

**TOWN BOARD**

**TOWN OF OYSTER BAY**

REGULAR MEETING

March 5, 2024

10:32 a.m.

\*\*\*

SPECIAL PRESENTATION

\*\*\*

**JOSEPH SALADINO**

SUPERVISOR

\*\*

**RICHARD LaMARCA**

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

A P P E A R A N C E S

P R E S E N T:

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

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

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

PRAYER:

PASTOR REBECCA SHERIDAN

PLEDGE:

BLUE STAR MOTHERS:

HEIDI O'CONNELL

MARY JO LOVE

MARY SULLIVAN

COLEEN SMITH

1  
2 SUPERVISOR SALADINO: Good morning,  
3 everyone. Thank you for your patience. We  
4 had to take care of some administrative  
5 issues. I thank you again for your  
6 patience.

7 Thanks, everyone, for being here.  
8 For those of you joining us this morning,  
9 everyone will have an opportunity to be  
10 heard on matters brought before the Town  
11 board, as well as during the Public  
12 Comment period after the resolution  
13 Calendar is done.

14 This meeting is being live streamed  
15 on social media on the Town's website,  
16 Oysterbaytown.com. The proceedings are  
17 recorded and later transcribed.

18 Your voice is very, very important  
19 to us. Statements and comments and input  
20 from the public relative to our meetings  
21 are always welcome and respected as part  
22 of the record. To submit comments online,  
23 please e-mail  
24 publiccomment@oysterbay-ny.gov;  
25 publiccomment@oysterbay-ny.gov or mail us

1  
2 at the Office of the Town Attorney, 54  
3 Audrey Avenue, Oyster Bay, New York  
4 11771.

5 We lead every meeting in prayer.  
6 Today is no different. And I ask our good  
7 friend Rebecca Sheridan of Faith Lutheran  
8 Church and School in Syosset to please  
9 step forward.

10 If everyone will please rise.

11 (Whereupon, all rise.)

12 PASTOR SHERIDAN: Good morning.  
13 Everyone. I'm wearing pink today, partly  
14 in celebration of Women's History Month.  
15 Partly that this Sunday is Rose Sunday,  
16 where we take a little break from the  
17 more somber season of lent and celebrate  
18 joy and love.

19 Let's open with a word of prayer.  
20 Almighty God, you gather us together  
21 today to do the work of building up the  
22 community of the Town of oyster Bay. We  
23 ask your blessing upon our town  
24 supervisor, our councilmen and women that  
25 they make decisions today for the good of

all. We pray for the health and safety of  
our town employees, and as we celebrate  
Women's History Month, we give you thanks  
for the unique gifts and talents that  
women contribute to our society. We ask  
that you grant us all your peace as we  
work together. In your name we pray.

Amen.

(Whereupon, all, Amen.)

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1  
2 SUPERVISOR SALADINO: Thank you so  
3 much. We appreciate your friendship, your  
4 leadership, and the very strong message  
5 you send that when women are in charge,  
6 you do a great job. Thank you.

7 March is Women's History Month,  
8 which celebrates the seemingly endless  
9 contributions women have made to the  
10 United States, to our country, our state,  
11 our communities, our town. We recognize  
12 the specific achievements that women have  
13 made over the course of American history  
14 in so many fields. So it's a very fitting  
15 backdrop, and it's always a pleasure to  
16 point out the accomplishments of  
17 exceptional women here in our town.

18 So thank you very much, Pastor  
19 Rebecca, for your spiritual support. And  
20 thank you to all the women we have in our  
21 workforce, the women on our Town Board,  
22 the women who continue to make a  
23 difference in our community and continue  
24 to do so much.

25 So it's in that vein that we have

1  
2 asked some exceptional veterans to come  
3 and join us, to lead us in the Pledge.  
4 Incredible women, including Heidi  
5 O'Connell -- just raise your hands as I  
6 mention your names -- Mary Sullivan,  
7 Coleen Smith and Mary Jo Love, who are  
8 joining us from Military Blue Star  
9 Mothers New York 14.

10 Blue Star Mothers of America, a  
11 private, nonprofit organization that  
12 provides support for the mothers who have  
13 sons and daughters in active service in  
14 the United States Armed Forces.

15 I know that our dear friend, Chapter  
16 President Andrea Norquist, wishes she  
17 could be with us here today, but is out  
18 of town for training and we send her our  
19 very best.

20 Ladies, the honor is truly ours and  
21 the podium is yours.

22 Good morning.

23 MS. O'CONNELL: Good morning,  
24 everyone.

25 Just a few words about us. We



1  
2 represent mothers of active duty veterans  
3 or reservists. We all have children, in  
4 one of those positions. Blue Star Mothers  
5 was an organization that started during  
6 World War II and is a national  
7 organization around the country.

8 My name is Heidi O'Connell. I have  
9 two sons who were in the military. One is  
10 a veteran who is a combat veteran of  
11 Afghanistan. I also have my oldest son,  
12 who is also an active duty air defense  
13 member and officer who's retiring this  
14 year after 20 years. The other mothers  
15 will also tell you their history.

16 From Hicksville, the Blue Star  
17 Mothers are very active in supporting and  
18 helping veterans in our county. We also  
19 support troops, military and their  
20 families. We support each other as  
21 mothers, especially those who have a son  
22 or child that is deployed at the time. We  
23 also honor our fallen, and we're very  
24 happy and proud to be here today. So  
25 thank you for having us.

1  
2 MS. LOVE: Thank you. My name is  
3 Mary Jo Love. I come from Mineola, and I  
4 have a son who's finishing 25 years in  
5 the Air Force.

6 MS. SMITH: Hi, my name is Colleen  
7 Smith. I'm from Massapequa. My children  
8 have all served. They are all veterans,  
9 very proud of them. They were in the  
10 Mid-East in 2002 and 2003. I wasn't  
11 familiar with the Blue Star Mothers at  
12 that time, and it would have been a great  
13 support. So I feel like it's never too  
14 late to support our veterans and  
15 military. Thank you.

16 MS. SULLIVAN: Hi, I'm Mary Sullivan  
17 from Hicksville. My son is currently  
18 posted to Camp Boniface, which is in  
19 South Korea. I will ask now for a moment  
20 of silence to remember the fallen, as  
21 well as those who are active and their  
22 families.

23 (Whereupon, a moment of  
24 silence is observed by all.)

25 MS. SULLIVAN: Please join me in the

Pledge.

(Whereupon, the Pledge of  
Allegiance is said.)

SUPERVISOR SALADINO: Thank you,  
ladies. We greatly appreciate your  
efforts. We appreciate the efforts of  
your sons and daughters and the sons and  
daughters in the military and all of the  
Blue Star Moms for all of your support.  
It is amazing, it is exceptionally  
important, and your role really  
underscores how much you love America.  
You love the freedoms in this country.  
And Blue Star Moms know that there's an  
enormous sacrifice given by men and women  
year after year, decade after decade, to  
keep the freedoms that we enjoy in this  
country. We thank you from the bottom of  
our hearts.

Let's give them a hand.

(Whereupon, applause.)

SUPERVISOR SALADINO: Please be  
seated, everyone. Thank you. And we'll  
continue to keep in mind the men and

1  
2 women in our military here in America and  
3 across our nation. Of course, all of the  
4 men and women, and especially the women  
5 in leadership and the military, among  
6 firefighters, first responders, law  
7 enforcement, all of our healthcare  
8 heroes. They are very special women in  
9 all of those groups making an enormous  
10 difference.

11 I won't tell the story, but I've  
12 mentioned in the past, my own grandmother  
13 was the one of the very first women in  
14 the New York Metropolitan area, the first  
15 woman from Brooklyn to be inducted into  
16 the United States Navy in America's  
17 history. Grandma Jessie from Brooklyn was  
18 in the US Navy. But I won't tell the  
19 whole story, I've said it before. But we  
20 really appreciate appreciate our  
21 families, all of our military folks, and  
22 of course, and especially the women who  
23 are making a difference in support of our  
24 military and fighting on the frontlines.

25 \*\*\*\*\*

1  
2 SUPERVISOR SALADINO: This morning,  
3 we're proud to welcome an outstanding  
4 young woman in our community, making an  
5 enormous difference. She is prospective  
6 Eagle Scout Carly Madden of Massapequa.  
7 She's joined by her family. She joined by  
8 the Massapequa High School principal,  
9 Barbara Lowell, and representatives from  
10 the Theodore Roosevelt Council, Boy  
11 Scouts of America. We have with us, and  
12 just raise your hand as I mention your  
13 name: Chris Coscia, Scout Executive.  
14 Thank you, Chris, for being here. Barbara  
15 Arnold District Chair Pequott District.  
16 Thank you. Alex Arnold the Eagle Board  
17 Coordinator of the Pequott District. And  
18 I assume that Carly, your folks are with  
19 us too; James and Christine. Thank you  
20 all for being here.

21 Carly's a member of Troop 186 and  
22 has made it her mission to help our  
23 environment. We're all environmentalists  
24 on this Town Board for certain. With  
25 March being Women's History Month, it's

1  
2 important to note that Carly is a  
3 trailblazer who will soon earn the  
4 prestigious rank of Eagle Scout. I think  
5 only about 4% of people who enter  
6 scouting earn the rank of Eagle Scout.  
7 And boy, oh, boy, when I say earn, it  
8 really is earning that. Carly is a senior  
9 at Massapequa High School and partnered  
10 with the Town's Department of  
11 Environmental Resources to construct  
12 protective nest cage structures for  
13 northern diamondback terrapin turtles at  
14 Centre Island Beach. Efforts like Carly's  
15 have helped save this species, which was  
16 nearly extinct in the early 1990s.

17 Carly successfully fundraised for  
18 the needed supplies, and even created  
19 educational signage for the entrance to  
20 the turtle conservation area at Centre  
21 Island. Carly's efforts on this project,  
22 which also included collaboration with  
23 Friends of the Bay and the Sea Tuck  
24 Environmental Association, were nothing  
25 short of exemplary.

1  
2 Carly, please join us at the front  
3 of the room. We have a presentation and I  
4 am going to ask a family friend,  
5 Councilwoman Laura Maier, to present the  
6 citation. And we will all join you in  
7 honoring you. And we appreciate it. Let's  
8 hear it for Carly.

9 (Whereupon, applause.)

10 (Whereupon, citation and  
11 photos taken.)

12 COUNCILWOMAN MAIER: If I may, I've  
13 known the family for a few years. Our  
14 kids have played soccer together. So when  
15 you reached out to me, you say you wanted  
16 to do a project, especially something in  
17 the environment, you couldn't have picked  
18 a better town. You raised over \$1,000.  
19 So the extra money is going to go towards  
20 some signage. You know, the turtle  
21 population is extremely important. And I  
22 think being able to raise awareness, it's  
23 fantastic. So congratulations on your  
24 hard work and your efforts. I guess the  
25 next step for you is the Board of Review?

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2  
3 MS. MADDEN: Next week.

4 SUPERVISOR SALADINO: Next week.

5 All right. Well, we're all really,  
6 really proud of you here in the Town and  
7 obviously in the community as well. So  
8 thank you for everything you do.

9 SUPERVISOR SALADINO: Let's here it  
10 for Carly. Congratulations.

11 (Whereupon, applause.)

12 MS. MADDEN: So I'm happy to present  
13 this sign with the hope to increase  
14 awareness of the threat and care for  
15 turtle population. And I'm so thankful  
16 to be part of a community that invests in  
17 our environment. It's the work of the  
18 Department of Environmental Resources  
19 that helps to make the Town of Oyster Bay  
20 such a beautiful place to live.

21 It was about a year ago when I  
22 reached out to Councilwoman Maier's  
23 office to discuss ideas on how to help  
24 the Town of Oyster Bay with their  
25 environmental needs. I can't thank Ms.



1  
2 Maier and her assistant Nancy enough for  
3 being so responsive and supportive. And  
4 of course, I'm so grateful to Sarah  
5 Cavalli, who has worked closely with me  
6 throughout this process. It's the hard  
7 work that Sarah and others like her do to  
8 preserve our environment, my generations  
9 and generations to come.

10 I would like to thank the Massapequa  
11 School District for my nurturing my  
12 interest in environmental research, and  
13 providing a foundation for me to continue  
14 this passion in college.

15 I'd also like to thank Scouts BSA  
16 for all their tireless work providing  
17 youths like me an excellent program to  
18 develop leadership and many of the  
19 skills. It's a Scouts BSA program that  
20 has given me the opportunity to become a  
21 better citizen by providing service to  
22 our community.

23 (Whereupon, applause.)

24 SUPERVISOR SALADINO: Carly, we  
25 appreciate not only your environmental

1  
2 leadership, but your leadership as a  
3 young woman. Truly a trailblazer. So  
4 thank you very, very much. This Board is  
5 very, very respectful of all the  
6 different actions that you're taking. And  
7 keep it going, girl. All right. Thank you  
8 again. One more hand for Carly.

9 (Whereupon, applause.)

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2 SUPERVISOR SALADINO: A few quick  
3 announcements before we begin our  
4 meeting. We have some hearings, as I  
5 said, then we go into our Resolution  
6 Calendar. Then we will need to break at  
7 the end of the meeting for Executive  
8 Session. If you'd like to be heard, make  
9 sure you fill out a slip, please.

10 With Women's History Month underway,  
11 we're pleased to announce that  
12 nominations are now being accepted for  
13 the Women of Distinction program. We  
14 invite residents of the Town of Oyster  
15 Bay to nominate extraordinary women who  
16 have made a difference in our community.  
17 If you'd like to nominate a special woman  
18 who makes our town a better place, you  
19 can nominate her at [oysterbaytown.com/women](https://oysterbaytown.com/women).

20 We invite residents to be Freezin'  
21 For a Reason. As I mentioned at the last  
22 board meeting, our annual Polar plunge  
23 benefiting the Special Olympics New York  
24 is on Saturday, March 23rd at Tobay  
25 Beach. This March 23rd, it's a Saturday,

1  
2 at Tobay Beach. Many of our residents  
3 love spending their summers and having  
4 fun at Tobay, but this program really  
5 allows people to help the Special  
6 Olympics have a lot of fun and I guess  
7 start the swimming season a bit early. I  
8 challenge my colleagues to jump in the  
9 water with me, and I see Laura nodding  
10 her head yes. Others maybe they're  
11 jumping in or politely applauding from  
12 the warmth of the beach. So that's at  
13 Polarplungeny.org/tobay;  
14 Polarplungeny.org/tobay.

15  
16 \*\*\*\*\*

17  
18 (Whereupon, above matter  
19 concludes, 10:49 a.m.)  
20  
21  
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23  
24  
25

C E R T I F I C A T E

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

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

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

IN WITNESS WHEREOF, I have hereunto set  
my hand this 5th day of March, 2024.

*Alexa Lorenzo*  
ALEXA LORENZO

|  |   |  |  |
|--|---|--|--|
| <b>\$</b>                                    | <b>accomplishments</b> <sup>[1]</sup> - 7:16                      | <b>announcement</b><br><b>s</b> <sup>[1]</sup> - 19:3                        | <b>BAY</b> <sup>[1]</sup> - 1:3  |
| <b>\$1,000</b> <sup>[1]</sup> - 15:18        | <b>achievements</b> <sup>[1]</sup><br>- 7:12                      | <b>annual</b> <sup>[1]</sup> - 19:22   | <b>Beach</b> <sup>[3]</sup> - 14:14,<br>19:25, 20:2                          |
| <b>1</b>                                     | <b>actions</b> <sup>[1]</sup> - 18:6                              | <b>applauding</b> <sup>[1]</sup> -<br>20:11                                  | <b>beach</b> <sup>[1]</sup> - 20:12  |
| <b>10:32</b> <sup>[1]</sup> - 1:7            | <b>active</b> <sup>[5]</sup> - 8:13,<br>9:2, 9:12, 9:17,<br>10:21 | <b>applause</b> <sup>[5]</sup> -<br>11:22, 15:9,<br>16:11, 17:23, 18:9       | <b>beautiful</b> <sup>[1]</sup> -<br>16:20                                   |
| <b>10:49</b> <sup>[1]</sup> - 20:19          | <b>administrative</b><br><sup>[1]</sup> - 4:4                     | <b>appreciate</b> <sup>[7]</sup> -<br>7:3, 11:6, 11:7,<br>12:20, 15:7, 17:25 | <b>become</b> <sup>[1]</sup> - 17:20   |
| <b>11771</b> <sup>[1]</sup> - 5:4            | <b>Afghanistan</b> <sup>[1]</sup> -<br>9:11                       | <b>area</b> <sup>[2]</sup> - 12:14,<br>14:20                                 | <b>begin</b> <sup>[1]</sup> - 19:3   |
| <b>14</b> <sup>[1]</sup> - 8:9               | <b>ago</b> <sup>[1]</sup> - 16:21                                 | <b>Armed</b> <sup>[1]</sup> - 8:14   | <b>benefiting</b> <sup>[1]</sup> -<br>19:23                                  |
| <b>186</b> <sup>[1]</sup> - 13:21            | <b>air</b> <sup>[1]</sup> - 9:12                                  | <b>Arnold</b> <sup>[2]</sup> - 13:15,<br>13:16                               | <b>best</b> <sup>[1]</sup> - 8:19  |
| <b>1990s</b> <sup>[1]</sup> - 14:16          | <b>Air</b> <sup>[1]</sup> - 10:5                                  | <b>assistant</b> <sup>[1]</sup> -<br>17:2                                    | <b>better</b> <sup>[3]</sup> - 15:18,<br>17:21, 19:18                        |
| <b>2</b>                                     | <b>Alex</b> <sup>[1]</sup> - 13:16                                | <b>Association</b> <sup>[1]</sup> -<br>14:24                                 | <b>bit</b> <sup>[1]</sup> - 20:7   |
| <b>20</b> <sup>[1]</sup> - 9:14              | <b>Alexa</b> <sup>[1]</sup> - 21:15                               | <b>assume</b> <sup>[1]</sup> - 13:18   | <b>blessing</b> <sup>[1]</sup> - 5:23  |
| <b>2002</b> <sup>[1]</sup> - 10:10           | <b>ALEXA</b> <sup>[2]</sup> - 21:7,<br>21:16                      | <b>Attorney</b> <sup>[1]</sup> - 5:2   | <b>Blue</b> <sup>[7]</sup> - 8:8, 8:10,<br>9:4, 9:16, 10:11,<br>11:10, 11:15 |
| <b>2003</b> <sup>[1]</sup> - 10:10           | <b>Allegiance</b> <sup>[1]</sup> -<br>11:4                        | <b>ATTORNEY</b> <sup>[1]</sup> -<br>2:16                                     | <b>BLUE</b> <sup>[1]</sup> - 3:6   |
| <b>2024</b> <sup>[2]</sup> - 1:6,<br>21:13   | <b>allows</b> <sup>[1]</sup> - 20:5                               | <b>Audrey</b> <sup>[1]</sup> - 5:3   | <b>Board</b> <sup>[5]</sup> - 7:21,<br>13:16, 13:24,<br>15:25, 18:4          |
| <b>23rd</b> <sup>[2]</sup> - 19:24,<br>19:25 | <b>Almighty</b> <sup>[1]</sup> - 5:20                             | <b>Avenue</b> <sup>[1]</sup> - 5:3   | <b>BOARD</b> <sup>[1]</sup> - 1:2  |
| <b>25</b> <sup>[1]</sup> - 10:4              | <b>amazing</b> <sup>[1]</sup> -<br>11:11                          | <b>awareness</b> <sup>[2]</sup> -<br>15:22, 16:14                            | <b>board</b> <sup>[2]</sup> - 4:11,<br>19:22                                 |
| <b>4</b>                                     | <b>Amen</b> <sup>[2]</sup> - 6:9,<br>6:10                         | <b>B</b>   | <b>Boniface</b> <sup>[1]</sup> -<br>10:18                                    |
| <b>4%</b> <sup>[1]</sup> - 14:5              | <b>America</b> <sup>[4]</sup> - 8:10,<br>11:13, 12:2, 13:11       | <b>backdrop</b> <sup>[1]</sup> -<br>7:15                                     | <b>bottom</b> <sup>[1]</sup> - 11:19   |
| <b>5</b>                                     | <b>America's</b> <sup>[1]</sup> -<br>12:16                        | <b>Barbara</b> <sup>[2]</sup> - 13:9,<br>13:14                               | <b>Boy</b> <sup>[1]</sup> - 13:10  |
| <b>5</b> <sup>[1]</sup> - 1:6                | <b>American</b> <sup>[1]</sup> -<br>7:13                          | <b>Bay</b> <sup>[6]</sup> - 5:3, 5:22,<br>14:23, 16:19,<br>16:24, 19:15      | <b>boy</b> <sup>[2]</sup> - 14:7   |
| <b>54</b> <sup>[1]</sup> - 5:2               | <b>Andrea</b> <sup>[1]</sup> - 8:16                               |  | <b>break</b> <sup>[2]</sup> - 5:16,<br>19:6                                  |
| <b>5th</b> <sup>[1]</sup> - 21:13            | <b>announce</b> <sup>[1]</sup> -<br>19:11                         |  | <b>Brooklyn</b> <sup>[2]</sup> -<br>12:15, 12:17                             |
| <b>A</b>                                     |   |  | <b>brought</b> <sup>[1]</sup> - 4:10   |
| <b>a.m</b> <sup>[2]</sup> - 1:7, 20:19       |   |  | <b>BSA</b> <sup>[2]</sup> - 17:15,   |
| <b>able</b> <sup>[1]</sup> - 15:22           |   |  |  |
| <b>ABSENT</b> <sup>[1]</sup> - 2:9           |   |  |  |
| <b>accepted</b> <sup>[1]</sup> -<br>19:12    |   |  |  |

17:19  
**building** <sup>[1]</sup> - 5:21  
**BY** <sup>[1]</sup> - 1:22

## C

**cage** <sup>[1]</sup> - 14:12  
**Calendar** <sup>[2]</sup> - 4:13, 19:6  
**Camp** <sup>[1]</sup> - 10:18  
**care** <sup>[2]</sup> - 4:4, 16:14  
**Carly** <sup>[10]</sup> - 13:6, 13:18, 14:2, 14:8, 14:17, 15:2, 15:8, 16:10, 17:24, 18:8  
**Carly's** <sup>[3]</sup> - 13:21, 14:14, 14:21  
**Cavalli** <sup>[1]</sup> - 17:5  
**celebrate** <sup>[2]</sup> - 5:17, 6:3  
**celebrates** <sup>[1]</sup> - 7:8  
**celebration** <sup>[1]</sup> - 5:14  
**Centre** <sup>[2]</sup> - 14:14, 14:20  
**certain** <sup>[1]</sup> - 13:24  
**certify** <sup>[1]</sup> - 21:9  
**Chair** <sup>[1]</sup> - 13:15  
**challenge** <sup>[1]</sup> - 20:8  
**Chapter** <sup>[1]</sup> - 8:15  
**charge** <sup>[1]</sup> - 7:5  
**child** <sup>[1]</sup> - 9:22  
**children** <sup>[2]</sup> - 9:3, 10:7  
**Chris** <sup>[2]</sup> - 13:13,

13:14  
**Christine** <sup>[1]</sup> - 13:19  
**Church** <sup>[1]</sup> - 5:8  
**citation** <sup>[2]</sup> - 15:6, 15:10  
**citizen** <sup>[1]</sup> - 17:21  
**CLERK** <sup>[2]</sup> - 1:18, 2:14  
**closely** <sup>[1]</sup> - 17:5  
**Coleen** <sup>[1]</sup> - 8:7  
**COLEEN** <sup>[1]</sup> - 3:10  
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**TOWN BOARD**

**TOWN OF OYSTER BAY**

REGULAR MEETING

March 5, 2024

10:49 a.m.

\*\*\*

**Hearing 1**

To consider the application of  
FP Massapequa, LLC, fee owner, for Special Use  
Permit on premises located at 750 Hicksville  
Road, Massapequa. (M.D.) 1/23/24 #34)

**JOSEPH SALADINO**

SUPERVISOR

\*\*

**RICHARD LaMARCA**

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

A P P E A R A N C E S

P R E S E N T:

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

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

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

ALSO APPEARED:

Christian Brown, Esq.

Sean Mulryan, Mulryan Engineering, Traffic

Dan Peveraro, Sunrise Mass

Dennis Flynn, Rosenbaum Design Group

Jeff Beringer, Starbucks



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SUPERVISOR SALADINO: Clerk Rich  
LaMarca, would you please poll the Board?

TOWN CLERK: Supervisor Saladino?

SUPERVISOR SALADINO: Present.

TOWN CLERK: Councilwoman Johnson?

COUNCILWOMAN JOHNSON: Present.

TOWN CLERK: Councilman Imbroto.

COUNCILMAN IMBROTO: I am here.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Present.

TOWN CLERK: Councilman Labriola is  
absent.

Councilwoman Maier?

COUNCILWOMAN MAIER: Present.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Present.

TOWN CLERK: We have a quorum,  
Supervisor.

SUPERVISOR SALADINO: Would you  
kindly call the first hearing?

TOWN CLERK: Today's only hearing is  
to consider the application of FP  
Massapequa, LLC, fee owner, for special  
use permit on premises located at 750

1  
2 Hicksville Road, Massapequa.

3 MR. BROWN: Good morning,  
4 Supervisor, members. Christian Brown,  
5 McLaughlin & Stern, 1122 Franklin Avenue,  
6 Garden City. Appearing for the applicant.

7 I'm again joined by my able team.  
8 Mr. Peverao is to set up a board here for  
9 you, and we'll go through the  
10 application.

11 (Whereupon, Board is  
12 displayed and referred to  
13 throughout presentation.)

14 MR. BROWN: We have a representative  
15 here from Starbucks joining in the  
16 application as tenant, prospective tenant  
17 on the site. And my client, the  
18 applicant, is the owner of the site. And  
19 this is an application, again, concerning  
20 seeking a special-use permit to create  
21 another Starbucks location at 750  
22 Hicksville Road, Massapequa. I'm sure you  
23 all recall that this same group was here,  
24 I believe it was three weeks ago,  
25 presenting an application for a location

1  
2 down on Sunrise Highway. This is a little  
3 further to the north. It is somewhat  
4 unique in that this proposal concerns a  
5 drive-thru only facility. No interior  
6 seating. I believe there's only one other  
7 operating on Long Island in this model  
8 now. It's out in Suffolk County,  
9 Hauppauge. I'll let Starbucks speak to  
10 this, but I believe Starbucks is looking  
11 to utilize the appropriate locations,  
12 obviously, to help draw some of the  
13 traffic away from other drive-thrus that  
14 may be proximate to a given location.  
15 People who don't want to get out of their  
16 cars, obviously, and wait in the queues,  
17 we're hoping would be attracted to a  
18 location like this, which we believe will  
19 move faster than the standard location  
20 since you're solely servicing drive-thru  
21 customers. You don't have the additional  
22 responsibility of counter service and  
23 cleaning the store and all the things  
24 that come with running a standard  
25 location.

1  
2                   So this location, like the last one,  
3                   also is a former bank building. It  
4                   became a bank in around 1965. At that  
5                   time, it was connected to the large  
6                   parcel that is directly behind it and  
7                   then abuts it where there is a shopping  
8                   center and supermarket. The bank split  
9                   that parcel off. It was developed as a  
10                  shopping center. The bank retained the  
11                  parcel at 750 Hicksville Road up on the  
12                  forward part against the road. There is a  
13                  parking easement that goes back to that  
14                  time that essentially allows traffic to  
15                  pass through this parcel to reach the  
16                  shopping center, and also allows patrons  
17                  of this parcel to park anywhere that they  
18                  wish on the shopping center property. So  
19                  the shopping center property has about  
20                  200 parking spaces. What we're proposing  
21                  here would have 25 parking spaces on the  
22                  subject property. The Town looks at them  
23                  all in conjunction together, since you  
24                  have shared parking rights. We're  
25                  actually under the requirement for the

1  
2 entire two parcels together, which I  
3 believe it's 233 spots, and together we  
4 would have 210 spots.

5 So in the main part of this  
6 building, there would be two uses in this  
7 building. Right now there is an existing  
8 dental dentist office there, Aspen  
9 Dental, that was converted from the  
10 vacant bank building. That was just done  
11 in the last year or 18 months. So it's a  
12 fully new application. It was all  
13 as-of-right. It went through the  
14 planning process, however, and I think it  
15 looks quite nice. We have some boards  
16 here that would show it. It's new  
17 landscaping. I think you're all familiar  
18 with that area. So it's a nice addition  
19 to Hicksville Road. And then what we are  
20 seeking here is permission to have this  
21 drive-thru only Starbucks in the  
22 remaining 953ft<sup>2</sup>.

23 Now, other than the fact that you  
24 can't come in to sit down, it will  
25 generally operate just like any other

1  
2 Starbucks. It will have the functionality  
3 of having people being able to order,  
4 pre-order, show up and pick up their  
5 beverages.

6 We're reconfiguring slightly the  
7 existing parking lot in order to provide  
8 for an appropriate queue and to have  
9 appropriate space for the queue. So this  
10 is a 12 car queue, which Mr. Mulryan will  
11 get into it a little bit, which well  
12 exceeds, doubles the minimum required.  
13 Mr. Mulryan and Mr. Peveraro will also  
14 talk to you about the approval process  
15 that we went through with New York State  
16 before we got here. Hicksville Road is a  
17 state road, so the Town required us to  
18 secure State approval, State D.O.T.  
19 approval before we came here, which we  
20 have secured. So the State has approved  
21 the site plan with the queuing and with  
22 the curb cuts in the location that they  
23 will describe for you, which is not  
24 significantly different than what exists  
25 today.

1  
2           The landscaping mostly remain  
3           because it is new and it has been has  
4           been added when we did the dentist  
5           office. We are providing a loading area  
6           which also meets code over in the  
7           northern corner. We moved around some of  
8           the parking spaces, but the majority of  
9           the parking for the site is on the north  
10          property line. That will remain. And then  
11          there are a few other spots scattered  
12          around in the front and in the rear of  
13          the building to bring it to a total of 25  
14          spots. We've eliminated some of the spots  
15          that would interfere with the ability to  
16          have the queue work appropriately. And  
17          we're also keeping clear the existing  
18          drive aisles so that people will continue  
19          to be able to access the shopping center,  
20          come in and out over this property just  
21          as the property has operated, as I said,  
22          since 1965.

23               Immediately to the south, there's  
24               also an entrance to the shopping center,  
25               which I believe is primarily the primary

1  
2 access point for people on Hicksville  
3 Road. So we're not losing any access to  
4 the shopping center. There won't be any  
5 need to worry that more people are going  
6 to come through this site. It will  
7 essentially function just as it always  
8 has. It was designed as a bank with the  
9 drive-thru. Now it will be a dentist  
10 office with the Starbucks drive-thru. A  
11 little bit unusual, but same exact  
12 concept with an improved queuing system.  
13 Superior to what was there in the old  
14 days.

15 But as you know, I think you're all  
16 familiar with the site. The drive aisles  
17 are really quite wide and gives a nice  
18 amount of access back and forth because  
19 of the way that it was designed to allow  
20 people to pass through to the shopping  
21 center, and that sort of functionality  
22 will be maintained.

23 I will let the others go into the  
24 details of the Starbucks operation. But  
25 as I said, it's not anything unusual,



1  
2 anything radically different. It will  
3 have the same customary Starbucks hours  
4 and will operate in the same customary  
5 way, except nobody will be going inside.

6 So the other point I would just  
7 bring out again, I know you know the  
8 area, but there are no residential homes  
9 nearby. We are bordered exclusively by  
10 shopping centers on the north and on the  
11 south to the rear, across the street. So  
12 the usual concerns about how the queue  
13 would affect residents obviously doesn't  
14 apply here.

15 SUPERVISOR SALADINO: We understand,  
16 Counselor. I'm just going to ask, are  
17 there any residents who are here for this  
18 hearing?

19 (Whereupon, no verbal  
20 response.)

21 SUPERVISOR SALADINO: Please let the  
22 record reflect no one has indicated.

23 I asked that for a few reasons. One  
24 was we can turn around these placards so  
25 that they could see. It appears as

1  
2           though nobody's here. Perhaps someone's  
3           watching on the screen that wouldn't be  
4           able to see that anyway, from there. So  
5           if you would kindly bring up --

6           MR. BROWN: Let me turn it over to  
7           Mr. Peveraro to summarize, he's our  
8           engineer, and then Mr. Mulryan, and we'll  
9           give you the Starbucks overview as well.

10          SUPERVISOR SALADINO: Just a brief  
11          description --

12          MR. BROWN: That would include  
13          everything.

14          MR. PEVERARO: Dan Peveraro with Key  
15          Civil Engineering.

16          Mr. Brown did a very thorough job  
17          describing the site. So I will try to  
18          keep it brief and not go over everything  
19          just said.

20          The existing site, as Mr. Brown  
21          said, was constructed as a bank with a  
22          drive-thru. So from a site circulation  
23          standpoint, we're maintaining very  
24          similar concepts. The existing ingress  
25          only curb cut to the south is to remain.

1  
2 The site circulation is to be  
3 counterclockwise around the building just  
4 as it is existing and with an egress only  
5 curb cut on the north end. So all of the  
6 conceptual access and circulation will  
7 remain exactly as it has been for the  
8 better part of 50 or 60 years.

9 As this was an existing site, we  
10 didn't have to change too much. We got  
11 rid of some parallel stalls along the  
12 south property line and replace some  
13 angled stalls along the west property  
14 line with parallel stalls, all in an  
15 effort just to give a little bit more  
16 room for the drive-thru and let the  
17 drive-thru function at a higher level  
18 than what was designed so long ago for  
19 the bank. Bring it up more to today's  
20 standards in terms of turning radii and  
21 space and whatnot.

22 We were able to get a little bit  
23 more landscaping up along the frontage.  
24 The site is very nicely landscaped as it  
25 is. When they put the Aspen in, they did

1  
2 a very nice job of adding landscaping to  
3 the site. Very nice looking. So we just  
4 added some supplemental landscaping up  
5 against Hicksville Road where we added  
6 some landscaped islands along those  
7 parking stalls.

8 We're proposing to remove the  
9 existing trash enclosure, which is pretty  
10 small and in sort of a strange location,  
11 and replace it with a new, larger one,  
12 behind the building. Site lighting is  
13 mostly existing to remain. We did an  
14 existing photometric study. We  
15 supplemented the existing lights with  
16 three dark sky compliant building mounted  
17 lights, but mostly everything, much like  
18 the site access, was already there. So  
19 there's not all that much to bring the  
20 site up into current compliance.

21 Queuing spaces. We have space for  
22 12 queuing spaces on the site in the same  
23 sort of locations that they would have  
24 been queuing for the bank. We were able  
25 to get better radii by reallocating some

1  
2 of the parking spaces, as I discussed,  
3 but generally the same idea as what was  
4 there originally.

5 One thing that I wanted to mention,  
6 I think Chris had two numbers flip  
7 flopped. Overall, with counting the  
8 parking center, the back 233 stalls are  
9 proposed where 210 are required. So we  
10 meet the overall parking requirement.

11 I think Mr. Mulryan is going to go  
12 over some of the access and queuing.

13 COUNCILWOMAN MAIER: I have a quick  
14 question.

15 It was indicated that this was a  
16 drive thru only Starbucks. But looking at  
17 the plan, there are seats on the inside.

18 MR. PEVERARO: No, there's no seats  
19 inside.

20 COUNCILWOMAN MAIER: No. It looks  
21 like I see a table and some chairs.

22 MR. PEVERARO: Perhaps the employee  
23 break room.

24 MR. FLYNN: Dennis Flynn, Rosenbaum  
25 Design Group, architect for the landlord.

1  
2 The plan does show a seating area in the  
3 back for employees. It's not for the  
4 public.

5 COUNCILWOMAN MAIER: And up front  
6 there are there looks like there's  
7 (counting) four seats up front as well?

8 MR. FLYNN: Can I take a look?  
9 (Perusing).

10 That's not seating. That's a  
11 preparation area. No one comes in the  
12 building.

13 COUNCILWOMAN MAIER: So you're not  
14 able to come in at all. So if a customer  
15 has an issue with their order, they have  
16 to recirculate and go back on the  
17 drive-thru line?

18 MR. FLYNN: I would assume that's  
19 the case. If they have an issue.

20 MR. BROWN: It's not designed to  
21 facilitate people coming in. But I  
22 suppose somebody could knock on the  
23 window or the door.

24 COUNCILWOMAN MAIER: Are the doors  
25 to the building going to be locked? The

1  
2 front door? So there's just no access at  
3 all for customers?

4 MR. BROWN: It would be employees  
5 only.

6 COUNCILWOMAN MAIER: Okay. Do you  
7 know how many other models throughout the  
8 country are --

9 MR. BROWN: Let me ask.

10 COUNCILWOMAN MAIER: Listen, if we  
11 need to address this later, we can hold  
12 it.

13 MR. BROWN: No, no. No problem. We  
14 can answer it now. The answer is not  
15 many. As I said, there's only one other  
16 one functioning like this on Long Island,  
17 it's in Hauppauge.

18 MR. BERINGER: Good morning. My name  
19 is Jeff Beringer with Starbucks Coffee,  
20 we're at 7 Penn Plaza, Suite 1510, New  
21 York, New York.

22 My role at Starbucks, I'm in the  
23 Store Development Office. I'm currently a  
24 project manager there, but I've served in  
25 various roles throughout the store

1  
2 development over the past 20 years and in  
3 operations. So I'm pretty familiar with  
4 most of the operations side of the work.

5 I guess in answer to your question,  
6 I think the question was, how many  
7 drive-thru only stores?

8 COUNCILWOMAN MAIER: I have a couple  
9 of questions. How many locations do you  
10 have under this current model? You said  
11 one on Long Island, but nationwide, is  
12 this a new project or kind of the path  
13 that you're leading down?

14 MR. BERINGER: Yes. It's a fairly  
15 new model. There are a few. I don't know  
16 the exact number throughout the country,  
17 but there are more and more that are  
18 being designed and implemented recently.  
19 It's part of a multi-pronged approach to  
20 serving customers. So we're trying to  
21 serve customers where they are and where  
22 they want to be served. Some customers  
23 would like a more intimate cafe  
24 experience, where they sit down and they  
25 get to hang out for a while, which is



1  
2 that traditional Starbucks feel. Then  
3 there are other opportunities where  
4 people are just looking to get a cup of  
5 coffee and continue on with their day.  
6 And I think that's really what the  
7 drive-thru only serves, that capability.

8 COUNCILWOMAN MAIER: So when it  
9 comes to the third party delivery, Uber,  
10 DoorDash, Postmates, I'm assuming that  
11 they're going to have to wait in that  
12 line as well to pick up their orders.

13 MR. BERINGER: I don't think that  
14 would really be feasible. So there will  
15 have to be some mechanism that we work  
16 out where they can come right to the door  
17 and we can give them that opportunity.  
18 That's if we do that service for that  
19 particular location. There are other  
20 locations that are nearby that are  
21 currently participating in UberEats or  
22 things like that. And this might not be  
23 as conducive to that because of the way  
24 that delivery drivers would have to  
25 arrive, pick up their orders and then

1  
2 leave.

3 COUNCILWOMAN MAIER: Yeah, I guess  
4 the challenge is -- listen, I'm in the  
5 franchise industry business myself, so I  
6 understand the complexity of the delivery  
7 piece of it, your drivers walking in,  
8 picking two and three orders up. So how  
9 will they be able to do something like  
10 that when they're just dealing with a  
11 window and not physically able to walk  
12 into the building and speak with someone  
13 and pick up those orders? I guess you  
14 have the ability to say, okay, for this  
15 particular location, we're not doing  
16 delivery because our other locations that  
17 are relatively close in proximity are  
18 able to to handle those?

19 MR. BERINGER: That's correct. Yeah.  
20 We can turn that option on and off as  
21 required.

22 COUNCILWOMAN MAIER: But when it  
23 comes to if a customer has an issue with  
24 an order, whether it was the wrong order,  
25 they forgot something, the only way to

1  
2 really rectify that would be for them to  
3 hop back on that line again. And  
4 sometimes as we know it's 10-12 cars  
5 deep.

6 MR. BERINGER: I envision that's a  
7 possibility. If the line is short, people  
8 may choose to do that. They may also  
9 naturally pull into a parking spot, come  
10 over and knock on the door. And obviously  
11 an employee would be happy to help them  
12 if they if they knocked on the door and  
13 have an issue. Obviously, the goal is to  
14 not have too many issues with orders, but  
15 it does happen.

16 COUNCILWOMAN MAIER: We all know  
17 what happens. We're not perfect. It  
18 happens. But obviously it's not their  
19 intention to make a mistake on the order.  
20 But if that's something that we can  
21 possibly work on in identifying a way to  
22 work around for that, where, if someone  
23 does have an issue with an order that  
24 instead of just knocking on a closed  
25 door. Because honestly, they're going to

1  
2 have their headsets on and not be paying  
3 attention. I think in a realistic world,  
4 I'm not sure if that's the best answer is  
5 they just have knock on the door. So I  
6 don't if there's a way that we can  
7 possibly work on a solution to that to  
8 really come up with something to say if  
9 there is an issue. Maybe there is a  
10 number they call or if they're able to  
11 walk in to the facility, I don't know.

12 MR. BERINGER: Sure. Yeah, that's a  
13 great observation. And I'll take it away  
14 for sure. Mr. Brown just mentioned,  
15 there's a possibility maybe we can have a  
16 phone number that's posted on the window  
17 or somewhere where if there's an issue,  
18 they can make a phone call, and then we  
19 can start them that way. But I'll take it  
20 back for sure. Because that's a great  
21 point. Not having that customer  
22 face-to-face interaction, we've got to  
23 solve for that.

24 COUNCILWOMAN MAIER: Yeah. And in a  
25 perfect world, I guess every customer

1  
2 should be checking their order anyway.  
3 But we all know we don't do that, right?  
4 Especially if you have a car full of  
5 screaming kids.

6 Okay, I appreciate it. Thank you.

7 MR. BERINGER: Sure.

8 SUPERVISOR SALADINO: Thank you.

9 MR. MULRYAN: Good morning. I know  
10 that members of our team have addressed  
11 some of the issues that I'm going to talk  
12 about, but I just want to hand in a  
13 report that we prepared and it's dated  
14 July 27th (handing).

15 SUPERVISOR SALADINO: Going to need  
16 name, title and address for the record,  
17 please.

18 MR. MULRYAN: Absolutely. Sean  
19 Mulryan, Mulryan Engineering, 1225  
20 Franklin Avenue in Garden City, New York.

21 That report was prepared as  
22 requested by the New York State  
23 Department of Transportation. They  
24 received a copy of the site plan as it  
25 came into the Town, and the Town wanted

1  
2 us to go through the State process to  
3 receive their approval before we move  
4 forward.

5 SUPERVISOR SALADINO: Does it  
6 include a traffic survey?

7 MR. MULRYAN: Yes. What we did  
8 specifically for the State was addressed  
9 the concerns about the traffic queue for  
10 the drive-thru. That report was  
11 submitted to the State. The State was  
12 satisfied with our response. In that  
13 response, we looked at several other  
14 Starbucks locations.

15 Again, this is the first of several  
16 or many drive-thru only locations. That  
17 thought process, that concept was  
18 conceived as part of the Covid 19  
19 pandemic, where the stores by default  
20 became drive-thru only. During that  
21 process, Starbucks looked at that  
22 process. How can we improve sales?  
23 Because as that store closed down, the  
24 drive-thru volume also increased during  
25 that time period. So it was a learning

1  
2 process that they went through due to the  
3 pandemic, and felt that it would be a  
4 virtual assistant in providing better  
5 service for their clients moving forward.  
6 So that is the genesis of this model.

7 SUPERVISOR SALADINO: Let's boil  
8 this down.

9 In the event that -- and we've seen  
10 this at other Starbucks, other stores --  
11 in the event that there is not enough  
12 capacity of space to handle the queuing  
13 of cars waiting at your busiest times,  
14 and those cars back up onto the road,  
15 what is the plan of Starbucks? What  
16 will you do in that scenario?

17 MR. MULRYAN: I want to address that  
18 question. The queuing that's required by  
19 the Town is six queuing spaces, which  
20 equates to 150ft. We're providing 12  
21 queuing spaces, which is 300ft. So it's  
22 twice the number that's required. In  
23 addition, that 12 brings you back to the  
24 edge of the landscaping in front of the  
25 building. That does not bring you back to

1  
2 the roadway. So there is approximately  
3 350 to 375ft of space in this drive-thru  
4 queue. In addition, as you enter this  
5 wide driveway to come in, if the  
6 drive-thru queue is backing up, on this  
7 particular site, you could also bring the  
8 cars around into this aisle in front of  
9 the building. So going from 300ft to in  
10 excess of 400ft wrapping around the  
11 building itself. So if this site became  
12 that busy and had that type of demand,  
13 there is an aisle within the property  
14 that could avoid that spillover into the  
15 roadway.

16 SUPERVISOR SALADINO: And what is  
17 the company's plan to manage that?

18 MR. MULRYAN: Well, again, the goal  
19 here is that that would never happen.

20 SUPERVISOR SALADINO: But if it  
21 does.

22 MR. MULRYAN: If it does, again,  
23 this would be the avenue in which --

24 SUPERVISOR SALADINO: I think you're  
25 missing my question. That requires



1  
2 management by an employee. What is the  
3 company's plan to keep an eye on that, to  
4 make sure it's not happening? And then if  
5 it does, what plan will they execute in  
6 terms of the employees role of managing a  
7 change of the queuing process?

8 MR. MULRYAN: I think that would be  
9 based on what they observed. Obviously,  
10 this as a new concept is being monitored  
11 above and beyond what a normal store  
12 would be monitored at. The site in  
13 Hauppauge actually has two drive-thru  
14 lanes, so it's set up similar to a dairy  
15 barn where you have two windows and it's  
16 a standalone building. Those drive-thru  
17 windows are both driver side pickup. So  
18 you actually have a queue in the back of  
19 the building, a queue in the front of the  
20 building. But again, that's a standalone  
21 model that's being observed now. So  
22 they're looking to refine this model in  
23 this property. If there was issues where  
24 this drive-thru queue was getting longer,  
25 they would look to address that in

1  
2 whatever means feasible for this site.

3 And again, as I mentioned, employees  
4 could come out and monitor this location  
5 and send cars around the store within the  
6 front of the building, if that became  
7 necessary.

8 Again, this would be something that  
9 would be ongoing as it's a new concept.

10 SUPERVISOR SALADINO: So may we  
11 assume that there is not yet a training  
12 process in place to determine which  
13 employees will be in charge of watching,  
14 to see if that's occurring, and then how  
15 will they execute that plan? I think I'm  
16 hearing, that this is something that is  
17 currently developing, and they don't have  
18 the plan finalized yet on how they will  
19 manage that.

20 MR. MULRYAN: Finalized, you want to  
21 address issues as they arise. Obviously,  
22 as the store is opening, you're going to  
23 monitor how that business moves forward.  
24 One of the things that came to my  
25 attention as we were discussing this site

1  
2 is that the Town of Oyster Bay has the  
3 distinction of having one of the busiest  
4 locations for Starbucks in the chain,  
5 which is the Wantagh location which is  
6 not far from this site. They are hoping  
7 that this drive-thru only will relieve  
8 some of the traffic flow that's at the  
9 Wantagh location.

10 So again, as I mentioned, a few  
11 weeks ago, we don't believe that a new  
12 Starbucks is going to drastically  
13 increase the number of people shopping at  
14 Starbucks, but it's going to try to  
15 relieve some of the pressures at the  
16 other locations.

17 This location again, has a very  
18 unique layout, in that it provides an  
19 avenue that can easily be used by  
20 monitoring the inflow at this location.  
21 So I would say that Starbucks is  
22 obviously here. There is representative  
23 from the Starbucks here. We understand  
24 the concerns of the Board. We understand  
25 the concerns of the state D.O.T., which

1  
2 we addressed. But in addressing your  
3 issue, if it would satisfy the Board to  
4 have Starbucks identify a person at this  
5 store, a manager, to address any issues,  
6 and if the queue started to build up to  
7 come out before we reached this driveway  
8 (indicating).

9 SUPERVISOR SALADINO: It's not only  
10 just identifying someone, but describing  
11 to us what that plan is. We are all in  
12 agreement, we can't have cars waiting out  
13 on Hicksville Road.

14 MR. MULRYAN: Correct.

15 SUPERVISOR SALADINO: And how would  
16 customers even know where to drive?

17 MR. MULRYAN: Well, again, my  
18 mitigation for that would be that someone  
19 would direct traffic at this location to  
20 send people around this way to come into  
21 the drive thru queue, essentially  
22 extending the drive-thru storage area in  
23 front of the building.

24 SUPERVISOR SALADINO: So there's  
25 another curb cut that they would utilize?

1  
2 MR. MULRYAN: No, they would come in  
3 the same driveway and instead of stopping  
4 here, the person would tell them to drive  
5 around the building to come back to this  
6 side.

7 So again, because of the layout of  
8 this property, you have a large drive  
9 aisle in front of the building which  
10 would essentially not double, but would  
11 significantly increase the queuing  
12 capacity on the subject site.

13 SUPERVISOR SALADINO: Thank you.

14 MR. MULRYAN: You're welcome. If  
15 there's any other questions, I'd be happy  
16 to try to answer them. Again, some of the  
17 other members of the team addressed some  
18 of the traffic issues, but --

19 COUNCILWOMAN MAIER: I do have a  
20 question. This may be for Jeff from  
21 Starbucks, though.

22 I know you had indicated this is  
23 drive-thru only, but what about those  
24 customers that are placing an order on  
25 the app? I believe I brought this up at

1  
2 the last meeting. Will, you have  
3 designated spaces for them to park and  
4 have an employee bring out their order,  
5 or will they be waiting on the line to  
6 pick that order up?

7 MR. BERINGER: The app has a new  
8 function now where if you do mobile order  
9 and pay on the app, you can choose  
10 whether you pick it up in the cafe or you  
11 pick it up through the drive-thru lane.  
12 The intent would be that we would not  
13 have the ability to pick up in the cafe,  
14 because there is no cafe, so if you did  
15 order in advance, you would pick it up  
16 through the drive-thru.

17 COUNCILWOMAN MAIER: Right. The  
18 drive-thru lane, you pick up at 7-7:30 in  
19 the morning, you're going to have 12  
20 cars. The whole idea, I think, the  
21 purpose of placing order on the app is to  
22 be able to pick it up quickly. So I guess  
23 the question is, would there be a thought  
24 about possibly having 2 or 3 designated  
25 spaces where you have a customer that

1  
2 could wait there and have an employee  
3 bring the order out, which would  
4 alleviate the pressure on the drive-thru  
5 and get the customer in and out of the  
6 parking lot pretty quickly. It worked  
7 well during Covid. I know you said you  
8 were phasing that piece of it out, but  
9 that is something that I guess makes  
10 sense, where you have a cafe that's open  
11 to the public and that can come in and  
12 out as they choose. This case where it's  
13 a closed environment where the customer  
14 is not able to come in, and their only  
15 avenue of getting their food or their  
16 coffee is through the drive-thru. But if  
17 they're placed in that order and you know  
18 they're waiting on a 10 or 15 minute  
19 line, I think it's counterproductive  
20 going to place that order on the app.

21 MR. BERINGER: We can consider that.  
22 I think part of the benefit of the  
23 drive-thru only situation is that the  
24 line moves significantly faster than a  
25 store that has the cafe as well, because

1  
2 all of the resources and all of the drink  
3 production and everything is focused on  
4 getting those customers handled through  
5 drive-thru.

6 COUNCILWOMAN MAIER: I totally agree  
7 with you. I'm not saying I'm changing it  
8 to allow the customer to come in. But for  
9 those customers that have placed their  
10 order on the app, which is, I think the  
11 preferred method for most of us in the  
12 industry, it's just more efficient for  
13 them to place your order on the app as  
14 opposed to placing the order at the  
15 window. So you're lessening the burden  
16 on the drive-thru by allowing those  
17 customers that place the order on the app  
18 to park and have a designated person from  
19 Starbucks bring the order out to them so  
20 they can get their order and leave and  
21 not clog up the drive-thru line.

22 MR. BERINGER: Yeah, that's a great  
23 point and I think we'll consider it. We  
24 didn't intend to do that with this  
25 location. It's strictly going to be



1  
2 drive-thru service only.

3 COUNCILWOMAN MAIER: It's something  
4 to consider since you have the spaces.  
5 You've got ample spaces. So just a  
6 thought to dedicate 2 or 3 parking stalls  
7 specifically for that purpose.

8 MR. BERINGER: Sure.

9 SUPERVISOR SALADINO: Thank you.

10 COUNCILWOMAN MAIER: Thank you.

11 MR. BROWN: I would just just add,  
12 of course, that in your deliberations, if  
13 you would like us to provide some more  
14 specifics or a one pager on the issues of  
15 the Councilwoman and the Supervisor, we'd  
16 be happy to do that.

17 One of the reasons why I think this  
18 is actually an ideal site is because you  
19 do have the ability to use the shopping  
20 center parking lot. People can pull  
21 through there. There's about 30 or so  
22 spaces that are right against this  
23 property line. So there's places people  
24 can go even in the event of congestion,  
25 as the Supervisor was referencing. It's

1  
2 easy to just pull through and park over  
3 there and then come back through. So  
4 having that 200 plus parking spaces in  
5 the adjacent lot that we have access to  
6 makes us, I think, an ideal location. If  
7 you want us to put some of these thoughts  
8 in writing afterwards, we could always  
9 submit to you if you'd like.

10 SUPERVISOR SALADINO: Thank you.

11 COUNCILWOMAN MAIER: That'd be  
12 great. Thank you.

13 SUPERVISOR SALADINO: Counselor,  
14 are you complete?

15 MR. BROWN: I'm complete. Unless the  
16 board has any other questions.

17 SUPERVISOR SALADINO: I have one  
18 question. And are you aware that the  
19 Nassau County Planning Commission has  
20 voted on the 29th of February of this  
21 year and deems the application incomplete  
22 and has requested, among other things,  
23 the Traffic Impact Analysis?

24 MR. BROWN: No, I don't think they  
25 sent that to us, as they customarily

1  
2 don't. I assume this board would reserve  
3 anyway, we can send them our traffic  
4 report. And hopefully, by the time you're  
5 ready to vote, they will have issued a  
6 recommendation to you.

7 SUPERVISOR SALADINO: Thank you.

8 MR. BROWN: Hopefully it won't delay  
9 anything. Thank you very much.

10 SUPERVISOR SALADINO: Thank you.

11 All right then. Thank you very much.  
12 Is there any member of the public who  
13 would like to be heard on this  
14 application?

15 (Whereupon, no verbal  
16 response.)

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

20 Are there any postings?

21 TOWN CLERK: The attorney for the  
22 applicant has filed the Affidavit of  
23 Service and Disclosure. The  
24 communications are as follows:

25 We have memos from the Department of

1  
2 Planning and Development, including a  
3 review of the required off Street  
4 parking;

5 Nassau County Land Tax Map indicates  
6 the property's Section 52, Block 327, Lot  
7 33;

8 According to the Town of Oyster Bay  
9 zoning maps, the property is located  
10 within a neighborhood business zone;

11 There are no open prior Code  
12 Enforcement Bureau cases. However, there  
13 is a variance on file;

14 We have affidavits of posting and  
15 publication.

16 There is no further correspondence.

17 SUPERVISOR SALADINO: Thank you, Mr.  
18 LaMarca. Mr. Scalera.

19 TOWN ATTORNEY: Good morning, Frank  
20 Scalera, Town Attorney. You just  
21 mentioned, Supervisor, that there is a  
22 resolution from the Nassau County  
23 Planning Commission. So at this time, I  
24 think it's best for procedural purposes  
25 that a motion be made that we adjourn

1  
2 this hearing without a date. However, we  
3 await and be subject to whatever  
4 additional findings that the Nassau  
5 County Planning Commission may make  
6 because they, of course, have an impact  
7 on how this Board may consider it.

8 So I ask, respectfully, that a  
9 motion be made adjourning without a date,  
10 this hearing. And, when this hearing is  
11 to come forward again, that the applicant  
12 -- and unfortunately, I have to ask this  
13 because I think it's right for the public  
14 and due process purposes -- that they  
15 conduct a notice under the statutory  
16 proceedings to notice this hearing once  
17 again when it's to be continued. I think  
18 that's fair. And I think it's right for  
19 the public if they have any input after  
20 any particular findings in the report.

21 SUPERVISOR SALADINO: Thank you for  
22 your legal advice, Mr. Scalera.

23 As a reminder, for those who may be  
24 watching this online, the public is still  
25 allowed to comment on this application,

1  
2 and they can e-mail us at  
3 publiccomment@oysterbay-NY.gov, or mail  
4 us at the Office of the Town Attorney, 54  
5 Audrey Avenue, Oyster Bay, New York  
6 11771.

7 May I have a motion, please?

8 COUNCILWOMAN JOHNSON: Supervisor --  
9 Mr. Scalera, did you have something to  
10 add?

11 TOWN ATTORNEY: No, nothing to add.

12 COUNCILWOMAN JOHNSON: Supervisor, I  
13 make a motion to adjourn this hearing.

14 COUNCILMAN IMBROTO: Second.

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

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

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

23 (Whereupon, no verbal  
24 response.)

25 SUPERVISOR SALADINO: The "Ayes"

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have it.

Thank you very much.

(Whereupon, above matter  
concludes, 11:32 a.m.)

INDEX

Exhibit

Name

1 Traffic Engineer Report  
July 27

(Whereupon, handed to Town Clerk.)

(Submitted, but not marked by reporter.)



C E R T I F I C A T E

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

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

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

IN WITNESS WHEREOF, I have hereunto set  
my hand this 5th day of March, 2024.

Alexa Lorenzo  
ALEXA LORENZO

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**TOWN BOARD**

**TOWN OF OYSTER BAY**

REGULAR MEETING

March 5, 2024

11:32 p.m.

\*\*\*

**ACTION CALENDAR**

\*\*\*

**JOSEPH SALADINO**

SUPERVISOR

\*\*

**RICHARD LaMARCA**

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER



A P P E A R A N C E S

P R E S E N T:

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

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

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

1  
2 SUPERVISOR SALADINO: We have no  
3 other hearings, would you please call the  
4 regular Action Calendar?

5 TOWN CLERK: May I have a motion to  
6 suspend the Rules and add Resolution 202  
7 through 208-24?

8 On the motion?

9 COUNCILWOMAN JOHNSON: So moved.

10 COUNCILMAN IMBROTO: Second.

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

14 On the vote, Supervisor Saladino?

15 SUPERVISOR SALADINO: Aye.

16 TOWN CLERK: Councilwoman Johnson?

17 COUNCILWOMAN JOHNSON: Aye.

18 TOWN CLERK: Councilman Imbroto?

19 COUNCILMAN IMBROTO: Aye.

20 TOWN CLERK: Councilman Hand?

21 COUNCILMAN HAND: Aye.

22 TOWN CLERK: Councilwoman Maier?

23 COUNCILWOMAN MAIER: Aye.

24 TOWN CLERK: Councilwoman Walsh?

25 COUNCILWOMAN WALSH: Aye.

1  
2 TOWN CLERK: Motion to suspend the  
3 Rules and add Resolution 202 through  
4 208-2024 passes with six ayes and zero  
5 nays.

6 TOWN CLERK: May I have a motion to  
7 resuspend the Rules and add the following  
8 walk on Resolution 209-24, which is a  
9 resolution directing the Town Clerk to  
10 advertise a notice of hearing to consider  
11 2024 Fire Protection Contracts. Hearing  
12 date, March 19, 2024.

13 On the motion?

14 COUNCILWOMAN JOHNSON: So moved.

15 COUNCILMAN IMBROTO: Second.

16 TOWN CLERK: Motion by Councilwoman  
17 Johnson, seconded by Councilman Imbroto.

18 On the vote, Supervisor Saladino?

19 SUPERVISOR SALADINO: Aye.

20 TOWN CLERK: Councilwoman Johnson?

21 COUNCILWOMAN JOHNSON: Aye.

22 TOWN CLERK: Councilman Imbroto?

23 COUNCILMAN IMBROTO: Aye.

24 TOWN CLERK: Councilman Hand?

25 COUNCILMAN HAND: Aye.

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TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Motion to resuspend the  
Rules and add walk on Resolution 209-24,  
passes with six ayes.

TOWN CLERK: May I have a motion to  
adopt Resolution 177-209-24?

On the motion?

COUNCILWOMAN JOHNSON: So moved.

COUNCILMAN IMBROTO: Second.

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

I don't have speakers, Mr.  
Supervisor.

SUPERVISOR SALADINO: Would anyone  
like to be heard on any of the  
Resolutions on today's Action Calendar?

(Whereupon, no verbal  
response.)

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

Please proceed.

TOWN CLERK: On the vote, Supervisor  
Saladino?

SUPERVISOR SALADINO: Aye.

TOWN CLERK: Councilwoman Johnson?

COUNCILWOMAN JOHNSON: Aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: I am a no on  
189 and Aye on the rest.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Motion to adopt  
Resolution 177-188-2024 passes with six  
eyes; Resolution 189-2024 passes with  
five eyes and one nay; Resolution  
190-209-2024 passes with six eyes.

Calendar is complete.

COUNCILWOMAN JOHNSON: Supervisor,  
I'll make a motion that this Board break  
for Executive Session.

1  
2 SUPERVISOR SALADINO: I'm going to  
3 hear public comment first.

4 Is there anyone here that would like  
5 to be heard on public comment?

6 (Whereupon, off the record  
7 public comment.)

8 SUPERVISOR SALADINO: Is there  
9 anyone else who would like to be heard on  
10 public comment?

11 (Whereupon, no verbal  
12 response.)

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

16 With that, may I have a motion?

17 COUNCILWOMAN JOHNSON: I'm going to  
18 make a quick comment before we break for  
19 Executive Session.

20 I just want to thank all of the  
21 firemen, all the EMTs, that were at the  
22 house fire in Lattingtown yesterday next  
23 to my house: Locust Valley, Oyster Bay,  
24 East Norwich, Glen Cove, Glenhead,  
25 Roslyn, Syosset, Bayville and Jericho,

1  
2 and I think you might be missing a few.  
3 Thank you so much everybody, for  
4 everything they did. And I hope everyone  
5 that was injured is doing well.

6 With that, I'll make a motion to  
7 break into Executive Session.

8 COUNCILMAN IMBROTO: Second.

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

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

15 SUPERVISOR SALADINO: All opposed,  
16 "Nay".

17 (Whereupon, no verbal  
18 response.)

19 SUPERVISOR SALADINO: The ayes have  
20 it.

21 (Whereupon, Executive  
22 Session, 11:40 to 1:02 p.m.)

23 SUPERVISOR SALADINO: May I have a  
24 motion to close Executive Session?

25 COUNCILWOMAN JOHNSON: Supervisor, I

1  
2 make a motion to close Executive Session.

3 No action was taken.

4 COUNCILMAN IMBROTO: Second that  
5 motion.

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

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

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

13 (Whereupon, no verbal  
14 response.)

15 SUPERVISOR SALADINO: The ayes have  
16 it.

17 SUPERVISOR SALADINO: May I have a  
18 motion to close the meeting?

19 COUNCILWOMAN JOHNSON: Supervisor, I  
20 make a motion to close the meeting.

21 COUNCILMAN IMBROTO: Second.

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

24 (Whereupon, all members of  
25 the Town Board respond in favor



with, "Aye.")

SUPERVISOR SALADINO: Opposed,  
"Nay".

(Whereupon, no verbal  
response.)

SUPERVISOR SALADINO: The ayes have  
it.

\*\*\*\*\*

(Whereupon, above matter  
concludes, 1:02 p.m.)

C E R T I F I C A T E

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

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

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

IN WITNESS WHEREOF, I have hereunto set  
 my hand this 5th day of March, 2024.

Alexa Lorenzo  
 ALEXA LORENZO

|          |  |  |   |
|----------|--|--|---|
| <b>1</b> | <b>adopt</b> <sup>[2]</sup> - 5:10, 6:17<br><b>advertise</b> <sup>[1]</sup> - 4:10<br><b>Alexa</b> <sup>[1]</sup> - 11:17<br><b>ALEXA</b> <sup>[2]</sup> - 11:8, 11:18<br><b>ATTORNEY</b> <sup>[1]</sup> - 2:16<br><b>Aye</b> <sup>[20]</sup> - 3:15, 3:17, 3:19, 3:21, 3:23, 3:25, 4:19, 4:21, 4:23, 4:25, 5:3, 5:5, 6:5, 6:7, 6:9, 6:11, 6:14, 6:16, 9:10, 10:2<br><b>Aye"</b> <sup>[4]</sup> - 8:10, 8:14, 9:7, 9:23<br><b>ayes</b> <sup>[8]</sup> - 4:4, 5:8, 6:19, 6:20, 6:21, 8:19, 9:15, 10:7 | 5:20, 6:22<br><b>certify</b> <sup>[1]</sup> - 11:10<br><b>Clerk</b> <sup>[1]</sup> - 4:9<br><b>CLERK</b> <sup>[27]</sup> - 1:18, 2:14, 3:5, 3:11, 3:16, 3:18, 3:20, 3:22, 3:24, 4:2, 4:6, 4:16, 4:20, 4:22, 4:24, 5:2, 5:4, 5:6, 5:9, 5:14, 6:3, 6:6, 6:8, 6:10, 6:12, 6:15, 6:17<br><b>close</b> <sup>[4]</sup> - 8:24, 9:2, 9:18, 9:20<br><b>comment</b> <sup>[5]</sup> - 7:3, 7:5, 7:7, 7:10, 7:18<br><b>complete</b> <sup>[1]</sup> - 6:22<br><b>concludes</b> <sup>[1]</sup> - 10:12<br><b>consider</b> <sup>[1]</sup> - 4:10<br><b>Contracts</b> <sup>[1]</sup> - 4:11<br><b>correct</b> <sup>[1]</sup> - 11:11<br><b>COUNCILMAN</b> <sup>[15]</sup> - 2:7, 2:8, 2:9, 3:10, 3:19, 3:21, 4:15, 4:23, 4:25, 5:13, 6:9, 6:11, 8:8, 9:4, 9:21<br><b>Councilman</b> <sup>[9]</sup> - 3:13, 3:18, 3:20, 4:17, 4:22, 4:24, 5:15, 6:8, 6:10<br><b>COUNCILWOMAN</b> <sup>[19]</sup> - 2:6, 2:10, 2:11, 3:9, 3:17, | 3:23, 3:25, 4:14, 4:21, 5:3, 5:5, 5:12, 6:7, 6:13, 6:16, 6:23, 7:17, 8:25, 9:19<br><b>Councilwoman</b> <sup>[12]</sup> - 3:12, 3:16, 3:22, 3:24, 4:16, 4:20, 5:2, 5:4, 5:14, 6:6, 6:12, 6:15<br><b>COUNTY</b> <sup>[1]</sup> - 11:6<br><b>Cove</b> <sup>[1]</sup> - 7:24  |
| <b>2</b> | <b>202</b> <sup>[2]</sup> - 3:6, 4:3<br><b>2024</b> <sup>[4]</sup> - 1:6, 4:11, 4:12, 11:14<br><b>208-2024</b> <sup>[1]</sup> - 4:4<br><b>208-24</b> <sup>[1]</sup> - 3:7<br><b>209-24</b> <sup>[2]</sup> - 4:8, 5:7   | <b>D</b>   | <b>date</b> <sup>[1]</sup> - 4:12<br><b>directing</b> <sup>[1]</sup> - 4:9  |
| <b>5</b> | <b>5</b> <sup>[1]</sup> - 1:6<br><b>5th</b> <sup>[1]</sup> - 11:14   | <b>E</b>   | <b>East</b> <sup>[1]</sup> - 7:24<br><b>EMTs</b> <sup>[1]</sup> - 7:21<br><b>ESQ</b> <sup>[1]</sup> - 2:16<br><b>Executive</b> <sup>[6]</sup> - 6:25, 7:19, 8:7, 8:21, 8:24, 9:2  |
| <b>A</b> | <b>ABSENT</b> <sup>[1]</sup> - 2:9<br><b>action</b> <sup>[1]</sup> - 9:3<br><b>ACTION</b> <sup>[1]</sup> - 1:9<br><b>Action</b> <sup>[2]</sup> - 3:4, 5:20<br><b>add</b> <sup>[4]</sup> - 3:6, 4:3, 4:7, 5:7   | <b>B</b>   | <b>F</b>  |
|          | <b>BAY</b> <sup>[1]</sup> - 1:3<br><b>Bay</b> <sup>[2]</sup> - 7:23, 8:13<br><b>Bayville</b> <sup>[1]</sup> - 7:25<br><b>Board</b> <sup>[4]</sup> - 6:24, 8:12, 9:9, 9:25<br><b>BOARD</b> <sup>[1]</sup> - 1:2<br><b>break</b> <sup>[3]</sup> - 6:24, 7:18, 8:7<br><b>BY</b> <sup>[1]</sup> - 1:22   | <b>C</b>   | <b>favor</b> <sup>[6]</sup> - 8:9, 8:13, 9:6, 9:9, 9:22, 9:25<br><b>few</b> <sup>[1]</sup> - 8:2<br><b>Fire</b> <sup>[1]</sup> - 4:11<br><b>fire</b> <sup>[1]</sup> - 7:22<br><b>firemen</b> <sup>[1]</sup> - 7:21<br><b>first</b> <sup>[1]</sup> - 7:3<br><b>five</b> <sup>[1]</sup> - 6:20<br><b>following</b> <sup>[1]</sup> - 4:7 |
|          | <b>CALENDAR</b> <sup>[1]</sup> - 1:9<br><b>Calendar</b> <sup>[3]</sup> - 3:4,  |  |   |

|  |  |   |   |
|--|--|---|---|
| <b>FRANK</b> <sup>[1]</sup> - 2:16   | <b>indicated</b> <sup>[2]</sup> -<br>5:24, 7:14  | <b>M</b>  | <b>next</b> <sup>[1]</sup> - 7:22                               |
| <b>G</b>   | <b>injured</b> <sup>[1]</sup> - 8:5  | <b>Maier</b> <sup>[3]</sup> - 3:22,<br>5:2, 6:12  | <b>Norwich</b> <sup>[1]</sup> - 7:24                            |
| <b>Glen</b> <sup>[1]</sup> - 7:24<br><b>Glenhead</b> <sup>[1]</sup> -<br>7:24                    | <b>J</b>   | <b>MAIER</b> <sup>[4]</sup> - 2:10,<br>3:23, 5:3, 6:13  | <b>Notary</b> <sup>[1]</sup> - 11:8                             |
| <b>H</b>   | <b>JEFFREY</b> <sup>[1]</sup> -<br>2:15  | <b>March</b> <sup>[3]</sup> - 1:6,<br>4:12, 11:14   | <b>notes</b> <sup>[1]</sup> - 11:12                             |
| <b>Hand</b> <sup>[3]</sup> - 3:20,<br>4:24, 6:10   | <b>Jericho</b> <sup>[1]</sup> - 7:25   | <b>matter</b> <sup>[1]</sup> - 10:11  | <b>notice</b> <sup>[1]</sup> - 4:10                             |
| <b>HAND</b> <sup>[4]</sup> - 2:8,<br>3:21, 4:25, 6:11  | <b>JOHNSON</b> <sup>[11]</sup> -<br>2:6, 3:9, 3:17,<br>4:14, 4:21, 5:12,<br>6:7, 6:23, 7:17,<br>8:25, 9:19 | <b>MEETING</b> <sup>[1]</sup> - 1:4   | <b>OF</b> <sup>[4]</sup> - 1:3, 2:15,<br>11:5, 11:6             |
| <b>hand</b> <sup>[1]</sup> - 11:14   | <b>Johnson</b> <sup>[6]</sup> -<br>3:12, 3:16, 4:17,<br>4:20, 5:15, 6:6                                    | <b>meeting</b> <sup>[2]</sup> - 9:18,<br>9:20   | <b>one</b> <sup>[3]</sup> - 5:24, 6:20,<br>7:14                 |
| <b>hear</b> <sup>[1]</sup> - 7:3   | <b>JOSEPH</b> <sup>[2]</sup> -<br>1:12, 2:5  | <b>members</b> <sup>[3]</sup> -<br>8:12, 9:8, 9:24  | <b>opposed</b> <sup>[3]</sup> -<br>8:15, 9:11, 10:3             |
| <b>heard</b> <sup>[5]</sup> - 5:19,<br>5:25, 7:5, 7:9,<br>7:15                                   | <b>K</b>   | <b>MICHELE</b> <sup>[1]</sup> - 2:6   | <b>OYSTER</b> <sup>[1]</sup> - 1:3                              |
| <b>hearing</b> <sup>[1]</sup> - 4:10   | <b>KAREN</b> <sup>[1]</sup> - 1:22   | <b>might</b> <sup>[1]</sup> - 8:2   | <b>Oyster</b> <sup>[2]</sup> - 7:23,<br>8:13                    |
| <b>Hearing</b> <sup>[1]</sup> - 4:11   | <b>L</b>   | <b>missing</b> <sup>[1]</sup> - 8:2   | <b>P</b>  |
| <b>hearings</b> <sup>[1]</sup> - 3:3   | <b>LABRIOLA</b> <sup>[1]</sup> -<br>2:9  | <b>motion</b> <sup>[15]</sup> - 3:5,<br>3:8, 4:6, 4:13, 5:6,<br>5:9, 5:11, 6:24,<br>7:16, 8:6, 8:24,<br>9:2, 9:5, 9:18,<br>9:20 | <b>p.m</b> <sup>[3]</sup> - 1:7, 8:22,<br>10:12                 |
| <b>hereby</b> <sup>[1]</sup> - 11:9  | <b>LaMARCA</b> <sup>[2]</sup> -<br>1:17, 2:14  | <b>Motion</b> <sup>[5]</sup> - 3:11,<br>4:2, 4:16, 5:14,<br>6:17  | <b>passes</b> <sup>[5]</sup> - 4:4,<br>5:8, 6:18, 6:19,<br>6:21 |
| <b>hereunto</b> <sup>[1]</sup> -<br>11:13  | <b>Lattingtown</b> <sup>[1]</sup> -<br>7:22  | <b>moved</b> <sup>[3]</sup> - 3:9,<br>4:14, 5:12  | <b>PRAVATO</b> <sup>[1]</sup> -<br>2:15                         |
| <b>hope</b> <sup>[1]</sup> - 8:4   | <b>LAURA</b> <sup>[1]</sup> - 2:10   | <b>N</b>  | <b>present</b> <sup>[1]</sup> - 8:11                            |
| <b>house</b> <sup>[2]</sup> - 7:22,<br>7:23  | <b>Locust</b> <sup>[1]</sup> - 7:23  | <b>NASSAU</b> <sup>[1]</sup> - 11:6   | <b>proceed</b> <sup>[1]</sup> - 6:2                             |
| <b>I</b>   | <b>LORENZO</b> <sup>[3]</sup> -<br>1:22, 11:8, 11:18   | <b>nay</b> <sup>[1]</sup> - 6:20  | <b>Protection</b> <sup>[1]</sup> -<br>4:11                      |
| <b>Imbroto</b> <sup>[6]</sup> - 3:13,<br>3:18, 4:17, 4:22,<br>5:15, 6:8                          | <b>Lorenzo</b> <sup>[1]</sup> -<br>11:17   | <b>Nay"</b> <sup>[3]</sup> - 8:16,<br>9:12, 10:4  | <b>Public</b> <sup>[1]</sup> - 11:8                             |
| <b>IMBROTO</b> <sup>[10]</sup> -<br>2:7, 3:10, 3:19,<br>4:15, 4:23, 5:13,<br>6:9, 8:8, 9:4, 9:21 | <b>LOUIS</b> <sup>[1]</sup> - 2:7  | <b>nays</b> <sup>[1]</sup> - 4:5  | <b>public</b> <sup>[4]</sup> - 7:3,<br>7:5, 7:7, 7:10           |
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|---|---|--|---|
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