

TOWN BOARD
TOWN OF OYSTER BAY
SPECIAL PRESENTATION
March 15, 2022
10:32 a.m.

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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

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

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

Minutes of the meeting
taken by:

TRACIE A. CINQUEMANI
Reporter/Notary Public

1 SUPERVISOR SALADINO: Good morning,
2 everyone.

3 Thank you for your patience.

4 Welcome to the Town of Oyster Bay Town
5 Board meeting for Tuesday, March 15, 2022.

6 For those of you joining us here in the
7 room and, quite frankly, for everyone watching at
8 home, everyone has the opportunity to be heard on
9 the matters that we talk about today. Please fill
10 out a form if you'd like to speak at this meeting.

11 As always, the meeting is being
12 live-streamed on social media and on the Town's
13 website, oysterbaytown.com. These proceedings are
14 recorded and then later transcribed (indicating),
15 good morning, and your voice is important to us.
16 Statements, comments, input from the public,
17 relative to our meetings, whether it be the
18 Resolutions or the hearing, are always welcomed and
19 respected as part of the record.

20 People can comment on today's meeting
21 or any hearing, and they can do that online if
22 they'd like. They can e-mail their comments to
23 publiccomment@oysterbay-ny.gov -- that's
24 publiccomment@oysterbay-ny.gov; or they can mail us
25 at the Office of the Town Attorney, 54 Audrey

1 Avenue, Oyster Bay, New York 11771.

2 Leading us in prayer today is our good
3 friend, Reverend Dr. Marjorie Nunes, Pastor of the
4 United Methodist Church in Hicksville.

5 Pastor, the podium is yours.

6 Would everyone please rise?

7 Good morning.

8 PASTOR NUNES: Good morning.

9 Let us pray.

10 God of all people, Creator of all
11 Nations, as we gather here today, we offer prayer,
12 first and foremost for our Nation, the United
13 States of America.

14 Lately, it seems as if we are in
15 constant turmoil, conflict, grief, and disunity in
16 many of our communities throughout our Nation. God
17 of love, help us to love our neighbors as we love
18 ourselves and thus seek to work together for the
19 betterment of all people.

20 Today, your servant leaders have
21 gathered here so that this assembly may not simply
22 be an arena of legislative work, but also a beacon
23 of hope, truth, justice, unity, and community, for
24 our Town, County and State.

25 As they enter this session, give each

1 of these legislators the ability not only to
2 develop practical answers to today's problems, but
3 also bestow upon them the prophetic vision and
4 faithful imagination needed to create long-term
5 solutions that will benefit all the people.

6 And so I pray for the Oyster Bay Town
7 Supervisor, Joseph Saladino, for the various levels
8 of city officials, and, in particular, for those
9 assembled for the Board meeting today.

10 Loving God, during this month of March,
11 we celebrate and remember the women who have served
12 and contributed to the growth and success of our
13 Nation.

14 Today, I ask you to bless all women who
15 dare to strive to bring peace to their communities,
16 their homes and their hearts. Give them strength
17 to continue to reject hatred with love. Bless all
18 women who face prejudice, inequality and gender
19 disparities. Help us to see and to face the
20 discrimination against women in all the many forms
21 it may take.

22 Comfort all women who suffer from the
23 pain of war, violence and abuse. Help them to
24 become instruments of their own reconciliation and
25 peace. I pray for all women who live in despair of

1 poverty, violence, trafficking, slavery and abuse.

2 May the light of your love bring them
3 hope. Help us to see the strength and goodness in
4 all women, and transform our hearts to celebrate
5 the love and grace of all people.

6 And, now, most merciful God, I pray for
7 the people of Ukraine. I humbly beseech you,
8 almighty God, to bring an end to the killing and
9 the suffering of innocent women, men, boys and
10 girls. Cleanse the earth of the evil that has
11 consumed the hearts of many of the world's leaders
12 and citizens.

13 Gracious and loving God, may you always
14 bless the United States of America, its people and
15 those who lead and stand for justice and liberty
16 for all its citizens.

17 It is in your most blessed name I pray.

18 Amen.

19 ALL: Amen.

20 SUPERVISOR SALADINO: Thank you,
21 Reverend Nunes.

22 Thank you for all of your spiritual
23 guidance, thank you for all you are doing for us in
24 the Town of Oyster Bay, and, especially, thank you
25 for recognizing the amazing women that not only

1 work here in the Town of Oyster Bay in leadership,
2 but all of the women who assist us including those
3 who assist this great Nation in law enforcement,
4 emergency response, and, especially, the military.

5 PASTOR NUNES: Amen.

6 SUPERVISOR SALADINO: Amen.

7 PASTOR NUNES: Thank God for them.

8 Amen.

9 SUPERVISOR SALADINO: Thank you once
10 again.

11 Let's have a round of applause for
12 Reverend Nunes.

13 (Whereupon, a round of applause
14 ensued.)

15 SUPERVISOR SALADINO: Thank you very
16 much.

17 Leading us in the Pledge this morning
18 is Korean War Veteran William Gruener.

19 Bill's also a member of the North
20 Massapequa Fire Department. He's done so much as
21 their Reverend, as someone who has been just
22 incredible and a dear friend to all of us.

23 Our hearts go out to you on the loss of
24 your wife. Our deepest condolences, but your
25 strength is, quite frankly, a fine example for all

1 of us.

2 Bill, the podium is yours.

3 Would you kindly lead us in the Pledge
4 of Allegiance?

5 (Whereupon, the Pledge of Allegiance
6 was recited by Veteran William Gruener.)

7 MR. GRUENER: Now, if you would remain
8 standing for a moment, we'll honor our Prisoners of
9 War, Missing in Action and our Wounded Warriors.

10 (Whereupon, a moment of silence was
11 observed by the assemblage present.)

12 MR. GRUENER: God bless them.

13 Amen.

14 ALL: Amen.

15 MR. GRUENER: Thank you.

16 SUPERVISOR SALADINO: Thank you, Bill.

17 Thank you for being here. Thank you
18 for all you do as Chaplain. Thank you for all you
19 do in leading our community.

20 Let's all take a moment of silence to
21 honor the men and women in the United States Armed
22 Forces, all of those who have done a valiant job in
23 our hospitals, and, especially, especially,
24 thinking of the people, the soldiers, those picking
25 up arms to defend their country in the Ukraine, the

1 refugees, and people of other nations, Poland, and
2 so many other nations who are welcoming these
3 refugees into their home, their country, and into
4 their arms.

5 (Whereupon, a moment of silence was
6 observed by the assemblage present.)

7 SUPERVISOR SALADINO: Thank you.

8 Would you all kindly be seated?

9 I would like to take this opportunity
10 to thank everyone who took part -- our residents,
11 our Town Board members, our elected officials --
12 everyone who took part and attended the Town of
13 Oyster Bay's Peace and Prayer vigil last week at
14 St. Josaphat's Monastery in Lattingtown.

15 This candlelight program featured
16 opportunities for quiet reflection, religious
17 readings, religious song, and a community calling
18 for peace in the Ukraine, and, most importantly, it
19 demonstrated our solidarity with the people of
20 Ukraine and remembered the victims of this tragic
21 violence.

22 It's, obviously, very poignant that we
23 recognize all of them, and it reminds us of how
24 many immigrants from the Ukraine and residents of
25 Ukrainian heritage, but there were people there

1 from all walks of life. Town of Oyster Bay
2 residents, people who care and are moved so deeply
3 and, I think, we all are, and it's just a horrific
4 situation going on, so we will continue to pray for
5 those people.

6 Additionally, it's important for our
7 residents to know that the Town is currently
8 hosting a humanitarian relief drive in support of
9 the Ukrainian people and the millions of refugees
10 forced to leave their war torn nation.

11 From now through March 25th, residents
12 are asked to donate medical supplies, personal
13 hygiene items, non-perishable food, and those items
14 can be dropped off at Town Hall North here in
15 Oyster Bay, Town Hall South in Massapequa, and the
16 Town of Oyster Bay Ice Skating Center in Bethpage
17 during regular business hours.

18 People can receive more information,
19 and residents who visit the Town's website at
20 oysterbaytown.com can get that information, or they
21 can call the Town's Public Information Office at
22 516-624-6380, and we have a team that will help
23 them with giving them the information on what is
24 needed most. But those personal hygiene products
25 for men and for women, and lots and lots,

1 unfortunately, there's an enormous need for lots
2 and lots of first aid bandages and gauze and
3 ointments and different things needed to protect
4 those who are wounded.

5 Before starting the business of the day
6 of the Town Board meeting, we'd like to take a
7 moment to honor a very special individual, and
8 that's the man who led us with the Pledge of
9 Allegiance, that, of course, is William Gruener.

10 William, a long-time member of the
11 North Massapequa Fire Department and their Ladder
12 Company 1, was recently installed as President of
13 the Nassau County Fire Police Association.

14 Let's give him a hand.

15 (Whereupon, a round of applause
16 ensued.)

17 SUPERVISOR SALADINO: We proudly
18 congratulate you, Bill, on ascending to this
19 important post, and the Nassau County Fire Police
20 Association supports the many volunteer Fire Police
21 units throughout Nassau County and their ongoing
22 efforts to keep first responders safe by
23 controlling vehicle traffic at emergency scenes.
24 It's very, very important.

25 It's an extremely difficult and a

1 dangerous job, and all of our volunteer departments
2 rely on the dedicated service of their Fire Police,
3 and to have you in leadership with this fine and
4 important organization, speaks volumes about your
5 commitment.

6 Bill, how many years have you been
7 involved in fire service?

8 MR. GRUENER: Sixty-two in North Mass
9 and three in Valley Stream.

10 SUPERVISOR SALADINO: Congratulations.
11 Sixty-five years. That's really amazing.

12 So it is a very difficult job, and what
13 you've done is very, very important, and I know
14 that you will bring the same level of commitment as
15 President of the Nassau County Fire Police
16 Association, and it's also important to point out
17 that, like my father, you are a proud Veteran of
18 the Korean War.

19 A Marine in Korea just like dad.

20 MR. GRUENER: No. I was Army.

21 SUPERVISOR SALADINO: Army. Army. I
22 saw your tie tack, and I made that assumption.

23 MR. GRUENER: No. That's a cross.

24 SUPERVISOR SALADINO: Okay. All right.

25 Thank you.

1 And you served in the United States
2 Army, I'm sorry, from 1953 to 1955.

3 Do I have that part right?

4 MR. GRUENER: That part is right, yes.

5 SUPERVISOR SALADINO: And you are also
6 a member of the New York State Chaplains
7 Association.

8 Our Town Board and our residents and
9 the family of the Town of Oyster Bay is very proud
10 to recognize you, and I'm going to ask Councilwoman
11 Vicki Walsh to assist us in making this
12 presentation of a Town Citation on behalf of the
13 entire Town and, obviously, this Town Board and its
14 elected officials.

15 So, Councilwoman Walsh, if you'll
16 assist us, and if everyone would meet us up at the
17 rail to honor Bill Gruener.

18 (Whereupon, a Town Citation was
19 presented to William Gruener followed by a photo
20 opportunity and a round of applause.)

21 SUPERVISOR SALADINO: Folks, let's hear
22 it, again, for Bill Gruener.

23 (Whereupon, a round of applause
24 ensued.)

25 (TIME NOTED: 10:48 A.M.)

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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
March 15, 2022
10:49 a.m.

HEARING- P-3-22

To consider the application of Taliran, Inc., fee owner, Ritz Barklton 2 LLC, d/b/a K9 Resorts, lessee for a Special Use Permit and Revocation of Declaration of Restrictive Covenants at premises located at 120 Eileen Way, Syosset, New York. (M.D. 1/25/22 #22).

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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

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

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

Minutes of the meeting
taken by:

TRACIE A. CINQUEMANI
Reporter/Notary Public

1 SUPERVISOR SALADINO: And, now, at this
2 time, it's most appropriate to proceed with our
3 work of the day, so if Town Clerk LaMarca would
4 please poll the Board.

5 MR. LaMARCA: Supervisor Saladino?

6 SUPERVISOR SALADINO: Present.

7 MR. LaMARCA: Councilwoman Johnson?

8 COUNCILWOMAN JOHNSON: Present.

9 MR. LaMARCA: Councilman Imbroto?

10 COUNCILMAN IMBROTO: I am present.

11 MR. LaMARCA: Councilman Hand?

12 COUNCILMAN HAND: Present.

13 MR. LaMARCA: Councilman Labriola?

14 COUNCILMAN LABRIOLA: Present.

15 MR. LaMARCA: Councilwoman Maier?

16 COUNCILWOMAN MAIER: Present.

17 MR. LaMARCA: Councilwoman Walsh?

18 COUNCILWOMAN WALSH: Present.

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

21 MR. LaMARCA: Today's hearing is to
22 consider the application of Taliran, Inc., fee
23 owner, Ritz Barklton 2 LLC, d/b/a K9 Resorts,
24 lessee for a Special Use Permit and Revocation of
25 Declaration of Restrictive Covenants at premises

1 located at 120 Eileen Way, Syosset, New York.

2 SUPERVISOR SALADINO: Good morning,
3 counselor.

4 MR. AVRUTINE: Good morning.

5 SUPERVISOR SALADINO: Would you please
6 state your presence?

7 MR. AVRUTINE: Certainly.

8 Appearing for the applicants, Howard
9 Avrutine, 2116 Merrick Avenue in Merrick.

10 This is the application of Taliran,
11 Incorporated and Ritz Barklton 2 LLC, d/b/a K9
12 Resorts for a Special Use Permit and to revoke a
13 Declaration of Restrictive Covenants in order to
14 utilize a portion of premises located at 120 Eileen
15 Way in Syosset for the boarding of animals in
16 conjunction with its dog day care and spa facility.

17 The premises under application is
18 located on the northeasterly side of Eileen Way,
19 505.31 feet southeasterly of Jericho Turnpike, in
20 Syosset. It is also known as Section 15, Block
21 172, Lot 20 on the Nassau County Land and Tax Map.

22 The applicant, Taliran Incorporated, is
23 a domestic corporation with its office located at
24 120 Eileen Way in Syosset, and it is the owner of
25 the premises under application. Applicant Ritz

1 Barklton 2 LLC, d/b/a K9 Resorts, is a domestic
2 limited liability company with an office located at
3 6 Nome -- that's N-O-M-E -- Drive, Woodbury,
4 New York, and is the tenant with respect to the
5 portion of the premises under application this
6 morning.

7 The subject premises is zoned Light
8 Industry District, "LI," on the Zoning Map of the
9 Town of Oyster Bay. It is improved with a
10 one-story building utilized for warehousing and
11 distribution.

12 The petitioners before you this morning
13 seek a Special Use Permit to utilize a portion of
14 the premises under application, which is leased
15 from petitioner Taliran, Incorporated to Ritz
16 Barklton 2 LLC as an animal boarding facility,
17 again, in conjunction with its dog day care and spa
18 facility, all in accordance with the site plan and
19 plans prepared by Key Civil Engineering, which are
20 before the Board.

21 In addition, by Resolution No. 682-70,
22 the Town Board granted, quote, special permission
23 to operate, maintain and conduct a catering
24 facility at the premises. In connection with that
25 approval, the execution of a Declaration of

1 Restrictive Covenants was mandated at the time,
2 which essentially issued conditions in conjunction
3 with the catering use approved. The catering use
4 no longer exists, and, so -- at the premises -- so
5 the applicants this morning are seeking a
6 revocation of that Declaration of Restrictive
7 Covenants.

8 Further, it is appropriate to revoke
9 those previous restrictions since they deal with
10 the previously approved catering use, and the
11 applicants will be executing a new Declaration of
12 Restrictive Covenants in connection with the
13 proposed use in the event that the use is approved
14 by this Board.

15 The tenant is a franchisee of the K9
16 Resorts brand of dog day care facilities, which
17 provides dog day care and dog boarding. The dog
18 day care does not require approval from this Board,
19 but the dog boarding aspect requires a Special Use
20 Permit in the "LI" Light Industrial Zoning
21 District.

22 The existing building has slightly more
23 than 30,000-square-feet of gross floor area. The
24 K9 Resorts use will occupy 10,393-square-feet of
25 the building. The remainder will continue to be

1 utilized for warehouse and distribution.

2 There will also be a fenced outdoor run
3 and play area for the dogs in the rear of the
4 building. That area has dimensions of 55 feet in
5 length by 57.6 feet in width and an area of
6 3,168-square-feet.

7 K9 Resorts has 17 locations nationwide.
8 If approved, this location will be the second on
9 Long Island with the first opening up in Westbury
10 this coming April 1st. That's just a couple of
11 weeks away. That facility is located on Stewart
12 Avenue and Merrick Avenue in Garden City and will
13 be called K9 Resorts of Garden City.

14 The hours of operation for the facility
15 begins with the staff arriving. Staff arrives at
16 6:00 a.m., and staff leaves at 8:00 p.m., and
17 that's seven days per week. The facility opens to
18 the customers and to the public at 7:00 a.m. and
19 closes to customers at 7:00 p.m. on Mondays through
20 Fridays. On Saturdays and Sundays, it's open to
21 customers from 9:00 a.m. to 5:30 p.m., but seven
22 days the staff is arriving at 6:00 a.m. and leaving
23 at 8:00 p.m.

24 The maximum capacity for boarding is
25 125 dogs based upon the size of the facility and

1 the layout of the floor plan, but a typical maximum
2 number of boarded dogs would be 75.

3 There will be a maximum of 18
4 employees. They operate in two shifts: Typically,
5 6:00 a.m. to 1:00 p.m. and then 1:00 p.m. to
6 8:00 p.m. It is anticipated that there will be a
7 maximum of 15 employees at the premises at any
8 given time.

9 For the typical day's activities at the
10 facility, customers will drop off their dogs
11 between 7:00 a.m. and 9:00 a.m. and will pick up
12 their dogs from 5:30 p.m. to 7:00 p.m. No dogs
13 will be outside of the building between 7:00 p.m.
14 and 6:00 a.m.

15 The outdoor run and play area is
16 located several hundred feet from any residential
17 property and exceeds the Zoning Code requirement of
18 being a minimum of 200 feet away from any
19 residentially zoned property.

20 The site is fully zoned and compliant,
21 and the site provides 75 parking spaces with 43
22 parking spaces required by Code.

23 At this time, unless the Board has
24 questions of me, I would introduce the project
25 engineer, Daniel Peveraro, to just take the Board

1 through the site plan and the floor plans.

2 SUPERVISOR SALADINO: Counselor, would
3 you kindly turn that board in a manner that
4 everyone in the room can see it as well as the Town
5 Board?

6 MR. AVRUTINE: Surely.

7 SUPERVISOR SALADINO: Thank you so
8 much.

9 MR. AVRUTINE: Would you like me to
10 just face it towards the audience?

11 SUPERVISOR SALADINO: If you could put
12 it over there (indicating) you can angle it in a
13 way that we can all share in being able to see it,
14 and if that is too low, someone can raise their
15 hand, and we can ask to raise it up, or you can
16 leave your seat to go take a look if anyone would
17 like.

18 (Whereupon, the display board was
19 repositioned to allow better viewing for the
20 assemblage present.)

21 SUPERVISOR SALADINO: Thank you,
22 counselor.

23 MR. PEVERARO: Good afternoon.

24 Dan Peveraro with Key Civil
25 Engineering, 664 Blue Point Road in Holtsville.

1 SUPERVISOR SALADINO: Good morning.

2 Please proceed.

3 MR. PEVERARO: As Mr. Avrutine said,
4 this is a proposed interior renovation of an
5 existing fully developed site that is currently
6 comprised of a 30,536-square-foot warehouse and
7 almost entirely impervious. There's only about
8 300-square-feet of landscaping.

9 The site is current accessed via two
10 curb cuts along Eileen Way with a number of
11 existing stalls actually extending beyond the
12 property line along Eileen Way and into the
13 right-of-way, fully abutting the curb line of
14 Eileen Way.

15 The proposed modifications are for an
16 interior renovation of the space of
17 10,393-square-feet for a luxury pet hotel;
18 modification of one of the existing curb cuts along
19 Eileen Way to slightly relocate it; the removal of
20 the existing stalls in the right-of-way; and
21 replacement with landscaping, with six feet of
22 landscaping within the property, compliant with
23 Town Code requirements.

24 But it's important to note that in
25 addition to those six feet, we are also adding

1 about 10 feet of landscaping in the right-of-way
2 that's currently parking stalls, so, in reality,
3 we're adding about 16 feet of proposed landscaping
4 from the street frontage into the site.

5 Additionally, we'll have some proposed
6 regrading of the site in order to allow for ADA
7 compliant access, restriping of parking stalls
8 throughout the lot on what is currently asphalt
9 area, and a fenced-in enclosure in the rear for a
10 dog run.

11 Site lighting will be in compliance
12 with Town Code requirements -- 14-foot high
13 maximum, fully shielded LED lights -- with trash
14 enclosure located in the rear of the site.

15 I'd be happy to answer any questions.

16 SUPERVISOR SALADINO: Any questions?

17 Steve, go ahead.

18 COUNCILMAN LABRIOLA: Just a question
19 on the stalls in terms of how they're constructed,
20 in terms of eliminating waste.

21 How is that -- is that something you
22 can answer.

23 MR. PEVERARO: The parking stalls?

24 COUNCILMAN LABRIOLA: The animal stalls
25 in what you're calling the hotel.

1 MR. AVRUTINE: I'll have someone
2 address that, if I could, separately.

3 COUNCILMAN LABRIOLA: I thought that
4 would have been an engineering problem.

5 (Whereupon, there was laughter among
6 the assemblage present.)

7 MR. PEVERARO: We do have
8 representatives of the resort here to answer any
9 kinds of operations questions.

10 SUPERVISOR SALADINO: Okay.

11 MR. PEVERARO: If there are any
12 questions regarding the site layout, I'd be happy
13 to field those.

14 COUNCILWOMAN MAIER: I have a quick
15 question regarding the boarding.

16 I thought I heard you say that you will
17 be able to board over 100 dogs, is that --

18 SUPERVISOR SALADINO: 75.

19 COUNCILWOMAN MAIER: 75 dogs.

20 MR. AVRUTINE: Based upon the design of
21 the floor space, it can accommodate 125 dogs to be
22 boarded. That's not something that they typically
23 experience or expect.

24 On a more typical basis, a "maximum"
25 would be 75. That would be the number they would

1 maybe -- for holidays, vacations times, peak demand
2 for boarding -- but it can accommodate the 125.

3 COUNCILWOMAN MAIER: So where would
4 they go because I'm looking over here (indicating).

5 I'm assuming that luxury suites is
6 where they would be boarded, correct.

7 MR. AVRUTINE: Well, it's throughout,
8 but that I can have covered by the representative
9 of the applicant who would, actually, be doing the
10 operation of the facility.

11 COUNCILWOMAN MAIER: Okay.

12 SUPERVISOR SALADINO: Are there any
13 other questions on this?

14 MR. AVRUTINE: Yes, I was --

15 SUPERVISOR SALADINO: Oh, you were.

16 Just to dovetail with the
17 Councilwoman's question, does that mean the
18 applicant is committing to a maximum of no more
19 than 75 dogs there at any time.

20 MR. AVRUTINE: No. We would like to be
21 able to have 125 even though you don't expect it,
22 but that's how the premises has been designed, so I
23 didn't want to state that -- I wanted to explain
24 that typical, you know, it's analogous to a
25 religious use where you have typical, sort of,

1 attendance and then several times a year during
2 special holidays you have a maximum capacity, so
3 they typically don't experience that, but it is
4 designed, as I indicated, that it could accommodate
5 that many without a problem.

6 SUPERVISOR SALADINO: Counselor, is the
7 applicant committing to a ratio so that if it was a
8 holiday or if, for some reason, they had that many
9 dogs there, that they're committing to a minimum
10 number of employees that will be there watching
11 over the wellbeing of those animals?

12 MR. AVRUTINE: Well, of course.

13 They will have to have staffing to
14 accommodate the number of animals that are on the
15 premises. Absolutely.

16 SUPERVISOR SALADINO: What would that
17 ratio be, specifically, in numbers?

18 MR. AVRUTINE: I don't know.

19 I think that can be answered by this
20 gentleman (indicating). Let me introduce him, if I
21 may. The gentleman's name is Kevin Tennant, that's
22 T-E-N-N-A-N-T, and he is the representative of the
23 franchise, who are K9 Resorts.

24 I also have some booklets to hand up,
25 and he's going to just take us through the

1 operation.

2 (Whereupon, documentation was handed to
3 Town Clerk LaMarca for distribution to the Town
4 Board members.)

5 SUPERVISOR SALADINO: Would you kindly
6 begin with Councilwoman Maier's question?

7 MR. TENNANT: Sure.

8 MR. AVRUTINE: Just give your name and
9 address.

10 MR. TENNANT: Sure.

11 Kevin Tennant, Senior Director of
12 Operations at K9 Resorts, located at 43 South
13 Avenue, Fanwood, New Jersey, and I'm representing
14 the franchisor.

15 In relation to the number of boarding
16 and the number of dogs, is that your question.

17 COUNCILWOMAN MAIER: (Nods in
18 affirmative).

19 MR. TENNANT: So if I can point to the
20 board here, so, hopefully, you can all hear me.

21 COUNCILWOMAN MAIER: That's what I'm --
22 I'm looking at that as well.

23 MR. TENNANT: So you can see this
24 drawing here -- so this is the front of the
25 building (indicating), this is the entry lobby way

1 (indicating). So at K9 Resorts, and you'll see it
2 in the deck that is being handed out, we have three
3 different types of boarding types: A luxury suite,
4 executive rooms and traditional boarding.

5 So as you walk into the lobby, you will
6 see our luxury suites. Those are six rooms. It's
7 typical for a K9 Resorts. Those are 8 x 8 rooms
8 with flat screen TVs, high-end bedding. Those are
9 for the high-end portion of our boarding.

10 The more typical section of our
11 boarding facility is called the executive rooms,
12 and that's indicated in these dotted lines right
13 here (indicating). So we have three dedicated
14 rooms for the executive rooms. Those are
15 additional boarding, and those are -- imagine an
16 office cubicle with high walls and a door. That's
17 -- it's cage-free boarding for dogs. Again, same
18 luxury Kuranda bedding installed for those dogs.

19 And then we have our third level, which
20 is more entry level, and those are for folks that
21 crate-train their dogs at home or have puppies that
22 feel a little bit more safer in a smaller
23 environment. We have traditional compartment
24 boarding. Those are single compartments or double
25 compartments, and they're identified in this room

1 here (indicating), and those are typical
2 crate-sized lodgings.

3 So, in total, for this location, there
4 is 91 rooms, or lodgings, that are -- it's about 20
5 above the typical K9 Resorts. This location, being
6 over 10,000-square-feet, allows for additional
7 boarding, and we use a percentage of about 20
8 percent of overage of the typical lodging for folks
9 that have multiple dogs that can stay together in
10 the same room. We never board strange dogs
11 together. It's only family dogs together that are
12 used to living in the same home. They can reside
13 in the same boarding location.

14 COUNCILWOMAN MAIER: Okay. So that
15 answers my question for that.

16 So mingling of dogs that are not, you
17 know, in the same household, is that something that
18 you do?

19 And are the dogs that are in the
20 executive suites -- can they see each other, are
21 those --

22 MR. TENNANT: They are completely
23 enclosed, private rooms. There's glass along the
24 top for the staff to be able to look in, you know,
25 look on the dogs. There's glass in front of the

1 door, and then there's a small piece of glass along
2 the top, but for the dogs themselves, they cannot
3 see the other dogs in the other lodgings.

4 COUNCILWOMAN MAIER: How many times a
5 day are they let out?

6 MR. TENNANT: Well, it depends. So any
7 dog that is boarding at K9 we do an evaluation of
8 ensuring that the dog is capable of playing with
9 other dogs, and if those dogs pass the evaluation,
10 they'll be in group play. So, and, the group play
11 occurs in the doggie day care rooms in the back
12 here (indicating) as well as the outdoor areas
13 (indicating).

14 If those dogs do not pass the
15 evaluation, then they're considered a private play
16 dog, and they are not mingled with other dogs, and
17 they get private playtimes with our trained staff,
18 our pet techs, four times a day for about fifteen
19 minutes a time in this area right here
20 (indicating), which is our private play yard. So
21 they don't have any integration with any dogs if
22 they're not friendly with other dogs.

23 The only rule that we have at K9
24 Resorts is that all dogs that enter our doors have
25 to be people friendly. We have operations for

1 handling any dogs that are not dog friendly.

2 COUNCILWOMAN MAIER: Thank you for
3 clarifying.

4 I have a dog that meets that
5 description. Loves people, but is not really good
6 mingling with other dogs.

7 MR. TENNANT: Sure.

8 COUNCILWOMAN MAIER: I think that
9 answers all my questions.

10 Thank you.

11 MR. TENNANT: Okay.

12 COUNCILWOMAN JOHNSON: So you're doing
13 interior alteration.

14 Are you completely doing the exterior?

15 Are you going to do a new facade for
16 the exterior.

17 MR. TENNANT: Yes, we are.

18 This is the facade drawing here
19 (indicating).

20 The franchisee, Glen Vogelmann, as well
21 as the landlord, have committed to refacing the
22 entire building.

23 As you know, right now, it's industrial
24 space. It's a warehouse. But this is the
25 current -- this is the full facade of the building

1 (indicating), this is the two floor section of the
2 building as it exists right now (indicating), and
3 the landlord has committed to resurfacing --
4 refacing the entire building, so we will occupy
5 this side of the building (indicating) up to where
6 it says dog day care, and then this, beyond here,
7 (indicating) is the additional space that's not
8 being used.

9 That will be used for warehousing, but
10 the entire facade will be done as well as
11 landscaping in the front.

12 If I may take a few minutes, I'd like
13 to take you through the deck that was handed out to
14 you.

15 So a little bit of brand history. We
16 were founded back in 2005 by two brothers, Steven
17 and Jason Parker, that when in high school, started
18 a dog-walking business. And one of their long-time
19 clients of their dog walking business asked them to
20 pick their dog up from a local boarding facility
21 and Steven said, sure, it's not something we
22 normally do, but I'd be happy to do that, went to
23 go pick up the dog at the Morris Animal Inn and
24 walked in and was blown away by what he had seen.

25 It was very high-end, not imagined of

1 what a kennel used to be, walked in there, was very
2 high-end, very over-the-top, and he had a vision
3 of, wow, we could do something like this, I think
4 we make a business out of the it, so back in 2005,
5 the first resort opened. That's our flagship
6 location located in Fanwood.

7 The brothers have over twenty years of
8 pet care experience. As mentioned, we are a
9 franchise business. We just opened our 16th
10 location. We do have 17 locations, one of them is
11 currently closed and is going through an ownership
12 change, but 16 are open right now across the
13 nation. We just opened in Chandler, Arizona; and
14 we have over 75 territories sold as of today in
15 various areas of development.

16 Our purpose is to provide a
17 home-away-from-home for dogs where dogs would love
18 to stay and play and customers will know that their
19 dogs are cared for on a five-star level.

20 Those icons at the bottom of the page
21 is showing the things that we do not do at K9
22 Resorts. We only like to do things that dogs
23 enjoy, and to watch dogs enter a K9 Resorts, you
24 literally see them barking in the car to get out of
25 the car to run in the doors. They get very

1 excited.

2 So what we don't do is we do not do any
3 grooming; although, we do give baths. We do not
4 clip dogs' nails, we do not provide injections, and
5 we do not provide any retail. We are purely -- we
6 only just focus on boarding and day care.

7 So the next slide, on Page 2, is the
8 dog's journey.

9 So back in the day, dogs were working
10 dogs. You know, they were, you know, hunters, they
11 were herders, they became utility dogs for
12 security, then, you know, quickly became pets, and
13 now they're family members where they're in family
14 portraits, we celebrate their birthdays, they're in
15 our Christmas cards, we dress them up on Halloween,
16 so they have truly become family members.

17 As I mentioned before, we focus on
18 luxury boarding. We -- it's all-inclusive, as I
19 had mentioned before, so dogs that stay with us on
20 our boarding side have private playtimes, and they
21 also are in our group play all day long, so they
22 are not in their -- if they're approved for day
23 care -- they are not in their lodging all day long.
24 They are out in group play, playing all day long.

25 We provide a low-stress environment,

1 high-enjoyment getaway. The three levels of
2 accommodations I had mentioned are luxury suites,
3 executive rooms, and traditional boarding; Kuranda
4 luxury dog beds; we provide our house food, which
5 is a Blue Buffalo GI formula, which is a
6 veterinarian prescribed food, which is gentle on
7 the dogs' stomachs.

8 Being away from home can be very
9 stressful for dogs, so we want to make sure that
10 they are very comfortable in their environment, so
11 the food that we provide is recommended to help
12 with their GI issues, and, then, again, our choice
13 of group play and personal playtimes with our pet
14 techs.

15 Things of note -- so the average
16 holiday overnight stay with us is about three to
17 seven nights, and that, typically, occurs over the
18 Summer and during the holidays. So it runs in
19 tandem with the school schedule, so when families
20 are going on vacation, that's, typically, our
21 highest time of the year for boarding, and we
22 adhere to industry overnight protocols.

23 The next page is a snapshot of what our
24 luxury suite hallway and executive rooms and
25 compartments look like.

1 So you walk into a K9 Resorts and you
2 see lots of mouldings, columns, porcelain tiles,
3 and crystal chandeliers. It's really a "wow"
4 experience once you enter our lobbies.

5 On Page 5, we talk a little bit about
6 our day care. So, the benefits of doggie day care
7 -- dogs can be lonely when they're left at home all
8 day long. Socialization is really important, and
9 dogs do learn off of each other. They make
10 friends, and I've witnessed this personally. It's
11 like a high school clique. When all the dogs are
12 in doggy day care, they run to their friends, they
13 hang out with their friends all day long. It's
14 really funny to watch. And then better than the
15 alternatives is just leaving your dog at home by
16 themselves when you're at work or the kids are at
17 school.

18 It's also a nice change of scenery. We
19 give them a little mini vacation, and they get to
20 expel energy, stay in shape, and actually lose
21 weight.

22 Some notes there -- any dog that is
23 staying overnight does participate in day care as
24 long as they've been approved through our
25 evaluation process, and, if not, again, they have

1 private playtimes with our certified pet techs.

2 In the chance that an owner does not
3 pick their dog up from day care, say they got stuck
4 at work, what have you, we can transition that dog
5 to an overnight stay without any issue.

6 We do have -- as you see on the sheet
7 here (indicating), there are three play yards, but
8 two of them are active group play play yards -- a
9 small group and a large group. Our small dog day
10 care is for dogs that are 30 pounds and under; our
11 large group is 30 pounds and over.

12 And, as I mentioned, they do go through
13 a full-day, eight-hour evaluation process in which
14 we remove all of the dogs in day care, we bring the
15 new dog into the room, give them a few minutes to
16 assimilate to the new environment, and, one by one,
17 we start introducing one dog from the pack that's
18 outside to see how they interact with each other.

19 And our pet techs are certified and
20 trained to observe any dog behaviors where the new
21 dog may be feeling under stress or aggression or
22 anything like that, and then we'll pause the
23 evaluation, we'll bring the dog back to its lodging
24 for about a half an hour or so, and then
25 reintroduce the evaluation process again.

1 If the dog is comfortable with it, then
2 they get graduated into our day care program, which
3 is identified in our POS system.

4 One important thing to note, our day
5 care rooms are never left alone. They are always
6 supervised by our pet techs, and the number of
7 staffing that we have at any given time is dictated
8 by the number of dogs that we have in the facility
9 at any given time.

10 Our current ratio, our standard, is 1
11 to 20, so for every 20 dogs, we have one staff
12 member that are in the day cares, and then that
13 also dictates how many customer service
14 representatives we have working at the front desk
15 to help with the volume of dogs that are coming in.

16 SUPERVISOR SALADINO: What is that
17 ratio?

18 MR. TENNANT: It's 1 to 20. Our
19 company standard is 1 to 20.

20 SUPERVISOR SALADINO: One employee to
21 20, but that includes the people at the front desk
22 who may not interact with the dogs?

23 MR. TENNANT: Well, every employee
24 interacts with the dogs. So our front desk team --
25 our customer service representatives -- are the

1 ones that are meeting the customers at the front,
2 taking the dogs by the leash and bringing them to
3 the day cares. The ratio of 1 to 20 is how many
4 pet techs we have monitoring the playrooms at any
5 given time.

6 So I can give an example. In Fanwood,
7 which is our flagship location, at a minimum, we
8 always have three pet techs in the large dog day
9 care and two in our small dog day care because they
10 welcome that many dogs in on a daily basis for day
11 care.

12 But, then, again, from our customer
13 service values, we want to make sure that the
14 customer has a smooth entry and exit from the front
15 of the building, so we would also elevate the
16 front-end staff to ensure that that front desk is
17 staffed at all times to help with the flow of
18 customers coming and going.

19 On Page 7, that's an example of our
20 private play yard, and that's identified right here
21 (indicating). On our sheet here (indicating) these
22 individual rooms are just pens to let the dogs out
23 in the morning. That's typically where our pet
24 techs are running our boarding dogs out to those
25 pens to relieve themselves before they come back to

1 their room that has already been cleaned, and they
2 have fresh food and water for their breakfast.

3 And then that whole area right there
4 (indicating) is where our pet techs will do
5 playtimes with the dogs. They'll run back and
6 forth, they'll play fetch, they'll rub bellies,
7 they have a great time, and that's, typically,
8 about fifteen to twenty minutes a day, four times a
9 day, in the private play yard.

10 On Page 8, I mentioned that we do do
11 baths. That is the only thing that we do as far as
12 grooming is concerned, and that's really because we
13 want our guests to go home smelling better than
14 when they came in. And dogs are very actively
15 playful. They play with their mouths, they roll
16 around on the ground, so we want to make sure that
17 they're going home fresh and clean after every
18 boarding stay.

19 Baths are also only done for all
20 registered guests. We don't allow customers off
21 the street that are not a registered guest of K9
22 Resorts to come in and do a bath. And day care
23 customers can also request a bath. It's not only
24 just for boarding customers. It's for all
25 registered guests.

1 In the next section, we're going to
2 talk a little about our materials and design, so
3 that's really the bones that go into a K9 Resorts
4 that sticks us apart from our competition.

5 The first thing is our HVAC system. So
6 every K9 Resorts goes in with brand-new HVAC
7 systems. We -- some of our competitors have all of
8 their lodgings and day cares under one roof and
9 share an HVAC system. We do not do that.

10 Our areas are broken out into five
11 zones, and that is to help with the cleanliness of
12 the air and also to stop any breakouts from canine
13 cough or anything else that may happen, you know,
14 it happens in kennels, to spread throughout the
15 building. So it's very important to us to have
16 five zones in all K9 Resorts locations, as you can
17 see here.

18 We also put in an in-duct UV light
19 system called "pet-airapy." That kills all
20 airborne pathogens, helps with odor, and also helps
21 with any airborne pathogens going through the
22 system, as well as we do upper air UV systems in
23 all boarding rooms and day cares, and that's the
24 graph at the upper part of that slide.

25 Other functional materials -- we use

1 all nonporous porcelain tile throughout the
2 building. That is to eliminate any build up of
3 bacteria, of dirt that could provide odor, that
4 messiness, you name it. So nonporous tile
5 throughout the building. That's on the floors and
6 also up the walls in all of the luxury suites as
7 well as the perimeter walls of the executive rooms.
8 It's very durable, very easy to clean. We also use
9 an epoxy grout so that also repels any bacteria
10 build up that may contribute to illness or odor
11 throughout the building.

12 SUPERVISOR SALADINO: Just to back up,
13 just another question.

14 MR. TENNANT: Sure.

15 SUPERVISOR SALADINO: You have specific
16 rooms where the dogs will recreate as well as for
17 the boarding spaces?

18 MR. TENNANT: Correct.

19 SUPERVISOR SALADINO: Does each one
20 have a drain, and, if so, where do your drains lead
21 to?

22 MR. TENNANT: We do not have drains in
23 any of those rooms. The only rooms that have
24 drains will be the kitchen where the sink is and
25 our bathing room for the shower and the bathtub.

1 The day care rooms and the boarding rooms
2 themselves do not have drains.

3 The cleaning solution we use is called
4 REScue. It's a hydrogen peroxide based cleaner,
5 it's hospital grade, and we wash down all of the
6 enclosures, the floors and everything. And it
7 evaporates into oxygen and water, so it, literally,
8 just dries in place. There's no need for any
9 squeegeeing, any hosing down, anything. The only
10 areas that we hose down will be the outdoor area.

11 SUPERVISOR SALADINO: So then you --
12 how do I say this tactfully -- when you're cleaning
13 up after a dog, it goes into a bucket --

14 MR. TENNANT: Correct. Yes.

15 SUPERVISOR SALADINO: -- and that
16 bucket is put into a toilet?

17 MR. TENNANT: No.

18 We actually have -- in our janitor's
19 room, there is a mop bucket sink that those would
20 be emptied out into and then as well as replaced
21 with new water and solution.

22 That is correct, yes. We do not have
23 any floor drains.

24 SUPERVISOR SALADINO: So everything is
25 running into the Nassau County sewage system?

1 MR. TENNANT: It would, yes.

2 SUPERVISOR SALADINO: Okay. That's my
3 question.

4 Thank you.

5 MR. TENNANT: Sure.

6 On Page 11, this is an example of our
7 Cherry Hill location with the epoxy flooring.
8 That's the large day care room.

9 On Page 12 is our outdoor area. So we
10 use a material called K9Grass, which is produced
11 exclusively for this use. It has Microban
12 technology so it kills any bacteria buildup.
13 Imagine it as an artificial turf without the
14 backfill, so, you know, it's like a soccer field
15 without all the rubber pellets. That allows all
16 moisture to percolate down into the ground soil
17 below as it would in your backyard.

18 And you can see on the next page is a
19 cut sheet of what K9Grass looks like. So what,
20 typically, happens in the backyard areas -- the
21 ground dirt is exposed, we'll do a percolation test
22 to make sure that the water, rain water, anything
23 like that, percolates appropriately. Then we
24 install a layer about -- typically, two to three
25 inches of crushed aggregate, and then on top of

1 that is the K9Grass material, and then our fencing
2 is adhered on top of that area for a secure
3 environment for the dogs.

4 On the next page, Page 14, is a cut
5 sheet of our fence. So it is produced by
6 CertainTeed, it's called Bufftech, and it is a
7 rotationally molded fence that is scientifically
8 proven to absorb 98 percent of all direct sound
9 that hits it.

10 And the reason for that is there is no
11 slats like a traditional vinyl fence would have.
12 It's one solid piece, and there's a sound buffer in
13 between it so that it absorbs all sound and also
14 can reverberate sound back towards the building.

15 Our fencing is eight feet high; that is
16 for the security and safety of the dogs. If
17 they're in a safe environment, they can't see out.

18 Typically, dogs, when they see things
19 outside of their environment, they tend to get
20 riled up and start to bark, so this is a solid
21 fence, they can't see outside the fence, and then
22 folks can't see into the fence to distract the dogs
23 as well.

24 Some other materials, some functional
25 materials throughout the building, we have a

1 specific ceiling tile we use. It's a scrubbable
2 material. It also has sound mitigating qualities
3 to avoid any sound bleeding throughout the building
4 or into neighboring tenants.

5 We use acoustic wall art so prints of
6 dogs throughout the building, which has foam
7 insulation on the inside, that absorbs any noise
8 travelling throughout the building.

9 And then we also have our strategic
10 layout, as I mentioned before, that all K9 Resorts
11 are zoned in certain areas.

12 So the lobby is one zone away from the
13 boarding facility, which doesn't interact with the
14 day care facility. And all of those walls are
15 constructed all the way up to the roof deck, so
16 there's no sound bleeding over the ceiling tiles
17 into other areas of the building.

18 And then, lastly, we'll talk about
19 operations. I had mentioned about our certified
20 pet techs and certified customer service
21 representatives. We are an internationally
22 recognized winner from the IBPSA, which is the
23 leading organization for animal care, and we do
24 utilize some training techniques from The Dog
25 Gurus.

1 Robin Bennett is a partner of K9
2 Resorts, so all of our training programs are along
3 those lines, so it's really observing dog
4 behaviors, eliminating dog fights, and proper care
5 for dogs including pet first aid, et cetera.

6 We have three different sections to our
7 training. So the first is our foundation, which is
8 resort basics. That's the, you know, values of K9
9 Resorts, dog behavior and handling, our services,
10 and run carts. So that's all of our specific
11 services that we offer at K9 Resorts.

12 And then also, health observer, which
13 is all of our employees are pet CPR and pet first
14 aid certified. It is a requirement of our brand.

15 And then specializations. We give
16 training on bathing and hair care. Very important
17 Sanitation guidelines that we have, how to run a
18 proper day care, and then also customer service at
19 the front desk.

20 And then advanced training. That would
21 be for advanced customer service for our management
22 team, as well as overall management of a K9
23 Resorts.

24 On Page 18, just some examples of what
25 we offer for the franchise system.

1 So we work very closely with the layout
2 of a K9 Resorts location. We have posters in the
3 bathing room on how to properly give a bath
4 according to our standard. We have daily check
5 lists to make sure that every location operates
6 exactly the same with all of our high standards.
7 We also have specific scripts. We also offer very
8 specific training for all of our franchisees at our
9 corporate office where they will come in for a
10 two-week period at our home office in Fanwood.

11 They'll learn our system for a week,
12 very classroom-style learning, and then they become
13 employees of one of our corporate locations, and
14 they do everything that they learned the week
15 before. Then they transfer that knowledge back to
16 their Resort where they'll be hiring their team.
17 They train their team in exactly in the same manner
18 that we did back in the franchise office, and then
19 a member of the Operations team, whether it's
20 myself or one of my Operations managers, will be
21 on-site in every new location one week prior to
22 opening and one week post-opening to offer
23 additional hands-on support for training.

24 COUNCILWOMAN MAIER: I have a question
25 regarding the training.

1 MR. TENNANT: Sure.

2 COUNCILWOMAN MAIER: Do you require --
3 how many people do you require to go through that
4 training in New Jersey?

5 MR. TENNANT: Every employee goes
6 through -- in the franchise office?

7 COUNCILWOMAN MAIER: Correct.

8 MR. TENNANT: That would be the
9 franchise owner and any management team member that
10 they have hired at that time.

11 COUNCILWOMAN MAIER: Okay.

12 MR. TENNANT: So it could be three or
13 four people per location that comes in. I've had
14 as many as three new Resorts come in for training
15 at one given time.

16 COUNCILWOMAN MAIER: So not just
17 employees, correct?

18 So more management.

19 MR. TENNANT: It's more management and
20 franchise owner that comes to the office.

21 COUNCILWOMAN MAIER: Okay. And then
22 turnover of management requires the new management
23 to come to training?

24 MR. TENNANT: Yes, we do. Yes. And
25 the new managers must be certified as well. We

1 have a whole certification process. They must also
2 be pet CPR certified, and we also require them to
3 take a certification. It's called the PPBC,
4 Professional Pet Boarding Certification, Level 1
5 and 2, and that's really about the care of dogs,
6 running a facility, boarding, day care, and that's
7 a requirement of all franchise owners as well as
8 management team members.

9 COUNCILWOMAN MAIER: And you said that
10 was two weeks?

11 MR. TENNANT: That is -- in our office
12 it's a two-week period, yes. And then we offer
13 hands-on training at the specific location around
14 their grand opening time.

15 COUNCILWOMAN MAIER: Okay. For the
16 employees.

17 MR. TENNANT: For the employees, yes.

18 But at that point, the franchise owner
19 and the management team would have already trained
20 their team. We're just there to make sure that
21 they have gone through all the training, and
22 they're certified, and they're running everything
23 properly according to the system.

24 COUNCILWOMAN MAIER: Prior to the
25 opening, as a franchisor, how many employees and

1 management team do you require?

2 MR. TENNANT: We recommend at least
3 hiring 20 people to start. We have a brand minimum
4 of having at least five people on when you first
5 open and then, obviously, that changes by the
6 amount of dogs that are coming into the building.

7 You know, on day one, you're lucky if
8 you have a dozen dogs come in from your grand
9 opening, but that quickly builds, and that quickly
10 expands the team. That's why even though we have
11 five people at any given time as the minimum, we
12 ask for at least 20 to 25 to be able to ramp up
13 quickly to be able to add additional staff on to
14 handle the volume of dogs that are coming in.

15 I can speak for the Fanwood location
16 that's been open for 17 years now. They're up to
17 -- they have about 40 employees now and have
18 20-plus people on at any given time because of the
19 volume that they do.

20 COUNCILWOMAN MAIER: So do you, I guess
21 being a franchisee myself in a different industry,
22 I understand, you know, the complexities of being a
23 franchisee and some of the concerns on the
24 franchisor side, so do you -- if you have a
25 franchisee that does not meet that minimum, do you

1 push back the opening?

2 MR. TENNANT: We have pushed back
3 openings before, yes.

4 We have a lot of trigger points that we
5 need to have met prior to announcing a grand
6 opening. One of them is making sure we have a CO
7 on hand. We want to make sure that the building is
8 able to be occupied and then also that the team has
9 been hired, certified.

10 We ask for two weeks of a schedule to
11 ensure that all of the positions are handled. We
12 ask for a schedule of what the grand opening will
13 look like for the grand opening day because we do
14 welcome hundreds of people to a new location grand
15 opening, so we want to make sure that we're fully
16 staffed for that, as well as making sure all the
17 supplies are there, everything's put away, all the
18 beds are made. So those are all trigger points
19 that we do prior to announcing the grand opening.

20 Once that has all been satisfied, it's
21 usually a two-week timeframe, then we announce the
22 grand opening. And that allows us to announce it
23 over social media, send out in-home mailers, things
24 like that.

25 So it's not like you get your CO and

1 then we're opening the next day. There's a good
2 runway of time for the staff to get additional
3 training and then a member of the K9 team to be
4 there on-site to make sure that it's ready for
5 grand opening.

6 COUNCILWOMAN MAIER: Now, I know in
7 this day and age we are all having challenges with
8 hiring. Say you do meet -- the franchisee doesn't
9 meet the minimum of hiring to open, you have a
10 turnover of staff, do you have people on the
11 corporate side that will be able to pitch in to
12 make sure that there is no interruption of
13 business?

14 MR. TENNANT: We do. For sure. We
15 have done that before many times, and we're local,
16 right out of New Jersey, so it works out great for
17 Glen.

18 COUNCILWOMAN JOHNSON: If this project
19 were approved, how long do you think it would take
20 to turnaround the building, the property, and get
21 it going?

22 MR. TENNANT: Well, before supply chain
23 issues and all that, it was typically a four-month
24 build. I would say probably -- what are we
25 thinking -- with the facade work -- six or seven

1 months probably.

2 COUNCILWOMAN JOHNSON: You're not in a
3 residential area, so you've reached out to the
4 other property owners around you, and have you had
5 good feedback?

6 MR. TENNANT: In existing locations?

7 Yes, we have.

8 COUNCILWOMAN JOHNSON: No. Where
9 you're proposing this.

10 MR. TENNANT: I don't believe we have
11 because we're above the requirement to do so; is
12 that correct?

13 MR. AVRUTINE: The public notices were
14 sent out. If you look at the radius map, there's
15 no residences even within the radius.

16 COUNCILWOMAN JOHNSON: That's what I
17 said.

18 You're not in the residential area, but
19 you've reached out and you've had positive
20 feedback?

21 MR. AVRUTINE: As a matter of fact,
22 there's one gentleman here, and I think he's going
23 to speak. He owns the property directly across the
24 street --

25 COUNCILWOMAN JOHNSON: Great.

1 MR. AVRUTINE: -- and will offer his
2 insights when the Board calls upon him to do so.

3 COUNCILWOMAN JOHNSON: Thank you.

4 COUNCILMAN LABRIOLA: Mr. Tennant?

5 MR. TENNANT: Yes.

6 COUNCILMAN LABRIOLA: By the way, first
7 of all, it's a very thorough presentation.

8 Thank you.

9 MR. TENNANT: Oh, thank you.

10 COUNCILMAN LABRIOLA: I wanted to talk
11 to you about the evening hours --

12 MR. TENNANT: Yes.

13 COUNCILMAN LABRIOLA: -- and the
14 overnight guests that you have in the luxury suites
15 and the executive suites, right, that's where
16 they'd be overnight?

17 MR. TENNANT: Yes, correct.

18 COUNCILMAN LABRIOLA: So your employees
19 leave at 8:00 p.m.?

20 MR. TENNANT: Yes, we do.

21 COUNCILMAN LABRIOLA: So, afterwards,
22 you're relying upon, I imagine, it says camera,
23 video surveillance and security systems.

24 MR. TENNANT: We do.

25 COUNCILMAN LABRIOLA: So if there was

1 something to happen in the evening after your
2 employees left, you have a monitoring service, or
3 do you have additional employees remote and
4 employees that are monitoring?

5 How does that work.

6 MR. TENNANT: So in every K9 Resorts,
7 we require fire sprinklers. We require smoke
8 detectors, a fire alarm system, including security,
9 and then CCTV cameras that are internal just to the
10 management and the ownership of the building.
11 Those are really our systems we have in place for
12 overnight.

13 If any emergency happened to pop up as
14 far as a fire or a break-in or anything like that,
15 those systems would trigger first responders as
16 well as the call list on ADT, which is listed in
17 location order, so the closest person to the
18 building would be the first person called to
19 respond.

20 As far as any dog breaking out of its
21 location, that would be visible by the camera, so
22 that would be the management team or the franchise
23 owner to be checking in on the camera overnight,
24 but we do not physically have anybody in the
25 building overnight, and that's by design.

1 The industry standard is to not have
2 anybody in the building overnight, and that is for
3 the comfort of the dogs.

4 So after a long day of play, we want
5 them to be very calm and sleeping in their
6 accommodations, and in speaking with experts in the
7 field, as well as some competitors, they also do
8 not do it, and those that do have it -- have
9 cleaning crews overnight -- and those cleaning
10 crews are going throughout the building and then
11 making the dogs restless, and they're not able to
12 be calm at the end of the night.

13 So at the end of the night, at 8:00
14 when our staff leaves, all the dogs have been out
15 for the last time, they've been fed, they have
16 fresh water, we turn off all the lights, we have
17 spa-like music -- if you've ever been to, like, a
18 Hand and Stone or a Massage Envy, that music that's
19 playing, that plays over throughout the building.
20 It's a very calm, peaceful environment for the
21 dogs. All the dogs are secure, all the doors have
22 been locked and secured, we set the alarm, and the
23 dogs are tucked in for the night.

24 But we don't specifically have anybody
25 in the building on-site, and that's by design just

1 to allow for the comfort and, you know, quietness
2 of the dogs.

3 COUNCILWOMAN JOHNSON: Just curious,
4 have you ever had a dog break out?

5 MR. TENNANT: Not to my knowledge, we
6 have not had a dog break out, and that's part of
7 the procedure is to make sure all the doors have
8 been locked and secured, but, no, we have not had
9 any dogs break out --

10 COUNCILMAN LABRIOLA: They'll be trying
11 to break in.

12 MR. TENNANT: -- and in 17 locations
13 and being in business for as long as we've been,
14 we've also never had an incident overnight.

15 COUNCILWOMAN WALSH: You also have a
16 few different doors, right?

17 MR. TENNANT: We do. So I'll refer
18 back to the graph here (indicating).

19 So these -- we -- at our grand opening,
20 we give full access to customers throughout the
21 entire building because we have no dogs in the
22 building.

23 So at a grand opening, we cut the
24 ribbon, we bring them all through the nooks and
25 crannies of the building including the outdoor

1 area. Once we've accepted our first dog, then we
2 restrict all customer traffic to our tour hallway
3 (indicating).

4 Any area that a dog resides in has a
5 keypad, so it's not just like a regular door handle
6 where anybody can go in.

7 So front door (indicating), you can
8 walk right into the lobby, but this door here
9 (indicating), the door to the manager's office
10 (indicating), all of these doors (indicating), also
11 have locks. Any door leading into the hallway and
12 boarding areas (indicating) all have keypad locks
13 as well as the outdoor area (indicating).

14 So it's a very secure building, and we
15 also designed it in a way where if a dog happened
16 to get away from a pet tech, say when they're
17 walking to the day care area, they cannot breach
18 the exit of the building. And the only exit from
19 the building that we allow all employees, even the
20 trash comes out, is the front door.

21 So the dogs have to pass certain number
22 of doors in order to make it to the lobby, so we do
23 make sure the building is very secure from that
24 perspective.

25 COUNCILMAN LABRIOLA: Mr. Tennant, are

1 the owners allowed to -- are they able to access
2 the video feed that your franchise owner is able to
3 do that?

4 MR. TENNANT: The dog owners?

5 COUNCILMAN LABRIOLA: The dog owners.

6 Can they monitor their dogs or their
7 pets at night.

8 MR. TENNANT: No. No, they don't.
9 It's only internal for our use only.

10 That's another thing that we've done a
11 lot of research on with competitors, and I hate to
12 say it, those who put cameras in wish they never
13 did because of, you know, my dog doesn't look like
14 it's playing with other dogs, or my dog looks
15 thirsty, you know.

16 We pride ourselves in providing a fun,
17 safe environment for dogs, and you're trusting us
18 with your prized possession, so rest assured that
19 it's being well taken care of. So that's, you
20 know, how we speak to customers about it. None of
21 our locations have cameras externally for customers
22 to view.

23 We do provide pictures. If customers
24 do want to see pictures of their dogs, whether it's
25 in day care or boarding, if they're staying for a

1 long time, our franchise owners do provide pictures
2 through our POS system or over e-mail, and the
3 owners love that. We also post dogs on social
4 media, which they love seeing their dogs being like
5 rock stars. They get all excited about that.

6 COUNCILMAN LABRIOLA: Last question,
7 Mr. Tennant.

8 Does the franchisor set the pricing for
9 the various suite levels -- luxury, executive, day
10 care.

11 MR. TENNANT: We provide guidance, but
12 it's ultimately up to the franchise owner
13 themselves to provide the pricing.

14 So we'll do a competitor pricing
15 landscape to any competition in the area. We'll
16 look at the certain levels of accommodations, the
17 services they provide, and we're, typically,
18 slightly above, you know, where the competition
19 would be.

20 SUPERVISOR SALADINO: For Long Island?

21 MR. TENNANT: I'm sorry?

22 SUPERVISOR SALADINO: For the average
23 across all of Long Island?

24 MR. TENNANT: That's what we look at,
25 yes. It's not the national average, it's more of a

1 localized so --

2 SUPERVISOR SALADINO: Well, does
3 localized mean all of Long Island or just Syosset?
4 That's where the rubber meets the road.

5 MR. TENNANT: Well, Glen, you can
6 answer that one.

7 SUPERVISOR SALADINO: You can come up
8 with any average you want depending on how wide or
9 small a survey you do.

10 MR. VOGELMAN: So in terms of pricing,
11 we looked at pricing across all of Nassau County.

12 MR. AVRUTINE: Glen, state your name
13 and address.

14 SUPERVISOR SALADINO: You look at all
15 of Nassau County as the captured area.

16 MR. VOGELMAN: Yes.

17 SUPERVISOR SALADINO: Thank you.

18 MR. VOGELMAN: My name is Glen
19 Vogelmann, 6 Nome Drive, Woodbury, New York.

20 And I'm also five minutes -- to your
21 question, Councilman Labriola, I'm five minutes
22 away from the location, so if there's ever any
23 issue, I'm, literally, right down the block, five
24 minutes away.

25 COUNCILMAN LABRIOLA: Okay. Thank you.

1 MR. TENNANT: Just for reference, our
2 location we're opening in a few weeks in Garden
3 City will have the highest rates of any K9 Resorts
4 based on the competition and the market.

5 MR. VOGELMAN: And our cost of doing
6 business.

7 MR. TENNANT: And the cost of doing
8 business, exactly.

9 COUNCILWOMAN MAIER: Do you have any
10 other locations that are open currently on the
11 Island?

12 MR. TENNANT: Garden City will be the
13 first one.

14 COUNCILWOMAN MAIER: It will be.

15 MR. TENNANT: Yes. The closest one, I
16 would say, in New Jersey to here would be probably
17 Fanwood, our flagship location.

18 SUPERVISOR SALADINO: Are there any
19 other questions?

20 (Whereupon, there was no response from
21 the Board.)

22 SUPERVISOR SALADINO: I just have one.

23 MR. TENNANT: Do you want me to finish
24 the deck or do you want to ask?

25 SUPERVISOR SALADINO: Go ahead, please.

1 MR. TENNANT: I just have a few more
2 pages, I apologize.

3 SUPERVISOR SALADINO: That's okay.
4 It's very thorough.

5 MR. TENNANT: Thank you.

6 So part of our operations is our point
7 of sale system. It's called, Gingr.

8 As I said, all customers must be
9 registered, and that really helps us with our
10 pickup and drop off times in our way of managing
11 traffic, which I'll get to in a little bit.

12 Our cleaning protocols. We have very
13 strict cleaning protocols and disinfecting
14 throughout our building. That is not only just
15 restricted to the inside, but as well as our
16 outdoor area, because odor and sound -- or the lack
17 of odor and sound -- is very important to our
18 brand.

19 We do very deep cleaning on a daily
20 basis. As I mentioned, we use a cleaner called
21 REScue, which is a hospital-grade hydrogen peroxide
22 based cleaner. There's no harm to the environment,
23 no harm to the materials. It kills pretty much
24 every bacteria and then keeps the location very
25 clean.

1 Some things I want to mention. There
2 was a question before about picking up of dog
3 waste. So we have -- we use a three-bag system,
4 we'll put it that way.

5 So a dog eliminates outside. Any
6 liquid waste in the outdoor area will percolate
7 through the turf system. We sanitize that turf
8 system every night with a product called Wysiwash.
9 It is an environmentally safe product. It kills
10 all types of bacteria, avoids all bacteria buildup,
11 and also mitigates odor. We use that on every
12 outdoor surface, the side of the building, the
13 fencing, the play equipment, and the turf, and it's
14 utilized every night when we shut down day care.

15 It's as easy as just watering your
16 lawn. You just put it on the surface, it dries,
17 and it kills all bacteria.

18 We have a mixing station to ensure that
19 we use the proper protocols of cleaner to water.
20 Just to make it as effective as possible, we use a
21 foamer. That's done -- used every weekend in the
22 outdoor area, and that's really just for a more
23 deep cleaning sanitation. We use the foamer, which
24 has REScue in it.

25 And as I mentioned, picking up solid

1 dog waste -- a dog happens to poop in the backyard,
2 we pick it up immediately in a biodegradable poop
3 bag. It goes into our 55-gallon drum that's
4 located in all of our day care areas.

5 At the end of the day, that bag is then
6 tied up and put into another contractor bag and
7 then disposed of in the private Dumpster that we
8 have for this location in the back of the building.
9 And then that Dumpster is picked up twice weekly,
10 and we haven't had any sort of issues with volume.
11 That's the same size Dumpster and the same regular
12 pickup as we do in our highest volume location.

13 SUPERVISOR SALADINO: And the Dumpster
14 -- you're assuring or guaranteeing us that the
15 Dumpster lid always stays closed?

16 MR. TENNANT: Correct. Absolutely.

17 I had mentioned our Operations and
18 Safety, so we talked about that.

19 So all of our guests are preregistered,
20 and I just want to take some time to talk about how
21 quickly our handoff is.

22 So customers all have to register their
23 dogs. They would have gone through -- we would
24 have met the owner, they would have gone through a
25 tour of the facility, they'll come in for an

1 evaluation. Once they do the evaluation, that dog
2 and that owner is in our system. They're good to
3 go.

4 The typical drop-off time for the dog
5 for a day care client, with a reservation, is 30
6 seconds. The customer, literally, walks in the
7 building, hands off the dog to one of our customer
8 service reps, the customer walks out, and the dog
9 is in for day care.

10 For a boarding check-in, it's less than
11 three minutes because we already have all the
12 details of the dog. We basically -- the customer
13 walks in with the dog, the customer service rep.
14 takes the dog in the back, we spend a few minutes
15 just to go over the reservation details with that
16 owner, and then the owner is on their way.

17 So, and, we do that on purpose to help
18 with the traffic flow coming to the building as
19 well as our hours of operations also manage the
20 flow of traffic to the building.

21 As was mentioned before, our hours that
22 we're open to the public on Monday through Friday
23 is 7:00 a.m. to 7:00 p.m. We have our boarding
24 dropoff and pickup hours between the hours of 9:00
25 and 5:30, so we don't have a collision of boarding

1 dogs and day care dogs coming at the same time.

2 So our typical morning, our busiest
3 times, are 7:00 to 9:00 in the morning for a day
4 care drop off, and 5:30 to 7:00 for day care
5 pickup. And then on weekends, it's 9:00 to 5:30.
6 It's not as busy as during the week -- during the
7 work week -- for those pickups.

8 Page 24 is an employee model. So I
9 referenced before of how many employees would be on
10 depending on the number of dogs, so that just gives
11 you a staffing map of, you know, where a location
12 would be at a Level 1 versus a Level 4 and beyond.

13 Typical deliveries, we never have an
14 18-wheeler come drop off anything at our location.
15 It's typically an Amazon truck or UPS. It's mostly
16 just small boxes. It's our food, it's our shampoos
17 that we use and any materials used for running the
18 facility.

19 And then the last page, I had
20 referenced before, which is our seasonality. We're
21 very, as I mentioned, very dependent on the school
22 schedule, so when schools are out, our boarding
23 numbers go up and day care numbers go down even
24 though the number of dogs in the building could be
25 consistent throughout the year, and then when kids

1 are in school, the boarding drops down.

2 Right now, we're in a very low boarding
3 timeframe because it's after the holidays, right
4 before Easter starts and right before the Spring
5 and Summer begins, so we're at an average right now
6 for day care, very little boarding, but that starts
7 to ramp up now that Easter's approaching, all the
8 way through the Summer, we'll dip after Labor Day,
9 and then pick up again around Thanksgiving and
10 Christmas.

11 That's it for my presentation.

12 Any questions.

13 COUNCILWOMAN WALSH: I do have a
14 question.

15 MR. TENNANT: Sure.

16 COUNCILWOMAN WALSH: I go to Eileen Way
17 probably four times a day back and forth to Retro
18 Gym and the hub to drop off.

19 Is it right before the Retro and the
20 hub, or is it right past it on Eileen.

21 MR. TENNANT: I would refer to Glen for
22 that one.

23 MR. VOGELMAN: When you make the turn
24 down Eileen Way, the first building you kind of see
25 from Jericho Turnpike is the Northwell Health --

1 COUNCILWOMAN WALSH: Right.

2 MR. VOGELMAN: -- it's the building
3 right next to that on Eileen Way. Your building
4 that you're talking about, Retro, is two buildings
5 over, I think they're 160 Eileen --

6 COUNCILWOMAN WALSH: Right, 165, right.

7 MR. VOGELMAN: Yeah.

8 COUNCILWOMAN WALSH: So does it work
9 the same way where you, kind of, can go into the
10 lot and come back out of the lot?

11 MR. VOGELMAN: Yeah. There's two
12 different egresses.

13 COUNCILWOMAN WALSH: Okay. And is it
14 two-way or one-way?

15 MR. VOGELMAN: It's two-way.

16 COUNCILWOMAN WALSH: Two-way. Okay.
17 Thank you.

18 MR. TENNANT: Any further questions?

19 (Whereupon, there was no response from
20 the Board.)

21 MR. TENNANT: Thank you for your time.
22 I appreciate it.

23 COUNCILWOMAN WALSH: Thank you.

24 SUPERVISOR SALADINO: I just have one
25 more question, please, if you don't mind.

1 MR. TENNANT: Sure.

2 SUPERVISOR SALADINO: So it's very
3 obvious we're all engaged with animal issues. We
4 are all animal lovers, every member of this Board
5 and our officials, and the vast majority are animal
6 owners as well.

7 In my case, I have a grand pup,
8 Captain, who I absolutely cherish.

9 MR. TENNANT: I rescued two myself over
10 the lockdown, so I'm, as well, a dog lover my whole
11 life.

12 SUPERVISOR SALADINO: So experience is
13 a mighty teacher. In my case, again, Captain just
14 went in for surgery, and there is a period of time,
15 quite frankly, quite a lot of time, that he needs
16 to be watched over and kept from running in the
17 yard and so forth.

18 Do you board animals post-surgery.

19 Do you accept animals who are going
20 through a rehabilitation.

21 MR. TENNANT: It would depend on how
22 quickly after surgery.

23 So if it was immediately after surgery,
24 we would probably refer you to an overnight vet
25 that would have vet techs that would be there to

1 observe the dog right after any sort of surgery.

2 We have had dogs that have had leg
3 breaks before that come in with casts, things like
4 that. Those would be -- even if they were approved
5 for day care, we would put them to the private play
6 model where we would restrict their activity. They
7 would be in -- we would call it day boarding --
8 that's one of our services that we offer is day
9 boarding -- so they would be in an executive room
10 for the day and then would be walked by one of our
11 pet techs on a lead throughout the building to the
12 outdoor area and would do some sort of
13 rehabilitation but keeping the dog's energy low as
14 to not reinjure themselves. We have done that on
15 occasional times, but post-surgery, we would
16 probably not recommend doing that.

17 SUPERVISOR SALADINO: In our case, I'm
18 not talking about immediately after, but once the
19 dog reaches a point where they can walk on their
20 own, we've been told they don't want them
21 exercising.

22 MR. TENNANT: Sure. We would
23 absolutely accept your dog. No problem.
24 Absolutely.

25 And our pet techs would spend a lot of

1 one-on-one time with them, and then, also on his
2 run card, to check in with him more than the norm
3 for the day just to make sure that he's happy and
4 healthy in his accommodation.

5 SUPERVISOR SALADINO: Even throughout
6 the night?

7 MR. TENNANT: Well, throughout the
8 night, we don't have an overnight stay, so --

9 SUPERVISOR SALADINO: You said you are
10 checking -- are you checking on the animals
11 periodically?

12 MR. TENNANT: The cameras, sure.

13 SUPERVISOR SALADINO: Via the cameras?

14 MR. TENNANT: Yes, we do. We just
15 wouldn't have anybody physically on site.

16 SUPERVISOR SALADINO: There wouldn't be
17 a six-hour period, for instance, where nobody is
18 checking at all.

19 MR. TENNANT: Not typical, no. No. We
20 do have, in our Fanwood location, they always have
21 a manager on duty. They have the Resort phone,
22 they're checking the cameras, they're just ensuring
23 the safety and security of the building and the
24 dogs.

25 SUPERVISOR SALADINO: Thank you.

1 MR. TENNANT: Sure. Absolutely.

2 MR. AVRUTINE: That completes our
3 presentation, and I have no further witnesses.

4 Unless the Board has further questions,
5 we would respectfully request that based upon the
6 evidence, the application be approved with
7 appropriate conditions attached as the Board deems
8 suitable.

9 SUPERVISOR SALADINO: Thank you.

10 Thank you, counselor.

11 We have a resident that would like to
12 speak, Anthony Capo.

13 MR. CAPO: Good morning, Members of the
14 Board.

15 Anthony Capo, property owner of
16 115 Eileen Way, Syosset. Cap, LLC is the owning
17 entity.

18 I came this morning to speak in favor
19 of the application.

20 As some of you may know, Eileen Way has
21 become somewhat of a wellness hub for the area over
22 the past ten or so years. We have an orthopedic
23 group in our property, Northwell just finished
24 their surgery center development, as well as the
25 gyms and other wellness centers as you go down

1 Eileen Way.

2 This particular property has been
3 somewhat of an eyesore since we've developed our
4 piece. We think it would be a good addition to the
5 block.

6 Eileen Way has slowly changed from what
7 was a Syosset Industrial Park to, like I said, now,
8 this wellness hub for the area, and I think it's a
9 good accessory use to the heavy retail uses that
10 are along Jericho Turnpike, so I just wanted to
11 come and speak in favor of the application, and
12 wish these folks the best of luck.

13 SUPERVISOR SALADINO: Thank you very
14 much.

15 MR. CAPO: Thank you.

16 SUPERVISOR SALADINO: Is there anyone
17 else who would like to be heard as it relates to
18 this specific application?

19 (Whereupon, there was no response from
20 the assemblage present.)

21 SUPERVISOR SALADINO: Okay. Let the
22 record reflect no one else has indicated that they
23 would like to be heard.

24 Are there postings and mailings and
25 correspondence.

1 MR. LaMARCA: The attorney for the
2 applicant has filed his Affidavit of Service and
3 Disclosure.

4 Communications are as follows:

5 We have memos from the Department of
6 Planning and Development including a review of the
7 required off-street parking.

8 Nassau County Land and Tax Map
9 indicates the property as Section 15, Block 172,
10 Lot 20.

11 According to the Town of Oyster Bay
12 Zoning Maps, the property is located within a "LI"
13 Light Industry Zone.

14 There are no open Code Compliance
15 cases.

16 There are Town Board Resolutions on
17 file.

18 We have Affidavits of Posting and
19 Publication.

20 There is no further correspondence.

21 SUPERVISOR SALADINO: Thank you.

22 May I have a motion, please.

23 COUNCILWOMAN JOHNSON: Supervisor, I'll
24 make a motion that this hearing be closed and
25 public comment portion be open for 30 days.

1 COUNCILMAN IMBROTO: Second the motion.

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

4 ALL: "Aye."

5 SUPERVISOR SALADINO: Those opposed,
6 "Nay."

7 (Whereupon, there were no "Nay"
8 responses from the Board.)

9 SUPERVISOR SALADINO: The "Ayes" have
10 it.

11 Thank you.

12 (TIME NOTED: 11:55 A.M.)

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| 1 | 30,536-square-foot ^[1] - 9:6 300-square-feet ^[1] - 9:8 | able ^[11] - 8:13, 11:17, 12:21, 16:24, 38:12, 38:13, 39:8, 40:11, 44:11, 47:1, 47:2 absolutely ^[4] - 53:16, 58:8, 59:23, 61:1 Absolutely ^[2] - 13:15, 59:24 absorb ^[1] - 32:8 absorbs ^[2] - 32:13, 33:7 abutting ^[1] - 9:13 accept ^[2] - 58:19, 59:23 accepted ^[1] - 46:1 access ^[3] - 10:7, 45:20, 47:1 accessed ^[1] - 9:9 accessory ^[1] - 62:9 accommodate ^[4] - 11:21, 12:2, 13:4, 13:14 accommodation ^[1] - 60:4 accommodations ^[3] - 22:2, 44:6, 48:16 accordance ^[1] - 4:18 according ^[2] - 35:4, 37:23 According ^[1] - 63:11 acoustic ^[1] - 33:5 active ^[1] - 24:8 actively ^[1] - 27:14 activities ^[1] - 7:9 activity ^[1] - 59:6 ADA ^[1] - 10:6 add ^[1] - 38:13 adding ^[2] - 9:25, 10:3 addition ^[3] - 4:21, 9:25, 62:4 additional ^[7] - 15:15, 16:6, 19:7, 35:23, 38:13, 40:2, 43:3 Additionally ^[1] - 10:5 address ^[3] - 11:2, 14:9, 49:13 adhere ^[1] - 22:22 adhered ^[1] - 32:2 ADT ^[1] - 43:16 advanced ^[2] - 34:20, 34:21 Affidavit ^[1] - 63:2 Affidavits ^[1] - 63:18 affirmative ^[1] - 14:18 afternoon ^[1] - 8:23 afterwards ^[1] - 42:21 age ^[1] - 40:7 aggregate ^[1] - 31:25 aggression ^[1] - 24:21 ahead ^[2] - 10:17, 50:25 aid ^[2] - 34:5, 34:14 air ^[2] - 28:12, 28:22 airapy ^[1] - 28:19 airborne ^[2] - 28:20, 28:21 alarm ^[2] - 43:8, 44:22 | ALL ^[1] - 64:4 all-inclusive ^[1] - 21:18 allow ^[5] - 8:19, 10:6, 27:20, 45:1, 46:19 allowed ^[1] - 47:1 allows ^[3] - 16:6, 31:15, 39:22 almost ^[1] - 9:7 alone ^[1] - 25:5 alteration ^[1] - 18:13 alternatives ^[1] - 23:15 Amazon ^[1] - 55:15 amount ^[1] - 38:6 analogous ^[1] - 12:24 angle ^[1] - 8:12 animal ^[6] - 4:16, 10:24, 33:23, 58:3, 58:4, 58:5 Animal ^[1] - 19:23 animals ^[6] - 3:15, 13:11, 13:14, 58:18, 58:19, 60:10 announce ^[2] - 39:21, 39:22 announcing ^[2] - 39:5, 39:19 answer ^[4] - 10:15, 10:22, 11:8, 49:6 answered ^[1] - 13:19 answers ^[2] - 16:15, 18:9 Anthony ^[2] - 61:12, 61:15 anticipated ^[1] - 7:6 apart ^[1] - 28:4 apologize ^[1] - 51:2 Appearing ^[1] - 3:8 applicant ^[5] - 3:22, 12:9, 12:18, 13:7, 63:2 Applicant ^[1] - 3:25 applicants ^[3] - 3:8, 5:5, 5:11 application ^[11] - 1:6, 2:22, 3:10, 3:17, 3:25, 4:5, 4:14, 61:6, 61:19, 62:11, 62:18 appreciate ^[1] - 57:22 approaching ^[1] - 56:7 appropriate ^[3] - 2:2, 5:8, 61:7 appropriately ^[1] - 31:23 approval ^[2] - 4:25, 5:18 approved ^[9] - 5:3, 5:10, 5:13, 6:8, 21:22, 23:24, 40:19, 59:4, 61:6 April ^[1] - 6:10 area ^[25] - 5:23, 6:3, 6:4, 6:5, 7:15, 10:9, 17:19, 27:3, 30:10, 31:9, 32:2, 41:3, 41:18, 46:1, 46:4, 46:13, 46:17, 48:15, 49:15, 51:16, 52:6, 52:22, 59:12, 61:21, 62:8 areas ^[9] - 17:12, 20:15, 28:10, 30:10, 31:20, 33:11, |
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TOWN BOARD
TOWN OF OYSTER BAY
ACTION CALENDAR
March 15, 2022
11:56 a.m.

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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

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

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

Minutes of the meeting
taken by:

TRACIE A. CINQUEMANI
Reporter/Notary Public

1 SUPERVISOR SALADINO: Would you please
2 call our next order of business?

3 MR. AVRUTINE: Thank you very much.

4 SUPERVISOR SALADINO: You're welcome.

5 MR. LaMARCA: May I have a motion to
6 suspend the Rules and add Resolution Nos. 207-2022
7 through 209-2022.

8 **RESOLUTION NO. 207-2022;** Resolution
9 authorizing an agreement for the Town of Oyster Bay
10 Self-Insured Worker's Compensation Program
11 Third-Party Administrative Services, for the.
12 Period January 1, 2022 through December 31, 2022,
13 with an option for a second and third year, and for
14 the Supervisor, or his designee, to execute said
15 Agreement. Account No. TWN AMW 9040 84030 0000 000.
16 (M.D. 3/8/22 #30).

17 **RESOLUTION NO. 208-2022;** Resolution
18 authorizing the Town's Cyber and Multimedia
19 Liability Insurance coverage for the period
20 February 28, 2022 through February 28, 2023.
21 Account No. TWN AMS 1910 43010 602 0000 000. (M.D.
22 3/8/22 #31).

23 **RESOLUTION NO. 209-2022;** Resolution
24 amending Resolution No. 16-2022 to correct a
25 scrivener's error in the annual premium for the

1 2022-2023 Public Officials & Employees Liability
2 Insurance. Account No. TWN AMS 1910 43030 601 0000
3 000. (M.D. 3/8/22 #32).

4 On the motion:

5 COUNCILWOMAN JOHNSON: So moved.

6 COUNCILMAN IMBROTO: Second.

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

10 On the vote:

11 Supervisor Saladino?

12 SUPERVISOR SALADINO: "Aye."

13 MR. LaMARCA: Councilwoman Johnson?

14 COUNCILWOMAN JOHNSON: "Aye."

15 MR. LaMARCA: Councilman Imbroto?

16 COUNCILMAN IMBROTO: "Aye."

17 MR. LaMARCA: Councilman Hand?

18 COUNCILMAN HAND: "Aye."

19 MR. LaMARCA: Councilman Labriola?

20 COUNCILMAN LABRIOLA: "Aye."

21 MR. LaMARCA: Councilwoman Maier?

22 COUNCILWOMAN MAIER: "Aye."

23 MR. LaMARCA: Councilwoman Walsh?

24 COUNCILWOMAN WALSH: "Aye."

25 MR. LaMARCA: Motion to suspend the

1 Rules and add Resolution Nos. 207 through 209-2022
2 passes with seven "Ayes."

3 May I have a motion to resuspend the
4 Rules and add Walked-On Resolution No. 210-2022,
5 which is a Resolution authorizing a license
6 agreement with the Oyster Bay Historical Society,
7 Earle-Wightman House, for the period of January 1,
8 2022 through December 31, 2023.

9 On the motion, please?

10 COUNCILWOMAN JOHNSON: So moved.

11 COUNCILMAN IMBROTO: Second.

12 MR. LaMARCA: Motion made by
13 Councilwoman Johnson and seconded by Councilman
14 Imbroto.

15 On the vote:

16 Supervisor Saladino?

17 SUPERVISOR SALADINO: "Aye."

18 MR. LaMARCA: Councilwoman Johnson?

19 COUNCILWOMAN JOHNSON: "Aye."

20 MR. LaMARCA: Councilman Imbroto?

21 COUNCILMAN IMBROTO: "Aye."

22 MR. LaMARCA: Councilman Hand?

23 COUNCILMAN HAND: "Aye."

24 MR. LaMARCA: Councilman Labriola?

25 COUNCILMAN LABRIOLA: "Aye."

1 MR. LaMARCA: Councilwoman Maier?

2 COUNCILWOMAN MAIER: "Aye."

3 MR. LaMARCA: Councilwoman Walsh?

4 COUNCILWOMAN WALSH: "Aye."

5 MR. LaMARCA: Motion to resuspend the

6 Rules of Procedure and add Walked-On Resolution

7 No. 210-2022 passes with seven "Ayes."

8 May I have a motion to adopt Resolution

9 Nos. P-5-22 through 210-2022?

10 **PERSONNEL RESOLUTION NO. P-5-22;**

11 Resolution pertaining to personnel of various

12 departments within the Town of Oyster Bay.

13 **TRANSFER OF FUNDS RESOLUTION NO.**

14 **TF-4-22;** Resolution pertaining to transfer of funds

15 within various departments' accounts for the Year

16 2022.

17 **RESOLUTION NO. 162-2022;** Resolution

18 authorizing Nassau BOCES to provide free manicure

19 services for the Town of Oyster Bay's Senior

20 Division Program participants at various Town

21 Community Centers for the period March 2, 2022

22 through June 30, 2022. (M.D. 2/22/22 #4).

23 **RESOLUTION NO. 163-2022;** Resolution

24 authorizing an agreement to retain a bridge

25 instructor for the Senior Citizens Services Program

1 for the period March 21, 2022 through December 31,
2 2022, and for the Supervisor, or his designee, or
3 the Commissioner of Community and Youth Services to
4 execute said agreement. Account No. CYS A 7020
5 47660 000 0000. (M.D. 2/22/22 #5).

6 **RESOLUTION NO. 164-2022;** Resolution
7 authorizing acceptance of a donation of a memorial
8 plaque and bench from Linda Barkas, to be placed in
9 Bethpage B11 in memory of Blanche Lari and Guido
10 Lari. (M.D. 2/22/22 #6).

11 **RESOLUTION NO. 165-2022;** Resolution
12 authorizing acceptance of a donation of a memorial
13 plaque and bench from Janine Celauro, to be placed
14 in Ellsworth W. Allen Park in memory of Suzanne
15 Poakeart. (M.D. 2/22/22 #7).

16 **RESOLUTION NO. 166-2022;** Resolution
17 authorizing acceptance of a donation of a memorial
18 plaque and bench from Steve Chestler, to be placed
19 in Stehli Beach in memory of Carolyn Jaenisch.
20 (M.D. 2/22/22 #8).

21 **RESOLUTION NO. 167-2022;** Resolution
22 authorizing acceptance of a donation of a memorial
23 plaque and bench from Craig Thomas and Tom Luongo,
24 to be placed in Bethpage Community Park in memory
25 of Steven M. Masta. (M.D. 2/22/22 #9).

1 **RESOLUTION NO. 168-2022;** Resolution
2 authorizing reimbursement to Greg Kolodinsky,
3 Greenskeeper of the Hon. Joseph Colby Town of
4 Oyster Bay Golf Course, for the Long Island Golf
5 Course Superintendents Association (LIGCSA) annual
6 dues and the New York State Turfgrass Association
7 (NYSTA) annual membership required to retain a
8 pesticide license. Account No. PKS A 7110 44900
9 000 0000. (M.D. 2/22/22 #10).

10 **RESOLUTION NO. 169-2022;** Resolution
11 authorizing payment for professional services
12 pertaining to COVID testing, for the period
13 January 1, 2022 through December 31, 2022. Account
14 No. TWN A 1989 47900 000 0000. (M.D. 2/22/22 #11).

15 **RESOLUTION NO. 170-2022;** Resolution
16 pertaining to Contract No. PWC31-22, On-Call
17 Engineering Services relative to operation and
18 development of the Old Bethpage Solid Waste
19 Disposal Complex in connection with evaluation of
20 proposals received as part of the RFP for
21 management of solid waste and recyclables (LKB).
22 Account No. DER SR05 8160 44800 000 0000. (M.D.
23 3/1/22 #29 & 3/8/22 #27).

24 **RESOLUTION NO. 171-2022;** Resolution
25 authorizing the property cleanup assessment of

1 47 Thirteenth Street, Locust Valley, performed on
2 November 8, 2021, be referred to the County of
3 Nassau for placement on the Nassau County Tax
4 Assessment Rolls. (M.D. 2/22/22 #15).

5 **RESOLUTION NO. 172-2022;** Resolution
6 authorizing the property cleanup assessment of
7 14 Sunset Road, Massapequa, performed on
8 October 13, 2021, be referred to the County of
9 Nassau for placement on the Nassau County Tax
10 Assessment Rolls. (M.D. 2/22/22 #16).

11 **RESOLUTION NO. 173-2022;** Resolution
12 authorizing the property cleanup assessment of
13 31 Westwood Lane, Woodbury, performed on
14 September 10, 2021, be referred to the County of
15 Nassau for placement on the Nassau County Tax
16 Assessment Rolls. (M.D. 2/22/22 #17).

17 **RESOLUTION NO. 174-2022;** Resolution
18 authorizing the property cleanup assessment of
19 33 Whitman Avenue, Syosset, performed on October 7,
20 2021, be referred to the County of Nassau for
21 placement on the Nassau County Tax Assessment
22 Rolls. (M.D. 2/22/22 #18).

23 **RESOLUTION NO. 175-2022;** Resolution
24 authorizing the property cleanup assessment of
25 63 Vandewater Street, Farmingdale, performed on

1 October 12, 2021, be referred to the County of
2 Nassau for placement on the Nassau County Tax
3 Assessment Rolls. (M.D. 2/22/22 #19).

4 **RESOLUTION NO. 176-2022;** Resolution
5 authorizing the property cleanup assessment of
6 134 North Windhorst Avenue, Bethpage, performed on
7 October 7, 2021, be referred to the County of
8 Nassau for placement on the Nassau County Tax
9 Assessment Rolls. (M.D. 2/22/22 #20).

10 **RESOLUTION NO. 177-2022;** Resolution
11 authorizing the property cleanup assessment of
12 153 Ocean Avenue, Massapequa, performed on
13 October 8, 2021, be referred to the County of
14 Nassau for placement on the Nassau County Tax
15 Assessment Rolls. (M.D. 2/22/22 #21).

16 **RESOLUTION NO. 178-2022;** Resolution
17 authorizing the property cleanup assessment of
18 10 High Farms Road, Glen Head, performed on
19 August 3, 2021, be referred to the County of Nassau
20 For placement on the Nassau County Tax Assessment
21 Rolls. (M.D. 2/22/22 #22).

22 **RESOLUTION NO. 179-2022;** Resolution
23 authorizing the property cleanup assessment of
24 22 Audrey Avenue, Plainview, performed on
25 October 22, 2021, be referred to the County of

1 Nassau for placement on the Nassau County Tax
2 Assessment Rolls. (M.D. 2/22/22 #23).

3 **RESOLUTION NO. 180-2022;** Resolution
4 authorizing the property cleanup assessment of
5 53 Melrose Avenue, Massapequa, performed on
6 August 24, 2021, be referred to the County of
7 Nassau for placement on the Nassau County Tax
8 Assessment Rolls. (M.D. 2/22/22 #24).

9 **RESOLUTION NO. 181-2022;** Resolution
10 authorizing the property cleanup assessment of
11 Madison Street, Massapequa, Section 53, Block 3,
12 Lots 21 and 22, performed on June 28, 2021, be
13 referred to the County of Nassau for placement on
14 the Nassau County Tax Assessment Rolls. (M.D.
15 2/22/22 #25).

16 **RESOLUTION NO. 182-2022;** Resolution
17 authorizing acceptance of design and entrance into
18 the bid and construction phases for Town Hall North
19 Brick Re-Pointing and Window Replacement under
20 Contract No. DPW 22-225. (M.D. 2/22/22 #31).

21 **RESOLUTION NO. 183-2022;** Resolution
22 revising the registration donation for the Gap
23 Summer Camp Program. (M.D. 3/1/22 #8).

24 **RESOLUTION NO. 184-2022;** Resolution
25 pertaining to the decision on the application of

1 92 FHB LLC, for a Modification of existing
2 Declaration of Restrictive Covenants to allow
3 construction of a one-story community center with
4 in-ground pool and relocation of an existing
5 one-story building on premises 7627 Jericho
6 Turnpike, Woodbury. Hearing held: June 29, 2021.
7 (M.D. 6/29/21 #6).

8 **RESOLUTION NO. 185-2022;** Resolution
9 authorizing the property cleanup assessment of
10 Madison Street, Massapequa, Section 53, Block 3,
11 Lots 21 and 22, performed on September 7, 2021, be
12 referred to the County of Nassau for placement on
13 the Nassau County Tax Assessment Rolls. (M.D.
14 3/1/22 #12).

15 **RESOLUTION NO. 186-2022;** Resolution
16 authorizing the property cleanup assessment of
17 Madison Street, Massapequa, Section 53, Block 3,
18 Lots 21 and 22, performed on November 15, 2021, be
19 referred to the County of Nassau for placement on
20 the Nassau County Tax Assessment Rolls. (M.D.
21 3/1/22 #13).

22 **RESOLUTION NO. 187-2022;** Resolution
23 authorizing the property cleanup assessment of
24 301 Jerusalem Avenue, Hicksville, performed on
25 September 21, 2021, be referred to the County of

1 Nassau for placement on the Nassau County Tax
2 Assessment Rolls. (M.D. 3/1/22 #14).

3 **RESOLUTION NO. 188-2022;** Resolution
4 authorizing the property cleanup assessment of
5 150 West Avenue, Hicksville, performed on
6 November 16, 2021, be referred to the County of
7 Nassau for placement on the Nassau County Tax
8 Assessment Rolls. (M.D. 3/1/22 #15).

9 **RESOLUTION NO. 189-2022;** Resolution
10 authorizing the property cleanup assessment of
11 45 Thirteenth Street, Locust Valley, performed on
12 November 8, 2021, be referred to the County of
13 Nassau for placement on the Nassau County Tax
14 Assessment Rolls. (M.D. 3/1/22 #16).

15 **RESOLUTION NO. 190-2022;** Resolution
16 authorizing the property cleanup assessment of
17 28 Terrehans Lane, Syosset, performed on
18 November 10, 2021, be referred to the County of
19 Nassau for placement on the Nassau County Tax
20 Assessment Rolls. (M.D. 3/1/22 #17).

21 **RESOLUTION NO. 191-2022;** Resolution
22 authorizing the property cleanup assessment of
23 23 Indiana Street, Hicksville, performed on
24 November 10, 2021, be referred to the County of
25 Nassau for placement on the Nassau County Tax

1 Assessment Rolls. (M.D. 3/1/22 #18).

2 **RESOLUTION NO. 192-2022;** Resolution
3 authorizing retention of special counsel to assist
4 the Town in its negotiation of certain franchise
5 agreements for the period March 15, 2022 through
6 March 14, 2023, with two (2) one (1) year extension
7 options. Account No. OTA A 1420 44110 000 0000.
8 (M.D. 3/1/22 #19).

9 **RESOLUTION NO. 193-2022;** Resolution
10 pertaining to Contract No. PWC07-22, On-Call
11 Engineering Services Relative to Civil Engineering
12 in connection to close-out services for the Coronet
13 Crescent Road Construction in Bethpage. Account
14 No. HWY H 5197 20000 000 1903 008. (M.D. 3/1/22
15 #20).

16 **RESOLUTION NO. 194-2022;** Resolution
17 pertaining to Contract No. DP17-151, Restoration
18 and Improvements to Alhambra Park, Massapequa,
19 relative to engineering services. Account No. IGA
20 CD 8689 27000 551 CN17. (M.D. 3/1/22 #21).

21 **RESOLUTION NO. 195-2022;** Resolution
22 pertaining to Contract No. DPW91-560A, Syosset
23 Landfill Remediation in connection to United States
24 Environmental Protection Agency oversight costs.
25 Account No. HWY H 5197 20000 000 2103 008. (M.D.

1 3/1/22 #22).

2 **RESOLUTION NO. 196-2022;** Resolution
3 authorizing acceptance of the design and enter into
4 the bid and construction phases for Contract No.
5 DP22-228, Joseph Colby Golf Course irrigation
6 upgrades. (M.D. 3/1/22 #30).

7 **RESOLUTION NO. 197-2022;** Resolution
8 pertaining to Contract No. PWC17-22, On-Call
9 Technical Assistance relative to laboratory
10 analysis in connection with laboratory analytical
11 services for the Old Bethpage Landfill monitoring,
12 due to requirements of the NYSDEC (PAS). Account
13 No. DER SR05 8160 44800 000 0000. (3/1/22 #23 &
14 3/8/22 #21).

15 **RESOLUTION NO. 198-2022;** Resolution
16 pertaining to Contract No. PWC27-22, On-Call
17 Technical Assistance relative to groundwater
18 monitoring for the Old Bethpage Landfill in
19 connection with groundwater monitoring program for
20 the former Old Bethpage Landfill. Account No. DER
21 SR05 8160 44800 000 0000. (M.D. 3/1/22 # 24 &
22 3/8/22 #22).

23 **RESOLUTION NO. 199-2022;** Resolution
24 pertaining to Contract No. PWC28-22, On-Call
25 Technical Assistance Relative to Air Monitoring for

1 the Old Bethpage Landfill in connection to the
2 required air monitoring program (RTP). Account No.
3 DER SR05 8160 44800 000 0000. (M.D. 3/1/22 #25 &
4 3/8/22 #23).

5 **RESOLUTION NO. 200-2022;** Resolution
6 pertaining to Contract No. PWC29-22, On-Call
7 Technical Assistance relative to oversight of
8 Environmental Monitoring Programs for the Old
9 Bethpage Landfill in connection with air and
10 groundwater monitoring and preparation of necessary
11 reporting (LKB). Account No. DER SR05 8160 44800
12 000 0000. (M.D. 3/1/22 #26 & 3/8/22 #24).

13 **RESOLUTION NO. 201-2022;** Resolution
14 pertaining to Contract No. PWC31-22, On-Call
15 Engineering Services relative to operation and
16 development of the Old Bethpage Solid Waste
17 Disposal Complex in connection with evaluation of
18 proposals received as part of the RFP for
19 management of solid waste and recyclables and
20 technical assistance with O.B.S.W.D.C facilities
21 (D&B). Account No. DER SR05 8160 44800 000 0000.
22 (M.D. 3/1/22 #27 & 3/8/22 #25).

23 **RESOLUTION NO. 202-2022;** Resolution
24 pertaining to Contract No. PWC31-22, On-Call
25 Engineering Services relative to operation and

1 development of the Old Bethpage Solid Waste
2 Disposal Complex in connection with evaluation of
3 proposals received as part of the RFP for
4 management of solid waste and recyclables and to
5 authorize the use of a sub-consultant (CA).
6 Account No. DER SR05 8160 44800 000 0000. (M.D.
7 3/1/22 #28 & 3/8/22 #26).

8 **RESOLUTION NO. 203-2022;** Resolution
9 pertaining to the decision on a Local Law entitled,
10 "A local law to amend the Code of the Town of
11 Oyster Bay, New York, Chapter 4 Administration of
12 Government, to delete Article XVII, Highway
13 department, to amend Chapter 4, Article XI, Public
14 Works Department, by deleting and replacing
15 Sections 4-115 AND 4-117, to amend Chapter 64,
16 purchasing, by deleting and replacing Section 64-9,
17 to amend Chapter 84, all terrain vehicles, by
18 deleting and replacing Section 84-6, to amend
19 Chapter 96, dangerous buildings and abandoned
20 buildings, by deleting and replacing Section
21 96-21.4, to amend Chapter 135, Housing Standards,
22 by deleting and replacing Section 135-54.B, to
23 amend Chapter 160, Notice of Defects, by deleting
24 and replacing Section 160-1, to amend Chapter 180,
25 Plumbing, by deleting and replacing Section

1 180-11.A(2), to amend Chapter 182, Property
2 Maintenance, by deleting and replacing Section
3 182-22.B, to amend Chapter 201, Solid Waste, by
4 deleting and replacing Section 201-42.F, to amend
5 Chapter 205, Streets and Sidewalks, by deleting and
6 replacing Article II, Sidewalks, Curbs and Gutters,
7 and Article III, Excavations and Curb Cuts, and to
8 amend Chapter 242, Wireless Telecommunications
9 Facilities, by deleting and replacing Section
10 242-16.E," Hearing held: February 8, 2022. (M.D.
11 2/8/22 #8).

12 **RESOLUTION NO. 204-2022;** Resolution
13 pertaining to the decision on a Local Law entitled,
14 "A local law to amend the Code of the Town of
15 Oyster Bay, New York, Chapter 4, Administration of
16 Government, to add Article XVII, Sanitation
17 Department, to amend Chapter 4, Article XI, Public
18 Works Department, by deleting and replacing
19 Sections 4-115 and 4-117, to amend Chapter 4,
20 Article XIV, Department of Environmental Resources,
21 by deleting and replacing Sections 4-148 and 4-150,
22 to amend Chapter 135, Housing Standards, by
23 deleting and replacing Section 135-54.b to amend
24 Chapter 182, Property Maintenance, by deleting and
25 replacing Section 182-22.b, to amend Chapter 201,

1 Solid Waste, Part 1, Solid Waste Regulations,
2 Article I, General Provisions, by deleting and
3 replacing Subsections 201-1.9, 201-1.12.b,
4 201-1.22, 201-1.25 and 201-1.31. Article ii,
5 Collection and Container Provisions, by deleting
6 and replacing Subsection 201-2.a(1), 201-3.a(1),
7 201-4.a(1), 201-11 and 201-15, Article iii, Private
8 Collection; permits; vehicles, by deleting and
9 replacing Subsections 201-18, 201-19, 201-24.b,
10 201-26, 201-27, 201-28, 201-29, Article iv, Public
11 Disposal Facilities, by deleting and replacing
12 Subsections 201-38, 201-42.b, 201-42.f, 201-43.n,
13 201-47, 201-47.1, 201-48, 201-49, Article VI,
14 Recycling, by deleting and replacing Subsection
15 201-70, 201-71, 201-72, Part 2, Solid Waste
16 Management, Article VIII, General Provisions, by
17 deleting and replacing Subsection 201-78.1, and
18 deleting Subsection 201-78.2, Article IX, Disposal
19 Regulations, by deleting and replacing Subsection
20 201-79, Article X, Enforcement, by deleting and
21 replacing Subsection 201-80, and to amend Chapter
22 241, Waterways, by deleting and replacing
23 Subsection 241-31a." Hearing held: February 8,
24 2022. (M.D. 2/8/22 #9).

25 **RESOLUTION NO. 205-2022;** Resolution

1 pertaining to the decision on a Local Law entitled,
2 "A Local law to amend the Code of the Town of
3 Oyster Bay, New York, Chapter 4, Administration of
4 Government, to delete Article XVI, Economic
5 Development Department, and to amend Chapter 4,
6 Article V, Planning and Development Department, by
7 deleting and replacing Sections 4-53 and 4-55."
8 Hearing held: February 8, 2022. (M.D. 2/8/22 #10).

9 **RESOLUTION NO. 206-2022;** Resolution
10 pertaining to the decision on a Local Law entitled,
11 "A local law to amend the Code of the Town of
12 Oyster Bay, New York, Chapter 4, Administration of
13 Government, Article XIV, Department of
14 Environmental Resources by deleting and replacing
15 Sections 4-148 and 4-150, to amend Chapter 156,
16 Noise, by deleting and replacing Section 156-3,
17 Duties and Responsibilities of Town Departments and
18 to amend Chapter 241, Waterways, by deleting and
19 replacing Subsection 241-9." Hearing held:
20 February 8, 2022. (M.D. 2/8/22 #12).

21 **RESOLUTION NO. 207-2022;** Resolution
22 authorizing an agreement for the Town of Oyster Bay
23 Self-Insured Worker's Compensation Program
24 Third-Party Administrative Services, for the period
25 January 1, 2022 through December 31, 2022, with an

1 option for a second and third year, and for the
2 Supervisor, or his designee, to execute said
3 agreement. Account No. TWN AMW 9040 84030 0000
4 000. (M.D. 3/8/22 #30).

5 **RESOLUTION NO. 208-2022;** Resolution
6 authorizing the Town's Cyber and Multimedia
7 Liability Insurance coverage for the period
8 February 28, 2022 through February 28, 2023.
9 Account No. TWN AMS 1910 43010 602 0000 000. (M.D.
10 3/8/22 #31).

11 **RESOLUTION NO. 209-2022;** Resolution
12 amending Resolution No. 16-2022 to correct a
13 scrivener's error in the annual premium for the
14 2022-2023 Public Officials & Employees Liability
15 Insurance. Account No. TWN AMS 1910 43030 601 0000
16 000. (M.D. 3/8/22 #32).

17 **RESOLUTION NO. 210-2022;** Resolution
18 authorizing a license agreement with the Oyster Bay
19 Historical Society, Earle-Wightman House, for the
20 period of January 1, 2022 through December 31, 2023.

21 On the motion:

22 COUNCILWOMAN JOHNSON: So moved.

23 COUNCILMAN IMBROTO: Second.

24 MR. LaMARCA: Motion made by
25 Councilwoman Johnson and seconded by Councilman

1 Imbroto.

2 I think we have some slips.

3 SUPERVISOR SALADINO: I see one, and
4 that's Arthur Adelman, so, please, sir, step
5 forward.

6 MR. ADELMAN: Good morning, Town Board,
7 Supervisor. It's good to see 100 percent
8 attendance. I like that.

9 I'm here to question about a couple of
10 Resolutions pertaining to the Bethpage, you know,
11 the new facility we're about to embark on -- the
12 building, I think, the Bethpage landfill, or not a
13 landfill anymore, a Sanitation -- what is it
14 called?

15 SUPERVISOR SALADINO: Transfer station.

16 MR. ADELMAN: Transfer station. Where
17 we're going to handle our refuse going ahead.

18 SUPERVISOR SALADINO: Yes.

19 MR. ADELMAN: My question is on
20 Resolution 198 for water monitoring.

21 My idea of monitoring is a collecting
22 and observing data over a specified time and
23 watching it, and my question is, what are we paying
24 D & B for in this Resolution?

25 It seems that they will be

1 subcontracting, I think it's Pink Environmental --
2 Pine Environmental to supply all the sampling
3 equipment, which is fine by me. Someone's got to
4 supply it and D & B being the engineers are going
5 to oversee it.

6 The first question I have, they'll only
7 going to be doing the monitoring and reporting two
8 times a year, the first time in next October, but
9 the thing that really bothers me about this
10 Resolution --

11 COUNCILMAN IMBROTO: It's not the first
12 time, Arthur.

13 SUPERVISOR SALADINO: I don't think
14 that's what he said, but let's let him finish,
15 please.

16 Thank you.

17 MR. ADELMAN: Thank you.

18 But what I find really disheartening in
19 this Resolution is in Paragraph 3 of D & B's letter
20 of February 16th.

21 They're proposing -- which proposes the
22 monitoring task -- what's to be done and not be
23 done -- what's their responsibility for the
24 \$45,000, and the kicker here is that it says -- it
25 states that all laboratory analysis for all samples

1 will be conducted by Pace under a direct contract
2 with the Town.

3 In other words, the, I guess, the
4 withdrawing of the sample water and the testing is
5 done by a third party, and the Town has to contract
6 with them separately, but that's not mentioned
7 anywhere in any of the next three Resolutions, so
8 that's an open-ended deal right now because we
9 don't know what that might cost.

10 (Whereupon, Supervisor Saladino
11 indicated in the negative.)

12 MR. ADELMAN: You're shaking, no.

13 The next question will be on 199.

14 I think the dates on the Resolution
15 written in the call sheets are incorrect. It
16 should be -- these contracts start in January 2021
17 or 2022?

18 It says 2021 on the paperwork on the
19 Resolutions, so that should be corrected.

20 SUPERVISOR SALADINO: Thank you for
21 bringing that to our attention.

22 We'll take a look at it.

23 MR. ADELMAN: Lastly, the number 200.

24 It seems that we, like all things we
25 do, we have a tremendous amount of redundancy and

1 that this Resolution is pertaining to contract with
2 Environmental Data Services to go over everything
3 that's being done by the engineering firms in 198
4 and 199.

5 That's all I have on the Bethpage
6 Resolutions.

7 COUNCILMAN IMBROTO: It's in Old
8 Bethpage.

9 MR. ADELMAN: What?

10 COUNCILMAN IMBROTO: It's Old Bethpage.
11 Not in Bethpage.

12 MR. ADELMAN: Old Bethpage. I'm sorry.
13 I'm a North Shore guy. I don't know all the
14 intricacies between Old Bethpage, Bethpage,
15 Massapequa, Massapequa Park.

16 COUNCILMAN IMBROTO: It's two different
17 towns. It would be like Glen Head and Sea Cliff.

18 SUPERVISOR SALADINO: That's okay.
19 We're here to inform you.

20 Are there any other questions that you
21 have?

22 MR. ADELMAN: Yes. I do have one other
23 one.

24 SUPERVISOR SALADINO: Yes, sir.

25 MR. ADELMAN: On 196, we're getting

1 ready for the acceptance of design --

2 SUPERVISOR SALADINO: For a capital
3 improvement at the golf course.

4 MR. ADELMAN: Right.

5 That's for the irrigation, correct?

6 SUPERVISOR SALADINO: Yes.

7 MR. ADELMAN: All right.

8 I looked through this except I didn't
9 see any designs in the Resolution, so we're just
10 assuming that what our engineers said is the way it
11 should be done.

12 SUPERVISOR SALADINO: Not exactly, but
13 do you have any other questions?

14 MR. ADELMAN: Well, you know, I think
15 it's great that we're keeping the golf course grass
16 and dirt and we're not putting artificial turf
17 there.

18 Thank you.

19 SUPERVISOR SALADINO: Thank you,
20 Arthur.

21 To answer your questions, and I'm
22 really glad you brought these up because this is a
23 great opportunity for us to clear up any
24 misconceptions with the public.

25 I know you've told us you have a

1 background in engineering and yet, you have -- no,
2 in science -- I apologize, but you come to
3 virtually every meeting with a clear interest in
4 finding out more, but what's going on here is very
5 simple. The New York State mandates that we test
6 the facility, air monitoring, water monitoring and
7 so forth, and they give us a list of mandatory
8 testing.

9 When I was in the Assembly, and Steve
10 Labriola before me, one of the things we were
11 always concerned about were unfunded mandates. No
12 one is saying that it isn't proper to test and to
13 make sure that nothing that's not supposed to --
14 that no contaminant is leaving, is leeching out, or
15 going into the air, but the State doesn't want to
16 provide the money that comes along with the legal
17 mandate, meaning, we have to do this.

18 I so wish that Linda Lyons was here
19 with us. You'll remember Linda Lyons from Old
20 Bethpage is a resident concerned about the
21 environment as well as folks from the Old Bethpage/
22 Plainview School District who have also been
23 concerned about this site. I wish they were here
24 today. Why? Because this shows our ongoing
25 commitment to, first of all, be in lockstep with

1 the State mandates to be performing the testing,
2 but it gives the assurance to the public.

3 People who live close by, people who
4 live far away, that we're following every procedure
5 the law calls for to monitor the air, to monitor
6 the water, to continue to monitor that site, to
7 give assurances to Linda Lyons and to her
8 organization, who are mostly Old Bethpage
9 residents, to the local school district, who has
10 expressed concern and wanting information.

11 So the bottom line is that we take
12 every effort to follow the New York State mandates,
13 and then some, to ensure that our residents are
14 safe. We conduct all of the testing processes, and
15 part of testing is to deliver those samples to a
16 lab. And you brought that up, and that's what that
17 -- that's what's going on.

18 An engineering company doesn't
19 necessarily have a lab in the premises and most
20 don't, so to have the best engineering companies,
21 the best monitoring, the best laboratory services,
22 provides a very strong peace of mind to people like
23 Linda Lyons, who came here, and the people in her
24 organization, and the residents, not only of
25 Bethpage and Plainview, but across the breadth and

1 width of this entire Town.

2 We are following every mandate. We are
3 environmentalists first and foremost. Oh, my gosh,
4 we have a former Water Commissioner as our Board
5 member, so we take it very seriously, and these are
6 the costs that the State decides not to reimburse
7 us on, but mandates by law that we have to conduct
8 these tests.

9 So this is an important piece of what
10 we do to protect our residents, so I'm very glad
11 that you brought this up to give us an opportunity
12 to, once again, reassure the public, whether it's
13 Linda Lyons, yourself, Arthur, or anybody else who
14 has a concern for our environment, that in the Town
15 of Oyster Bay, we are putting our environment first
16 and foremost.

17 We're following every Department of
18 Health and every DEC mandate, and they can rest
19 assured that not only do we care, but we are
20 utilizing professional services to protect them,
21 and these are examples as we approve these
22 Resolutions to hire those companies to make sure
23 the testing is done and then to evaluate the data
24 in a way that the State DEC and/or the Health
25 Department ask for.

1 So today really reassures you,
2 reassures Linda Lyons, reassures the Plainview/Old
3 Bethpage School District, and, most importantly,
4 all of our residents that we've got this. We're on
5 top of our responsibilities, and we are ensuring
6 that the air, the water, and the site is 100
7 percent safe for our residents.

8 All right.

9 I think the other one that you had
10 asked about is on 194; is that correct?

11 You had asked about 194 as well?

12 I want to be thorough with you.

13 MR. ADELMAN: 196, I think it was.

14 SUPERVISOR SALADINO: Not 194. Okay.
15 You had written that down on your slip.

16 MR. ADELMAN: Oh, yeah.

17 194 is Alhambra Park.

18 SUPERVISOR SALADINO: Okay. So
19 Alhambra Park. That is GOSR money, which means
20 after the hurricane -- Hurricane Sandy -- the State
21 provided funding to shore up and improve and
22 protect communities from future storms, from wind
23 and water events with extremely high tide and so
24 forth.

25 We captured that State grant funding,

1 and we are making improvements -- new bulkhead --
2 but we're turning it into something very special
3 where our residents can go with a kayak, with a
4 wakeboard, a paddle board, and to improvement
5 recreation.

6 We've done it to improve safety, but
7 also to utilize the rules that -- not we're
8 making -- New York State, once again, has made
9 those rules, and they made the process, if I may
10 express my opinion, they made it probably more
11 arduous than it needed to be with many meetings
12 with the firm that oversaw this project.

13 The State also pays for those extra
14 expenses, so while we have -- while you see this as
15 a financial Resolution here on our Calendar, the
16 State is paying for those additional charges that
17 are related to this project.

18 And finally, our golf course. You
19 know, we can differ on opinion of which is the
20 number one recreational facility in the Town of
21 Oyster Bay, and I might say our beaches on the
22 North Shore and South Shore, and the different
23 members of the Board might have their favorites,
24 and our residents certainly have their favorites,
25 but we're exceptionally, exceptionally proud that

1 the Town of Oyster Bay has the best, in my opinion,
2 the best recreational facilities anywhere on Long
3 Island.

4 Golf is one of the most popular, and
5 just like whether it's a road, whether it's a
6 bridge, whether it is a park, the upkeep and
7 maintenance of that is what keeps it so beautiful,
8 what keeps it something that people are on line to
9 utilize. Whether it's a pandemic, when golfing was
10 one of the only outdoor -- and the beach and the
11 parks, that was it. And we have a commitment to
12 our residents to upkeep our facilities, and one of
13 them is the necessity for a new irrigation system
14 at our incredibly popular Woodbury golf course.

15 So this doesn't fall out of the sky.
16 This goes with many meetings with our commissioner,
17 Commissioner Pinto, who is on top of everything,
18 his staff, our engineering, our DPW people, and it
19 was carefully vetted out that a new irrigation
20 system is required, and that's what this Resolution
21 is all about. Protecting our infrastructure,
22 protecting our recreational facilities, and
23 ensuring that our residents have the best services.

24 They pay dearly to live in this Town,
25 and we're going to make sure that we do everything

1 possible to be fair in the way we distribute the
2 resources and to make sure that all of our sites
3 are kept up in an appropriate way that is cost
4 effective and also brings the quality -- sometimes
5 it takes a little longer than some would prefer --
6 but we get to it, and we're doing it appropriately,
7 and we're spending appropriately.

8 And those are the answers to your many
9 questions today, Arthur, and we thank you for being
10 here with us.

11 MR. SCALERA: Excuse me, Supervisor,
12 one more.

13 Resolution 197-2022 does retain by
14 contract Pace Analytical. He mentioned that at the
15 end, Mr. Adelman. It is being done by 197.

16 SUPERVISOR SALADINO: Thank you,
17 Arthur.

18 MR. ADELMAN: Thank you, Frank.

19 SUPERVISOR SALADINO: I don't have any
20 slips for anyone who would like to speak on the
21 Resolution Calendar, and we will be calling up
22 folks for public comment after, but I do want to
23 ask the question, does anyone else want to be heard
24 on the Resolutions we're voting on?

25 (Whereupon, there was no response from

1 the assemblage present.)

2 SUPERVISOR SALADINO: Please let the
3 record reflect that no one else has indicated that
4 they would like to be heard.

5 And with that, may we have a vote?

6 MR. LaMARCA: Supervisor Saladino?

7 SUPERVISOR SALADINO: "Aye."

8 MR. LaMARCA: Councilwoman Johnson?

9 COUNCILWOMAN JOHNSON: "Aye."

10 MR. LaMARCA: Councilman Imbroto?

11 COUNCILMAN IMBROTO: "Aye" on all.

12 I abstain on 192.

13 MR. LaMARCA: Councilman Hand?

14 COUNCILMAN HAND: "Aye."

15 MR. LaMARCA: Councilman Labriola?

16 COUNCILMAN LABRIOLA: "Aye."

17 MR. LaMARCA: Councilwoman Maier?

18 COUNCILWOMAN MAIER: "Aye" on all.

19 MR. LaMARCA: Councilwoman Walsh?

20 COUNCILWOMAN WALSH: "Aye" on all.

21 MR. LaMARCA: Motion to adopt

22 Resolution Nos. P-5-22 through 191-2022 passes with
23 seven "Ayes."

24 Resolution No. 192-2022 passes with six
25 "Ayes" and one "Abstention."

1 Resolution Nos. 193-2022 through
2 210-2022 passes with seven "Ayes."

3 The Calendar is complete.

4 SUPERVISOR SALADINO: Thank you.

5 May I have a motion, please?

6 COUNCILWOMAN JOHNSON: Supervisor, I'll
7 make a motion that this meeting be closed.

8 COUNCILMAN IMBROTO: Second.

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

11 ALL: "Aye."

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

14 (Whereupon, there were no "Nay"
15 responses from the Board.)

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

18 (TIME NOTED: 12:12 P.M.)
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