 that are in compliance with Town
17 standards, 14ft high or sky compliant.
18 There's not going to be any more light
19 spill than there currently is.

20 As Mr. Brown stated, the existing
21 residences are to the south and west of
22 this out parcel behind an existing
23 McDonald's and the main chunk of the
24 center. That existing McDonald's has a
25 drive-thru too. This is much farther

1
2 away than that drive-thru. It was a bank
3 drive-thru to begin with. So there really
4 shouldn't be any impact on those
5 residential neighbors. They are really
6 far away behind other buildings.

7 The parking, as Mr. Brown stated,
8 there are about 31 parking stalls
9 required for this use and 44 parking
10 stalls in the immediate vicinity of this
11 proposed Starbucks. And then there's even
12 more underutilized parking right adjacent
13 to that. So there is plentiful parking
14 for this use without impacting any of the
15 other uses. This is pretty much far out
16 from the front of the center in an area
17 that no one parks.

18 We have a proposed loading space
19 that is 10.5ft by 30ft. We worked with
20 the Planning Department and Starbucks.
21 That loading space is slightly smaller
22 than the required loading space by code;
23 however, it is sufficient size for the
24 truck that Starbucks will be utilizing to
25 load this center.

1
2 I'd be happy to answer any
3 questions. Mr. Mulryan can also present
4 some traffic findings for you.

5 COUNCILWOMAN MAIER: I have a couple
6 questions.

7 I'm very familiar to this base. I
8 own the Dairy Queen next door. So I want
9 to thank you for your application. This
10 whole area kind of needs some business
11 with the gym closing, the bank closing,
12 the mall closing across the street, and
13 now the Brazilian steakhouse. We welcome
14 you. I know my staff does.

15 I have some questions. So the
16 Seaford Starbucks, which I'm sure you're
17 pretty familiar with, is always on
18 Sunrise Highway. I know they had acquired
19 the piece next door to make it larger,
20 which I don't think is going to help the
21 traffic. Have you done a study to show
22 what will be alleviated there and what?
23 We'll be coming over to Massapequa, is
24 there any overflow?

25 MR. PEVERARO: Sure. Mr. Mulryan,

1
2 he's the traffic engineer and has done a
3 study on this site.

4 COUNCILWOMAN MAIER: And then my
5 other question is, so once you enter the
6 site, you're entering just west of the
7 property, correct?

8 MR. PEVERARO: There was an ingress
9 only curb cut just west of this, this
10 pad.

11 COUNCILWOMAN MAIER: Which is two
12 lanes. So you're going to make a left.
13 Historically, what people typically do --
14 I'm one of them -- is you cut right
15 across to go to Party City to avoid that
16 light. And it looks like right now that's
17 where all of the car stack is going to
18 be, correct?

19 MR. PEVERARO: You pass by where the
20 queuing stack is going to be to make that
21 left to go to Party City.

22 COUNCILWOMAN MAIER: Yeah. So you
23 don't go to that stop sign right there. A
24 lot of people just cut through the bank
25 because there's no curb cut, it's just

1
2 open space.

3 MR. PEVERARO: It's where you make
4 that cut through. And I live right down
5 the road, so I also may cut through.
6 Where you make that cut through to go to
7 Party City is past -- if you flip to
8 sheet C3, it's the removals plan, and it
9 shows the existing conditions. And where
10 you make that left is past that island
11 that is just to the west, and that island
12 is to remain and actually become a little
13 bit larger in terms of width, but the
14 location is going to stay the same. So
15 the traffic movements are going to be
16 unchanged. The queuing lane for the
17 Starbucks is going to be the same as the
18 queuing for the bank, which is not in the
19 area that you make the left to go to
20 Party City.

21 COUNCILWOMAN MAIER: Now, are you
22 going to be able to -- if a customer
23 misses that first right, are you going to
24 make a right of the light to come in to
25 Starbucks? So just just east of the

1
2 building?

3 MR. PEVERARO: Yes. So there's the
4 ingress only that's just west of the
5 building. And then there's the full
6 access just east of the building where
7 you can make the right in and then make
8 the right into the Starbucks area, which
9 I think most likely that will be how most
10 people enter it, because that's where the
11 front door is. So when I invariably end
12 up going here, if you so choose to
13 approve it, every weekend probably
14 (laughter). I will be going through the
15 main traffic lighted entrance and make
16 that right, because it's right where the
17 front door is.

18 COUNCILWOMAN MAIER: It allows for a
19 ten car stack?

20 MR. PEVERARO: Twelve.

21 COUNCILWOMAN MAIER: With a double?

22 MR. PEVERARO: Double order point,
23 but a single window.

24 COUNCILWOMAN MAIER: Okay. Thank
25 you.

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COUNCILMAN HAND: Quick question.

Can you put some color on the impact of the funnel effect? On the egress we have approximately 20ft, but you have two different lanes. You have your drive-thru window at about 15, and you have the access aisle for egress that's approximately 20. So we've got 35 going into 20. If you put a little color on that and how it's going to operate.

MR. PEVERARO: Sure.

We've provided a stop sign for the non drive-thru traffic right before that intersection. It's not a true merge, it's a stop sign controlled intersection. So people leaving the drive-thru will have the right of way to enter into that intersection and go to the next stop sign which is before the driveway. Everyone is going to have proper signage and traffic control devices to make sure that they enter into that intersection safely. It's not just a merge.

COUNCILMAN HAND: Thank you.

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2 MR. MULRYAN: Good morning. Sean
3 Mulryan, Mulryan Engineering, 1225
4 Franklin Avenue, Garden City, New York.

5 I have a copy of a traffic engineer
6 report that we put together (handing.)

7 This application requires a special
8 use permit for the drive-thru. Obviously,
9 this was a bank with drive-thru, so we're
10 utilizing some of the existing
11 conditions. We're looking to better those
12 conditions.

13 One of the things that was asked is
14 about the site ingress and egress. This
15 application is under the review and
16 jurisdiction of the New York State
17 Department of Transportation. They have
18 reviewed this application. They believe
19 it's a good application, having issued a
20 letter indicating that the applicant can
21 acquire a highway work permit in
22 association with the improvements that
23 are shown in the site right of way. Those
24 improvements generally relate to new
25 sidewalk and improvements to existing

1
2 conditions, repairs. We're also putting
3 some landscaping in the front.

4 A number of questions came up about
5 the flow in and out of the facility.

6 Again, the access to this pad site is
7 from within the center. So you have two
8 driveways on either side of the building.

9 All entrance and exit from the pad site,
10 if you will, are going to be internal.

11 The parking surrounding the subject site
12 also feeds into the shopping center, but
13 is somewhat away from the larger retail
14 buildings, which this site is fairly deep
15 and creates essentially a "U". Where in

16 the front by Sunrise Highway, also
17 providing separation from the nearby

18 residents, which are on the other side of
19 the commercial buildings and the shopping
20 center. We're obviously across the

21 street from another mall, and we're down
22 the block from the Field of Dreams. So we
23 do believe this will be a successful
24 location, and we believe it's a good use.

25 Banking industry has changed

1
2 significantly over the last few years,
3 and we believe this is a good reuse of an
4 existing pad site within a large
5 commercial shopping center.

6 If there's any questions, I'd be
7 happy to try to answer them. I know Dan
8 fielded a few of the traffic questions
9 for me, but if there are any follow up
10 questions, I'll be happy to try answer.

11 SUPERVISOR SALADINO: Thank you.

12 COUNCILMAN LABRIOLA: I have one.
13 I haven't gotten through your report yet,
14 but answer me this. The application when
15 complete, how much more trip generation
16 is expected along Sunrise Highway in
17 order to enter a Starbucks?

18 MR. MULRYAN: Again, I know that
19 this has been said many times, and I'll
20 just reiterate that sites like this are
21 going to generate traffic from the
22 traffic flow that's already on the
23 roadway. Banks also have a large
24 generation, or they did historically. So
25 we don't believe that there will be a

1
2 significant increase of new cars on
3 Sunrise Highway.

4 There was another question about the
5 draw of this location from other
6 Starbucks locations. This is within two
7 miles of five other Starbucks. One of the
8 reasons that there is a push to open new
9 stores is to satisfy the existing demand.
10 So people that like Starbucks are not
11 going to -- we might not create new
12 customers, so to speak, by having this
13 facility, but this might be more
14 convenient for someone who might go to
15 one of the other locations. So although
16 it might draw from other locations, we
17 believe that the two sites or three sites
18 will still be able to function. And we
19 don't believe that would be a significant
20 increase in traffic flow, which is
21 reiterated by the approval of the New
22 York State Department of Transportation.

23 COUNCILMAN LABRIOLA: Thank you.

24 SUPERVISOR SALADINO: Thank you.

25 MR. BROWN: So that's the overview.

1
2 I just close by saying, again, that it
3 will improve the look on Sunrise Highway.
4 There will be landscaping, some new
5 lighting. And I just want to point out, I
6 know you all know this already, but you
7 can see the way this mall was designed
8 and all the parking is sort of in the
9 middle and the stores on the side. So
10 just looking at this C1, you can see that
11 this site is sort of in the front and all
12 the other shopping is towards the back of
13 the mall. It's sort of a nice standalone.
14 It has the benefit of the parking in the
15 mall. It has its own parking. It's not
16 going to adversely affect Sunrise Highway
17 or cause any new significant traffic
18 problems. It was a bank before. It'll be
19 a Starbucks now. And whatever traffic is
20 generated, would likely be generated
21 anyway by people going to the mall or on
22 trips to other places. So it's a good
23 repurposing of this building. It'll bring
24 some upgrades to the area that are
25 needed. We think it's actually ideal.

1
2 That's one of the rare opportunities, you
3 not to have to worry so much about the
4 effect of the queuing on the streets.

5 Unless you want to hear from the
6 Starbucks or you have any further
7 questions, that's our our presentation.

8 COUNCILWOMAN MAIER: I have one
9 quick question. Are you going to have
10 dedicated parking spots for mobile pickup
11 or curbside?

12 MR. PEVERARO: There aren't any
13 dedicated spaces. The way the Starbucks
14 mobile ordering works is you order on
15 your phone, and then you you park and you
16 walk in and you grab your drink and you
17 leave. There's not a true curbside drop
18 off area.

19 COUNCILWOMAN MAIER: The one that I
20 go to in Massapequa does. They have the
21 signs and you park there and we pick the
22 number. I just didn't know if that was
23 going to be the same at this location.
24
25

1
2 (Whereupon, off the record
3 discussion between Applicant
4 presenters.)

5 COUNCILWOMAN MAIER: It was just a
6 question. I'm not saying -- I know there
7 was a demand during Covid. I was just
8 simply inquiring.

9 MR. PEVERARO: There's no parking
10 spaces specifically for that.

11 MR. BROWN: Technically, we don't
12 have excess parking because of the way
13 it's calculated based on the whole site.
14 But if it were a standalone building, we
15 would. So it could be done if the Board
16 wanted us to set aside 2 or 3 spots for
17 that purpose, we'd be happy to do.

18 COUNCILWOMAN WALSH: Yeah. If we can
19 do it, because I was just a place last
20 week and they were double parking in
21 front, so that they wouldn't have to walk
22 from the back.

23 MR. BROWN: There's no objection to
24 a condition that we designate appropriate
25 spots in the pad for the mobile pickup.

1
2 SUPERVISOR SALADINO: Are there any
3 other questions from the Board?

4 COUNCILMAN LABRIOLA: Mr. Brown, if
5 I could.

6 MR. BROWN: Sure.

7 COUNCILMAN LABRIOLA: Let me just
8 say that it was a very excellent
9 presentation. You answered a lot of my
10 questions. This is in the right zone.
11 I'm generally supportive of this kind of
12 an application in that particular
13 building zone of general business, light
14 industrial.

15 Is your client somebody who's
16 operated a Starbucks before? Is this the
17 first Starbucks?

18 MR. BROWN: The landowner?

19 COUNCILMAN LABRIOLA: The landlord
20 is the operator?

21 MR. BROWN: No, Starbucks is the
22 operator there? The agreement is we as
23 landlord agree to prosecute the
24 application in conjunction with
25 Starbucks. This will be a Starbucks

1
2 directly operated corporate store.

3 COUNCILMAN LABRIOLA: So they would
4 have a management structure and employees
5 and various shifts.

6 MR. BROWN: Exactly.

7 COUNCILMAN LABRIOLA: Is there a
8 procedures for monitoring the debris and
9 sanitation removal on the property?

10 MR. BROWN: Let me let me bring up
11 the Starbucks representative. I believe
12 the answer is yes. And we can talk about
13 the pick ups, which we skipped over a
14 little bit.

15 MR. BERINGER: Good morning. My
16 name is Jeff Beringer. I'm representing
17 Starbucks Coffee.

18 SUPERVISOR SALADINO: Jeff, can you
19 also give us an address for the record?

20 MR. BERINGER: Sure, 47 Oakland
21 Avenue, Bayshore, New York.

22 Your question was about the policing
23 of trash and things like that on the
24 outside?

25 COUNCILMAN LABRIOLA: Yes. The

1
2 procedures.

3 MR. BERINGER: Yes. There is what
4 they call a kind of a lobby walk or timed
5 cadence to clean ups. It's every three
6 hours for the exterior of the location
7 that somebody would go out, walk the
8 space, check for any debris outside of
9 the drive-thru lane or the landscaping or
10 anything like that. They also do some
11 walks on the interior of the cafe that
12 that happen much more frequently. But
13 there is at least a few times a day a
14 person out walk the outside.

15 COUNCILMAN LABRIOLA: Okay. Well
16 thank you. That's important in the
17 shopping center because debris tends to
18 move from from structure to structure and
19 nobody's responsible. So I think that's
20 important.

21 MR. BERINGER: Sure.

22 COUNCILMAN LABRIOLA: Is there
23 fencing along the perimeter? I didn't
24 see it on the site plan.

25 MR. PEVERARO: There's no existing

1
2 or proposed fencing. You mean the
3 perimeter of the overall shopping center?

4 COUNCILMAN LABRIOLA: The site. The
5 site plan itself.

6 MR. BROWN: Of the Starbucks area,
7 no.

8 COUNCILMAN LABRIOLA: You did say
9 there was a buffer zone, right? Shrubbery
10 from Sunrise.

11 MR. PEVERARO: There's going to be
12 ten feet of proposed landscaping along
13 Sunrise Highway that currently has no
14 landscaping. It's zero foot setback to
15 parking along the property line.

16 COUNCILMAN LABRIOLA: I'm just
17 wondering where all the debris would
18 gather. It wouldn't be contained unless
19 you're monitoring and walking the
20 property.

21 MR. PEVERARO: If you flip over to
22 sheet C9, that's the landscape plan. And
23 you'll see the proposed landscaping along
24 that ten foot buffer.

25 SUPERVISOR SALADINO: Are there any

1
2 other questions at this time?

3 (Whereupon, no verbal
4 response.)

5 SUPERVISOR SALADINO: I have a few
6 questions for you if everyone else is all
7 done.

8 What is the busiest time of the week
9 with the most amount of traffic? What
10 would that be? Starbucks questions.

11 MR. BERINGER: Sure. Busiest time is
12 obviously the morning hours. Anywhere
13 from 6 a.m. to 10 a.m., Monday through
14 Friday? Saturdays are a little bit more.
15 Sundays tend to be a little bit less
16 busy. We usually stagger the openings a
17 little bit later on Sundays due to the
18 customer traffic.

19 SUPERVISOR SALADINO: I know this
20 location very, very well. If you have a
21 situation whereby cars are stacked and
22 queued up and are exceeding the property,
23 this pad, what is your plan to alleviate
24 a traffic pinch point there?

25 MR. BERINGER: I guess in the

1
2 unlikely event that that were to happen,
3 we do have the ability to send employees
4 out to the drive-thru stack to start to
5 take preorders. It's not something that
6 we've found has been too necessary lately
7 these days. We had a lot more issues
8 during Covid when there are a lot more
9 folks out in the drive-thru lane. But we
10 do have that ability to preorder.

11 SUPERVISOR SALADINO: So what
12 happens is cars will come in the main
13 entrance, those cars will make a right
14 and many of them will make another right
15 to get over for food shopping or
16 Michael's or the other shopping stores
17 there on the westerly side. Will you
18 commit to ensuring that those cars will
19 leave a space so that car going from east
20 to west is not blocked by a line of cars,
21 if that event happens?

22 MR. BERINGER: Yes. We don't to
23 cause a back up or anything. Absolutely.

24 SUPERVISOR SALADINO: Just a couple
25 of other questions.

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(Whereupon, Councilman
Imbroto arrives.)

SUPERVISOR SALADINO:

Just to really reiterate, it might
have been said before, that the structure
is not changing, the footprint is not
changing. You're using the current
footprint that was the bank.

MR. BERINGER: Correct?

SUPERVISOR SALADINO: Okay.

Two other questions: Will you have
free Wi-Fi in this facility for your
customers?

MR. BERINGER: Yes.

SUPERVISOR SALADINO: One last
question: Will there be bathrooms
available for people who need to use a
bathroom, whether they are a customer or
not?

MR. BERINGER: Yes.

SUPERVISOR SALADINO: Thank you very
much.

MR. BERINGER: Thank you.

COUNCILWOMAN MAIER: I have one last

1
2 question. I'm sorry. Deliveries. How many
3 days a week do you accept service?

4 MR. BERINGER: We usually get get
5 deliveries once a day. And it's usually
6 in the evening hours to the late evening
7 hours. The deliveries in this particular
8 location, there's a loading area on the
9 back side of the building (Indicating),
10 that Mr. Brown is pointing out.

11 MR. BROWN: And that will
12 accommodate a box truck on the building.

13 COUNCILWOMAN MAIER: Is that the
14 backside of the building or is that
15 closer to Sunrise Highway?

16 MR. BERINGER: Yeah, it's the west
17 side of the building.

18 MR. BROWN: That'll accommodate a
19 box truck. And that's that's all you need
20 at this location.

21 COUNCILWOMAN MAIER: Will that
22 interfere with the with the stack?
23 Because it looks like it's --

24 MR. BERINGER: No. It's next to the
25 drive-thru kind of in that island by the

1
2 by the drive-thru window.

3 MR. BROWN: You'll pull off and the
4 truck will be able to fit within that
5 striped area and that.

6 How long does the typical delivery
7 last?

8 MR. BERINGER: Maybe 15 or 20
9 minutes. They're in and out pretty
10 quickly.

11 COUNCILWOMAN MAIER: And you said
12 that you get them daily Monday through
13 Friday or is that something --

14 MR. BERINGER: It depends on the
15 volume of the store. But some of it would
16 be daily, once a day.

17 COUNCILWOMAN MAIER: And is it from
18 one food company?

19 MR. BERINGER: We have a
20 consolidated delivery service.

21 COUNCILWOMAN MAIER: Okay. Thank
22 you.

23 SUPERVISOR SALADINO: Is there a
24 second floor to this structure?

25 MR. BERINGER: No.

1
2 SUPERVISOR SALADINO: And there
3 won't be?

4 MR. BERINGER: Correct.

5 SUPERVISOR SALADINO: Okay.

6 Please let the record reflect that
7 both Councilwoman Vicki Walsh and
8 Councilman Lou Imbroto have joined us
9 during this hearing.

10 Are there any other questions from
11 the Town Board members?

12 (Whereupon, no verbal
13 response.)

14 SUPERVISOR SALADINO: Counselor, if
15 you'd like to wrap up.

16 MR. BROWN: I'd be happy to wrap up.
17 I think you have the application.
18 Again, we think it's an ideal use for
19 this part of the mall, and that'll be an
20 improvement to the area. Won't cause any
21 detriment to anybody.

22 If you approve, the application will
23 be moving on to the zoning board to take
24 care of the parking issue. And then we'll
25 deal with the landscaping and lighting

1
2 and planning issues, and then we will
3 move forward, hopefully.

4 I ask you to look favorably on it,
5 and thank you for your time.

6 SUPERVISOR SALADINO: Thank you for
7 your presentation.

8 MR. BROWN: You're welcome.

9 SUPERVISOR SALADINO: Town Clerk, is
10 there any correspondence?

11 TOWN CLERK: Supervisor, the
12 attorney for the applicant has filed his
13 affidavit of service and disclosure. The
14 communications are as follows:

15 We have memos from the Department of
16 Planning and Development, including a
17 review of the required for street
18 parking.

19 Nassau County Land and Tax Map
20 indicates the property is Section 53,
21 Block E, Lot 421.

22 According to the Town of Oyster Bay
23 zoning maps, the property is located
24 within a general business and light
25 industry zone.

1
2 There are no open prior code
3 enforcement cases; however, there are
4 variances on file.

5 We have affidavits of posting and
6 publication. There is no further
7 correspondence.

8 SUPERVISOR SALADINO: Before I ask
9 for a motion, even though we're speaking
10 to virtually an empty room today, is
11 there anyone who would like to be heard
12 on this application?

13 (Whereupon, no verbal
14 response.)

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

18 May I have a motion?

19 COUNCILWOMAN JOHNSON: Supervisor, I
20 make a motion of the public portion of
21 this hearing be closed, the record be
22 kept open for 30 days.

23 COUNCILMAN IMBROTO: Second.

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

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

SUPERVISOR SALADINO: Those opposed,
"Nay".

(Whereupon, no verbal
response.)

SUPERVISOR SALADINO: The "Ayes"
have it.

Any other business on this, Mr.
LaMarca?

TOWN CLERK: No, sir.

(Whereupon, above matter
concludes, 10:56 a.m.)

INDEX

Exhibit

Name

1 Traffic Engineer Report

(Whereupon, handed to Town Clerk.)

(Submitted, but not marked by reporter.)

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 13th day of February, 2024.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD

TOWN OF OYSTER BAY

REGULAR MEETING

February 13, 2024

10:57 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
JEFFREY P. PRAVATO	RECEIVER OF TAXES
FRANK SCALERA, ESQ.,	TOWN ATTORNEY

1
2 SUPERVISOR SALADINO: Being there are
3 no other hearings, Mr. LaMarca, would you
4 please call the regular Action Calendar?

5 TOWN CLERK: May I have a motion to
6 table Resolution 91-2024?

7 On the motion?

8 COUNCILWOMAN JOHNSON: So moved.

9 COUNCILMAN IMBROTO: Second.

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

13 On the vote, Supervisor Saladino?

14 SUPERVISOR SALADINO: Aye.

15 TOWN CLERK: Councilwoman Johnson?

16 COUNCILWOMAN JOHNSON: Aye.

17 TOWN CLERK: Councilman Imbroto?

18 COUNCILMAN IMBROTO: Aye.

19 TOWN CLERK: Councilman Hand?

20 COUNCILMAN HAND: Aye.

21 TOWN CLERK: Councilman Labriola?

22 COUNCILMAN LABRIOLA: Aye.

23 TOWN CLERK: Councilwoman Maier?

24 COUNCILWOMAN MAIER: Aye.

25 TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Motion to table
Resolution 91-2024 passes with seven
ayes.

1
2 TOWN CLERK: May I have a motion to
3 suspend the Rules and add Resolution
4 147-24?

5 On the motion, please?

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 On the vote, Supervisor Saladino?

12 SUPERVISOR SALADINO: Aye.

13 TOWN CLERK: Councilwoman Johnson?

14 COUNCILWOMAN JOHNSON: Aye.

15 TOWN CLERK: Councilman Imbroto?

16 COUNCILMAN IMBROTO: Aye.

17 TOWN CLERK: Councilman Hand?

18 COUNCILMAN HAND: Aye.

19 TOWN CLERK: Councilman Labriola?

20 COUNCILMAN LABRIOLA: Aye.

21 TOWN CLERK: Councilwoman Maier?

22 COUNCILWOMAN MAIER: Aye.

23 TOWN CLERK: Councilwoman Walsh?

24 COUNCILWOMAN WALSH: Aye.

25 TOWN CLERK: Motion to suspend the

Rules and add Resolution 147-2024 passes
with seven ayes.

1
2 TOWN CLERK: May I have a motion to
3 resuspend the Rules and add the following
4 walk on Resolution 148 and 149-2024?

5 Resolution 148 is a resolution
6 directing the Town Clerk to advertise a
7 notice of hearing on an amendment to the
8 2022-2025 Fire Protection Agreement for
9 the Oyster Bay Fire Protection District.

10 Resolution number 149-2024 is a
11 resolution directing the Town Clerk to
12 advertise a notice of hearing on a Local
13 Law to add Section 246-5.5.35 to Chapter
14 246 of the Code of Town of Oyster Bay to
15 impose a six month moratorium on the
16 establishment of battery energy storage
17 systems in the Town of Oyster Bay.

18 May I have a motion, please?

19 COUNCILWOMAN JOHNSON: So moved.

20 COUNCILMAN IMBROTO: Second.

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

24 On the vote, Supervisor Saladino?

25 SUPERVISOR SALADINO: Aye.

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TOWN CLERK: Councilwoman Johnson?

COUNCILWOMAN JOHNSON: Aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Yes.

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 148 and 149-2024 passes with
seven ayes.

SUPERVISOR SALADINO: Before we
proceed, Town Clerk, can you tell us when
that moratorium begins and what will the
last day of that moratorium be?

Frank Scalera, would you like to
answer that question?

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

1
2 That resolution is to publish notice
3 for tearing to occur on February 27th,
4 the next town board meeting. So it will
5 be either six months from February 28th
6 or if we need some time to keep the
7 record open. So it'll be, anywhere from
8 February 28th to your next meeting in
9 March, six months from thereafter.

10 SUPERVISOR SALADINO: Thank you very
11 much.

12 Please proceed.

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2
3 TOWN CLERK: May I have a motion to
4 adopt Resolution P-4-2024 through
5 149-2024, noting that Resolution 91-2024
6 has been tabled.

7 On the motion?

8 COUNCILWOMAN JOHNSON: So moved.

9 COUNCILMAN IMBROTO: Second.

10 TOWN CLERK: Motion by Councilwoman
11 Johnson, seconded by Councilman Imbroto.

12 I don't have any speakers, Mr.
13 Supervisor.

14 SUPERVISOR SALADINO: Would anyone
15 like to be heard on any of the resolution
16 items that we are voting on today?

17 (Whereupon, no verbal
18 response.)

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

22 Please proceed.

23 TOWN CLERK: Supervisor Saladino?

24 SUPERVISOR SALADINO: Aye.

25 TOWN CLERK: Councilwoman Johnson?

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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 adopt
Resolution P-4-2024 through 90-2024,
passes with seven ayes.
Resolution 91-2024 has been tabled.
Resolution 92 through 149-2024
passes with seven ayes.

Meeting is complete, Supervisor.

SUPERVISOR SALADINO: Thank you,
Clerk LaMarca.

Before we proceed with a motion to
close today's hearing, I would like on
the record to make it apparent -- would
anyone like to be heard after this

1
2 hearing is closed, would anyone like to
3 be heard on public comment?

4 (Whereupon, no verbal
5 response.)

6 SUPERVISOR SALADINO: Please let the
7 record reflect that no one has indicated
8 that they would like to be heard in the
9 public comment period today.

10 With that, may I have a motion?

11 COUNCILWOMAN JOHNSON: Supervisor, I
12 make a motion to close today's hearing.

13 COUNCILMAN IMBROTO: Second.

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

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

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

21 (Whereupon, no verbal
22 response.)

23 SUPERVISOR SALADINO: The ayes have
24 it.

25 *****

1
2 SUPERVISOR SALADINO: I want to
3 thank everyone for participating today.
4 Ask everyone to drive safely today. And
5 I'd like a very special thank you to go
6 out to all involved in clearing snow,
7 sanding, salting, our Highway Division,
8 all of our drivers, everyone in Central
9 Vehicle Maintenance and everyone involved
10 in today's process to keep our drivers
11 safe. We appreciate all of you. Thank you
12 very much.

13 And to Rich LaMarca and your family,
14 our deepest condolences. God bless you.
15
16

17 (Whereupon, above matter
18 concludes, 11:03 a.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 13th day of February, 2024.

Karen Lorenzo
 KAREN LORENZO

<p>1</p> <p>10:57 ^[1] - 1:7 11:03 ^[1] - 13:18 13 ^[1] - 1:6 13th ^[1] - 14:14 147-2024 ^[1] - 6:2 147-24 ^[1] - 5:4 148 ^[3] - 7:4, 7:5, 8:16 149-2024 ^[5] - 7:4, 7:10, 8:16, 10:5, 11:17</p>	<p>adopt ^[2] - 10:4, 11:13 advertise ^[2] - 7:6, 7:12 Agreement ^[1] - 7:8 amendment ^[1] - 7:7 answer ^[1] - 8:23 apparent ^[1] - 11:24 appreciate ^[1] - 13:11 Attorney ^[1] - 8:25 ATTORNEY ^[2] - 2:16, 8:24 Aye ^[28] - 3:14, 3:16, 3:18, 3:20, 3:22, 3:24, 4:2, 5:12, 5:14, 5:16, 5:18, 5:20, 5:22, 5:24, 7:25, 8:3, 8:7, 8:9, 8:11, 8:13, 10:24, 11:2, 11:4, 11:6, 11:8, 11:10, 11:12, 12:18 Aye" ^[1] - 12:15 ayes ^[6] - 4:5, 6:3, 8:17, 11:15, 11:18, 12:23</p>	<p>begins ^[1] - 8:20 bless ^[1] - 13:14 board ^[1] - 9:4 BOARD ^[1] - 1:2 Board ^[1] - 12:17 BY ^[1] - 1:22</p> <p>C</p> <p>CALENDAR ^[1] - 1:9 Calendar ^[1] - 3:4 Central ^[1] - 13:8 certify ^[1] - 14:10 Chapter ^[1] - 7:13 clearing ^[1] - 13:6 Clerk ^[4] - 7:6, 7:11, 8:19, 11:21 CLERK ^[39] - 1:18, 2:14, 3:5, 3:10, 3:15, 3:17, 3:19, 3:21, 3:23, 3:25, 4:3, 5:2, 5:8, 5:13, 5:15, 5:17, 5:19, 5:21, 5:23, 5:25, 7:2, 7:21, 8:2, 8:4, 8:6, 8:8, 8:10, 8:12, 8:14, 10:3, 10:10, 10:23, 10:25, 11:3, 11:5, 11:7, 11:9, 11:11, 11:13 close ^[2] - 11:23, 12:12 closed ^[1] - 12:2 Code ^[1] - 7:14 comment ^[2] - 12:3, 12:9</p>	<p>complete ^[1] - 11:19 concludes ^[1] - 13:18 condolences ^[1] - 13:14 correct ^[1] - 14:11 COUNCILMAN ^[20] - 2:7, 2:8, 2:9, 3:9, 3:18, 3:20, 3:22, 5:7, 5:16, 5:18, 5:20, 7:20, 8:5, 8:7, 8:9, 10:9, 11:4, 11:6, 11:8, 12:13 Councilman ^[16] - 3:12, 3:17, 3:19, 3:21, 5:10, 5:15, 5:17, 5:19, 7:23, 8:4, 8:6, 8:8, 10:11, 11:3, 11:5, 11:7 COUNCILWOMAN ^[20] - 2:6, 2:10, 2:11, 3:8, 3:16, 3:24, 4:2, 5:6, 5:14, 5:22, 5:24, 7:19, 8:3, 8:11, 8:13, 10:8, 11:2, 11:10, 11:12, 12:11 Councilwoman ^[16] - 3:11, 3:15, 3:23, 3:25, 5:9, 5:13, 5:21, 5:23, 7:22, 8:2, 8:10, 8:12, 10:10, 10:25, 11:9, 11:11</p>
<p>2</p> <p>2022-2025 ^[1] - 7:8 2024 ^[2] - 1:6, 14:14 246 ^[1] - 7:14 246-5.5.35 ^[1] - 7:13 27th ^[1] - 9:3 28th ^[2] - 9:5, 9:8</p>	<p>B</p> <p>battery ^[1] - 7:16 BAY ^[1] - 1:3 Bay ^[3] - 7:9, 7:14, 7:17</p>		
<p>9</p> <p>90-2024 ^[1] - 11:14 91-2024 ^[4] - 3:6, 4:4, 10:5, 11:16 92 ^[1] - 11:17</p>			
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