

TOWN BOARD
TOWN OF OYSTER BAY
SPECIAL PRESENTATION
April 12, 2022
10:22 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 STEVE L. LABRIOLA
COUNCILWOMAN LAURA L. MAIER

A B S E N T:

COUNCILMAN THOMAS P. HAND
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, and
2 welcome to the meeting of the Oyster Bay Town
3 Board.

4 (Whereupon, a side bar conversation
5 between Mr. Pravato and Supervisor Saladino took
6 place.)

7 SUPERVISOR SALADINO: Good morning.
8 Welcome to the Town of Oyster Bay's
9 Town Board meeting for the morning of Tuesday,
10 April 12, 2022.

11 For those joining us this morning, you
12 have the opportunity to be heard on matters brought
13 before the Town Board as well as during the public
14 comment period, which is at the very end of the
15 meeting.

16 As always, this meeting is being
17 live-streamed on social media and on the Town's
18 website, which is oysterbaytown.com. These
19 proceedings are recorded and later transcribed.

20 Your voice is important to us.
21 Statements and comments and input from the public,
22 relative to our meetings, are always welcomed and
23 respected, and we ask that everyone here today
24 respect one another so that we can hear what
25 everyone's voice is and what everyone's statement

1 is for the day.

2 To submit comments online, please
3 e-mail publiccomment@oysterbay-ny.gov -- that's
4 publiccomment@oysterbay-ny.gov or mail us at the
5 Office of the Town Attorney, 54 Audrey Avenue,
6 Oyster Bay, New York 11771.

7 Leading us in prayer this morning is a
8 very kind, generous, and amazing leader and someone
9 who is a dear friend, and that's Rabbi Chanan
10 Krivisky of MiYaD in Jericho.

11 Rabbi, it's great to see you again.

12 Would everyone please rise?

13 RABBI KRIVISKY: Almighty God, Master
14 of the Universe, invoke your blessing on this
15 honorable body, the Town of Oyster Bay, and all its
16 participants, all of our Town's residents, and its
17 entire community.

18 I have the privilege representing,
19 right here in our community before this very Board,
20 the global, spiritual giant, (in Hebrew) Rabbi
21 Schneerson, whose 120th birthday, the 11th of the
22 Jewish month of Nisan, April 12, 2022, we are here
23 to commemorate his "Education and Sharing Day" in
24 our beloved Town of Oyster Bay.

25 Through our organization, MiYaD Chabad,

1 serving Jericho, Syosset and Plainview, we have the
2 great merit of carrying the Rebbe's message of
3 great love, dedication, and self-sacrifice to make
4 all mankind know of your presence, oh, God.

5 May the great Rebbe's labor and
6 inspirational leadership be a blessing and a shield
7 for our government, our leaders and the
8 constituency of our Town.

9 In a joint resolution in the United
10 States Congress on March 20, 1991, it states,
11 without the ethical values and principals of the
12 Seven Noahide Laws, the edifice of civilization
13 stands in peril of returning to chaos.

14 May you, Almighty God, grant the Town
15 of Oyster Bay's members the wisdom and the courage
16 to adhere to the universal values of the Seven
17 Commandments, which you issued to Noah and his
18 family after the Great Flood and re-proclaimed
19 after the giving of the Torah on Sinai.

20 God, you have given us freedom in this
21 great land through education, sharing and morality.
22 We seek to make our community a reflection of your
23 values, oh, God, in moral ethics that we agree can
24 create a just and compassionate society.

25 In 1978, the Rebbe's birthday was

1 proclaimed "Education and Sharing Day U.S.A." by
2 both houses of Congress and proclaimed annually by
3 every presidential administration since.

4 Almighty God, it is my honor to stand
5 before you in prayer, on behalf of our Town, in
6 recognition of you, one God, as our Lord, our
7 Master, and reaffirming our conviction in the
8 Rebbe's vision.

9 The Rebbe tells us that increasing in
10 acts of goodness and kindness on our part has the
11 power to transform our entire being and the entire
12 world.

13 Almighty God, we believe in the
14 imminent redemption of humanity's great future as
15 the prophet Isaiah promises. Nations shall not
16 lift sword against nation, neither shall they learn
17 war no more with the coming of (in Hebrew).

18 God bless us that through this, and
19 through us, we can make the world, our community,
20 our homes, our minds, and our hearts a dwelling
21 place for you -- a better place.

22 We pray for the well-being of the Town
23 of Oyster Bay and it's honorable body, our Town
24 Board. Bless us all together with success and
25 tranquility all of our days, and let us say, Amen.

1 ALL: Amen.

2 RABBI KRIVISKY: Thank you so much for
3 having me, and I'd like to put a dollar bill in
4 this charity box, and you know it says, "In God We
5 Trust" on the dollar bill, and I'm sure we all
6 trust in God and his blessings for us in our
7 community.

8 Thank you.

9 SUPERVISOR SALADINO: Thank you, Rabbi.

10 Thank you for your friendship, and
11 thank you for your spiritual leadership. Your
12 congregants are very, very lucky, and we are all
13 very, very lucky to have you in this Town and to
14 call you our good friend.

15 RABBI KRIVISKY: Thank you so much.

16 The feeling is mutual.

17 SUPERVISOR SALADINO: God bless you.

18 RABBI KRIVISKY: God bless you, too.

19 SUPERVISOR SALADINO: Leading us in the
20 Pledge of Allegiance this morning is Army Veteran
21 Sergeant Michael Schlenoff, who served from 1958 to
22 1961 as a special agent in the Counterintelligence
23 Corps.

24 Sergeant Schlenoff, the honor is ours,
25 and the podium is yours.

1 (Whereupon, the Pledge of Allegiance
2 was recited by Army Veteran Sergeant Michael
3 Schlenoff.)

4 SUPERVISOR SALADINO: Thank you,
5 Sergeant, for being here.

6 Thank you for your Honorable Service to
7 our Nation, and thank you for what you continue to
8 do for all of our Veterans, and what you do for the
9 community.

10 God bless you.

11 SERGEANT SCHLENOFF: Thank you.

12 SUPERVISOR SALADINO: Please join me in
13 a moment of silence for the horrific lives lost --
14 this horrific, unfolding scene in a Brooklyn subway
15 this morning. We understand that at least eight
16 people have perished, many more injured, and it is
17 just a terrible situation.

18 We pray for the victims, we pray for
19 all the FDNY and NYPD responders, and we pray for
20 all of our first responders and the very difficult
21 job they have. Our hearts go out to all the
22 victims and their families.

23 (Whereupon, a moment of silence was
24 observed by the assemblage present.)

25 SUPERVISOR SALADINO: Thank you.

1 Before we are seated, I'm also going to
2 ask for everyone to remember the life and legacy of
3 two extraordinary people who have served here in
4 the Town of Oyster Bay.

5 One of them is Fanny Corsentino, a
6 long-time member of the Town of Oyster Bay family,
7 a highly respected elected official. She served as
8 the Oyster Bay Town Clerk from 1995 to 1999.

9 And also our thoughts and prayers go
10 out to a former member of the Town family who
11 worked in that office, and that's Georgia Ann
12 Sussi -- who is the aunt of Councilwoman Michele
13 Johnson -- a wonderful and incredibly loyal
14 employee. Both of them were amazing.

15 Fanny served for ten years as the
16 Deputy Town Clerk from 1980 to 1990, and she was
17 Commissioner of Human Resources from 1990 to 1995,
18 and a Member of the Zoning Board of Appeals from
19 2000 to 2002.

20 She helped blaze the path for many
21 bright and talented women who are leaders in this
22 Town's government today. She was the third female
23 to hold an elected office here in this Town, and
24 the first Italian-American woman to hold elected
25 office, and she was a pleasure to work with.

1 As well as Fanny Corsentino, Georgia
2 Ann Sussi is someone whose smiling face was seen at
3 so many events. In her retirement, she continued
4 to give us a wonderful sense of pride in our Town.
5 She cared so deeply about all of her family, her
6 extended family, and I know for Michele and her
7 children, she was far more than an aunt and was
8 more like a second mom, and our thoughts and
9 prayers go out to your family, to Fanny
10 Corsentino's family because these are just
11 exceptional people who remind us to spend every day
12 loving one another, forgiving one another, and we
13 will continue to embrace their memory.

14 (Whereupon, a moment of silence was
15 observed by the assemblage present.)

16 SUPERVISOR SALADINO: Thank you so
17 much.

18 Please be seated.

19 Before starting with our business of
20 the day, we're proud to join with Rabbi Krivisky to
21 celebrate "Education and Sharing Day" here in the
22 Town of Oyster Bay.

23 This initiative honors the Lubavitcher
24 -- Rabbi, do I have that right, sir?

25 RABBI KRIVISKY: It's a hard one.

1 Lubavitcher.

2 SUPERINTENDENT SALADINO: Lubavitcher
3 Rebbe, Rabbi -- help me with Rabbi Schneerson's
4 name.

5 RABBI KRIVISKY: Menachem Mendel
6 Schneerson.

7 SUPERINTENDENT SALADINO: Menachem.
8 That's simple. Rabbi Menachem Schneerson, who
9 dedicated his life to education.

10 Today marks -- I apologize -- today
11 marks the 120th birthday of the Rebbe who advocated
12 for greater emphasis of human rights, justice and
13 morality in the education system. Something that
14 is as important today as it was 120 years ago,
15 something that we should continue to embrace
16 throughout the world -- a respect for one another
17 -- and something that has been a cornerstone here
18 in the Town of Oyster Bay.

19 To emphasize the vital role of
20 education in society, we're proud to join with
21 Rabbi Krivisky to proclaim today, April 12th, as
22 2022 "Education and Sharing Day" here in the Town
23 and encourage classroom instruction to include
24 morality and ethics.

25 Rabbi, as you accept this Proclamation

1 that we have -- and I'm going to ask Jeff Pravato,
2 Laura Maier and Steve Labriola to all lead in the
3 presentation of this Town Citation to you -- please
4 know that it comes with amazing respect,
5 celebration of the Rebbe's life, but most
6 importantly, of this important philosophy.

7 And we see we have all the young people
8 here -- bright-eyed, brilliant, pretty and handsome
9 kids -- please know that we're asking you, as you
10 grow up, to spread this message. We're doing our
11 part, but that's only a small part of what we're
12 trying to change eternally, so we need you to be
13 the leaders of the future, and to bring this
14 message to the next generation, so we continue to
15 improve and to build on Rebbe Menachem Schneerson's
16 teachings, and we make sure that "Education and
17 Sharing Day" isn't just something done in the halls
18 of government on special occasions, but something
19 we live each and every day.

20 So if Jeff Pravato, Laura Maier and
21 Steve Labriola would assist, and if you would join
22 us out in front, along with all of the elected
23 officials, so we can make this presentation to you,
24 Rabbi Krivisky.

25 (Whereupon, a Town Proclamation was

1 presented to Rabbi Krivisky, a photo opportunity
2 was taken, and a round of applause ensued.)

3 SUPERVISOR SALADINO: Also I'd like to
4 point out that April is Autism Awareness Month, and
5 at a future Board meeting, we'll have
6 representatives of Rocco's Voice for Autism here
7 because we are involved in a very special park
8 program for people on the autism spectrum, and
9 we're so proud to be leading in that field as well.

10 So a big shout out to the folks with
11 Rocco's Voice for Autism, and they will be back
12 here at a separate date to accept a Citation as we
13 bring more recognition to the needs of all those
14 with special needs and to remove the stigma as it
15 relates to people with autism.

16 So, I believe, we're ready to go, and,
17 again, as we said earlier, our thoughts and prayers
18 for those who have been lost today in this horrific
19 situation in the city, and we are going to do
20 everything in our power to keep you, our residents,
21 safe here in the borders of the Town of Oyster Bay.

22 And I just want to thank the Department
23 of Public Safety, the Nassau County Police
24 Department, all of our firematic services for the
25 incredible job they do protecting us each and every

13

day.

(TIME NOTED: 10:42 A.M.)

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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
April 12, 2022
10:43 a.m.

HEARING P-4-22

To consider the application of PSI Atlantic
Massapequa NY, LLC Contract Vendee, Kasper
Properties NY LLC, fee owner, for a Special Use
Permit at premises located at 5660 Old Sunrise
Highway, Massapequa, New York. (M.D. 3/15/22 #44).

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 STEVE L. LABRIOLA
COUNCILWOMAN LAURA L. MAIER

A B S E N T:

COUNCILMAN THOMAS P. HAND
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, Town
2 Clerk Rich LaMarca, would you please poll the
3 Board?

4 MR. LaMARCA: Supervisor Saladino?

5 SUPERVISOR SALADINO: Present.

6 MR. LaMARCA: Councilwoman Johnson?

7 COUNCILWOMAN JOHNSON: Here.

8 MR. LaMARCA: Councilman Imbroto?

9 COUNCILMAN IMBROTO: I am present.

10 MR. LaMARCA: Councilman Hand is
11 absent.

12 Councilman Labriola?

13 COUNCILMAN LABRIOLA: Present.

14 MR. LaMARCA: Councilwoman Maier?

15 COUNCILWOMAN MAIER: Present.

16 MR. LaMARCA: And Councilwoman Walsh is
17 absent.

18 We have a quorum.

19 SUPERVISOR SALADINO: Thank you.

20 Would you please call the first
21 hearing?

22 MR. LaMARCA: The first hearing today
23 is to consider the application of PSI Atlantic
24 Massapequa NY, LLC Contract Vendee, Kasper
25 Properties NY LLC, fee owner, for a Special Use

1 Permit at premises located at 5660 Old Sunrise
2 Highway, Massapequa, New York.

3 MR. BAKER: Good morning,
4 Mr. Supervisor, Members of the Board.

5 My name is Daniel Baker from Certilman,
6 Balin, Adler & Hyman LLP, 90 Merrick Avenue, East
7 Meadow, New York 11554.

8 It's nice to see everyone. I'm
9 appearing today on behalf of the petitioners in
10 this case. PSI Atlantic Massapequa NY is the
11 Contract Vendee seeking approvals of a Special Use
12 Permit and Site Plan approval for a proposed
13 109,760-square-foot self-storage facility at
14 5660 Old Sunrise Highway in Massapequa.

15 I am joined today by members of our
16 design team and representatives of the petitioner.
17 I will ask a few of them to speak after me;
18 Christopher Robinson and Wayne Muller from R&M
19 Engineering and Pete Williams, who is the President
20 of PSI Atlantic and also Premier Storage Investors,
21 which is the parent company of PSI Atlantic and is
22 a nationally recognized leader in self-storage
23 development.

24 Subject premises is located at 5660 Old
25 Sunrise Highway in Massapequa. It's also known on

1 the Nassau County Land and Tax Map as Section 53,
2 Block 40, Lots 11, 13, 15 through 30 and 35.

3 The property is located on the south
4 side of Old Sunrise Highway, approximately 80 feet
5 east of Grant Street and sits directly across the
6 street from the Field of Dreams athletic fields.

7 The property is located in a General
8 Business Zoning District and is an irregularly
9 shaped parcel, approximately 63,162-square-feet or
10 1.45 acres. It has approximately 200 feet of
11 frontage on Old Sunrise Highway and 250 feet along
12 the rear property line on Oakley Street. It is an
13 L-shaped property as you can see from the plans
14 that we've distributed to everybody and previously
15 submitted.

16 The Oakley Street frontage does not
17 currently have any access, no ingress and egress,
18 and there is no intention to create any ingress and
19 egress on that side of the property. All access to
20 this property will continue to flow from Old
21 Sunrise Highway.

22 Properties to the east and west on Old
23 Sunrise are all commercial uses in nature. Many of
24 them older uses -- automotive-type operations,
25 there's a new or relatively new indoor sports

1 facility and other similar type properties. There
2 is residential property to the south, on the other
3 side of Oakley Street, and, again, as I pointed
4 out, there will be no access, so Oakley Street is
5 not a means of ingress and egress for this
6 property.

7 The subject property is currently
8 improved with an existing masonry building
9 constructed in the 1950s, which has been used
10 mostly for automotive sales and service.

11 The petitioner is proposing to demolish
12 the existing structure and construct a three-story
13 109,760-square-foot state-of-the-art self-storage
14 facility that will include 900-square-feet of
15 office and approximately 5,700 feet of interior
16 loading area. This is where the people will come
17 in with their vehicles and unload to bring things
18 up to the storage units.

19 In addition, petitioner proposes to add
20 new landscaping and site improvements of the
21 property to create a more aesthetically pleasing
22 appearance than presently exists.

23 The site will be operated by Extra
24 Space Storage, which is one of the premier
25 self-storage property managers in the country, and

1 it will have appropriate signage on the building
2 facade and on a pylon at the street frontage, all
3 of which will comply with Town Code. No variance
4 is necessary for the proposed signage as is the
5 case with the building and the entire proposed
6 property itself.

7 As will be described later by the
8 engineers, there is a requirement of 28 parking
9 spaces, and 28 have been provided -- 9 of which
10 have been land banked at the very front of the
11 building to include more green on this property.

12 Again, that will be described a little
13 more fully by Mr. Muller.

14 The required height or allowable height
15 of the building in this Zoning District is 35 feet,
16 and the proposed structure will be 33 feet 11
17 inches to the rooftop.

18 All other Code requirements for
19 setbacks and so forth are compliant, and, again, as
20 I stated, there will be no variances necessary, so
21 we will not be going to the Zoning Board of Appeals
22 for any approvals related to this project.

23 The operation will have hours seven
24 days a week, from 6:00 a.m. to 10:00 p.m., that is
25 when the building is operable. It will be staffed

1 with management from 8:30 a.m. to 6:00 p.m. There
2 are 24-hour, seven-day-a-week monitored security
3 cameras inside and outside of the building, and the
4 on-site managers will inspect all areas of the
5 building throughout the day; meaning, when they
6 come in, they will go through the entire building,
7 and when they leave at the end of the day, they
8 will go through the entire building, so they will
9 be checking on all doors to make sure they're
10 locked, and everything is satisfactory.

11 The doors to the building and to the
12 units themselves have locks that are security
13 coded, and during the timing when there are no
14 managers there, people will get in and out with
15 their codes, but after 10:00 p.m. and before
16 6:00 a.m., those codes will not work, so the people
17 cannot get into the building at all during those
18 hours, so it will truly be only operational from
19 6:00 a.m. to 10:00 p.m.

20 The units themselves are licensed on a
21 month-to-month basis and have strict rules relating
22 to the use of those units and storage of any
23 materials, including hazardous or dangerous
24 materials, which are strictly prohibited.

25 It is the petitioner's belief that the

1 proposed self-storage facility and associated site
2 improvements and landscaping will improve the
3 existing site and fit well within the existing
4 character of the community.

5 We've worked quite a bit with the
6 Department of Planning and Development and
7 Department of Environmental Resources to develop
8 the plan that is now before you and provides
9 petitioner with an acceptable site plan while also
10 conforming to the Town's Code requirements and
11 standards.

12 Before I introduce anybody, I would
13 like to just let the Board know that we were made
14 aware, today, of an e-mail that was sent to the
15 Town -- one of the neighbors behind the property on
16 Oakley Street.

17 Again, as I had mentioned earlier,
18 there is no access to and from Oakley, but the
19 property does have a frontage on that street. It
20 is currently well-buffered with approximately 35-
21 to 40-foot evergreens that, as Mr. Robinson will
22 describe in more detail, are going to be buttressed
23 by further landscaping to fill in any gaps and
24 spots.

25 I would also point out that when

1 looking on Oakley Street towards the properties
2 that front on Old Sunrise but back on Oakley, we've
3 looked in pretty good detail at the whole row that
4 go -- I think it's about a four or five block
5 run -- and I would point out that as the subject
6 property exists today, it's probably one of the
7 more well-buffered sites, and it's only going to be
8 buffered even more so through this development.

9 So it's our sense and our feeling that
10 what is probably one of the better sites now, when
11 you look at the back of those properties from
12 Oakley, is only going to get better and improved
13 with this proposal, so, with that, I would ask
14 Chris Robinson to come up and speak about the site
15 layout.

16 MR. ROBINSON: Morning.

17 Chris Robinson, President of Robinson
18 and Muller Engineers at 50 Elm Street, Huntington,
19 New York.

20 I'll just augment a little bit of what
21 Mr. Baker spoke about. As he mentioned, the
22 property right now enjoys a fairly tall Hemlock-
23 style landscape buffer along Oakley. Those trees
24 are in the 35 to 40-foot range in height. They are
25 going to remain. We're going to keep them. We're

1 going to augment those with another 24 evergreens
2 to infill spaces where those trees have had the
3 lower branches thin out a little bit. We're also
4 going to add another 10 deciduous street trees,
5 spaced evenly on center, so we're going to create a
6 little bit more of a tiered buffer from Oakley from
7 what is there today.

8 Also the existing chain-link fence with
9 these white plastic slats will be replaced with a
10 new chain link fence with black vinyl, so that the
11 evergreen landscaping can, kind of, grow into it
12 and make the fence more invisible, so you'll enjoy
13 a better looking buffer in that location.

14 As Mr. Baker mentioned, we have 28
15 parking stalls required, we are providing 28; nine
16 of which are land banked between the building and
17 Old Sunrise Highway, which will all remain as
18 landscaping; we have two parking spaces, which will
19 be located in the loading alcoves along with the
20 two loading -- required loading spaces in the
21 alcoves.

22 So these alcoves, as Mr. Baker is
23 pointing to with the laser pointer, are internal
24 loading. So there's a large garage door that will
25 open up when you put your code in, you'll be able

1 to pull your car inside, unload whatever items you
2 wish to store in your storage locker. It will be
3 done internally within the building.

4 The two loading areas that are there --
5 one faces due north to Sunrise Highway, one faces
6 east, but it's located in, kind of, the notch of
7 the L-shape of the building.

8 There will be no access at all to
9 Oakley other than a utility door for the water
10 meter room, which is located in the back corner.
11 The building will be serviced by public sewer,
12 public water, electricity, gas. We have
13 high-tension power lines that run through the front
14 parking area, which will remain.

15 The application has been submitted to
16 the New York State Department of Transportation,
17 who controls this section of Old Sunrise Highway.
18 We have their approval subject to the submitting of
19 the bonds and insurance certificates, but they've
20 approved the plan.

21 Additional to the landscaping in the
22 back, we will also be completely relandscaping the
23 front of the building, creating a tiered landscape
24 scheme, reestablishing the lawn from Old Sunrise
25 Highway to the building, and adding foundation

1 planting and shrubbery that will screen the parking
2 area from view from the neighbor to the east as
3 well as from Old Sunrise Highway.

4 As mentioned, the property is located
5 in the General Business District. We're well
6 within the allowable lot coverage -- 80 percent
7 permitted -- we're providing 61. The building
8 height we're permitted is 35; the building is 33
9 foot 11 inches tall. In all other aspects of the
10 bulk code, we conform.

11 We're holding the building 49.2 feet
12 away at its closest point to Old Sunrise Highway,
13 and the buffer in the rear along Oakley ranges from
14 a little over 12 feet to a little over 18 feet --
15 12 feet at the east end, 18 plus at the westerly
16 end of that.

17 I have some photographs I can submit to
18 the Board of the -- from Oakley Street ranging from
19 our west, from the existing landscape yard, London
20 Landscaping, showing the sports building, the
21 subject property, and working your way east.

22 As Mr. Baker said, our property is the
23 one with the tall evergreens and the white fence,
24 and you can see it's probably the most heavily
25 buffered of any of the properties that face Oakley

1 along that side.

2 I'd be happy to hand these in.

3 (Whereupon, documentation was presented
4 to Town Clerk LaMarca who presented it to the Board
5 for perusal.)

6 MR. ROBINSON: These photographs were,
7 actually, taken last night by a member of my
8 office.

9 I'd be happy to answer any other
10 questions the Board might have regarding the
11 building.

12 COUNCILWOMAN MAIER: I have a quick
13 question.

14 MR. ROBINSON: Sure.

15 COUNCILWOMAN MAIER: There is another
16 self-storage facility right around the corner
17 within walking distance of this proposed one.

18 Do you know what the capacity is of the
19 current one that's there, and what the, you know --

20 MR. ROBINSON: The one located just
21 north of the Long Island Rail Road?

22 COUNCILWOMAN MAIER: Right. Right on
23 Sunrise Highway.

24 MR. ROBINSON: I don't have that, but
25 I'll get that information for you.

1 COUNCILWOMAN MAIER: Okay.

2 COUNCILMAN LABRIOLA: Mr. Robinson, is
3 the building temperature controlled?

4 MR. ROBINSON: Yes, it is temperature
5 controlled.

6 SUPERVISOR SALADINO: Is that it,
7 Steve?

8 COUNCILMAN LABRIOLA: For now, yeah.

9 SUPERVISOR SALADINO: Okay.
10 A couple of quick questions.

11 How many units, storage units, are
12 located in this design?

13 MR. ROBINSON: There's about 800.
14 Excuse me, 880.

15 SUPERVISOR SALADINO: 880 units.

16 MR. ROBINSON: They range from 5 x 5 to
17 larger ones that are 10 x 20. It's varying on each
18 floor.

19 SUPERVISOR SALADINO: Okay.

20 And what would you propose you'll be
21 charging, approximately, just to get a sense of --

22 MR. ROBINSON: I don't have the
23 information on what the retail sale will be, but we
24 do have a representative from Premier Storage that
25 can answer those questions today.

1 SUPERVISOR SALADINO: Okay.

2 COUNCILMAN LABRIOLA: Just a followup
3 to the temperature control.

4 So in the building itself, it's
5 temperature controlled, so you can be storing
6 frozen goods, or do they have their own --

7 MR. ROBINSON: No. It's just general
8 air conditioning and heating to control moisture
9 down.

10 COUNCILMAN LABRIOLA: What about your
11 security cameras internal?

12 In other words, I heard Mr. Baker state
13 that nobody will have access to the building after
14 10:00 p.m.

15 What if somebody was in the building
16 after 10:00 p.m.?

17 Do you have security cameras that would
18 notify a security company if there was any movement
19 in the building after hours or before 6:00 a.m.?

20 MR. BAKER: These questions are
21 probably better answered by Pete Williams, who was
22 going to come up in a little bit. We can bring him
23 up now or --

24 COUNCILMAN LABRIOLA: We can wait. We
25 can wait. He can think about the answers then.

1 (Whereupon, there was laughter among
2 the assemblage present.)

3 MR. BAKER: I think he knows the
4 answers already, but if that's okay, if you want to
5 keep asking questions of Mr. Robinson?

6 SUPERVISOR SALADINO: Yes. Both are
7 okay.

8 MR. BAKER: However you prefer to do
9 it.

10 SUPERVISOR SALADINO: So a couple of
11 quick questions.

12 What do you plan on in the way of
13 lighting, especially on the rear and sides of the
14 building that will be closest in view of the
15 residential homes?

16 MR. ROBINSON: We're not proposing any
17 lighting on the south side of the building along
18 Oakley other than there may be a light at the
19 utility door. Most of the lighting is located in
20 the front parking lot. It's LED, dark-sky friendly
21 lighting.

22 We did submit a photometric plan, which
23 was part of the Site Plan package that was reviewed
24 by DER and Engineering. I have a copy of it here.
25 I can tell you how many fixtures and the like that

1 we are providing.

2 Yeah, it's all the -- the only lights
3 in the front -- there's a few building-mounted
4 lighting -- let me describe the plan.

5 (Whereupon, Mr. Robinson left the
6 podium and walked to the presented plans displayed
7 on the easel for the Board's review.)

8 MR. ROBINSON: Can you hear me from
9 here?

10 SUPERVISOR SALADINO: Yes.

11 MR. ROBINSON: We have building-mounted
12 lighting over the doors here at this loading area
13 (indicating), over this loading area (indicating).
14 There are two pole-mounted lights located along the
15 east property line (indicating), one pole-mounted
16 light just north of the overhead wires at the
17 driveway to illuminate the driveway (indicating),
18 and just a couple more wall-mounted lights by the
19 office (indicating). So it's a very low-intensity
20 lighting.

21 SUPERVISOR SALADINO: In terms of those
22 pole-mounted lights located on the east property
23 line, will they be shielded so residents to the
24 south and, especially, southeast of this property
25 won't see that lighting?

1 MR. ROBINSON: They will be dark-sky
2 friendly LED lights, and they're only 12 feet high,
3 so it's really just intended to light the parking
4 right in front (indicating).

5 SUPERVISOR SALADINO: But your answer
6 is they will not be shielded to protect that light
7 from emanating over to the homes on the southeast
8 of the property?

9 MR. ROBINSON: Down here (indicating)
10 they won't be visible from that area. They're only
11 12-foot high lights in that area, and they're
12 cutoff lighting, so there's no spill off the
13 property. It's all down-directed light.

14 SUPERVISOR SALADINO: Any other
15 questions?

16 COUNCILWOMAN MAIER: I do.

17 This may be, I'm not sure if you're
18 going to be able to answer this question, but are
19 these corporate stores, are they franchised?

20 How does this particular -- the
21 structure for this particular storage facility --

22 MR. ROBINSON: Again, that may be
23 better answered by Premier Storage directly.

24 COUNCILWOMAN MAIER: Okay. Because I
25 have another question regarding, again, going back

1 to the other facility that's just around the
2 corner, I guess, is there research that goes into,
3 you know, where you place these particular
4 locations?

5 MR. BAKER: I'm sorry.

6 Could you repeat that.

7 COUNCILWOMAN MAIER: So for this, I
8 guess, is there research that goes into where, you
9 know, the placement of these facilities?

10 Do you take into consideration other
11 units or other storage facilities that are, you
12 know, close by?

13 Is there a different market that you're
14 targeting for this particular facility?

15 MR. BAKER: Right. So I'm going to
16 bring Pete Williams up now, and maybe it's a good
17 time for him to answer all the questions related to
18 operation.

19 COUNCILWOMAN MAIER: Unless you have
20 anything else, we can always hold these until
21 later.

22 MR. BAKER: Well, we were going to have
23 Mr. Muller come up and speak about traffic, but
24 entirely up to you if you want to go in this
25 direction with the operation. That's fine.

1 COUNCILWOMAN MAIER: Why not.

2 MR. WILLIAMS: Supervisor, Board, thank
3 you for having me.

4 I'm Pete Williams. I'm President of
5 Premier Storage Investors and the entity, the
6 applicant, PSI, applicant entity that has been
7 described here before.

8 I'm located -- my address is 530 Oak
9 Court Drive, Suite 155, Memphis, Tennessee, 38117.

10 So would you like me to just dive right
11 in and answer --

12 COUNCILWOMAN MAIER: So my question is,
13 how is the corporate structure?

14 Are these franchised out, or are they
15 corporately owned?

16 MR. WILLIAMS: No. We own the
17 properties ourselves, and as I think Dan mentioned,
18 we hire a third-party management, Extra Space, so
19 they're the third-party manager for us, so, you
20 know, they're widely recognized as the premier,
21 Best-in-Class operator in self-storage in this
22 country.

23 COUNCILWOMAN MAIER: So the hiring --
24 so the hiring -- let's talk about the hiring piece
25 for a second.

1 So for each location that you own, you
2 hire a different crew, a different management team,
3 I guess, for each?

4 MR. WILLIAMS: Extra Space will be --
5 that's their business, yes. They will hire the
6 managers. The managers work for them.

7 COUNCILWOMAN MAIER: Is there anyone
8 that works for your corporation at these locations?

9 MR. WILLIAMS: No, ma'am.

10 COUNCILWOMAN MAIER: Okay. Okay.

11 So back to my other question regarding
12 the other facility that's right around the corner.

13 What kind of research do you guys do to
14 see what's in the area, and is there a demand for
15 another facility that's so close in proximity?

16 MR. WILLIAMS: Yes, ma'am. That's --
17 that is exactly our business. It's identifying
18 need and opportunity in markets throughout the
19 country.

20 Actually, we develop in 15 states and
21 done a lot here on Long Island, but, yes, our very
22 simple mandate in our company is to identify
23 markets with a need.

24 When we identify a market with a need,
25 we find the best site possible and build the

1 Best-in-Class self-storage facility to meet that
2 need for the community and try to work with
3 planning boards and design review committees,
4 et cetera. And whatever is there, which, I think,
5 we've been in the process about ten months with
6 various agencies or groups, DER, Planning Board, et
7 cetera, to get to the point to where we're
8 presenting to you guys today.

9 COUNCILWOMAN MAIER: So with the one
10 that's around the corner, do you know, I guess,
11 what their capacity is currently, and do you have a
12 different market that you, I guess, go out to --
13 different individuals or corporations to use this
14 facility?

15 MR. WILLIAMS: They do a good job.
16 They do a good storage facility. We know them
17 well. I've been doing this for 33 years, which is
18 probably longer than anybody that is in the
19 business today active. I know the Safeguard folks
20 very well. I know they're occupancies, I know
21 they're very high and, quite frankly, coming back
22 to the Supervisor's question about rates, I mean,
23 we will charge a market rate, but we anticipate
24 that we will help -- that we will help the customer
25 in that regard.

1 Because as you have -- as you have a
2 market that really is undersupplied, which, really,
3 throughout the country, the benchmark for
4 self-storage is 7-square-feet per capita is a
5 pretty scientific need. This market in total, and
6 we define our markets differently, sometimes,
7 because you have to understand where those people
8 are coming from, is, like, right at 4- to
9 4.5-square-feet per capita, very low supply, and,
10 so, you have really high occupancies in the mid
11 high 90s, which is -- because you have turnover in
12 self-storage, you never get 100 percent -- so
13 that's an extremely high occupancy, and whenever
14 you have that situation, candidly, prices tend to
15 go up, you know, the supply/demand, and so having a
16 better supply there, we'll be able to moderate
17 pricing for the customer, and, you know, and the
18 need is there.

19 We'll do very well, they'll do very
20 well, and, I think, we'll serve this community in a
21 way that we seek out to do whenever we come here,
22 you know, whenever we decide that this is what we
23 want to do, there's a need.

24 COUNCILWOMAN MAIER: So, I guess,
25 assuming that, you know, since you're picking this

1 location that the demand around the corner is
2 pretty high.

3 MR. WILLIAMS: It's pretty good. It's
4 quite good.

5 COUNCILWOMAN MAIER: Okay.

6 Thank you.

7 MR. WILLIAMS: Yes, ma'am.

8 COUNCILMAN LABRIOLA: Mr. Williams, you
9 need to answer my question I asked earlier of the
10 engineer about the indoor monitoring after hours.

11 MR. WILLIAMS: Oh, yeah. Oh, yes, sir.

12 COUNCILMAN LABRIOLA: You had ten
13 minutes to think about it.

14 (Whereupon, there was laughter among
15 the assemblage present.)

16 MR. WILLIAMS: Like I said, in 33
17 years, I've gotten this question about 400 times,
18 so you're good.

19 Our typical camera package is about 20
20 cameras throughout the property, so, you know,
21 those focuses are at entry points, certainly,
22 coming off of elevators, down each corridor.

23 So, I think, as Dan explained, you
24 know, the managers are tasked with, you know, every
25 morning before they -- whenever they get there,

1 every evening before they leave, doing their
2 walk-thrus, which, basically, so there's a lock on
3 every door, so you can't go into a unit -- you
4 can't go into a unit and stay in the unit and lock
5 it from the outside, so, you know, hey, you're
6 doing your walk-thrus, all units should be doors
7 down and door locked, right?

8 As he also explained, there's --
9 everyone has their individual codes, so the manager
10 always knows who's at the property, so their task
11 when they leave at the end of the day, if anybody
12 has entered the property, they make sure that
13 they're out of the property, or they know, you
14 know, as a practical matter, they get to know the
15 customer, especially, the people -- especially, the
16 people that might actively visit.

17 You know, fortunately, from a traffic
18 standpoint, folks come and they store at our
19 storage facility, and, you know, they may bring the
20 stuff today, and they may come get it 18 months
21 later, you know, so they really had two visits
22 while they were there.

23 So the bottom line is, in the hours --
24 whenever the manager is not there and, you know,
25 able to do that, the cameras are working, and, so,

1 kind of, I think, to your point and where you're
2 going is, like, so, somebody -- people don't like
3 -- people don't visit their stuff really.

4 You know, it's a need. We have a
5 needs-based business, so somebody who has the
6 instance, you know, they didn't get off work until,
7 you know, 6:30 or 7:00, and they need to come at
8 8:00 to grab something that, you know, their spouse
9 or somebody said, hey, would you pick this up, you
10 know, I need this.

11 Whenever a manager comes in the next
12 day -- that's very limited -- so there's four or
13 five people at most that might have come in after
14 hours, so that manager is going to understand who
15 those people are, number one, and is this -- and if
16 it's not, they will investigate, make sure, hey,
17 I'm going to go walk -- when I walk by this
18 person's unit, I'm going to really take a look at
19 it, and then if there's ever anything that's a
20 question, you always have the camera to go to,
21 okay. They came in, we saw them come in, we saw
22 them leave, you know, time wise.

23 COUNCILMAN LABRIOLA: Thank you for
24 that.

25 Do the units -- the individual units --

1 do they have electricity that they can use inside
2 the unit?

3 MR. WILLIAMS: No. No, sir.

4 COUNCILMAN LABRIOLA: So there's no
5 ability to power up anything or not?

6 MR. WILLIAMS: That's right. We make
7 sure of that. I've lived through that in previous
8 years and had somebody try to hook their freezer up
9 and cost you \$200 a month to run their freezer.

10 No. We've learned that a long time
11 ago.

12 COUNCILMAN LABRIOLA: There's just
13 lighting in there?

14 MR. WILLIAMS: That's correct.

15 COUNCILMAN LABRIOLA: They cannot
16 access the electricity through the lighting though?

17 MR. WILLIAMS: That's correct.

18 COUNCILMAN LABRIOLA: But it is
19 temperature controlled, and that's just really for
20 the cold months and the heat.

21 So it's air conditioning and heat and
22 that's it?

23 MR. WILLIAMS: It's a customer-driven
24 thing, you know, people like their stuff, and they
25 want it to be, you know, humidity, temperature

1 controlled, and, you know, they ask two things, you
2 know.

3 That temperature control is a big
4 selling point for customers, and besides that, they
5 ask that, you know, the stuff be there when they
6 come back to get it and that it be dry. You know,
7 those are the two big items.

8 COUNCILMAN LABRIOLA: And when somebody
9 abandons their property, what's the -- what is the
10 current law that you follow in terms of how many --
11 when is it considered abandoned that you would
12 then --

13 MR. WILLIAMS: It's State Law and every
14 state is different. I can't sit here and tell you
15 because I haven't operated in a long time what it
16 is, but it's something to the effect that if you
17 haven't paid, you get -- every state has a similar
18 process. It's just times are different.

19 Let's just say in one state it's, you
20 know, if you haven't paid in 60 days, you have to
21 send -- you send them a Certified letter. Then, if
22 they haven't paid you a certain amount of days
23 later, you send a Certified letter. If they
24 haven't paid you by then, you can send them a
25 notice of, you know, default, and if you -- there's

1 lien laws that you have to advertise for, you know,
2 the sale of somebody's items to reclaim, and you
3 have to advertise in a local publication, like, two
4 consecutive weeks or something like that before you
5 do it, but it's all driven by State Law in each
6 state.

7 COUNCILMAN LABRIOLA: Okay.

8 Thank you.

9 MR. WILLIAMS: Yes, sir.

10 SUPERVISOR SALADINO: Mr. Williams, a
11 few questions, please.

12 Councilman Labriola was in part
13 bringing up the issues of security, and how can you
14 guarantee to us that you'd never have a situation
15 of, perhaps, a homeless person trying to live in a
16 unit or someone who's renting this unit trying to
17 stay in that?

18 Do you have a system by which you can
19 guarantee that no one can stay overnight inside a
20 unit?

21 MR. WILLIAMS: Well, I can't guarantee
22 you that nobody would ever try because, I think, I
23 think, it's tried in any place throughout the
24 country -- in any real estate product type
25 throughout the country, you know.

1 I've got friends in the retail business
2 and, man, you won't believe we have to, you know,
3 we have to have our tenants check their bathrooms
4 and their dressing rooms before they go home, you
5 know, because, you know, I mean, it's not that
6 people don't try.

7 The safeguards we have are that we have
8 a system that we know when people come, and we know
9 when people go and --

10 SUPERVISOR SALADINO: Does that mean
11 like an electronic system that records it?

12 MR. WILLIAMS: Yes. A keypad system.

13 SUPERVISOR SALADINO: How would you
14 know what unit that person is going to?

15 MR. WILLIAM: It's unique for everyone.
16 If you come, like, you boom, boom, boom, boom
17 (demonstrating), it's, like, Supervisor's here.
18 The manager's, like, he's here, and then, you know,
19 like I said, that's that manager's job to make sure
20 that everybody comes also goes.

21 SUPERVISOR SALADINO: Do they have to
22 hit the keypad again as they leave?

23 MR. WILLIAMS: No. No. That's up to
24 -- that's manager and cameras, you know.

25 We have cameras all along the entries

1 and exit points, so, you know, that's the job, but,
2 you know, in the cases -- in the cases that I've
3 heard of in the, quote, self-storage world, the
4 thing that you have is our -- Dan mentioned, all of
5 our leases are month-to-month. That works really
6 well for the customer because they only have to
7 rent it for as long as they want it, and they can
8 leave it, you know, any month.

9 It also works really, really good for
10 us as the operator because if we don't like the way
11 even, you know, if we just say, hey, look, we think
12 you should just go somewhere else if there's even
13 any suspicion of somebody, you know, just abusing
14 the space other than coming, going to your unit and
15 leaving, you know, the Extra Space will ask people
16 to leave. There's no doubt about it, you know.
17 Your lease is terminated, and, you know, go
18 somewhere else.

19 So, again, having a Best-in-Class
20 manager, I mean, Extra Space they operate over
21 2,000 self-storage facilities throughout the
22 country, and that is a great benefit.

23 We've seen it all, you know. I've been
24 doing this 33 years, a lot of those people are
25 really good friends of mine. As a matter of fact,

1 I was a partner in Extra Space back in 1999 and
2 2000, you know. They're a public company now, and
3 it's a problem that's easy for us to deal with.

4 I understand it's, you know, the
5 psychology of it is, like, oh, wow, I think there's
6 better -- all of our facilities, even back in the
7 '90s when we started, we always focused on cameras.
8 People don't like to come and be on camera and do
9 fishy things. There's a lot of self-storage
10 facilities around that people just walk in, and
11 they may not even get asked for their driver's
12 license, you know, and there may not be a camera
13 on-site. You know, those are the kinds of places
14 that, candidly, those people go to, you know, to
15 try to do those things, and if you've got the
16 Best-in-Class management and you're shining a light
17 on these people all the time, they'll just turn
18 around and go somewhere else if they're ill
19 meaning.

20 SUPERVISOR SALADINO: Mr. Williams, I
21 believe we were told that overnight there's no
22 security there, but will there be security
23 personnel there during operating hours, someone
24 outside the building, someone assisting vehicles
25 and, in some cases, large trucks coming and going?

1 Is there someone who goes outside the
2 building and assists?

3 MR. WILLIAMS: Not unless needed. I
4 mean, that manager or the assistant manager, you
5 know, are always happy to assist, but, you know,
6 people certainly in New York, all over New York,
7 they know how to, you know, work with each other to
8 get in and out, like, we have four loading bays
9 that are interior to get people in there, get them
10 out of the courtyard, into the building, secure,
11 and the security is always there because you can't
12 get into the building unless you're a rental.

13 SUPERVISOR SALADINO: I meant in terms
14 of a human being outside the building assisting.
15 Whether it's vehicles -- because I'm assuming
16 almost any sized vehicle someone can get hold of to
17 move in or out -- move their belongings in or out.

18 MR. WILLIAM: If someone needs
19 assistance, if someone's in a vehicle that needs
20 assistance, there's certainly people there to help
21 them during hours, but, as a rule, it's not an
22 issue in our business to, you know, traffic -- I
23 mean, he'll get to traffic in a moment
24 (indicating), I mean, we're probably the least
25 traffic use that you could dream up.

1 If there's ever four cars on there in
2 that lot at one time, I would be surprised. That
3 would be a really busy moment. People don't come
4 -- it's not a good situation for people storing,
5 you know, those, you know, they're dislocated,
6 they've had a death, they've had a divorce, they've
7 had something that's gone on in their life, and
8 they want to come there and leave.

9 SUPERVISOR SALADINO: As quick as
10 possible.

11 MR. WILLIAM: They don't hang around.
12 Yes, sir.

13 SUPERVISOR SALADINO: They want to get
14 out as quickly as they can.

15 MR. WILLIAMS: They're not happy
16 probably.

17 SUPERVISOR SALADINO: So, Mr. Williams,
18 this is why I bring this up.

19 You and your representatives have told
20 us that you choose your locations very, very
21 carefully.

22 Is that true?

23 MR. WILLIAMS: That's very true.

24 SUPERVISOR SALADINO: So this is one of
25 the issues that's going on in my head. You've

1 chosen a location that does not have a corner, that
2 does not have a light, and it's right across the
3 street from one of the busiest Town of Oyster Bay
4 parks we have.

5 The Field of Dreams has three large
6 fields, and, quite frankly, the busiest times are
7 on the weekends. Children are crossing back and
8 forth, teams of children, sometimes individuals,
9 parents are queued up in all of those parking
10 spots, sometimes it's difficult to see a car or a
11 truck coming. Sometimes with kids, they don't
12 look. Kids, being young children, they're not
13 watching.

14 So, why would you choose a location
15 that, quite frankly, is dangerous for people who
16 are not professional truck drivers, and in many
17 sized vehicles, you don't have someone outside to
18 help them and to provide a higher level of safety?

19 It just seems as though that location
20 provides certain complications that you might not
21 have at a different location, especially, on the
22 weekends with the sports children crossing that
23 street, sometimes in the middle of the street,
24 right at your location.

25 Why would you choose that spot being

1 these complicated issues?

2 MR. WILLIAMS: Well, you know, two
3 things. One is, all of our self-storage facilities
4 are located on highly trafficked streets. I mean,
5 we're in the retail business. We're selling space
6 every day just like the shoe store selling shoes,
7 you know, we sell a lot less of it, so being highly
8 visible is very important as a self-storage
9 facility and locating a self-storage facility. A
10 lot of those people that are across the street
11 playing those games will be our renters.

12 Back to the trucks. Trucks are not the
13 primary traffic for a self-storage facility. Most
14 of the -- the average size of these storage units
15 will be 80-square-feet, which is a big closet,
16 maybe for, you know, for a master bedroom closet or
17 something on average. 90 percent of our users will
18 be household users.

19 I estimate -- there's no way I can tell
20 you other than just tell you I've been in this
21 business 33 years, and I've sat at self-storage
22 facilities day in and day out. I would say 95
23 percent of the vehicles that will come here would
24 be personal vehicles -- cars or pickup trucks. The
25 truck traffic is a U-Haul, you know, an 18-foot

1 U-Haul, a 22-foot U-Haul.

2 SUPERVISOR SALADINO: That's exactly
3 what I'm referring to in terms of safety.

4 MR. WILLIAMS: Whenever you do have a
5 truck, they're not that hard to operate, you know,
6 a smaller U-Haul, whenever someone does have a
7 U-Haul, but, like I said, 95 percent of the traffic
8 that'll come to this facility, I'd estimate would
9 be just a personal-use vehicle -- their car or
10 their pickup truck -- whatever it is that that
11 person drives. So it's not, yeah, it's not really,
12 I don't know, it doesn't -- that's not a factor in
13 choosing a location I guess I would say.

14 SUPERVISOR SALADINO: So the ZIP code
15 is important, and I fully understand that. The
16 need, if you will, and the ability to pay and so
17 forth, all of that makes perfect sense to me, but
18 the issue of that particular location, why would
19 that location be more attractive than a location
20 out on Sunrise Highway, for instance, that has far
21 more visibility, that's far more commercial, it's
22 not a blend? This is a blend of a recreational and
23 light industrial. It's a bit of everything there.

24 Why would you choose that location?

25 Why is that one more attractive to you?

1 MR. WILLIAMS: Well, for me, I'd like
2 to be on the streets that are more local traffic.
3 Sunrise Highway carries cars that people living
4 from 20 miles east to 20 miles west, you know, it's
5 almost, you know, like an interstate traffic mover,
6 so we focus on -- I'd rather have 15,000 cars of
7 local traffic than 75,000 cars of traffic that, you
8 know, three-quarters, seven-eighths of them aren't
9 even going to be my customers anyway.

10 We want the visibility from the
11 community and the people who shop and use -- if you
12 ask me the best location, I'd say right across the
13 street from the supermarket that everybody shops at
14 in Massapequa. That would be the ideal location.
15 Everybody in the community is seeing you all day,
16 every day, and that's the best you can get for us
17 from a business perspective.

18 SUPERVISOR SALADINO: If we are to
19 approve this -- if we were to approve your
20 application, will construction take place with
21 local unions; meaning, union-represented
22 contractors, construction workers, and will they --
23 and can you assure us that this won't be one of
24 those situations where the majority of the workers
25 are from out of state?

1 MR. WILLIAMS: I mean, I have -- we
2 will hire Racanelli Construction. It's located
3 here on Long Island.

4 I've built probably 30 properties with
5 them over the past twenty years in Long Island, in
6 the city, in Northern Jersey. That's -- they run
7 the construction, so I can't speak for them as to
8 exactly who they hire. I've never known -- in all
9 of those jobs, I've never known them to hire any
10 sub other than people that are around here, but I
11 couldn't tell you. I couldn't tell you how
12 Racanelli Construction will manage definitively. I
13 can tell you that over twenty years, I've never
14 seen them hire a sub and bring him in from another
15 state at all. Yes, sir.

16 SUPERVISOR SALADINO: Okay.

17 Just one more question, Mr. Williams.

18 If a resident, whether they're passing
19 by or they live right behind, or they're a
20 neighbor, if they want to make a complaint about
21 something, whether it's light coming in their
22 bedroom window or whatever it might be, activities
23 there that they don't like or are suspicious,
24 whatever the complaint may be, could you just walk
25 us through that process?

1 Are they calling your corporate office
2 that's out of state, is there a local group, are
3 they actually calling and getting through to the
4 manager who's allowed to address an issue even it
5 means a capital improvement?

6 What is the process if a resident calls
7 to make a complaint and wants an immediate action?

8 MR. WILLIAMS: Yes. It would go to
9 Extra Space Management. They're the visible people
10 on-site. It would escalate up to, you know, the
11 manager would take the complaint. They're not
12 qualified to deal with it, they'll pass it up to,
13 you know, their direct report, it'll get to our
14 partnership relationship manager, and then it would
15 come to us.

16 And I'm not going -- I mean, I've
17 definitely addressed things after, you know,
18 opening. I was just thinking, most recently, a
19 couple years ago, I opened a property in Naples,
20 and it was right on Goodlette-Frank. I don't know
21 if you've been down there, but it's very high
22 traffic, and there's some folks across
23 Goodlette-Frank that called to say, hey, can you,
24 you know, this light right here (demonstrating) and
25 this light right here (demonstrating), can you do

1 this, and, like, sure, absolutely. That's what
2 we're here for, you know. We're here for these
3 people.

4 We're here to be a good neighbor, and I
5 was telling Dan before, I've never had a neighbor
6 in 33 years that has been unhappy with us as a
7 neighbor. They might've thought they were going to
8 be during the approval process and governmental
9 approvals, and we don't like this, don't like this,
10 and whenever we're there, like, you know what,
11 you're a great neighbor. Quiet, no traffic, hardly
12 any traffic, the least traffic I could ask for, you
13 keep your place nice, you built a beautiful
14 building, and there's no noise. I couldn't ask for
15 a better neighbor, and, you know, we'll be that
16 everywhere we go.

17 And, it's like, we hire Extra Space to
18 manage our properties, but I'll tell you, this is a
19 big investment, and we manage the managers. I have
20 a staff of people that manages Extra Space, you
21 know, because we have a lot of properties with
22 them. We're serious about what we do, and, you
23 know, we're here to work with people, to be a good
24 neighbor, and to have a good product in your town.

25 SUPERVISOR SALADINO: Mr. Williams,

1 have you or any of your representatives had
2 conversations with either the residential or
3 commercial neighbors surrounding this site?

4 MR. WILLIAMS: No, sir.

5 SUPERVISOR SALADINO: None at all.

6 Thank you.

7 MR. WILLIAMS: Thank you.

8 SUPERVISOR SALADINO: Are there any
9 other questions for Mr. Williams?

10 (Whereupon, there was no response from
11 the Board.)

12 SUPERVISOR SALADINO: Thank you, sir.
13 We appreciate your being here.

14 MR. BAKER: Okay, so, now, if we could,
15 we'll go back to traffic and have Mr. Muller
16 explain some of that.

17 Thank you.

18 MR. MULLER: Good morning.

19 Mr. Supervisor, Members of the Board,
20 My name is Wayne Muller. I'm with the firm of
21 Robertson and Muller Engineering. Our offices are
22 at 50 Elm Street, Huntington, New York.

23 As part of the process with the Town of
24 Oyster Bay, we prepared a traffic study that's
25 dated November, 2021, which was submitted to the

1 Town. A series of comments were generated by the
2 Town's consultant, L.K. McLean Associates, and we
3 believe we have satisfied all their concerns and
4 comments raised during their review of the
5 information that was submitted.

6 As indicated in our report, we believe
7 that the traffic generated by this facility will
8 have an insignificant impact on the operation of
9 the roadway network that surrounds the subject
10 property.

11 As indicated on the plans prepared by
12 my firm, 28 parking spaces are required by the
13 Town's Code, 28 parking spaces are being provided
14 with nine of those parking spaces being land banked
15 on the northern portion of the property, just south
16 of Old Sunrise Highway.

17 We believe that the 19 parking spaces
18 that are provided on the property are more than
19 sufficient to accommodate any of the activity that
20 would be generated by this facility, and, in my
21 opinion, the number of spaces that will be provided
22 are extremely conservative.

23 Our studies at other Extra Storage
24 facilities indicate that the maximum number of
25 vehicles parked for a similar sized facility would

1 be in the range of four or five during the peak
2 time, and two of those vehicles would be the
3 employees that work at the facility.

4 Based on my personal experience, we
5 rented a storage facility in the Town of
6 Huntington. My partner Chris and I rented one for
7 over twenty years. He was there once when we
8 rented the unit. I think I was there for a couple
9 of times. It, basically, held all of our records
10 that we are required by law to hold. There was
11 really no reason for us to go back and forth, and I
12 believe a lot of the tenants by these types of
13 facilities are a similar nature to the way that we
14 operated. The stuff goes, it stays. There's very
15 limited activity in and out.

16 As Mr. Robinson has indicated, the
17 subject property will be serviced by one curb cut
18 that will be located on Old Sunrise Highway. The
19 plans and the reports have been submitted to the
20 New York State Department of Transportation, and in
21 an e-mail to Mr. Robinson, dated January 27, 2022,
22 the State has indicated that they are in acceptance
23 of the plans the way that they're depicted with a
24 single driveway and that they're just awaiting for
25 the documentation regarding the Highway work permit

1 -- being the permits and the bonds -- to be
2 submitted if this project were to move forward upon
3 approval from this Board, which we hope will
4 happen.

5 One thing I would like to point out as
6 the subject property is fully contained within the
7 General Business Zoning District is that the
8 General Business Zoning District, you know, if
9 fairly liberal insomuch as the permitted uses that
10 would be allowed to be constructed on this
11 property.

12 If it was not to be a self-storage
13 facility, we could put a retail shopping center
14 there of approximately 10,000-square-feet; also a
15 bank -- a walk-in bank, not a drive-in bank as that
16 would require relief from the Town; and also a
17 restaurant could be constructed on the subject
18 property without relief from this Board or any of
19 the Boards.

20 And what we found was that the traffic
21 generated by those other types of uses would be
22 significantly larger than now, which would be
23 generated by the self-storage facility, so it is in
24 character with the traffic that's generated within
25 the area as far as the activity that would come in

1 and out of the property.

2 I, myself, have had a lot of
3 opportunity to spend some time at the Field of
4 Dreams for soccer games many times. Yeah, it does
5 get busy on weekends, but, however, this facility
6 and the activity as it relates to those other uses
7 would be a lot less, so, therefore, the probability
8 of any type of situation at the driveway or in the
9 immediate vicinity of the property, in my opinion,
10 would be significantly less than if the property
11 were developed as other types of uses.

12 It's been my experience with these
13 types of facilities that the amount of true truck
14 traffic is relatively low as it relates to the
15 other types of traffic. Most of the trucks that
16 would come in and out are pickup trucks, vans or
17 U-Haul-type facilities --

18 SUPERVISOR SALADINO: But less trucks
19 than if it was a bank or a restaurant or a retail
20 shop that you mentioned.

21 MR. MULLER: Absolutely. That's
22 correct.

23 SUPERVISOR SALADINO: And they would be
24 nonprofessional drivers, people less experienced at
25 driving a U-Haul truck or a box truck?

1 MR. MULLER: It would be someone
2 similar to myself. Probably the most prevalent
3 vehicle is an SUV. People load up their SUV, put
4 the materials in, they go, and they drop them off
5 and then they're off on their merry way.

6 I don't believe that the -- having a
7 non-, I guess, seasoned drivers driving a U-Haul
8 truck to the facility is necessarily a problem
9 because there is adequate site distance at the
10 driveways for the driver to look both ways. When
11 exiting the driveway, there is an unobscured site
12 distance to the west and the east.

13 Based on my experience, and I even
14 pulled out the Google Earth aerial of this stretch
15 of Old Sunrise Highway, and the bulk of the
16 activity as it relates to the Field of Dreams is on
17 the north side of the road, not the south side.

18 I can submit this for the record. It,
19 kind of, shows a little bit of parking located to
20 the Long Island sports place, which is further to
21 the west, but any of the cars that are parked would
22 be on the north side of the road. They wouldn't
23 necessarily impact the activity at this site.

24 I could submit that for the record if
25 you would like to take a quick look.

1 (Whereupon, documentation was presented
2 to Town Clerk LaMarca who presented it to the Board
3 for perusal.)

4 MR. MULLER: And, again, I believe the
5 Town through its -- I believe it's the
6 environmental commission -- and the addendum that
7 they require for us to provide a tremendous amount
8 of information regarding transportation and
9 pedestrians and all this activity as it would
10 relate to the development of this property, I
11 believe, a lot of those issues are thoroughly
12 vetted by the Town before we even get to this
13 point, so if there was an issue, I believe that the
14 Town's consultant would have raised it as a red
15 flag and that we would have found a way to, you
16 know, deal with a situation should they think that
17 one would arise.

18 And I know that McLean Associates is
19 highly regarded, and they represent a lot of towns
20 and villages as far as reviewing these types of
21 projects, and I know for a fact that they would
22 have brought up -- if there was a problem, they
23 would have brought it up. That's their job.

24 SUPERVISOR SALADINO: We respect their
25 professionalism and their experience, but we

1 wouldn't want to minimize the role of the Town
2 Board.

3 MR. MULLER: Oh, I totally agree. I
4 totally agree, and that's why I think that because
5 of the fact that this facility is a relatively low
6 generator of traffic, it's a good fit across the
7 street from the park, probably better than a strip
8 mall would be with a Chinese food place, which
9 would be, you know, frequented possibly by people
10 who were going to the park to get food in and out
11 and that kind of thing.

12 So it's a low generator, and, from my
13 own experience, extremely low. I think in the
14 twenty years we were there, I think I was only
15 there a handful of times to go rummage through some
16 of our files that we needed on a case that we were
17 on a piece of property previously.

18 So, therefore, based on all of the
19 analyses that we've done, and the fact that the
20 State DOT has looked at this project, they're ready
21 to issue an approval for the curb cut. Again, and
22 they would have pointed out if there was some
23 problems too, so, luckily, this project has gone
24 through a series of checks and balances as it goes
25 through the system in order to ensure that we're

1 trying to minimize any potential impact.

2 And, again, it's my professional
3 opinion that the granting of this application by
4 the Board will not have any significant impact on
5 traffic conditions in and around the vicinity of
6 the subject property and that there is more than
7 enough parking provided on the property, exclusive
8 of the land banked spots, to accommodate the
9 activity.

10 Thank you.

11 SUPERVISOR SALADINO: Thank you.

12 Are there any questions for the expert
13 witness?

14 (Whereupon, there was no response from
15 the Board.)

16 SUPERVISOR SALADINO: Thank you, sir.

17 MR. MULLER: Thank you.

18 SUPERVISOR SALADINO: We appreciate
19 your being here.

20 MR. BAKER: Thank you, Mr. Supervisor
21 and Members of the Board.

22 If there are any other questions for me
23 or our team, we'd be happy to take them, but I do
24 think that the questions that were asked, which
25 were very on point, were answered not only

1 professionally by our experts but, I think, in good
2 form by the petitioner who has all this experience
3 and, I think, really could, you know, dial in to,
4 ultimately, our position that this is a good
5 application, this is a good use for the area
6 without -- will have negligible impact on the
7 community, and is really a good fit here.

8 So with that, we would ask that the
9 Board consider our application and approve it, and,
10 again, if there are any other questions, we're
11 happy to answer.

12 COUNCILMAN LABRIOLA: I have just one.

13 SUPERVISOR SALADINO: Please,
14 Councilman.

15 COUNCILMAN LABRIOLA: Mr. Baker, in
16 consultation with our Department of Planning and
17 Development, have you represented or has your
18 client considered a two-story building as opposed
19 to a three-story building?

20 Has that been considered at all?

21 Did it always come in as a 34-foot
22 building?

23 MR. BAKER: It hasn't, and it hasn't
24 been addressed with us by either the Department of
25 Planning or Environmental Resources.

1 COUNCILMAN LABRIOLA: Thank you.

2 COUNCILWOMAN JOHNSON: Counselor, can
3 you submit the curriculum vitae for all the experts
4 that have testified today?

5 MR. BAKER: Sure, but we might have to
6 do that after the fact when everybody gets back to
7 their offices.

8 COUNCILWOMAN JOHNSON: Thank you.

9 MR. BAKER: Certainly.

10 SUPERVISOR SALADINO: Anything else,
11 counselor?

12 MR. BAKER: No. That's it.

13 SUPERVISOR SALADINO: Thank you, sir.

14 MR. BAKER: Thank you very much.

15 SUPERVISOR SALADINO: We greatly
16 appreciate it.

17 Can you give us information about
18 postings and mailings and correspondence?

19 MR. LaMARCA: The attorney for the
20 applicant has filed his Affidavit of Service and
21 Disclosure.

22 The communications are as follows:

23 We have memos from the Department of
24 Planning and Development including a review of the
25 required off-street parking.

1 The Nassau County Land and Tax Map
2 indicates the property as Section 53, Block 40, Lot
3 11, 13, 15 through 30, and 35.

4 According to the Town of Oyster Bay
5 Zoning Maps, the property is located within a
6 General Business Zone.

7 There are no variances or open prior
8 Code Enforcement Bureau cases.

9 There is correspondence on file from a
10 resident, which has been distributed to the Town
11 Board.

12 SUPERVISOR SALADINO: Thank you.

13 May I have a motion?

14 COUNCILWOMAN JOHNSON: Supervisor, I'll
15 make a motion that this hearing be closed, but the
16 public comment portion of the record be kept open
17 for 30 days.

18 COUNCILMAN IMBROTO: Second.

19 SUPERVISOR SALADINO: Before we vote on
20 that, is there anyone who would like to be heard on
21 this?

22 (Whereupon, a member of the assemblage
23 present raised their hand to be recognized.)

24 SUPERVISOR SALADINO: Okay. I didn't
25 get a slip. That's why I didn't know.

1 So we're going to hold off on that vote
2 please, and, sir, would you please step forward?

3 Sir, would you kindly begin by giving
4 us your name and address?

5 MR. ROLLINS: My name is Damon Rollins.
6 I live at 17 Oakley Street, south of the property
7 -- the projected property that they're proposing at
8 this time.

9 SUPERVISOR SALADINO: I'm sorry.
10 What was the address?

11 MR. ROLLINS: 17 Oakley Street.

12 SUPERVISOR SALADINO: 17 Oakley.

13 Please proceed, sir.

14 MR. ROLLINS: Good morning.

15 My name is Damon Rollins. I reside at
16 17 Oakley Street of the planned project.

17 I would like to give -- I would like to
18 hand you a petition of all the residents, first of
19 all, of Oakley Street, signed by all of the
20 residents of Oakley Street who weren't able to be
21 here due to work issues and everything else,
22 opposing this project and, you know, I don't want
23 you to look at this as just names but the taxpayers
24 and the households that we represent here at Oakley
25 Street it affects.

1 A few issues with this, you know, this
2 is -- we feel that this is not a necessity as the
3 area they keep saying that oh, this is for the
4 community. This is not for the community. It's
5 not going to benefit any one person in that
6 community.

7 Most people that use storage facilities
8 are from not in that community. They're from
9 wherever they come to store their stuff because
10 they have no room. Why should this -- this
11 location should be used as a place of -- a business
12 for some kind of a building that will adapt to the
13 surroundings, provide services to the businesses
14 around the Field of Dreams. The -- all businesses
15 there they provide a function for the community --
16 trampoline, the salon, the spa, the gas station, I
17 mean, the auto parts store, et cetera.

18 A few issues with the safety. First of
19 all, the safety of this -- if you're traveling
20 northbound on Old Sunrise, and you have these
21 trucks, which I'm a CDL driver, have these people
22 that do rent these U-Haul trucks don't know what it
23 is to drive a U-Haul truck. I know what it is.
24 It's difficult than a car, a pickup truck, and all
25 of that, but for them to state that there's not

1 going to be a problem with any one -- any one of
2 these troubles, you're wrong. Especially with all
3 the kids.

4 They did a traffic survey November
5 2021. They should've did it in the Summertime when
6 you got a park full of kids, when you got traffic
7 on both sides of the street. You know, eventually,
8 somebody's going to get hurt, and then the Board
9 approves this and, you know, I don't want nobody to
10 get hurt, but I can see it happening.

11 The traffic northbound on Old Sunrise,
12 you going to get the people trying to turn into the
13 -- into the storage facility. There's only one
14 lane of traffic going both ways on Sunrise.

15 How do you compensate for that?

16 People crossing over the double yellow
17 line. It's already hard enough to turn on the
18 corner blocks as it is as me being a resident for
19 ten years with the traffic going through forward
20 and backwards.

21 I mean, if you look at the, you know,
22 the other aspect -- the safety issue, which one of
23 you gentlemen brought up. They propose somebody's
24 going to be there 'til 6:00 p.m. a day. From 6:00
25 to 10:00 p.m. there's nobody there, but they have

1 access to it.

2 Who's watching them?

3 Who knows if they're going to stay in
4 there or not because they don't have to swipe out,
5 they just gotta swipe in, like he said.

6 There's cameras. That doesn't help.

7 What can happen?

8 A lot of things could happen at that
9 time. From 10:00 p.m. -- they could stay there all
10 night, they can store anything, they can bring
11 anything, whatever, is possible.

12 As my job, I've dealt with a lot of
13 storage facilities. I'm an officer for the
14 Department of Sanitation. I've had to clean up
15 behind the storage facilities because the
16 tenants -- and I'm not saying it's the storage
17 facility's fault -- the tenant gets evicted,
18 doesn't want to take their stuff.

19 What happens to it?

20 It gets dumped on the street with them.
21 I deal with that on a regular basis.

22 A couple of the Extra Space facilities
23 also that are taking the space over. I've dealt
24 with a number of them. I'm not singling them out,
25 but I've dealt with numerous other ones, as in my

1 profession, as a supervisor for the Department of
2 Sanitation. I have to remove debris left over
3 after. You know, tenant comes, he's getting kicked
4 out of his storage. He has no where to put it.

5 What's he going to do?

6 I live on Oakley Street. As you see,
7 desolate block, everything.

8 What's going to happen?

9 Where's that going to be dumped at?
10 Like he said, there's nobody -- there's no security
11 there. I have to deal with it. My neighbors have
12 to deal with it.

13 I apologize. I'm just not --

14 SUPERVISOR SALADINO: It's okay. Take
15 your time. Take your time, Mr. Rollins.

16 MR. ROLLINS: You know, the aesthetics
17 -- the aesthetics alone are being changed by a
18 three-story building. Aesthetics alone.

19 They tell you the height is 34,
20 correct. Town limit is 35. Also on top of that
21 34, they're adding another four feet of parapet to
22 cover an up to almost 40 feet of wall, which I'm
23 going to have to face every day. My neighbors are
24 going to have to face every day.

25 They're changing the back edge from

1 what's the original plan of the original building
2 is there from 60 -- I think it was 68-square-feet
3 to 12-square-feet. That's putting this right
4 outside my window. Right outside our homes.
5 Overshadowing our house because it's such a
6 three-story building, almost 40 feet in height.

7 Where's our sunlight coming in?

8 Where's our view?

9 Where's -- it's going to affect our
10 property values. It's going to affect our property
11 values, what we pay for every day.

12 You know, size alone, I mean, I don't
13 know the rules, I don't know the law, I don't know
14 -- I know what the plans state, and you can look at
15 it yourself. Their end of the wall is going to be
16 39.8 feet tall at the end. Building height is 35.
17 Oh, it's a wall. That's all it is. That's what
18 they're going to say.

19 I mean -- the buffer between our
20 residents, which -- you know what, you've got to
21 take into account the residents, too. We're the
22 community also. I understand they're a General
23 Business, and they want to build something there,
24 but what about the buffering between that and their
25 business?

1 If you look at all the other
2 businesses, there's a buffer between them. They'll
3 say, oh, this building, which they state in their
4 plans, well, this almost meets the same height as
5 5620 Old Sunrise, which was built in 1929. Okay.
6 But they're not overshadowing any residential
7 properties. They're on a commercial -- the front
8 of the commercial property on Old Sunrise
9 basically.

10 I mean, aesthetics alone has changed.
11 The whole aesthetics of the property that we
12 purchased before this is going to change our
13 property values, and I've been told that by the
14 real estate -- I've been told that by a real estate
15 broker. You know, you're going to look right out
16 into this wall. The wall is going to be right in
17 front of you.

18 I mean, I don't even know what else to
19 present to you as far as -- the size of this
20 facility in that community is unnecessary. As the
21 Councilwoman stated before, there's a facility not
22 more than two blocks away.

23 What are we doing to our community
24 putting these facilities inside our residential
25 areas?

1 Put them on Sunrise. Put them on the
2 commercial strip. They'll do better there.
3 They're affecting taxpayers. They're affecting --
4 the Field of Dreams is going to be across from a
5 storage facility.

6 This is a well-known park. I've been a
7 resident ten years. You have games that run
8 overnight there, you're going to have traffic
9 coming in and out of there at 10:00 at night.

10 As far as commercial traffic, whatever
11 else is going on there?

12 They have no security there. I mean, I
13 maybe not presented myself properly, but I'm just
14 trying, you know, it's frustrating --

15 SUPERVISOR SALADINO: You are,
16 Mr. Rollins. You're doing a fine job.

17 MR. ROLLINS: And, you know, I, you
18 know, I listened to the Supervisor state earlier
19 unified residents. The unified residents is here
20 (indicating). Us signed this petition. They don't
21 live there. They're just building there. We live
22 there. This is our home. This is what we paid
23 for. This is why I moved from the projects to
24 suburbia. To get a better life, and the taxes I
25 pay that's what I expect.

1 You know, if they want to build a
2 smaller version, like the Councilman said, there --
3 two-stories and bring back the back draw from the
4 wall -- that's understandable because that's in
5 their right, but they can't impede on our rights
6 also, and they can't impede on our vision just to
7 make a dollar.

8 You know, the benefits. He's telling
9 you the benefits. The benefits of this.

10 What's the benefit for us, the
11 residents? What is our benefit? We're going to
12 use the storage? What do we need storage for?

13 We got all the storage we want in our
14 backyard. We got a shed in the backyard. We got a
15 garage. We got a basement.

16 What do we need storage for?

17 We don't need storage.

18 You know what -- a proven business
19 that's going to bring something to the community.

20 Like he said, oh, you could put a
21 restaurant there, you'll have traffic.

22 Yeah, but the people of the community
23 will go to that restaurant. People will make that
24 business. It will be a local restaurant, not a
25 corporation setting up a big storage facility.

1 Like he says, he does it all around the
2 country. Does he -- you asked him the question,
3 did you even speak to the residents? They don't
4 care about the residents. I hope you guys do
5 because we're the ones that are here. We started
6 here, we're gonna die here.

7 Not one time did they say -- knock on
8 my door. His guy was out there taking pictures
9 last night of the property like he stated. I seen
10 him. I'm sitting in front of my house watching
11 this guy. Now I know what he was doing because he
12 stated it. Not one time did they go (knocking on
13 podium), guys, what do you think about this, what
14 is your suggestion, before they spend all this
15 money proposing to you this. What do you think,
16 how can we help you help us to come to some kind of
17 middle ground, agreement, or understanding that
18 we've gotta work together no matter whether it's a
19 corporation, whether it's a resident, whether --
20 it's our community.

21 You tell me, okay, we don't want it
22 this high, but if you could do it this high, a
23 little footage off our property, and it doesn't
24 affect our right, we have no problem with it.

25 You wouldn't have the people signing

1 the petition and e-mailing and this and that, but
2 that's the biggest problem with corporations. They
3 don't think about us until we're here, and then
4 we're sitting here telling you, her, him that it's
5 affecting us.

6 What are we supposed to do?

7 SUPERVISOR SALADINO: Mr. Rollins, may
8 I ask you a few questions?

9 MR. ROLLINS: Yes, sir.

10 SUPERVISOR SALADINO: Do your views
11 represent the same views as the people who have
12 signed on to the petition that you're going to
13 present us with?

14 MR. ROLLINS: Above and beyond.

15 SUPERVISOR SALADINO: Okay.

16 MR. ROLLINS: They have their contact
17 information. A few of them said they will e-mail
18 with the e-mail that we received on the public
19 notice because we all had a meeting, and, like I
20 said, this is a community. I know my neighbors.
21 I've talked to my neighbors since -- they called
22 because I was away, and they says we got this
23 notice in the mail about this property, and I'm,
24 like, what are you all talking about, so when I
25 finally got it, I seen it in the mail, and then I

1 seen the post, which their post -- their public
2 post is right in back of my house -- right in front
3 of my house, right across the street.

4 So we have all sat down and discussed
5 it as a group, and understand what's going on, and,
6 basically, we don't know what can be done about it.
7 We look at it we're the little people, but I'm
8 here, so I changed my shift at work to come here to
9 voice my opinion because I feel that's more
10 appropriate, and that's the way it should be done.
11 Just like they should've came to us, as renters,
12 knowing it's going to affect us and say, listen --
13 just like when you asked did you speak to the
14 residents in that area that it will affect? They
15 said, no. They have no clue about us. It's not
16 their job to.

17 SUPERVISOR SALADINO: Mr. Rollins, I
18 ask you this question, even though I drive down
19 Old Sunrise Highway multiple times a week, and some
20 weeks every day, some weeks a few times a day, so I
21 know the area pretty well, but I would like to ask
22 you the question, the commercial businesses on that
23 stretch are they mostly -- majority of those
24 businesses, would you classify them as one-story,
25 two-story, three-story buildings?

1 MR. ROLLINS: Most of those buildings
2 on that -- because as you see in this diagram over
3 here (indicating), it's stated the businesses that
4 they're abutting here (indicating), they're
5 one-story.

6 SUPERVISOR SALADINO: One-story.

7 MR. ROLLINS: You know, this is no
8 story (indicating). There's no story here
9 (indicating), there's no building here
10 (indicating). It's a lot. They're using it as a
11 construction lot as far as storage of vehicles and
12 everything else.

13 You know, they'll talk about -- they'll
14 talk about the buildings further to the west,
15 further to the east being more of size that they
16 want, but they're not also telling you that these
17 buildings are further to Sunrise and not abutting
18 any residential property. Not monstrosities over
19 any properties where they're not affected because
20 there's commercial here (indicating), and there's
21 commercial here (indicating).

22 Basically, this is the only thing
23 that's affecting us here (indicating). It's
24 because we're on the residential side.

25 SUPERVISOR SALADINO: I have one more

1 question for you, sir, if that's okay with you.

2 MR. ROLLINS: No problem.

3 SUPERVISOR SALADINO: You spoke about
4 that no one reached out to you to forge a
5 compromise, in essence.

6 So, having said that, would you be
7 willing, perhaps, today, to sit with one or more of
8 the representatives of this company to see if
9 there's a compromise that could be worked out?

10 MR. ROLLINS: I wouldn't mind doing
11 that and would appreciate that, but me, myself, I
12 would rather have them speak to us as a group
13 because it's not just me. We're dealing with a
14 community. It's not -- I say, okay, let's
15 compromise to this and this and that and then this
16 person says, no, D, let's not do that, or this
17 person says -- no. They should compromise with us
18 as a group, as the residents of the Town of Oyster
19 Bay and Oakley Street, that block -- he stated
20 earlier that block looks the best block of all the
21 blocks there. The individual stated that. The
22 opposite side, they're chain-link fence, he says,
23 if you go down the block, that block looks better
24 than all the other blocks, upkeep [sic] and
25 everything else.

1 You know why?

2 Residents are doing it. We take pride
3 in what we do. We make sure our block is good. We
4 make sure we do what we have to do, and we don't
5 want to see that change or any interruptions into
6 that.

7 As far as causing any other problems,
8 like you said, safety issues. You're going to have
9 commercial -- what's going to happen here when you
10 get the build up on Old Sunrise where the trucks
11 and cars -- and I'm not even saying the commercial
12 -- the traffic from the U-Haul place?

13 Now, the people that's going to the
14 park, where they going to start running through?

15 They're going to run through Oakley
16 Street, the trucks are going to run through Oakley
17 Street to beat the traffic on Sunrise. You don't
18 know. Everybody knows what happens when the
19 traffic builds up on Oakley Street. It pushes out
20 to the residential streets, correct? You said you
21 drive up and down Old Sunrise Highway. You know
22 that as best as I know that. So that's what's
23 going to happen.

24 SUPERVISOR SALADINO: I'm a neighbor.
25 I live about a mile from Berner Middle School.

1 MR. ROLLINS: Okay. So you understand
2 that, and they said the traffic pattern, which,
3 really, to me, and you should understand it, it's a
4 very safety issue. You turning -- when you're
5 travelling northbound on Sunrise, you can't make
6 that left into the U-Haul, can you? It's a double
7 yellow line. It's illegal. You're not supposed to
8 cross a double yellow line.

9 What are they going to do about that?

10 SUPERVISOR SALADINO: Sir, you've done
11 a wonderful job. We appreciate your coming in. We
12 appreciate you taking the time, and I would,
13 personally, appreciate it if you don't mind
14 reaching out to the representatives of the company
15 and see if, perhaps, you could set up a meeting
16 with your neighbors so that their voices can be
17 heard by this corporation.

18 Perhaps, there is a compromise that can
19 be forged.

20 MR. ROLLINS: Okay.

21 COUNCILWOMAN MAIER: I have a quick
22 question.

23 Is there any signage on your street or
24 any of the other streets saying "no trucks"?

25 MR. ROLLINS: No. No.

1 COUNCILWOMAN MAIER: Okay.

2 SUPERVISOR SALADINO: Thank you,
3 Mr. Rollins.

4 Thank you very much for coming in.

5 MR. ROLLINS: Thank you.

6 SUPERVISOR SALADINO: And we'd greatly
7 appreciate it if you could share that list with our
8 Clerk.

9 (Whereupon, documentation was presented
10 to Town Clerk LaMarca.)

11 SUPERVISOR SALADINO: Thank you, sir.

12 Is there anyone else who would like to
13 be heard on this application?

14 (Whereupon, there was no response from
15 the assemblage present.)

16 SUPERVISOR SALADINO: Sir?

17 MR. BAKER: Yes, Mr. Supervisor, if
18 there is nobody --

19 SUPERVISOR SALADINO: It doesn't appear
20 as though -- let the record reflect that no one has
21 indicated -- no one else has indicated they'd like
22 to be heard.

23 MR. BAKER: I would like to, just for
24 the record, address some of those comments.

25 First, to point out that we are happy

1 to speak to Mr. Rollins, I believe, and any of the
2 other neighbors as the Board would expect we will.

3 SUPERVISOR SALADINO: Would you kindly
4 get Mr. Rollins' contact information today so a
5 meeting can be set up?

6 MR. BAKER: Yes. I will do that right
7 after the hearing, and I would also like a copy of
8 the petition that was submitted if that is possible
9 because I have not been provided with that.

10 Fully understanding Mr. Rollins' very
11 impassioned comments to the Board, and we're
12 mindful of that, certainly, in the line of work
13 that I do, I am mindful of that, and we come across
14 this often, but I would like to point out that many
15 of his comments, while I'm sure he's very
16 passionate about, are not necessarily the facts as
17 we've put forth today. Most importantly, traffic
18 and safety, and I know that's been discussed quite
19 a bit here.

20 I know this spot also, and while I'm
21 not a resident of Massapequa or even the Town of
22 Oyster Bay, I spend a lot of time down at the Field
23 of Dreams. I've been to dozens and dozens and
24 dozens and dozens of games that my children have
25 played in there, I play there. I play there

1 regularly. I didn't play last night because I was
2 preparing for this hearing, but I know this site,
3 and the reality is, and I'm sure Mr. Muller can
4 speak to this better than me, as an expert, the
5 reality is, is that this is a commercial strip. It
6 is a General Business Zoning District, that while
7 through a Special Permit does allow for this and
8 other similar types of uses, as Mr. Muller pointed
9 out, that are much more heavily trafficked than
10 this.

11 This is what we would consider a benign
12 use for traffic purposes, and while, yes, there
13 could be a U-Haul truck or another large vehicle
14 here and there, our expert has testified that in
15 his opinion that is not going to be the predominant
16 vehicle used to make deliveries here, and I'm sure
17 that Mr. Williams could also speak to that, that
18 the reality is it's me and it's you and maybe it's
19 Mr. Rollins, even though he says he doesn't need
20 it, but it's people like us who are using these
21 facilities to store things, and, you know, yeah,
22 everybody's got a shed or a basement, but the need
23 is here, and that has been addressed by
24 Mr. Williams.

25 The applicant is in the business of

1 constructing self-storage facilities where they
2 need them. They don't go and do it where they
3 aren't needed, or they would be out of business.
4 You know, they've honed this skill of finding
5 properties over years and years of experience.

6 Just as to the Oakley Street portion of
7 this property, so it's the rear of this property as
8 it is for all of the others that go up and down,
9 frontage on Old Sunrise Highway and then the rear,
10 which is on Oakley.

11 Most of these properties are thru
12 properties on both streets. This is one of them,
13 meaning the subject premises, that only has access
14 from Sunrise. There are other properties that have
15 access on both sides of the street, and
16 Mr. Robinson submitted photos earlier that the
17 Board can review that show all of the properties up
18 and down Oakley.

19 You know, this is not an expert
20 statement, but just my eyes look at this property
21 and you can see that this is one of the better
22 looking properties, meaning the subject premises,
23 from the Oakley viewpoint. It has mature evergreen
24 trees that are only going to be buttressed by more
25 landscaping.

1 If you look up and down, to me, some of
2 these properties look like junkyards, you know,
3 you've got vehicles that are stored there that
4 probably haven't been moved in years and years and
5 years, so in the sense that this is going to be an
6 improvement, it, certainly, to us, seems like a
7 better property than many of the others up and down
8 Oakley, again, with a buffer that will cover the
9 building that is proposed because the buffer
10 already exists that is taller than the building.

11 I'm just going to look at a couple of
12 other comments.

13 SUPERVISOR SALADINO: Counselor, quick
14 question to you, sir.

15 MR. BAKER: Sure.

16 SUPERVISOR SALADINO: Is it true in
17 this industry the highest level of traffic is on
18 the weekends?

19 MR. BAKER: Yes. Saturday would be the
20 highest.

21 SUPERVISOR SALADINO: Saturday is the
22 busiest day.

23 MR. BAKER: Yes.

24 SUPERVISOR SALADINO: That makes
25 perfect sense.

1 Thank you.

2 MR. BAKER: That's, maybe, a 20 percent
3 increase over the other days of the week.

4 SUPERVISOR SALADINO: Okay.

5 Thank you.

6 MR. BAKER: I think with that, I'll
7 leave it there, but, again, we are happy to get
8 Mr. Rollins' information and speak to him after the
9 hearing and continue from there.

10 SUPERVISOR SALADINO: We would
11 appreciate it if you would make a point to reach
12 out to not only Mr. Rollins but the other
13 neighbors, both commercial and residential, to get
14 their feelings and to see if there's a middle
15 ground.

16 MR. BAKER: Yes. I'm sorry. One
17 comment just from Mr. Muller if I could.

18 MR. MULLER: I just wanted to just
19 clarify one thing about the presence of a double
20 yellow line upon any roadway whether it be Old
21 Sunrise Highway or a neighborhood roadway or
22 Jericho Turnpike and the like.

23 Really, with a double yellow line, the
24 significance of it is to eliminate passing. So
25 passing in each direction because they don't want

1 cars going around the other cars. You can cross a
2 double yellow line to enter and exit the State
3 highway, namely to enter and exit a driveway, so
4 it's sometimes a little misperception that I had
5 when I first started studying traffic engineering
6 that you couldn't cross a double yellow. It's
7 really to prevent sideswipe accidents for people
8 passing on the roadways. You can leave a driveway
9 and cross the double yellow on the roadway, and you
10 can turn left from the highway into a driveway and
11 cross the double yellow.

12 SUPERVISOR SALADINO: And does a double
13 yellow line in that location, considering so many
14 children playing at the park, does that make sense
15 to you?

16 MR. MULLER: Absolutely. Because,
17 again, you don't want vehicles, say, someone
18 slowing down to enter the park, you don't want
19 another car swinging out into the opposing lane.
20 You want everybody to slow down and stop and let
21 the cars turn in and out.

22 SUPERVISOR SALADINO: Children running
23 across that street, would that play into the reason
24 that you don't want cars passing?

25 MR. MULLER: Absolutely.

1 Yeah, I mean, passing on Long Island,
2 in general, is probably not a great idea. I mean,
3 the only time that I've seen passing, and the Board
4 may have too, is on rural highways, two-lane roads
5 in the middle of nowhere, where you can pass, but
6 on a two-lane road on Long Island, passing, in
7 general, would not be advisable. There's just a
8 lot of traffic.

9 SUPERVISOR SALADINO: Would you
10 consider it dangerous in that location?

11 MR. MULLER: Passing?

12 SUPERVISOR SALADINO: Yes.

13 MR. MULLER: Yeah, absolutely. That's
14 why the State put the double yellow line there.

15 And, again, the State DOT has reviewed
16 this project. They did not impose turn
17 restrictions in and out of the driveway, which they
18 would have done had they believed through their
19 engineering review of our plans and studies, that
20 there was a situation that could potentially pose a
21 problem, and they did not do that.

22 SUPERVISOR SALADINO: Thank you, sir.
23 We appreciate your testimony.

24 MR. MULLER: Thank you.

25 MR. BAKER: Nothing further unless

1 there's something from the Board.

2 COUNCILMAN LABRIOLA: I'd just like to
3 make one last statement, Mr. Baker, and I know you
4 are expert in representing clients before the Town
5 Board and Zoning Board, et cetera, and it
6 disappoints me that your client did not reach out
7 to the community first because he also seems to be
8 expert in his field and runs a -- looks like a very
9 well run operation and with thirty years of
10 experience, but when you're building adjacent to
11 residential properties, there has to be some
12 sensitivities to how that impacts upon the
13 community, and although this structure looks
14 beautiful in terms of its lines, its colors, the
15 architecture, the engineering that went into it,
16 perhaps, your client will use these 30 days to meet
17 with the community to see if there is a compromise
18 that can be worked out amongst you.

19 I think one of the things I heard
20 Mr. Rollins say in representing the residents over
21 there is that the feeling of living across the
22 street from a wall, and he had suggested that
23 possibly you pull that building back, but what I
24 would ask, and also add to that, is possibly the
25 third-floor structure be pulled back so that it's

1 not as close to the building line.

2 It's something to be considered, so
3 instead of 880 units, maybe, there's 780 units or
4 whatever it is that it takes to pull that building
5 line back, so that it's not in front of their front
6 windows, and they don't feel like they're walled
7 in. It's just a consideration.

8 Obviously, you can do whatever your
9 client wishes you to do, but I just know that in
10 terms of what this requires -- this requires a
11 Special Use Permit of the Town Board. It is not
12 permitted by right, and it is something that your
13 client should consider the sensitivities of the
14 community living adjacent to it, and that's my
15 statement on that.

16 MR. BAKER: Understood. Thank you.

17 Thank you, Councilman.

18 COUNCILMAN LABRIOLA: Thank you,
19 Mr. Baker, for a very well-done presentation.

20 MR. BAKER: Thank you. Appreciate it.

21 SUPERVISOR SALADINO: Any other
22 questions from any of the Board?

23 (Whereupon, there was no response from
24 the Board.)

25 SUPERVISOR SALADINO: Being that there

1 are none, and you told us that there have been
2 postings and communications --

3 MR. LaMARCA: Correct.

4 SUPERVISOR SALADINO: -- and
5 correspondence.

6 Thank you.

7 So with that, may I ask for a motion,
8 please?

9 COUNCILWOMAN JOHNSON: Supervisor, I'll
10 make a motion that this public hearing be closed,
11 but the public comment portion of the record be
12 kept open for 30 days.

13 COUNCILMAN IMBROTO: Second.

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

16 ALL: "Aye."

17 SUPERVISOR SALADINO: Those opposed,
18 "Nay."

19 (Whereupon, there were no "Nay"
20 responses from the Board.)

21 SUPERVISOR SALADINO: The "Ayes" have
22 it.

23 (TIME NOTED: 12:08 P.M.)

24 MR. BAKER: Thank you, all.

25 SUPERVISOR SALADINO: Thank you to

1 everyone here testifying today and bringing this
2 application, and Mr. Rollins --

3 (Whereupon, a side bar conversation
4 between Councilwoman Johnson and Supervisor
5 Saladino took place.)

6 SUPERVISOR SALADINO: Would you like to
7 have a break?

8 Why don't we give you a break? I could
9 use one.

10 THE COURT REPORTER: Okay.

11 SUPERVISOR SALADINO: Mr. Rollins, I
12 want to thank you for coming in here and presenting
13 the issues in such a highly professional manner.

14 MR. ROLLINS: Thank you.

15 SUPERVISOR SALADINO: You questioned --
16 you were questioning whether or not you're being
17 represented, but I want to assure you, you
18 absolutely are by the Members of this Board, you
19 and your neighbors.

20 MR. ROLLINS: That's just me --

21 SUPERVISOR SALADINO: We get it. We
22 get it loud and clear, sir.

23 And we look forward to hearing from you
24 that you've had a meeting or, maybe, multiple
25 meetings, whatever it takes for your neighbors and

1 yourself to communicate your ideas and concerns
2 and, perhaps, work out a compromise.

3 Thank you, sir.

4 We're going to take a five-minute
5 recess. We'll be right back.

6 Thank you.

7 (TIME NOTED: 12:07 P.M.)

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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
April 12, 2022
12:18 p.m.

HEARING P-5-22

To consider the application of 71 W. Main LLC, fee owner, for a Special Use Permit at premises located at 71 West Main Street, Oyster Bay, New York. (M.D. 3/15/22 #45).

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 STEVE L. LABRIOLA
COUNCILWOMAN LAURA L. MAIER

A B S E N T:

COUNCILMAN THOMAS P. HAND
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: Okay, folks.

2 Will the Town Clerk please call the
3 next hearing?

4 MR. LaMARCA: Today's second hearing is
5 to consider the application of 71 West Main LLC,
6 fee owner, for a Special Use Permit at premises
7 located at 71 West Main Street, Oyster Bay, New York.

8 SUPERVISOR SALADINO: Good afternoon,
9 counselor.

10 MR. ABBATE: Good afternoon, Supervisor
11 Saladino, Members of the Board.

12 For the applicant, Tom Abbate,
13 A-B-B-A-T-E. I'm an attorney with offices at
14 88 Sunnyside Boulevard in Plainview, and I think
15 this hearing will be just a tad shorter than the
16 last one.

17 This afternoon's application -- I had
18 written in my preparation notes this morning's --
19 but this afternoon's application --

20 SUPERVISOR SALADINO: We apologize for
21 any inconvenience to you.

22 MR. ABBATE: No. No. It's quite all
23 right. I like listening to Dan.

24 SUPERVISOR SALADINO: It's in effort to
25 make sure everyone has an opportunity to be fully

1 heard.

2 MR. ABBATE: Absolutely. Absolutely.
3 We appreciate that.

4 So this afternoon's application is for
5 a Special Use Permit for a Mixed Use, and it's
6 right here in the Hamlet.

7 The subject property is 71 West Main.
8 You can walk there from here. If you go out the
9 door, walk up Spring Street, the next intersection,
10 you're right there at the property. It's a
11 quarter-acre plot, with a 2,500-square-foot office
12 building, which is the home of Core Group
13 Architects.

14 Now, 71 West Main, LLC is really the
15 principals of Core Group Architects, and that is
16 Sergio Tedesco and Rob Peterson, who are here with
17 me today. They're also the architects of record.

18 They, practicing together, have been in
19 Oyster Bay for twenty years with their
20 architectural practice, and in 2016, had the
21 fortune to be able to purchase this building, and
22 it's where their architectural practice is now.

23 As soon as they bought the structure,
24 they engaged in significant improvements both
25 inside and out. It's now -- if you've looked at

1 it, or if you haven't yet, I encourage you to
2 please do so -- a very aesthetically pleasing
3 building as a result of their facade renovations,
4 their landscaping installation, their dark-sky
5 compliant lighting, but they also did more than
6 that.

7 When they bought it, the sidewalk was
8 all uneven and cracked and had missing pieces.
9 They repaved at their own cost and expense and did
10 it to Town standards. There were no street lights
11 there, so when working with the Township, they had
12 two street lights, which meet the streetscape of
13 West Main Street, installed in front of their
14 building.

15 Why am I telling you this?

16 Because Rob and Sergio are such good
17 guys?

18 They are good guys. I've been working
19 with them for the bulk of that twenty years, but
20 this is a Special Use Permit, and under our Code,
21 there are standards by which you would judge
22 them -- and they're all in 246-9.4 -- and, really,
23 what they detail is the character of the
24 neighborhood, the architectural style, traffic, the
25 environment.

1 So my recitation today, while it is
2 glowing, doesn't address all of those standards,
3 and, I believe, at the end of my comments, you will
4 agree with me that this is an appropriate use for
5 which a Special Permit should be granted.

6 Of paramount importance in your
7 consideration of this Special Permit is that not
8 only is this building going to remain if you grant
9 our application, it's going to look exactly the
10 same. So when you're standing on West Main Street,
11 and you're looking at this building, you will not
12 see any changes.

13 Yes, we are looking to establish
14 apartments above, we're looking to remove the
15 existing offices and establish just three
16 apartments. This is not a massive project. It's
17 two one-bedroom apartments and one two-bedroom
18 apartment, but on a Site Plan, which you have, the
19 only construction we need do is in the rear of the
20 property (indicating) of the corner. So we're just
21 squaring off the building. This is West Main
22 (indicating). It's going to look exactly as it
23 does now. We're not even going one square-foot
24 higher.

25 Another important consideration is

1 that, which I just mentioned, and that it's not a
2 massive project for the area, and, more
3 importantly, when we talk about character of the
4 area -- and we have some photographs on the easel,
5 and I'll hand them up at the end just to supplement
6 the record -- we are in the "GB" Zone. We've got
7 commercial uses next to us and commercial runs up
8 and down, north and south side of West Main, but on
9 our east side, we have a two-story building with
10 apartments in it, and on our west side, there are
11 apartments as well, and that building -- I'm sorry,
12 on our east side is a three-story, and in that
13 building -- that is three-stories high. We are
14 only two-stories high, so we're really proposing to
15 engage in a use that's already established within
16 the area.

17 With respect to that, and the uses near
18 us, behind us, we have a cemetery. We don't
19 anticipate that we'll adversely impact them -- at
20 least we hope not. Not to be overlooked is that no
21 variances are required. Most significantly, no
22 off-street parking relief is required.

23 If we are permitted to renovate this
24 building and establish the massive three
25 apartments, between the office component, the

1 residential component, will require that 15 parking
2 spaces be provided on-site, and our Site Plan shows
3 the 15 parking spaces to be provided on-site.

4 But note even more -- this, to me,
5 demonstrates how little we're changing the
6 character of the area. We are keeping the existing
7 detached two-car garage on the property. We don't
8 have to remove that to make our 15 required stalls.
9 We're keeping it because they qualify, so, again,
10 the appearance and the character, if you didn't
11 know about this approval, you would never realize
12 it.

13 There's also a more important thing.
14 This is a nonconforming structure in terms of
15 off-street parking.

16 What do I mean? Well, right now we've
17 got offices on the first floor under the second
18 floor. We're fully legal. We're fully COd, but,
19 technically, Supervisor Saladino and Members of the
20 Board, we need 24 stalls for how it operates now.

21 If this is approved, we'll only need 15
22 stalls, which we're providing on-site, so we're,
23 actually, lessening the intensity of the premises
24 if this appeal is granted.

25 Now, there is street parking up and

1 down 71 -- West Main, I should say, but we don't
2 have to avail ourselves of that for a very simple
3 and very logical reason. The peak parking demand
4 for offices doesn't conflict at all. In fact, it's
5 the opposite of apartments. Offices operate
6 traditionally Monday through Friday, 9:00 to 5:00,
7 and apartments need their parking when? Nights and
8 weekends. So it's a symbiotic use and one that
9 won't adversely impact the parking scenario, but,
10 again, we are spot on accurate with what we're
11 providing on our site in terms of off-street
12 parking.

13 From a land use perspective, I believe
14 this will do nothing but augment the Hamlet. I'm a
15 land-use practitioner, I'm a big proponent of
16 Mixed-Use. When we have residents within the
17 Downtown districts, whether it be Oyster Bay or
18 anywhere else, they provide ready customers for our
19 stores, our shops and our restaurants.

20 In the post-pandemic world, that's
21 especially important. I know people say that to
22 you all the time, but the one thing they don't tell
23 you when they're talking about Mixed-Use -- it adds
24 safety. Why? Because now, where you otherwise
25 have a desolate strip, there are eyeballs on the

1 roadway. So if something untoward is happening at
2 the wee hours of the morning, there's someone there
3 to call our police force or to call public safety.
4 It adds to the community aspect.

5 This is also, obviously, a classic
6 transit-oriented development. We know where the
7 site is. A block from here, a block south, two
8 blocks north is the Oyster Bay Station of the Long
9 Island Rail Road, so it fits within that.

10 Lastly, from an environmental
11 perspective, our Site Plan does show how we have a
12 conforming refuse container on-site, how we're
13 disposing of our recyclables, but Sergio and Rob
14 also went to the Oyster Bay Sewer District, and
15 they issued a letter to Commissioner Leslie
16 Maccarone of Planning and Development indicating
17 that the design flow here is less -- less than what
18 is otherwise allowable on-site.

19 So I'm going to offer up that letter
20 and the photographs, which we have on the board, to
21 you. Just for the record, you already have the
22 Site Plan, and that completes my presentation
23 unless you have any technical questions of
24 Mr. Tedesco or Mr. Peterson who are here with me.

25 (Whereupon, documentation was presented

1 to Town Clerk LaMarca who presented it to the Board
2 for perusal.)

3 SUPERVISOR SALADINO: Counselor,
4 excellent presentation because I did have a few
5 questions, and you answered them all in your
6 presentation --

7 MR. ABBATE: Nailed it.

8 SUPERVISOR SALADINO: -- except for
9 one.

10 MR. ABBATE: Oh. Okay. What?

11 SUPERVISOR SALADINO: And anyone who
12 has sat in the audience today will understand the
13 importance of this, has any effort been made by you
14 or the owners or proprietors to have conversation
15 with any of the neighbors, especially adjacent
16 neighbors?

17 MR. ABBATE: Well, our adjacent
18 neighbors, Supervisor Saladino, are apartment
19 proprietors.

20 SUPERVISOR SALADINO: All of them?

21 MR. ABBATE: Yeah. Yeah. So it was
22 just, really, a symbiotic use.

23 The notices were mailed to our
24 neighbors, and we had the sign, and, virtually, no
25 calls, no objections whatsoever.

1 SUPERVISOR SALADINO: Virtually or
2 there were none?

3 MR. ABBATE: There were none.

4 SUPERVISOR SALADINO: Thank you.

5 MR. ABBATE: There were none.

6 SUPERVISOR SALADINO: That's all I
7 have.

8 MR. ABBATE: Thank you.

9 SUPERVISOR SALADINO: Anyone else?
10 Any questions?

11 An excellent presentation -- yes?

12 COUNCILMAN LABRIOLA: I just have a
13 question about the apartments themselves.

14 Mr. Abbate, I don't recall in the
15 plans, are they all two-bedroom, one bathroom?

16 MR. ABBATE: It's two one-bedrooms and
17 one two-bedroom.

18 Moreover, they're going to be outfitted
19 -- each will have it's own washer/dryer unit within
20 it, and that was something we disclosed to the
21 Sewer District as well to make sure.

22 These are going to be very nicely
23 outfitted apartments, and Core Group is an
24 owner-occupied landlord, so their business is
25 downstairs, so the tenants they have upstairs will

1 be monitored directly every single day by Sergio
2 and Rob.

3 COUNCILMAN LABRIOLA: Thank you.

4 MR. ABBATE: Thank you.

5 SUPERVISOR SALADINO: As I said, an
6 excellent presentation. We greatly appreciate your
7 thoroughness and your professionalism.

8 MR. ABBATE: Thank you.

9 Thank you all so much.

10 SUPERVISOR SALADINO: Is there anyone
11 who would like to be heard on this application?

12 (Whereupon, there was no response from
13 the assemblage present.)

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

17 Is there any correspondence?

18 Is there information on postings and
19 mailings?

20 MR. LaMARCA: The attorney for the
21 applicant has filed his Affidavit of Service and
22 Disclosure.

23 The communications are as follows:

24 We have memos from the Department of
25 Planning and Development including a review of the

1 required off-street parking.

2 The Nassau County Land and Tax Map
3 indicates the property is Section 27, Block 6, Lot
4 110.

5 According to the Town of Oyster Bay
6 Zoning Maps, the property is located within a
7 General Business Zone.

8 There are no variances or open prior
9 Code Enforcement Bureau cases.

10 We have Affidavits of Posting and
11 Publication.

12 There is no further correspondence.

13 SUPERVISOR SALADINO: No correspondence
14 from any of the residents.

15 May I please have a motion?

16 COUNCILWOMAN JOHNSON: Supervisor, I'll
17 make a motion that this public hearing be closed,
18 and the public comment portion of the record be
19 kept open for 30 days.

20 COUNCILMAN IMBROTO: Second the motion.

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

23 ALL: "Aye."

24 SUPERVISOR SALADINO: Those opposed,
25 "Nay."

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

SUPERVISOR SALADINO: The "Ayes" have
it.

MR. ABBATE: Thank you.

Have a good day.

SUPERVISOR SALADINO: Have a wonderful
day.

(TIME NOTED: 12:30 P.M.)

1	10:21, 11:3, 11:5, 11:8, 11:16, 12:4, 12:8, 14:5 Abbate [2] - 2:12, 11:14 able [1] - 3:21 absolutely [1] - 3:2 Absolutely [1] - 3:2 According [1] - 13:5 accurate [1] - 8:10 acre [1] - 3:11 address [1] - 5:2 adds [2] - 8:23, 9:4 adjacent [2] - 10:15, 10:17 adversely [2] - 6:19, 8:9 aesthetically [1] - 4:2 Affidavit [1] - 12:21 Affidavits [1] - 13:10 afternoon [2] - 2:8, 2:10 afternoon's [3] - 2:17, 2:19, 3:4	bedroom [4] - 5:17, 11:15, 11:17 bedrooms [1] - 11:16 behind [1] - 6:18 between [1] - 6:25 big [1] - 8:15 Block [1] - 13:3 block [2] - 9:7 blocks [1] - 9:8 BOARD [1] - 1:1 board [1] - 9:20 Board [4] - 2:11, 7:20, 10:1, 14:2 bought [2] - 3:23, 4:7 Boulevard [1] - 2:14 building [11] - 3:12, 3:21, 4:3, 4:14, 5:8, 5:11, 5:21, 6:9, 6:11, 6:13, 6:24 bulk [1] - 4:19 Bureau [1] - 13:9 business [1] - 11:24 Business [1] - 13:7	correspondence [3] - 12:17, 13:12, 13:13 cost [1] - 4:9 COUNCILMAN [6] - 1:13, 1:13, 1:16, 11:12, 12:3, 13:20 COUNCILWOMAN [4] - 1:12, 1:14, 1:16, 13:16 counselor [1] - 2:9 Counselor [1] - 10:3 County [1] - 13:2 cracked [1] - 4:8 customers [1] - 8:18
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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
April 12, 2022
12:31 p.m.

HEARING

To consider an amendment of Declaration of Restrictive Covenants, Southern Side of Jericho Turnpike, Jericho, New York. (3/22/22 #23).

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 STEVE L. LABRIOLA
COUNCILWOMAN LAURA L. MAIER

A B S E N T:

COUNCILMAN THOMAS P. HAND
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 the Town
2 Clerk kindly call the third and last hearing?

3 MR. LaMARCA: The last hearing today is
4 to consider an amendment of Declaration of
5 Restrictive Covenants, Southern Side of Jericho
6 Turnpike, Jericho, New York.

7 MR. WEBER: Good morning.

8 I hate following that guy.

9 (Whereupon, there was laughter among
10 the assemblage present.)

11 MR. WEBER: He's got all the
12 personality, and I just have the straightforward,
13 boring presentation.

14 It's good to see you all. I hope you
15 are all well.

16 Bram Weber of Weber Law Group,
17 290 Broadhollow Road in Melville, for the
18 applicant, JP Optionee.

19 This is regarding the Jericho Plaza
20 hotel, the Hilton Curio Hotel that this Board
21 approved by Resolution on August 17, 2021, for a
22 Change of Zone and Special Permit at the Jericho
23 Plaza.

24 Subsequent to that hearing, at the
25 approval, Covenants and Restrictions were required,

1 which were recorded in September of 2021, and then
2 a sub-division was approved by the Nassau County
3 Planning Commission in December of 2021 to create
4 the hotel lot for which this Board had approved the
5 Change of Zone, and the Zoning Board of Appeals had
6 issued variances.

7 Just on March 31st, the Nassau County
8 Assessor's Office apportioned a new lot for the
9 hotel, so our request here today is to allow for
10 the rerecording of the Covenants and Restrictions
11 that were connected to the original Town Board
12 approval and record them against the hotel lot
13 only, which is now new lot 37 because those
14 Covenants and Restrictions are now specific to the
15 hotel only, the operation of the hotel, and, so,
16 therefore, we're requesting that this Board just
17 permit a rerecording of the Covenants and
18 Restrictions against the hotel lot only versus the
19 entire office complex.

20 And that's the entirety of the
21 presentation.

22 Thank you.

23 SUPERVISOR SALADINO: Thank you,
24 counselor.

25 Are there any Board members who have

1 questions?

2 (Whereupon, there was no response from
3 the Board.)

4 SUPERVISOR SALADINO: Thank you for
5 your thoroughness and professionalism.

6 MR. WEBER: Thank you very much.

7 SUPERVISOR SALADINO: Are there -- yes?

8 (Whereupon, a side bar conversation
9 between Councilwoman Johnson and Supervisor
10 Saladino took place.)

11 SUPERVISOR SALADINO: We are going to
12 hold off just a few minutes in terms of bringing a
13 motion, and we'll be with you momentarily on that.

14 MR. WEBER: Sure.

15 SUPERVISOR SALADINO: We thank you for
16 the presentation.

17 Thank you, counselor.

18 MR. WEBER: Thank you.

19 SUPERVISOR SALADINO: Okay. Just a
20 moment.

21 (Whereupon, a side bar conversation
22 between Councilwoman Johnson and Supervisor
23 Saladino took place.)

24 SUPERVISOR SALADINO: May I please have
25 a motion?

5

1 COUNCILWOMAN JOHNSON: Supervisor, I'll
2 make a motion that this public hearing be closed
3 and a decision be reserved.

4 COUNCILMAN IMBROTO: Second that
5 motion.

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

8 ALL: "Aye."

9 SUPERVISOR SALADINO: Those opposed,
10 "Nay."

11 (Whereupon, there were no "Nay"
12 responses from the Board.)

13 SUPERVISOR SALADINO: The "Ayes" have
14 it.

15 Thank you.

16 (TIME NOTED: 12:33 P.M.)
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1	CLERK [2] - 1:9, 1:18 Clerk [1] - 2:2 closed [1] - 5:2 Commission [1] - 3:3 complex [1] - 3:19 connected [1] - 3:11 consider [2] - 1:6, 2:4 conversation [2] - 4:8, 4:21 COUNCILMAN [4] - 1:12, 1:13, 1:15, 5:4 Councilwoman [2] - 4:9, 4:22 COUNCILWOMAN [4] - 1:12, 1:13, 1:16, 5:1 counselor [2] - 3:24, 4:17 County [2] - 3:2, 3:7 Covenants [6] - 1:6, 2:5, 2:25, 3:10, 3:14, 3:17 create [1] - 3:3 Curio [1] - 2:20	Hotel [1] - 2:20	new [2] - 3:8, 3:13 NOTED [1] - 5:16	6
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TOWN BOARD
TOWN OF OYSTER BAY
ACTION CALENDAR
April 12, 2022
12:34 p.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 STEVE L. LABRIOLA
COUNCILWOMAN LAURA L. MAIER

A B S E N T:

COUNCILMAN THOMAS P. HAND
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: At this time, the
2 Clerk will call the Regular Action Calendar.

3 MR. LaMARCA: May I have a motion to
4 suspended the Rules and add Resolution Nos.
5 288-2022 through 292-2022?

6 **RESOLUTION NO. 288-2022;** Resolution
7 granting request from Oyster Bay Main Street
8 Association for Town assistance in conducting the
9 Oyster Bay Farmers Market, alternating Sundays.
10 From May 1, 2022 through November 13, 2022 and to
11 use various Town equipment for the event. (M.D.
12 4/5/22 #19).

13 **RESOLUTION NO. 289-2022;** Resolution
14 authorizing the Supervisor, or his designee, to
15 execute an InterMunicipal Agreement between the
16 Town of Oyster Bay and the Incorporated Village of
17 Mill Neck, the Incorporated Village of Cove Neck,
18 the Incorporated Village of Oyster Bay Cove and the
19 Village of Laurel Hollow in connection with the
20 Oyster Bay Fire Protection Area Length of Service
21 Award Program (LOSAP) for the period January 1,
22 2021 through December 31, 2025, and appointing the
23 Town Attorney, or his designee, to serve on the
24 Joint Sponsoring Board. (M.D. 4/5/22 #20).

25 **RESOLUTION NO. 290-2022;** Resolution

1 directing the Town Clerk to advertise a Notice of
2 Hearing to consider a Local Law entitled, "A Local
3 Law to Amend the Code of the Town of Oyster Bay,
4 Nassau County, New York, to Comprehensively Revise
5 Certain Definitions and Provisions of Chapter 246,
6 Zoning." Hearing Date: May 10, 2022. (M.D. 4/5/22
7 #21).

8 **RESOLUTION NO. 291-2022;** Resolution
9 authorizing the amendment of Resolution No.
10 259-2022 to appoint George Pombar to represent the
11 residents of the unincorporated Hamlet of Glen Head
12 and Richard Arena to represent the residents of the
13 Unincorporated Hamlet of Glenwood Landing, to serve
14 as members of the Board of Directors to the Water
15 Authority of the North Shore for the balance of the
16 initial two year term, commencing March 30, 2022
17 through January 31, 2024. (M.D. 4/5/22 #22).

18 **RESOLUTION NO. 292-2022;** Resolution
19 authorizing the Town's Excess General Liability and
20 Automobile Liability coverage for the period May 1,
21 2022 through May 1, 2023; Account No. TWN AMS 1910
22 43010 602 0000 000. (M.D. 4/5/22 #23).

23 On the motion:

24 COUNCILWOMAN JOHNSON: So moved.

25 COUNCILMAN IMBROTO: Second.

1 MR. LaMARCA: Motion made by
2 Councilwoman Johnson and seconded by Councilman
3 Imbroto.

4 On the vote:
5 Supervisor Saladino?

6 SUPERVISOR SALADINO: "Aye."

7 MR. LaMARCA: Councilwoman Johnson?

8 COUNCILWOMAN JOHNSON: "Aye."

9 MR. LaMARCA: Councilman Imbroto?

10 COUNCILMAN IMBROTO: "Aye."

11 MR. LaMARCA: Councilman Labriola?

12 COUNCILMAN LABRIOLA: "Aye."

13 MR. LaMARCA: Councilwoman Maier?

14 COUNCILWOMAN MAIER: "Aye."

15 MR. LaMARCA: Motion to suspend the
16 Rules and add Resolution Nos. 288 through 292-2022
17 passes with five "Ayes."

18 May I have a motion to resuspend the
19 Rules and add the following Walked-On Resolution
20 No. 293-2022, which is a Resolution authorizing the
21 appointment of a Zoning Board of Appeals member for
22 the term effective April 13, 2022 through
23 December 31, 2026?

24 On the motion:

25 COUNCILWOMAN JOHNSON: So moved.

1 COUNCILMAN IMBROTO: Second.

2 MR. LaMARCA: Motion made by
3 Councilwoman Johnson and seconded by Councilman
4 Imbroto.

5 On the vote:

6 Supervisor Saladino?

7 SUPERVISOR SALADINO: "Aye."

8 MR. LaMARCA: Councilwoman Johnson?

9 COUNCILWOMAN JOHNSON: "Aye."

10 MR. LaMARCA: Councilman Imbroto?

11 COUNCILMAN IMBROTO: "Aye."

12 MR. LaMARCA: Councilman Labriola?

13 COUNCILMAN LABRIOLA: "Aye."

14 MR. LaMARCA: Councilwoman Maier?

15 COUNCILWOMAN MAIER: "Aye."

16 MR. LaMARCA: Motion to resuspend the
17 Rules of Procedure and add Walked-On Resolution No.
18 293-2022 passes with five "Ayes."

19 May I have a motion to adopt Resolution
20 Nos. P-7-22 through 293-2022?

21 **PERSONNEL RESOLUTION NO. P-7-22;**

22 Resolution pertaining to personnel of various
23 departments within the Town of Oyster Bay.

24 **TRANSFER OF FUNDS RESOLUTION NO.**

25 **TF-6-22;** Resolution pertaining to transfer of funds

1 within various departments' accounts for the Year
2 2022.

3 **RESOLUTION NO. 260-2022;** Resolution
4 authorizing the 2022 Art in the Park program to be
5 held on May 21, 2022 (rain date May 22, 2022) at
6 Theodore Roosevelt Memorial Park, to waive
7 Section 168-22 and 82-3 of the Code of the Town of
8 Oyster Bay and to enter into an Agreement for
9 entertainment for the event, and for the
10 Supervisor, and/or his designee, or the
11 Commissioner of Community and Youth Services to
12 Execute said Agreement. Account Nos. CYS A 001
13 02001 511 0000, CYS A 7020 47660 000 0000, CYS A
14 7020 41800 000 0000 and CYS A 7020 45100 000 0000.
15 (M.D. 3/22/22 #5).

16 **RESOLUTION NO. 261-2022;** Resolution
17 authorizing acceptance of a donation of a memorial
18 plaque and bench from Sandi Ferrugia, to be placed
19 in Bayfront Park in memory of Ellen Gail Meany.
20 (M.D. 3/22/22 #8).

21 **RESOLUTION NO. 262-2022;** Resolution
22 authorizing acceptance of a donation of a memorial
23 plaque and bench from Patricia Reynolds, to be
24 placed at Tobay Beach in memory of Ruth Ryan. (M.D.
25 3/22/22 #9).

1 **RESOLUTION NO. 263-2022;** Resolution
2 authorizing acceptance of a donation of two (2)
3 memorial plaques on two (2) existing benches from
4 Joseph Doran, to be placed at Ellsworth W. Allen
5 Park in memory of Joseph Doran Sr. (M.D. 3/22/22
6 #10).

7 **RESOLUTION NO. 264-2022;** Resolution
8 authorizing acceptance of a donation of a memorial
9 plaque and bench from Denise Fierro, to be placed
10 at Tobay Marina in memory of Orlando Farchione.
11 (M.D. 3/22/22 #11).

12 **RESOLUTION NO. 265-2022;** Resolution
13 authorizing the Town of Oyster Bay Special Olympics
14 Spring Games in cooperation with Special Olympics
15 NY (501c3) and Farmingdale Public Schools (UFSD 22)
16 on Saturday, May 21, 2022 and to incorporate DJ
17 and/or audio services for the event. Account No.
18 PKS A 7110 47670 000 0000. (M.D. 3/22/22 #12).

19 **RESOLUTION NO. 266-2022;** Resolution
20 authorizing a first two-year extension of agreement
21 to provide COVID-19 testing without fee or cost to
22 employees and families for the period April 20,
23 2022 through April 20, 2024. (M.D. 3/22/22 #17).

24 **RESOLUTION NO. 267-2022;** Resolution
25 pertaining to the Dock Application of Robert

Ericson, 1 Berkeley Place, Massapequa, New York.
(M.D. 3/22/22 #18).

RESOLUTION NO. 268-2022; Resolution
pertaining to the Dock Application of Paul Falbo,
7 Bayview Place East, Massapequa, New York. (M.D.
3/22/22 #19).

RESOLUTION NO. 269-2022; Resolution
pertaining to the Dock Application of Sal Iannuzzi,
336 Bay Drive, Massapequa, New York. (M.D. 3/22/22
#20).

RESOLUTION NO. 270-2022; Resolution
pertaining to the Dock Application of Suhrob
Kadirov, 99 Clocks Blvd., Massapequa, New York.
(M.D. 3/22/22 #21).

RESOLUTION NO. 271-2022; Resolution
pertaining to Contract No. PWC19-22, On-Call
Services Relative to Structural Engineering in
connection with engineering design, final plans,
Specifications, estimates and environmental
permitting regarding the bulkhead replacement at
John J. Burns Park. Account No. PKS H 7197 20000
000 2002 001. (M.D. 3/22/22 #27).

RESOLUTION NO. 272-2022; Resolution
pertaining to Contract No. PWC07-22, On-Call
Technical Assistance Relative to Civil Engineering

1 in connection with bid and Construction inspection
2 regarding the replacement of the Synthetic turf
3 field at Field of Dreams Park in Massapequa.

4 Account No. PKS H 7197 20000 000 2002 001 (M.D.
5 3/22/22 #28).

6 **RESOLUTION NO. 273-2022;** Resolution
7 granting request from Black Legacy Partners, LLC
8 for Town assistance in conducting their 2nd Annual
9 Juneteenth Festival on June 19, 2022, for the use
10 of Municipal Parking Fields H-16 and H-17 in
11 Hicksville and for use of various Town equipment
12 for the event. (M.D. 3/22/22 #29).

13 **RESOLUTION NO. 274-2022;** Resolution
14 granting request from the Chamber of Commerce of
15 the Massapequas, Inc. for Town assistance in
16 conducting their Annual Community Street Festival
17 to be held on Broadway between Clark Avenue,
18 Veterans Boulevard, and Sunrise Highway in
19 Massapequa on June 5, 2022 (rain date June 12,
20 2022), for the waiver of Chapter 82-3 of the Town
21 of Oyster Bay Town Code and for the use of various
22 Town equipment for the event. (M.D. 3/22/22 #30).

23 **RESOLUTION NO. 275-2022;** Resolution
24 authorizing the 2022 Annual Spring Oyster Bay
25 Harbor and Beach Cleanup and the New Marine

1 Education Expo, together with Friends of the Bay,
2 To be held on April 16, 2022 at Theodore Roosevelt
3 Memorial Park, Beekman Beach, Centre Island Beach
4 and Stehli Beach. (M.D. 3/22/22 #31).

5 **RESOLUTION NO. 276-2022;** Resolution
6 authorizing agreements to employ the services of
7 various entertainers and musicians for the Senior
8 Summer Program to be held on the listed dates at
9 William E. Bennett Community Center in Hicksville
10 and for the Supervisor, or his designee, or the
11 Commissioner of Community and Youth Services to
12 execute said agreements. Account No. CYS A 7020
13 47660 000 0000. (M.D. 3/29/22 #4).

14 **RESOLUTION NO. 277-2022;** Resolution
15 authorizing acceptance of a donation of a memorial
16 plaque and bench from Nicole Leroux, to be placed
17 in Tobay Beach in memory of Ronnie Weinstein. (M.D.
18 3/29/22 #5).

19 **RESOLUTION NO. 278-2022;** Resolution
20 authorizing issuance of partial refunds for the
21 2022 Summer Season at Town of Oyster Bay North
22 Shore Marinas to the listed slip holders. Account
23 No. PKS A 0001 02025 526 0000. (M.D. 3/29/22 #6).

24 **RESOLUTION NO. 279-2022;** Resolution
25 authorizing issuance of a refund for the 2021 Town

1 of Oyster Bay Summer Ice Hockey Program to Gorden
2 Madden. Account No. PKS A 0001 02001 510 0000.
3 (M.D. 3/29/22 #7).

4 **RESOLUTION NO. 280-2022;** Resolution
5 authorizing acceptance of the design and entrance
6 into bid and construction phases of Contract No.
7 H19-197PH2, Construction of Highway & Drainage
8 Improvements to the Intervale Avenue area located
9 in Farmingdale. (M.D. 3/29/22 #14).

10 **RESOLUTION NO. 281-2022;** Resolution
11 granting request from the First Presbyterian Church
12 in Oyster Bay for the use of one roll-off container
13 from May 3, 2022 through May 10, 2022, for their
14 spring cleanup. (M.D. 3/29/22 #17).

15 **RESOLUTION NO. 282-2022;** Resolution
16 pertaining to Contract PWC20-22, On-Call
17 Engineering Services Relative to Tank Management -
18 Fuel System Improvements OBSWDC CVM Facility in
19 Connection with detailed design, permitting
20 services and bidding services. Account No.
21 DPW-H-1997-20000-000-2110-001. (M.D. 3/29/22 #18).

22 **RESOLUTION NO. 283-2022;** Resolution
23 authorizing award of Construction Contract No.
24 H20-210, Highway Improvements to the Crescent Drive
25 Area, Old Bethpage. Account No. HWY H 5197 20000

1 000 2203 008. (M.D. 3/29/22 #19).

2 **RESOLUTION NO. 284-2022;** Resolution
3 authorizing acceptance of the design & entrance
4 into bid & construction phase of Contract No.
5 DP22-230, Francis M. Gaynor Synthetic Turf Field
6 Installation. (M.D. 3/29/22 #22).

7 **RESOLUTION NO. 285-2022;** Resolution
8 authorizing award of Construction Contract
9 DP21-221, Marjorie R. Post Park Community Center
10 Upgrades. Account No. CYS H 1997 20000 001 1401
11 001. (M.D. 3/29/22 #15 & 4/5/22 #13).

12 **RESOLUTION NO. 286-2022;** Resolution
13 authorizing a License Agreement with Stony Brook
14 University in connection with Municipal Solid Waste
15 Characterization Study Performed by Stony Brook
16 University Waste Data and Analysis Center, funded
17 by the New York State Department of Environmental
18 Conservation - Environmental Protection Fund and
19 for the Supervisor, or his designee, to execute
20 said Agreement. (M.D. 3/29/22 #16 & 4/5/22 #14).

21 **RESOLUTION NO. 287-2022;** Resolution
22 authorizing renewal of the Professional and General
23 Liability Insurance for the Workforce Innovation
24 and Opportunity Act Program for the period May 1,
25 2022 through April 30, 2023. Account No. IGA CD

1 6293 43000 CW21. (M.D. 3/29/22 #13 & 4/5/22 #18).

2 **RESOLUTION NO. 288-2022;** Resolution
3 granting request from Oyster Bay Main Street
4 Association for Town assistance in conducting the
5 Oyster Bay Farmers Market, alternating Sundays
6 From May 1, 2022 through November 13, 2022 and to
7 use various Town equipment for the event. (M.D.
8 4/5/22 #19).

9 **RESOLUTION NO. 289-2022;** Resolution
10 authorizing the Supervisor, or his designee, to
11 execute an InterMunicipal Agreement between the
12 Town of Oyster Bay and the Incorporated Village of
13 Mill Neck, the Incorporated Village of Cove Neck,
14 the Incorporated Village of Oyster Bay Cove and the
15 Village of Laurel Hollow in connection with the
16 Oyster Bay Fire Protection Area Length of Service
17 Award Program (LOSAP) for the period January 1,
18 2021 through December 31, 2025, and appointing the
19 Town Attorney, or his designee, to serve on the
20 Joint Sponsoring Board. (M.D. 4/5/22 #20).

21 **RESOLUTION NO. 290-2022;** Resolution
22 directing the Town Clerk to advertise a Notice of
23 Hearing to consider a Local Law entitled, "A Local
24 Law to Amend the Code of the Town of Oyster Bay,
25 Nassau County, New York, to Comprehensively Revise

1 Certain Definitions and Provisions of Chapter 246,
2 Zoning." Hearing Date: May 10, 2022. (M.D. 4/5/22
3 #21).

4 **RESOLUTION NO. 291-2022;** Resolution
5 authorizing the amendment of Resolution No.
6 259-2022 to appoint George Pombar to represent the
7 residents of the unincorporated hamlet of Glen Head
8 and Richard Arena to represent the residents of the
9 unincorporated hamlet of Glenwood Landing, to serve
10 as members of the Board of Directors to the Water
11 Authority of the North Shore for the balance of the
12 initial two year term, commencing March 30, 2022
13 through January 31, 2024. (M.D. 4/5/22 #22).

14 **RESOLUTION NO. 292-2022;** Resolution
15 authorizing the Town's Excess General Liability and
16 Automobile Liability coverage for the period May 1,
17 2022 through May 1, 2023; Account No. TWN AMS 1910
18 43010 602 0000 000. (M.D. 4/5/22 #23).

19 **RESOLUTION NO. 293-2022;** Resolution
20 authorizing the appointment of a Zoning Board of
21 Appeals member for the term effective April 13,
22 2022 through December 31, 2026.

23 On the motion:

24 COUNCILWOMAN JOHNSON: So moved.

25 COUNCILMAN IMBROTO: Second.

1 MR. LaMARCA: Motion made by
2 Councilwoman Johnson and seconded by Councilman
3 Imbroto.

4 I don't believe we have any slips.

5 SUPERVISOR SALADINO: We will ask.

6 Is there anyone who would like to be
7 heard on any of the Resolutions active with this
8 current Calendar?

9 (Whereupon, there was no response from
10 the assemblage present.)

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

14 With that, I ask for a vote.

15 MR. LaMARCA: Supervisor Saladino?

16 SUPERVISOR SALADINO: "Aye."

17 MR. LaMARCA: Councilwoman Johnson?

18 COUNCILWOMAN JOHNSON: "Aye."

19 MR. LaMARCA: Councilman Imbroto?

20 COUNCILMAN IMBROTO: "Aye."

21 MR. LaMARCA: Councilman Labriola?

22 COUNCILMAN LABRIOLA: "Aye" on all.

23 MR. LaMARCA: Councilwoman Maier?

24 COUNCILWOMAN MAIER: "Aye."

25 MR. LaMARCA: Motion to adopt

1 Resolution Nos. P-7-22 through 293-2022 passes with
2 five "Ayes" and Zero "Nays."

3 The Calendar is complete.

4 SUPERVISOR SALADINO: Okay.

5 At this point, I ask for a motion to
6 close our public meeting.

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

9 COUNCILMAN IMBROTO: Second.

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

12 ALL: "Aye."

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

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

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

19 (TIME NOTED: 12:36 P.M.)
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#	13:18 2022 [28] - 1:2, 2:10, 3:6, 3:16, 3:21, 4:22, 6:2, 6:4, 6:5, 7:16, 7:23, 9:9, 9:19, 9:20, 9:24, 10:2, 10:21, 11:13, 12:25, 13:6, 14:2, 14:12, 14:17, 14:22 2023 [3] - 3:21, 12:25, 14:17 2024 [3] - 3:17, 7:23, 14:13 2025 [2] - 2:22, 13:18 2026 [2] - 4:23, 14:22 21 [2] - 6:5, 7:16 21) [3] - 3:7, 8:14, 14:3 22 [2] - 6:5, 7:15 22) [3] - 3:17, 12:6, 14:13 2203 [1] - 12:1 23) [2] - 3:22, 14:18 246 [2] - 3:5, 14:1 259-2022 [2] - 3:10, 14:6 260-2022 [1] - 6:3 261-2022 [1] - 6:16 262-2022 [1] - 6:21 263-2022 [1] - 7:1 264-2022 [1] - 7:7 265-2022 [1] - 7:12 266-2022 [1] - 7:19 267-2022 [1] - 7:24 268-2022 [1] - 8:3 269-2022 [1] - 8:7 27) [1] - 8:22 270-2022 [1] - 8:11 271-2022 [1] - 8:15 272-2022 [1] - 8:23 273-2022 [1] - 9:6 274-2022 [1] - 9:13 275-2022 [1] - 9:23 276-2022 [1] - 10:5 277-2022 [1] - 10:14 278-2022 [1] - 10:19 279-2022 [1] - 10:24 28) [1] - 9:5 280-2022 [1] - 11:4 281-2022 [1] - 11:10 282-2022 [1] - 11:15 283-2022 [1] - 11:22 284-2022 [1] - 12:2 285-2022 [1] - 12:7 286-2022 [1] - 12:12 287-2022 [1] - 12:21 288 [1] - 4:16 288-2022 [1] - 2:5 288-2022 [2] - 2:6, 13:2 289-2022 [2] - 2:13, 13:9 29) [1] - 9:12 290-2022 [2] - 2:25, 13:21 291-2022 [2] - 3:8, 14:4 292-2022 [2] - 2:5, 4:16 292-2022 [2] - 3:18, 14:14	293-2022 [5] - 4:20, 5:18, 5:20, 14:19, 16:1 2nd [1] - 9:8	7020 [4] - 6:13, 6:14, 10:12 7110 [1] - 7:18 7197 [2] - 8:21, 9:4
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