

TOWN BOARD
TOWN OF OYSTER BAY
SPECIAL PRESENTATION
June 14, 2022
10:24 a.m.

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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

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

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

Minutes of the meeting
taken by:

TRACIE A. CINQUEMANI
Reporter/Notary Public

1 SUPERVISOR SALADINO: Good morning,
2 ladies and gentlemen.

3 Good morning, and welcome to the Oyster
4 Bay Town Board meeting for June 14, 2022.

5 For those of you joining us this
6 morning, you all have an opportunity to be heard on
7 matters brought before the Town Board as well as
8 during the public comment period, which is at the
9 very end of the meeting.

10 As always, this meeting is being
11 live-streamed on social media as well as the Town's
12 website, which is oysterbaytown.com.

13 Oysterbaytown.com is also the place to
14 go to see all of our programs and concerts and
15 activities all Summer long, and I suggest everyone
16 visit oysterbaytown.com because we have a very
17 special Summer planned for you and your families.

18 I'd like -- we would like you to know
19 that these proceedings are recorded and then later
20 transcribed, and, of course, your voice is
21 important to us. Statements, comments, and input
22 from the public, relative to our meetings, is
23 always welcomed and respected as part of the
24 record.

25 What we always make sure of is that we

1 respect everyone speaking at our meetings no matter
2 what their walk of life or their view, so we ask
3 you to be respectful of everyone so that they can
4 be heard by all.

5 To submit comments online, you can
6 e-mail publiccomment@oysterbay-ny.gov -- that's
7 publiccomment@oysterbay-ny.gov; or you can mail us
8 at the Office of the Town Attorney, 54 Audrey
9 Avenue, Oyster Bay, New York 11771.

10 Just to give an idea of what we'll be
11 doing, we have three hearings, I believe, three
12 hearings -- four hearings today -- and then after
13 the hearings are over, we're going to -- the Town
14 Board will break for Executive Session -- I'm not
15 sure how long that will go on -- to confer with our
16 attorneys, and then we'll come out, and we'll go
17 right to our Resolution Calendar, and people can be
18 heard at the end of the hearing that they're here
19 to be heard on, or if they would like to speak on
20 our Resolution Calendar, once we set that in
21 motion, after our Executive Session, you can be
22 heard on our Resolution Calendar, and then at the
23 very end of the meeting, if you would like to wait
24 around for something that's not on the Calendar
25 that you'd like us to hear, we will stay to hear

1 whatever it is that you would like to tell the
2 Board.

3 So with that, I am very happy to
4 announce that leading us in prayer this morning is
5 Reverend Deborah Valentine.

6 Would you please all rise?

7 Deborah -- Pastor Deborah, is an
8 accredited minister with the Assemblies of God and
9 serves as the New York District Women's
10 Representative on Long Island.

11 Reverend, it is always wonderful to see
12 you here with us and even better now that masks are
13 gone and, hopefully, permanently.

14 Please, proceed.

15 PASTOR VALENTINE: Thank you.

16 Let us pray.

17 Great and glorious Father in heaven,
18 thank you for another day of life, liberty and the
19 pursuit of happiness.

20 We are grateful for the freedom to
21 gather together to build a safe and prosperous
22 community and a brighter future for all those who
23 live, work and play in the great Town of Oyster Bay.

24 We pray that you would lift the burden
25 of those who are struggling to provide for loved

1 ones, for all those who have suffered sickness,
2 loss and the devastating effects of violence
3 throughout our land and around the world.

4 You alone give us peace in the midst of
5 the storm; you alone light the darkness; you alone
6 give us hope for despair; you alone hear the cry of
7 your people and save those who are crushed in
8 spirit; you alone know the end from the beginning;
9 and, as the Apostle Peter said, Lord, to whom shall
10 we go, you alone have the words of eternal life.

11 Lord, we ask for your continued favor
12 upon Supervisor Saladino, the Council and all those
13 who serve in this blessed administration. We pray
14 an open window of heaven above them and hedge a
15 protection around them and their families to a
16 thousand generations.

17 We pray that all who enter these gates
18 would seek peace and pursuit, would speak up for
19 those who cannot speak up for themselves and would
20 bind mercy and truth about their necks.

21 We pray for your wisdom, we pray for
22 your grace, but most of all, we pray that one day
23 we would see your beautiful face.

24 For I am persuaded that neither death
25 nor life, nor angels, nor principalities, nor

1 powers, nor things present, nor things to come, nor
2 height, nor depth, nor any other created thing will
3 be able to separate us from the love of God, which
4 is in Christ Jesus, our Lord.

5 And, now, Heavenly Father, we pray in
6 the name of your one and only begotten son. May
7 you bless us and keep us. May you make your face
8 to shine upon us and be gracious to us. May you
9 lift up your countenance upon us and may you give
10 us peace.

11 For thine is the kingdom and the power
12 and the glory forever.

13 Amen.

14 ALL: Amen.

15 SUPERVISOR SALADINO: Thank you very
16 much, Pastor, for your wonderful friendship, for
17 your spiritual leadership, and all the many ways
18 that you continue to assist in your congregation,
19 and thank you for your wonderful words. They're
20 very inspiring.

21 PASTOR VALENTINE: God bless you.

22 SUPERVISOR SALADINO: God bless you
23 too.

24 Ladies and gentlemen, I'm going to ask
25 you to rise again. We're not done yet.

1 Leading us in the Pledge of Allegiance
2 this morning are two distinguished Vietnam War era
3 Veterans from the Bayville American Legion -- both
4 incredible human beings -- who have sacrificed much
5 for our Nation's freedom, and we thank them for
6 being here today.

7 United States Marine Corps Corporal E4
8 Joseph Hili and United States Army Specialist 4
9 Rich Bathie.

10 Gentlemen, the honor is ours, and the
11 podium is yours.

12 (Whereupon, the Pledge of Allegiance
13 was led by Veterans from Bayville American Legion.)

14 SUPERVISOR SALADINO: Thank you,
15 gentlemen.

16 We greatly appreciate all you've done,
17 and all you continue to do.

18 And in terms of Bayville, I was
19 privileged to celebrate the centennial of the
20 Bayville Fire Department this last weekend.

21 Bayville is very special to us, and
22 Bayville and all of the Town owes you a tremendous
23 appreciation.

24 God bless you both.

25 (Whereupon, a round of applause

1 ensued.)

2 SUPERVISOR SALADINO: While we continue
3 to stay standing, it is that moment where we must
4 remember all of the women and men in the United
5 States Armed Services serving here in America and
6 overseas.

7 Thank you to all of our first
8 responders, firefighters, those emergency
9 responders in healthcare, those who are on the
10 frontlines here in our Town and throughout the
11 country in law enforcement, and a special
12 recognition to our healthcare heroes.

13 Unfortunately, people are still being
14 admitted into hospitals, while not as intensely as
15 in the past, as we saw in the past two years, but
16 we continue to remember all of those battling this
17 disease, and all of our healthcare heroes who are
18 protecting us each and every day.

19 (Whereupon, a moment of silence was
20 observed by the assemblage present.)

21 SUPERVISOR SALADINO: There are two
22 other recognitions that are important to mention,
23 and today is the birthday of the United States
24 Army.

25 Thank you to everyone who has worn the

1 uniform, and it is also Flag Day in our Nation, and
2 to that we say, God Bless America.

3 Please be seated.

4 Just on a note of history, Flag Day is
5 celebrated every June 14th. The date commemorates
6 the adoption of the flag of the United States on
7 June 14, 1777, by a resolution of the Second
8 Continental Congress in our Nation.

9 It was resolved that the flag of the
10 United States has 13 stars and 13 stripes, and that
11 those stripes alternate in red and white, and the
12 union be 13 stars, white on a field of blue,
13 representing a new nation.

14 Of course, our beautiful flag has since
15 become symbolic of so much more, and many more
16 stars were added. It represents freedom,
17 democracy, strength, compassion, and hope for so
18 many, not just in the United States, but so many
19 around the world.

20 I, for one, believe, in my heart of
21 hearts, that the United States is a great Nation
22 and is the greatest Nation, and I know that feeling
23 is shared by our Board members and our leaders in
24 this community, so to that we say, God Bless
25 America.

1 Today is also World Blood Donor Day.
2 To recognize the date, in effort to help hospitals
3 facing a nationwide blood shortage, the Town of
4 Oyster Bay is hosting a blood collection drive
5 today from 1:00 p.m. to 7:00 p.m. at the Hicksville
6 Athletic Center. It's located at 167 South
7 Broadway in Hicksville. Walk-ins are welcome, and,
8 so, please visit the Hicksville Athletic Center
9 today and donate.

10 What a wonderful way -- when you come
11 here, by the way, they take blood of any
12 temperature, so if the Board meeting causes your
13 blood to boil, they'll still take it.

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

16 SUPERVISOR SALADINO: Before we start
17 the business of the day, the Town's business, I
18 want to -- we want to recognize the very important
19 work of The Safe Center.

20 Stephanie Citerman is with us, and she
21 will speak about a very important issue. June is
22 Elder Abuse Prevention Month in our Nation, and
23 Stephanie has some information to share with all of
24 us.

25 The Safe Center is a wonderful

1 organization who we greatly support as well as all
2 of their goals. Their mission is to restore hope
3 for victims of abuse. It is the only comprehensive
4 victims' service agency in Nassau County.

5 My colleagues and I, and this Town
6 Board, are proud to join with The Safe Center to
7 address very important matters like this and
8 provide needed information for those affected.

9 Thanks to people like Stephanie and all
10 of your colleagues, victims have a place to turn
11 for support, advocacy, recourse, direction -- a
12 plethora of services -- and you do God's work.

13 Most of us will never know all that you
14 and your colleagues have done. Most of us will
15 never know who those victims are, but you quietly
16 manage all of the many life-changing events that
17 they go through, and we greatly appreciate it.

18 Stephanie, would you start off by
19 telling us your website for those who are watching
20 today, so they'll know the first step, and where to
21 get help?

22 MS. CITERMAN: Sure. The website is
23 tscli.org. And it gives information regarding all
24 our services as well as all of our trainings and
25 workshops that we do for staff, as well as the

1 community.

2 First, I want to thank the Town of
3 Oyster Bay Supervisor Joseph Saladino, Town Board
4 members, and Esther Alter of the Public Information
5 Office for allowing me to speak today.

6 My name is Stephanie Citerman. I work
7 in the Education Department of The Safe Center and
8 am the coordinator of the Nassau County Elder Abuse
9 Multi-Disciplinary Team, or EMDT.

10 In recognition of World Elder Abuse
11 Awareness Day, which is tomorrow, June 15th, I'd
12 like to speak about a very important topic,
13 specifically, elder abuse and neglect.

14 There are many definitions of elder
15 abuse, but one that I feel summarizes it best is
16 when an individual, 60 years of age or older, is
17 taken advantage of by a friend, family member,
18 caregiver, or stranger in a physical, emotional or
19 financial manner.

20 According to the National Council of
21 Aging, one in 10 Americans, 60 years and older,
22 have experienced some form of elder abuse,
23 estimated to be up to five million people. The
24 annual loss by elder victims of financial abuse
25 exploitation is up to \$36.5 billion -- that's

1 billion with a "b."

2 About 60 percent of offenders,
3 unfortunately, are family members -- children,
4 grandchildren as well as other relatives, and only
5 4 percent of all elder abuse is actually reported
6 to authorities and investigated.

7 Elder abuse and neglect have been found
8 to have long-term effects on the victim including
9 those who are abused have a 300 percent higher risk
10 of death when compared to those not mistreated.

11 Financial abuse, fraud or exploitation
12 often has devastating financial loss to the victim.
13 It causes chronic physical, as well as
14 psychological problems, and it can destroy family
15 and social ties.

16 The Nassau County Elder Abuse Enhanced
17 Multi-Disciplinary Team, or EMDT, is composed of
18 professionals, mainly from Nassau County, who have
19 expertise in the fields of senior care and abuse,
20 and volunteer their time to ensure the safety of
21 the senior population here in Nassau County.

22 On a monthly basis, the EMDT meets to
23 discuss complex cases of elder abuse and neglect.
24 They develop and coordinate action plans to address
25 the immediate concerns as well as long-term needs

1 of the victim.

2 The crime is brought to the team by one
3 of its member agencies. That, in addition to
4 identifying and stopping the abuse, may require
5 other services such as housing, assistance with
6 financial matters, home aides to assist them with
7 activities in daily living, legal actions against
8 the offenders, such as Orders of Protection.

9 Currently, there are 20 member agencies
10 of the Nassau County Elder Abuse EMDT. They
11 include service providers such as Catholic
12 Charities, Family & Children's Association, The
13 Safe Center Education Assistance Corporation and
14 Hispanic Counseling Center; senior centers, such as
15 those in Glen Cove; legal services: Nassau/Suffolk
16 Law Servers, the private firm of La Salle,
17 La Salle & Dwyer; County agencies: Adult
18 Protective Services, the police department,
19 District Attorney's Office, Office for the Aging,
20 Office of Crime Victim Advocate; State agencies
21 such as the local Attorney General's Office;
22 Federal agencies: The United States Post Office
23 Inspection Service; healthcare networks:
24 Northwell, NYU Langone, Mount Sinai South Nassau;
25 and financial institutions such as Teachers Federal

1 Credit Union.

2 To be eligible for review by the EMDT,
3 the victim must be 60 years of age or older, a
4 Nassau County resident and have some evidence of
5 suspected or substantiated abuse, neglect by
6 another person or financial exploitation.

7 The EMDT works with individuals as well
8 as their families to help them resolve the issues
9 of abuse or neglect and overcome their unique
10 barriers to safety.

11 It welcomes everyone, regardless of
12 race, color, ethnicity, religion, immigration
13 status, sexual orientation, gender identity or
14 ability.

15 Tomorrow, June 15th, the EMDT is having
16 its Second Annual World Elder Abuse Awareness
17 Virtual Conference. The day was launched in 2006
18 by the International Network for the Prevention of
19 Elder Abuse and the World Health Organization at
20 the United Nations.

21 The purpose of this day is to provide
22 an opportunity for communities around the world to
23 promote a better understanding of abuse and neglect
24 of older persons by raising awareness of the
25 cultural, social, economic and demographic

1 processes affecting elder abuse and neglect.

2 This year's theme is helping the elder
3 victim to a state of stability and safety. It has
4 been specifically developed to provide information
5 not just for professionals in the field of senior
6 care and abuse, but for the senior community, the
7 caregiver, and other concerned community members
8 and agencies.

9 I invite you all to attend the
10 conference tomorrow. Access to the information can
11 be found on The Safe Center website, tscli.org --
12 under education and training -- and I've also
13 brought, for the Board's review and distribution,
14 information about the Nassau County Elder Abuse
15 EMDT, a flyer, an agenda for tomorrow's conference,
16 and a directory of all the member agencies of the
17 Nassau County EMDT.

18 Thank you very much for your time.

19 Hopefully, I'll see you all tomorrow
20 morning.

21 SUPERVISOR SALADINO: Thank you,
22 Stephanie.

23 We greatly appreciate all you do to
24 help those who are truly in need.

25 And, once again, you've heard all of

1 the information. It's important for us to use the
2 Town platform as a means of disseminating this most
3 important information.

4 So it's called The Safe Center Long
5 Island, so, therefore, the website is tscli.org --
6 tscli.org for finding out more information and, of
7 course, if you need help.

8 We have two Town Citations -- a
9 Proclamation and a Town Citation -- and the Town
10 Citation is for you, Stephanie Citerman, so don't
11 walk back to your seat. We have a surprise for
12 you.

13 And I'm going to ask all of the Board
14 to come to the front rail, and I'm going to ask
15 Vicki Walsh if she would make this presentation to
16 you specifically.

17 We also have a Proclamation proclaiming
18 this June of 2022 as Elder Abuse Prevention Month,
19 and we're also going to present this to your
20 organization, and I'm going to ask, since it does
21 have to do with elder care, I'm going to ask the
22 second oldest member of our team to make this
23 presentation -- I bet you can guess who the oldest
24 is -- and Steve Labriola, will you do that for us,
25 please.

1 (Whereupon, a Town Citation and a Town
2 Proclamation were presented to Stephanie Citerman
3 of The Safe Center followed by a photo opportunity
4 and a round of applause.)

5 SUPERVISOR SALADINO: Thank you,
6 Stephanie, and thank you to everyone at The Safe
7 Center Long Island.

8 Let's hear it again.

9 (Whereupon, a round of applause
10 ensued.)

11 SUPERVISOR SALADINO: Okay. Thank you
12 to the Safe Center.

13 Dr. Rob Pipia was not able to make it
14 today, but if you are watching, Dr. Pipia,
15 congratulations on becoming the President of the
16 Medical Association of Long Island, and we support
17 all that you do as well.

18 Thank you very much.

19 (TIME NOTED: 10:46 A.M.)
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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
June 14, 2022
10:47 a.m.

HEARING - Finance

To consider the application of the Oyster Bay Water District for Bond Financing. (M.D. 5/10/22 #28).

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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

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

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

Minutes of the meeting
taken by:

TRACIE A. CINQUEMANI
Reporter/Notary Public

1 SUPERVISOR SALADINO: At this time,
2 Town Clerk Rich LaMarca, please poll the Board.

3 MR. LaMARCA: Supervisor Saladino?

4 SUPERVISOR SALADINO: Present.

5 MR. LaMARCA: Councilwoman Johnson?

6 COUNCILWOMAN JOHNSON: Present.

7 MR. LaMARCA: Councilman Imbroto?

8 COUNCILMAN IMBROTO: Here.

9 MR. LaMARCA: Councilman Hand?

10 COUNCILMAN HAND: Present.

11 MR. LaMARCA: Councilman Labriola?

12 COUNCILMAN LABRIOLA: Present.

13 MR. LaMARCA: Councilwoman Maier?

14 COUNCILWOMAN MAIER: Present.

15 MR. LaMARCA: Councilwoman Walsh?

16 COUNCILWOMAN WALSH: Present.

17 MR. LaMARCA: We have a quorum.

18 SUPERVISOR SALADINO: Thank you very
19 much.

20 Would you call the first hearing,
21 please?

22 MR. LaMARCA: Today's first hearing is
23 to consider the application of the Oyster Bay Water
24 District for Bond Financing.

25 SUPERVISOR SALADINO: Counsel is here.

1 Good morning.

2 Would you kindly begin by giving us
3 your full name, title and address?

4 MR. RIGOS: Good morning, Supervisor
5 and Council.

6 My name is Dustin Rigos of H2M
7 Architects and Engineers. I'm here on behalf of
8 the Oyster Bay Water District in support of our
9 application for increased Bond Financing for our
10 interconnection project with Locust Valley Water
11 District.

12 As you know, this is a critical project
13 for the Oyster Bay Water District. It involves the
14 installation of 3,800 linear feet of water main to
15 connect the Locust Valley Water District and the
16 Oyster Bay Water District in the event an emergency
17 interconnection is needed.

18 Since our Bond Hearing in May 2021, we
19 have completed detailed design of the project as
20 well as received public bids. The District
21 received public bids, and the construction costs
22 were significantly higher than was anticipated in
23 our Bond Report and Bond Resolution; therefore,
24 we're requesting an increase of \$425,000 to cover
25 the costs associated with this.

1 The reasonings for this increase are
2 the supply chain issues, increased labor and
3 material costs, as well as an increased scope
4 associated with additional road restoration.

5 I'll open up to any questions that the
6 Council or the Supervisor may have.

7 SUPERVISOR SALADINO: Does the Board --
8 do any members of the Board have any questions on
9 this?

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

12 SUPERVISOR SALADINO: No questions,
13 okay.

14 And you may have the answer to this, I
15 know our legal counsel, Beth Faughnan, does because
16 I ask her this question each and every time.

17 To inform the public, water districts
18 have your Board of elected officials, why are you
19 coming to the Town of Oyster Bay, and by that I
20 mean the State Law that's been enacted for decades.

21 MR. RIGOS: Correct.

22 The State Law requires a Water District
23 as a Special District to obtain bonding and
24 financing through the Town Board. They're not
25 allowed to go to the open market for financing.

1 SUPERVISOR SALADINO: So State Law
2 mandates that you come through the Board, that the
3 Town Board holds the hearing, and that we vote on
4 it, and if this is approved, it will only be the
5 water users, the ratepayers of the Water District,
6 who will pay back this Bond, not the widespread
7 residents of the Town of Oyster Bay.

8 MR. RIGOS: Correct.

9 It's the users within the Oyster Bay
10 Water District, not the entire Town of Oyster Bay.

11 SUPERVISOR SALADINO: Okay.

12 Are there any other questions or
13 anything?

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

16 SUPERVISOR SALADINO: Thank you very
17 much.

18 MR. RIGOS: Thank you very much.

19 SUPERVISOR SALADINO: We greatly
20 appreciate it.

21 Is there anyone who would like to be
22 heard on this hearing?

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

25 SUPERVISOR SALADINO: Please let the

1 record reflect that no one has indicated they would
2 like to be heard.

3 Is there any correspondence?

4 MR. LaMARCA: Supervisor, we have
5 Affidavits of Posting and Publication.

6 There is no other correspondence.

7 SUPERVISOR SALADINO: May I have a
8 motion?

9 COUNCILWOMAN JOHNSON: Supervisor, I'll
10 make a motion that this public hearing be closed.

11 COUNCILMAN IMBROTO: Second.

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

14 ALL: "Aye."

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

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

19 SUPERVISOR SALADINO: The "Ayes" have
20 it.

21 (TIME NOTED: 10:50 A.M.)
22
23
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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
June 14, 2022
10:51 a.m.

HEARING - P-8-22

To consider the application of Jericho Turnpike LLC, fee owner, and ARAS3 S Corp., lessee, for a Special Use Permit and Revocation of Declaration of Restrictive Covenants at premises located at 150 Jericho Turnpike, Syosset, New York. (M.D. 5/17/22 #16).

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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

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

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

Minutes of the meeting
taken by:

TRACIE A. CINQUEMANI
Reporter/Notary Public

1 SUPERVISOR SALADINO: Clerk LaMarca,
2 would you please call the next hearing?

3 MR. LaMARCA: The next hearing is to
4 consider the application of Jericho Turnpike LLC,
5 fee owner, and ARAS3 S Corp., lessee, for a Special
6 Use Permit and Revocation of Declaration of
7 Restrictive Covenants at premises located at
8 150 Jericho Turnpike, Syosset, New York.

9 SUPERVISOR SALADINO: Counselor, please
10 proceed.

11 MR. AVRUTINE: Good morning, Supervisor
12 Saladino, Members of the Board.

13 Appearing for the applicants, Howard
14 Avrutine, 2116 Merrick Avenue, Merrick.

15 This is the application of Jericho
16 Turnpike LLC and ARAS3 S Corp. for a Special Use
17 Permit and to invoke a Declaration of Restrictive
18 Covenants in order to operate a restaurant at the
19 premises known as 150 Jericho Turnpike in Syosset.

20 The premises under application is
21 located on the southerly side of Jericho Turnpike,
22 226.33 feet east of Greenfield Road in Syosset.
23 The property has a street address of 150 Jericho
24 Turnpike. It is also known as Section 15, Block H,
25 Lot 263 on the Nassau County Land and Tax Map. The

1 premises is located in the "NB" Neighborhood
2 Business Zoning District.

3 The premises has a lot area of
4 50,745 square feet, and is developed with a
5 one-story building currently under renovation and
6 reconstruction to be utilized as a restaurant to be
7 known as Hilltop 150.

8 The premises was previously operated as
9 a Friendly's restaurant pursuant to Resolution No.
10 266-80, which granted a Special Use Permit and
11 approved a Site Plan authorizing a restaurant with
12 an occupancy greater than 75. This Board approved
13 that application at the time. The Friendly's was
14 authorized by that approval to have a total number
15 of occupants of 146.

16 Jericho Turnpike LLC, one of the
17 applicants, is the owner of the premises; ARAS3 S
18 Corp. is the tenant and will operate the
19 restaurant.

20 In 2021, the applicants applied to this
21 Board for Site Plan Approval of an amended Site
22 Plan, from the previously approved Site Plan in
23 connection with the Friendly's establishment, in
24 order to construct three one-story additions to the
25 existing building.

1 By Resolution No. 728-2021, this Board
2 approved that application; thereafter, the
3 applicants obtained a Building Permit authorizing
4 the construction and limiting occupancy to a total
5 of 146 persons, which was the same occupancy for
6 the Friendly's restaurant.

7 The application before the Board today
8 has two primary components:

9 Firstly, approval of a Special Use
10 Permit and amended Site Plan, which will allow a
11 total occupancy of 275 persons; 75 are proposed for
12 outside dining, and 200 for the interior of the
13 restaurant. Total seating will be 155 seats inside
14 and 64 seats outside or a total of 219 seats.

15 The original submission called for a
16 total of 227 seats, but the plans were later
17 modified in response to comments made from the
18 Department of Planning and Development, so the
19 total number of seats now proposed is 219, but
20 irrespective of the seat total, the total
21 occupancy, which is, obviously, the total limit
22 that the premises can accommodate at any given
23 time, will be 275 inside and outside.

24 In addition, the applicants request
25 that the Board revoke the Covenants and

1 Restrictions imposed in 1980 in connection with the
2 Friendly's use since several of them are not
3 compatible with the new restaurant, and in the
4 event this application is approved, the Board will
5 most certainly require execution and recording of a
6 new Declaration of Restrictive Covenants tailored
7 to the proposed use.

8 For instance, one of the previous
9 restrictions precluded a cocktail lounge. It was a
10 Friendly's so, obviously, there was no issue
11 regarding such a restriction; however, the
12 applicant does propose a full-service bar and
13 lounge areas as part of the restaurant proposal, so
14 in order to do that, the prior restriction
15 precluding a cocktail lounge would have to be
16 rescinded.

17 Sixty-nine parking spaces are located
18 on-site with 92 required based upon, as I
19 indicated, the total authorized occupancy of 275
20 persons; therefore, in the event this application
21 is approved, a parking variance will also be
22 required from the Zoning Board of Appeals with
23 respect to the deficiency; however, Jericho
24 Turnpike LLC, the owner of the premises and
25 co-applicant with respect to this application, also

owns premises at 140 Jericho Turnpike, which abuts the subject premises to its west, and by a recorded instrument, parking at 140 Jericho Turnpike, totaling 40 spaces, is available for use by the proposed restaurant.

140 Jericho Turnpike is an office building, which formerly had a real estate office. It has very low parking demand on evenings and weekends when the restaurant will be active. That will be addressed more by our parking and traffic expert.

As far as deliveries are concerned, all deliveries will be by truck -- by box truck with a liftgate, and, obviously, all on-site. Our architect will be speaking shortly about the Site Plan and will take the Board through it, but for the most part, nothing has changed in terms of design of the site from that which was approved in 1980 when the Friendly's was originally approved.

The original Friendly's building remains. There were additions being constructed as part of it, but the flow of traffic on-site hasn't changed. The ingress and egress hasn't changed, and a work permit has been issued by the New York State Department of Transportation with respect to

1 ingress and egress onto New York State Route 25,
2 which is Jericho Turnpike, so all of those aspects
3 have been dealt with as well.

4 The proposed hours for the restaurant
5 are 11:00 a.m. to 10:00 p.m. on Mondays through
6 Thursdays; Fridays and Saturdays, 11:00 a.m. to
7 12:00 a.m. -- that's 12:00 midnight -- and on
8 Sunday, 9:00 a.m. to 9:00 p.m.

9 Just as a point of fact, the
10 Friendly's, oddly enough, had hours of operation
11 authorized from 7:00 a.m. to 12:30 a.m., so we're
12 seeking to reduce those hours a little bit.

13 Certainly, we're not going to be open
14 for breakfast as they were all those years.

15 So unless the Board has questions for
16 me at this time, I would like to call our project
17 architect, Stephen Christiansen, to go through the
18 Site Plan and explain it a little more to the
19 Board.

20 I also have copies of the subject
21 premises and the adjacent premises where the
22 additional parking is available so that the Board
23 can have a visual of that. I can hand it up if the
24 Board would like. I have those here (indicating).

25 (Whereupon, documentation was presented

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

3 COUNCILWOMAN MAIER: Actually,
4 Counselor, before you sit, I do have a quick
5 question regarding one of the items that you had
6 touched upon regarding delivery.

7 MR. AVRUTINE: Certainly.

8 COUNCILWOMAN MAIER: You had indicated
9 that it would be via box truck, and they would have
10 liftgate.

11 Do you know where those proposed
12 deliveries will be taking place?

13 MR. AVRUTINE: Yes.

14 Actually, if you don't mind,
15 Councilwoman Maier, I'll let the architect address
16 that. It's shown on the Site Plan. He'll take us
17 through where the loading area is.

18 COUNCILWOMAN MAIER: Okay, very good.

19 COUNCILWOMAN JOHNSON: One more
20 question, Counselor.

21 MR. AVRUTINE: Yes.

22 COUNCILWOMAN JOHNSON: In terms of the
23 hours of operation, will they be allowing outdoor
24 dining to the absolute end of the nighttime shift?

25 MR. AVRUTINE: Well, obviously, it

1 depends upon demand and depends on the time of the
2 year. That is the proposal.

3 Just for -- and you'll also --
4 Mr. Christiansen will take the Board through it.
5 The outdoor dining is on the Jericho Turnpike side,
6 so it is nowhere near the rear of the premises,
7 which is to the south where the residential portion
8 is.

9 And also -- just to also note, as far
10 as the residences to the south, this -- as the
11 Board is aware -- this property has been fully
12 developed for forty years, and one of the
13 conditions imposed in 1980 by the Board was that
14 there be no access on Locust Avenue, and there is
15 no access.

16 There is -- the subject premises is at
17 a considerably higher elevation than the road --
18 than Locust Avenue and the residences behind.
19 There is a retaining wall at the premises in the
20 rear. There is fencing that goes around the entire
21 rear, and there are 40-year-old trees, which
22 totally block any view of the premises whatsoever
23 from Locust and from the homes beyond it.

24 COUNCILWOMAN WALSH: I have a question
25 also.

1 MR. AVRUTINE: Yes.

2 COUNCILWOMAN WALSH: I spent many
3 dinners at Friendly's, so I do remember this area.

4 So right in front, there's also a
5 traffic light, correct --

6 MR. AVRUTINE: That is correct.

7 COUNCILWOMAN WALSH: -- to go straight
8 across?

9 MR. AVRUTINE: Yes.

10 It does make it easier and, again, all
11 approved by State DOT.

12 COUNCILWOMAN WALSH: And you're talking
13 about sharing the parking at two -- at which office
14 building?

15 MR. AVRUTINE: It's 140 Jericho. It's
16 directly to the west.

17 I just handed up a little exhibit. You
18 can see it shows the two properties together on the
19 first page, and there are 40 spaces, and there is a
20 recorded access agreement, and there is -- if you
21 see -- if you look in the middle, you see the
22 arrows going in both directions on that first page,
23 which allows the access between the two properties.

24 COUNCILWOMAN WALSH: Thank you.

25 MR. AVRUTINE: Thank you.

1 Mr. Christiansen?

2 Please give your name and address for
3 the record.

4 MR. CHRISTIANSEN: My name is Steven
5 Christiansen of the architects BC NY Architecture,
6 206 North Richmond Avenue, Massapequa, New York.

7 Good morning, Supervisor Saladino,
8 Members of the Board.

9 Basically, I'll give just a quick
10 briefing of the progress of the site.

11 This, obviously, as Howard mentioned,
12 it was an existing Friendly's. The owner,
13 obviously, wanted the look changed because it is
14 going to become a restaurant, so we did a front
15 addition, which is up on the top. It's on the
16 north side facing Jericho Turnpike, and we also did
17 an addition on the east side, which is the new
18 vestibule that's going into the space. We did a
19 small addition on the west side, which is adjacent
20 to the 140 site that Howard mentioned, and that is,
21 basically, for an office.

22 So as far as the DOT goes, we met the
23 DOT at the site because we wanted to make sure
24 there would be no traffic issues. We went through
25 everything with them. They did state, in order to

1 get the approval, they wanted to make sure that the
2 existing sidewalk and the aprons were compliant
3 with ADA, so we did agree to them, we submitted
4 plans, was approved, and they'll fix all the cracks
5 in excess of a half inch, so that was approved.

6 We then met the DOT again for the
7 additional occupants to go to the 275, and he said
8 they have no problem. A permit would not be even
9 needed for that additional occupants as long as the
10 permit was fulfilled under the addition.

11 As far as the parking goes, the parking
12 is the existing parking on the site. As Howard had
13 mentioned, the outdoor seating is on the east side
14 -- I'll grab another board -- this is Jericho
15 Turnpike on the top (indicating). So the outdoor
16 seating is on the east side (indicating), and next
17 to the east side, there is commercial property
18 (indicating), and on the west side, there's also
19 commercial property (indicating).

20 The residential that Howard was
21 mentioning was all the way -- was on the south side
22 (indicating), which is nowhere near this area
23 (indicating), and that was our main goal and the
24 owner's to make sure there was no distraction and
25 noise at all to the residents. That was a big

1 concern, so we made sure we kept everything up in
2 the front.

3 As far as the loading dock goes, I'll
4 go back to the Site Plan. Once again, we wanted to
5 make sure that there was no noise or anything in
6 regards to the neighbors, so we made sure we made
7 the loading zone up on the west side (indicating),
8 which is also adjacent to the 140 property that
9 Howard had mentioned so that, basically, the
10 neighbors would not be able to see that vicinity,
11 the trucks pulling up, or hear any noise. That was
12 a big concern as well.

13 As far as the parking, everything is
14 the same. We have the 69 existing spots, and we're
15 asking for the relaxation.

16 Any questions?

17 SUPERVISOR SALADINO: Are there any
18 questions of the Board?

19 COUNCILWOMAN MAIER: I do. I have a
20 quick question regarding parking.

21 MR. CHRISTIANSEN: Yes.

22 COUNCILWOMAN MAIER: Do you know if
23 there will be valet parking for the weekends?

24 MR. CHRISTIANSEN: Yes.

25 We have an engineering consultant who

1 will address that.

2 COUNCILMAN LABRIOLA: Mr. Christiansen?

3 MR. CHRISTIANSEN: Yes.

4 COUNCILMAN LABRIOLA: On the outdoor
5 seating, do you intend on any overhead covering?

6 MR. CHRISTIANSEN: The only thing that
7 there will be is umbrellas. That's it. There is
8 nothing permanent. Everything will be removable,
9 and, obviously, that is seasonal as well.

10 COUNCILMAN LABRIOLA: Thank you.

11 SUPERVISOR SALADINO: Anyone else?

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

14 SUPERVISOR SALADINO: Thank you.

15 MR. AVRUTINE: At this time, I would
16 like to call Sean Mulryan to testify regarding
17 traffic and parking.

18 MR. MULRYAN: Good morning.

19 Sean Mulryan, Mulryan Engineering,
20 1225 Franklin Avenue, Garden City, New York.

21 I have a copy of a traffic engineering
22 report that we prepared for the subject site. I
23 would like to submit that to the Board.

24 (Whereupon, documentation was presented
25 to Town Clerk LaMarca who presented it to the Board

1 for perusal.)

2 MR. MULRYAN: As mentioned, the subject
3 site was formerly a Friendly's restaurant. It
4 operated as such for a number of years. The
5 applicant is looking to redevelop the site with a
6 sit-down restaurant.

7 The site access that is existing is
8 going to remain. Once again, the traffic signal is
9 located in the front. I have an aerial exhibit,
10 which shows the subject site highlighted in yellow.
11 It's across the street from the Home Depot. There
12 is a traffic signal at our driveway. There is a
13 second driveway at the subject site, which is
14 restricted to right turns out only. That was part
15 of the Covenants and Restrictions issued for the
16 Friendly's restaurant, that is going remain in
17 place.

18 There's also an interior driveway
19 approximately halfway through the western property
20 line that connects the site at 150 to the site at
21 140, which has been mentioned before, and there was
22 a question about valet parking.

23 One of the issues that's coming up on
24 this subject site is because of the increased
25 occupancy. The number of parking spaces that is

1 required under the Town Code is 92 parking spaces
2 where 69 parking spaces are provided. The
3 applicant is proposing three different parking
4 mitigation plans or concepts.

5 The first is cross-access to the site
6 at 140, which is an existing cross-access in
7 parking agreement. That would provide access to 40
8 additional parking spaces, increasing the capacity
9 of the site to 109 parking spaces.

10 The applicant has also asked our firm
11 to look at the concept of valet parking on the
12 subject site. Obviously, when necessary, Friday
13 evenings, Saturday evenings when the restaurant
14 might be busy. We were able to develop a plan,
15 that's included within the report, showing that the
16 site can have a capacity of 95 vehicles valet
17 parked on the subject site itself, so
18 self-contained. The site would be able to
19 accommodate the 92 parking spaces that are required
20 under the Code.

21 And the third alternative or mitigation
22 plan, as we're calling it in the report, would be a
23 combination of those two factors. So the
24 theoretical 95 that could be provided on-site via
25 valet in addition to the cross-access to the

1 additional 40, which would increase the overall
2 capacity to 135 parking spaces, one being valet on
3 the subject site, and the additional 40 next door.

4 We don't anticipate that this number of
5 parking spaces would be needed; however, we're
6 showing that the site can contain its own parking
7 demand on the property.

8 Again, the cross-access agreement
9 allows cross-access between the two sites, cars
10 would not need to leave onto Jericho Turnpike to
11 travel to or from those two locations, so we
12 believe that is a safe and efficient way to handle
13 the parking that's attributed to this restaurant.

14 We did also take a look at the parking
15 at the existing site at 140, and we observed that
16 in the evening when the restaurant would be most
17 busy, that the parking at that site would be
18 di minimus in terms of the demand at the
19 restaurant.

20 So these are offset or off-peak uses.
21 The businesses to the west are not as active when
22 the restaurant would be active. Obviously, we
23 believe that the restaurant will be most active on
24 Friday and Saturday evenings as is typical for a
25 sit-down restaurant.

1 The activity at the restaurant would
2 also be offset from the commuter traffic on Jericho
3 Turnpike. I would say somewhat of a little
4 different than the Friendly's. Obviously, the
5 Friendly's might have catered to a younger audience
6 where they might have come in a little bit earlier,
7 after school to go and get ice cream and things
8 like that; however, the sit-down restaurant, again,
9 would have a peak on Friday evenings, Saturday
10 evenings when Jericho Turnpike is probably still
11 busy, but not as busy as it is during the day when
12 people are commuting back and forth to work.

13 So that's a brief summary of the report
14 that I submitted. If there's any questions from
15 the Board, I'd be happy to try to answer them.

16 SUPERVISOR SALADINO: Are there any
17 questions of the Board?

18 COUNCILMAN LABRIOLA: Supervisor, just
19 one question.

20 SUPERVISOR SALADINO: Go ahead.

21 COUNCILMAN LABRIOLA: Thanks.

22 It's Mr. Mulryan?

23 MR. MULRYAN: Yes.

24 COUNCILMAN LABRIOLA: In terms of the
25 previous operation, in terms of trip generation at

1 Friendly's peak and then trip generation versus the
2 new operation if this application were approved,
3 have you done that calculation in terms of the
4 increase on the peak period?

5 MR. MULRYAN: Well, the increase in the
6 peak, again, would be different in that this would
7 be later in the evening. The trip generation might
8 be a little bit higher for a sit-down restaurant as
9 opposed to the Friendly's; however, it will not
10 have an impact on the normal service of the
11 roadways.

12 Once again, the corridor that we sit on
13 is Jericho Turnpike, which handles a very large
14 volume of traffic between 7:00 and 9:00 and 4:00 to
15 6:00 or as many of you have probably noticed, that
16 6:00 hour is extending a little bit later, but,
17 again, the restaurant we anticipate is going to be
18 busier later in the evening on Fridays and
19 Saturdays when the roadway is not as busy. And,
20 once again, we also have a traffic signal at the
21 subject site, which allows for safe and efficient
22 egress and ingress.

23 COUNCILMAN LABRIOLA: But you don't
24 have an exact number in terms of --

25 MR. MULRYAN: No, I don't have that

1 with me today.

2 COUNCILMAN LABRIOLA: So, basically,
3 the peak, in your estimation, would be after the
4 rush hour on Jericho Turnpike?

5 MR. MULRYAN: Correct. Correct.

6 COUNCILMAN LABRIOLA: Okay.

7 Thank you.

8 COUNCILMAN IMBROTO: And you can't
9 compare because it's a different peak than
10 Friendly's peak time.

11 MR. MULRYAN: Correct.

12 It wouldn't be an apples to apples
13 comparison.

14 SUPERVISOR SALADINO: Councilwoman?

15 COUNCILWOMAN MAIER: Thank you,
16 Supervisor.

17 Yes, I do have a question regarding the
18 site access to 140 Jericho to help with the parking
19 space situation.

20 Has the applicant had a conversation
21 with the owner of 140, and, if so, have they agreed
22 to enter into an agreement to --

23 MR. AVRUTINE: Yes. The owner of the
24 subject premises, which is a co-applicant in this
25 application, is the same owner as the property

1 adjacent, and, I believe, in 1992 the owner of the
2 premises created a written agreement for
3 cross-access, which is recorded against both
4 properties at the Nassau County Clerk's Office, so
5 this is a legally binding requirement that that
6 parking be available, plus the fact that the use of
7 the spaces at 140 is part of the lease that ARAS3
8 has for the restaurant use, so those parking spaces
9 will necessarily be available for use by the
10 restaurant operator during the entirety of its
11 lease for the premises.

12 COUNCILWOMAN MAIER: What's the access
13 to 140 -- is there a cut road to that because you
14 can't make a left?

15 MR. AVRUTINE: No. There's an access
16 in between the two parcels. Maybe Mr. Mulryan can
17 address that.

18 COUNCILWOMAN MAIER: Yeah, I can't see
19 it.

20 MR. MULRYAN: So there's a driveway to
21 the property at 140 from Jericho Turnpike, but what
22 I referred to earlier is, there's also internal to
23 the two sites -- there's a driveway between the two
24 sites approximately halfway through the property
25 lines bordering the two properties.

1 COUNCILWOMAN MAIER: Okay.

2 That answers my questions.

3 Thank you.

4 MR. AVRUTINE: If you have handy that
5 first exhibit, it shows, about mid-way down, in the
6 middle there, arrows in both directions. That's
7 the access.

8 COUNCILWOMAN MAIER: Thank you.

9 SUPERVISOR SALADINO: Are there any
10 other questions of the Board?

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

13 SUPERVISOR SALADINO: Please proceed,
14 Counselor.

15 MR. AVRUTINE: We have no further
16 witnesses and would just like an opportunity to
17 respond to public comment.

18 SUPERVISOR SALADINO: Certainly.

19 We have a number of residents who would
20 like to be heard on this application. The first is
21 Robert Hyde.

22 Mr. Hyde, the practice of the Board is
23 to ask you to begin with giving us your full name
24 and address for the record.

25 MR. HYDE: My name is Robert Hyde, and

1 I currently live at 2 Preston Lane in Syosset.

2 SUPERVISOR SALADINO: Thank you, sir.

3 MR. HYDE: Good morning, Town
4 Supervisor Saladino and Town Councilmen and women
5 of the Board.

6 We oppose this Special Use Permit and
7 Revocation of the Declaration of Restrictive
8 Covenants currently in place for a restaurant with
9 164, 227, 275 currently in place at the southern
10 side of Jericho Turnpike, 226.33 feet west of
11 Greenfield Road in Syosset.

12 The legacy Restrictive Covenants were
13 put in place at a meeting on March 18, 1980, under
14 Resolution No. 266-80. There were 16 Restrictive
15 Covenants put in place allowing the neighborhood to
16 coexist with the Neighborhood Business for which
17 the business is zoned, some of which I'd like to
18 highlight here:

19 That all lighting shall be directed
20 only upon subject premises, and no lighting is to
21 be directed in the area of residential property.

22 That a sound barrier fence, six-feet
23 high, shall be installed and constantly maintained
24 at or near the top of the rear hill, which is not
25 currently being done.

1 That the retaining wall shall be left
2 intact and maintained.

3 The area south of the sound barrier
4 fence shall be densely screened, landscaped and
5 constantly maintained with grass and shrubs as a
6 buffer zone to protect the homes of Locust Lane and
7 that area adjacent to the inside fence, so it would
8 be adequately screened, landscaped and constantly
9 maintained.

10 Even though they are currently working
11 on the property and take ownership, they have not
12 been adhering to this Covenant. The Town has had
13 to maintain this property from April to June of
14 this year and, most recently, on or about June 7th,
15 had to cut the grass.

16 COUNCILMAN IMBROTO: Mr. Hyde, is the
17 primary purpose of your opposition the Revocation
18 of these Restrictive Covenants?

19 MR. HYDE: Yes.

20 COUNCILMAN IMBROTO: And if there were
21 other Restrictive Covenants, would you, therefore,
22 not oppose the project?

23 MR. HYDE: Excuse --

24 COUNCILMAN IMBROTO: If we were going
25 to impose other restrictive covenants.

1 MR. HYDE: I would like other
2 Restrictive Covenants imposed. I will skip the
3 rest of the highlighted areas that I have now,
4 knowing that you know what the Restrictive
5 Covenants were.

6 COUNCILMAN IMBROTO: So, typically, if
7 we were to approve an application like this, we
8 would impose other Restrictive Covenants --

9 MR. HYDE: Right.

10 COUNCILMAN IMBROTO: -- so if we did
11 that, would you support the project, or you'd still
12 oppose it?

13 MR. HYDE: We would oppose a restaurant
14 of limited size.

15 COUNCILMAN IMBROTO: You would oppose --

16 MR. HYDE: We would oppose what is
17 currently proposed for outdoor dining.

18 COUNCILMAN IMBROTO: Go on.

19 MR. HYDE: To put in their petition
20 that, and I quote, many of these Covenants,
21 Restrictions and conditions are inconsistent with
22 the petitioner's proposed restaurant and operations
23 is blatantly -- Friendly's operated a restaurant
24 with these Covenants in place for approximately 39
25 years before the corporation decided to close most

1 Long Island restaurants.

2 To get to the parking, the parking,
3 there is not adequate parking. There is a
4 cross-agreement. I don't believe I went up and
5 counted the spaces. I don't believe there are 40
6 spaces to the west at 140 Jericho Turnpike. I
7 can't be a hundred percent sure of that, but I did
8 go and count parking spaces.

9 Also there is a current restaurant
10 there now that is open until 8:00 p.m. on the
11 weekends, which also takes up spaces, so I don't
12 know where they're coming up with their numbers,
13 and I apologize, I didn't count those parking
14 spaces.

15 SUPERVISOR SALADINO: It's okay.

16 MR. HYDE: Also they're proposing 275
17 people for the restaurant in what they've said --
18 or 254.

19 Where are the service personnel going
20 to park?

21 We feel that they would be overflowing
22 to the neighborhood with service personnel.

23 I would propose that we add a
24 Restrictive Covenant that the occupancy of this
25 restaurant/bar be at 146 as the original plan, and

1 there be no outdoor dining, no rooftop dining, no
2 outdoor music or alcohol served outside.

3 The plans that they proposed for the
4 outdoor dining, which was originally closed, for 75
5 seats of which 38 occupants are tables where people
6 can be seated for a meal and 37 constitute an
7 outdoor bar with windows to serve those customers
8 outdoors.

9 From looking at the plans, that's what
10 it looks like to me, that it's single seats that
11 appear to be barstools that someone can sit on, and
12 that would be outside, which would be -- create a
13 noise in the neighborhood.

14 And then also if they propose to have a
15 bar in the building, a Restrictive Covenant should
16 also be in place that security needs to be staffed
17 during the hours of operation. This would help
18 ensure the safety and security of the community. A
19 ratio of one security personnel to every 20
20 occupants would be fair.

21 Until we resolve the parking conditions
22 for any restaurant of this size, we are proposing
23 we need to consider no parking anytime on the north
24 side of Locust Lane. Security of the restaurant
25 would be the responsibility for this and make sure

1 that there is no loitering in the parking lots or
2 in the streets of the neighborhood.

3 We ask that any of the changes to this
4 petition be brought before the Board again and a
5 hearing held so that the community can address any
6 of these changes.

7 I thank you very much.

8 If you have any questions --

9 COUNCILMAN IMBROTO: Mr. Hyde, I see
10 you're reading from some remarks.

11 Do you have a copy that you can give
12 us?

13 MR. HYDE: I do. I made some notes
14 while he was speaking, but I do have a copy that I
15 can e-mail to you.

16 SUPERVISOR SALADINO: E-mail it to us.

17 MR. HYDE: I will e-mail it to the
18 Board and the Town Attorney after this hearing.

19 COUNCILMAN IMBROTO: All right.

20 Thank you.

21 MR. HYDE: Thank you, Mr. Imbroto.

22 Any other questions?

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

25 SUPERVISOR SALADINO: Thank you very

1 much.

2 MR. HYDE: Thank you very much for
3 listening to me.

4 SUPERVISOR SALADINO: Of course.

5 Thank you, Mr. Hyde.

6 Our next speaker will be Christine
7 Sheridan.

8 MS. SHERIDAN: Good morning.

9 My remarks are very fast and short.

10 Friendly's restaurant compared to a bar
11 and a restaurant are two totally different things.

12 I've lived in Syosset for over 50 years
13 on Preston Lane, which is right against Locust
14 Lane. The big retaining wall that you're talking
15 about is about this (demonstrating). There is no
16 major incline. There's a chain-link fence.

17 I could tell you the noise from just
18 them being up there, which I'm sure every town has
19 an ordinance as far as what they have to follow
20 when they're building and doing work. They did not
21 honor it at that point. We were kept up all night
22 long by noise by them redoing the inside, by them
23 making noise on the outside. I called the Town to
24 ask them about it. They said call the local
25 police.

1 Working for the City of New York for
2 many years, I don't like tying up resources to go
3 tell somebody to stop making noise.

4 Having an outdoor dining there, I can
5 tell you, they better do a sound survey because we
6 can hear everything that goes on up there. That's
7 my concern. You can't open your windows. People
8 work shift-work in that area. It's uncalled for,
9 and that's my concern.

10 Our noise level already is terrible,
11 the parking there is terrible, the cut-thru on our
12 street is terrible. That's it.

13 SUPERVISOR SALADINO: Thank you very
14 much.

15 MS. SHERIDAN: Thank you.

16 SUPERVISOR SALADINO: We greatly
17 appreciate the information.

18 MS. SHERIDAN: Oh, can I add one thing?
19 I'm sorry.

20 SUPERVISOR SALADINO: Sure. Come on
21 up.

22 MS. SHERIDAN: The 40-year-old trees --
23 half of them are rotted. When the leaves fall off,
24 the noise level gets worse. I mean, right now,
25 thank God, they're filled in, but there is a minor

1 chain-link fence separating the two, and the noise
2 is just -- right now, with it not even being
3 occupied is out of control.

4 SUPERVISOR SALADINO: Would additional
5 plantings in a dense fashion -- would that be
6 enough to satisfy the issue?

7 MS. SHERIDAN: I don't believe it would
8 work.

9 COUNCILMAN IMBROTO: Ms. Sheridan, is
10 it primarily the outdoor component that you're
11 concerned with?

12 MS. SHERIDAN: No. It's also the
13 parking, the loitering in the parking lots.

14 Unfortunately, liquor and people
15 sometimes do not mix well.

16 Are we going to tie up the Nassau
17 County Police every time there's an issue up there?

18 You know, these are things, I think,
19 that really need to be taken into consideration.
20 People work hard for that neighborhood not to now
21 have to not to be able to open your windows, sit
22 outside in your yard because I can tell you right
23 now, half the people won't sit outside because the
24 noise has been terrible, and that's not even
25 occupied with people, and there are 270 something

1 possible restaurant people, so --

2 Thank you for your time.

3 COUNCILWOMAN MAIER: Ms. Sheridan, I
4 have a question for you. I'm sorry.

5 MS. SHERIDAN: Yes.

6 COUNCILWOMAN MAIER: Thank you for
7 coming today.

8 So when you lived on Preston Lane, did
9 you find that there were employees, other customers
10 parking on Locust?

11 MS. SHERIDAN: There absolutely were.
12 And we also had a racquetball club, which now has
13 closed down, and there was a chain-link fence up
14 there, so people don't want to park and have to
15 deal with Jericho, so they park on the dead end
16 street on Preston and Locust. They would cut the
17 chain-link fence on a daily basis, so they could
18 access their way up there.

19 COUNCILWOMAN MAIER: Thank you.

20 MS. SHERIDAN: And then, unfortunately,
21 sometimes they love to use our areas as public
22 restrooms, garbage bins and everything else. And
23 we work hard to keep our properties nice, so --

24 Thank you.

25 COUNCILWOMAN MAIER: Thank you.

1 SUPERVISOR SALADINO: Thank you.

2 Our next speaker will be Jingjing Li.

3 MS. LI: Good morning.

4 SUPERVISOR SALADINO: Good morning.

5 Could you please just begin by giving
6 us your full name and address for the record?

7 MS. LI: Sure.

8 My name is Jingjing Li. I live in
9 64 Garden Circle, Syosset.

10 I have been living in Syosset for
11 almost fifteen years, and we, like all the rest of
12 families, we move here because we want to have a
13 peaceful and safe neighborhood and also a good
14 educational environment for our children, so for
15 that purpose, you know, we need to protect the
16 peace and the safety of this community.

17 You know, for me, I'm not a public
18 speaking person, you can tell --

19 SUPERVISOR SALADINO: You're doing a
20 great job.

21 MS. LI: -- but I feel I need to speak
22 up for the people who have to work today, and they
23 cannot show up, that's why when we received this
24 public notice, and we have -- this brings a lot of
25 concerns about, you know, the noise, the parking,

1 and some of the safety issues. So several
2 families -- we wrote a letter and signed -- by 61
3 neighbors -- 61 worried, concerned neighbors. They
4 are from -- you can see, they are from the Locust
5 Lane, they're from the Preston Lane, they're from
6 the Garden Circle because we have the same concern,
7 and I want to submit this letter.

8 Is that okay?

9 SUPERVISOR SALADINO: Please.

10 (Whereupon, documentation was presented
11 to Town Clerk LaMarca who presented it to the Board
12 for perusal.)

13 MS. LI: So this letter is about --
14 it's about the concerns. It's not about against
15 any business. So I will not read the whole letter
16 because of time limit. I just want to read a part
17 of that that we want, you know, the Board to
18 address this issue.

19 While business development is necessary
20 for the local economy, there should be means and
21 methods in place to keep the living quality of
22 nearby residences in balance. We would very much
23 like to see several requirements met before the
24 Special Use Permit is granted:

25 First, six-foot high fences shall be

1 erected on the east, south, and west sides to
2 reduce noise, not the one -- the common one. The
3 one that has a soundproof, like, you know, sound
4 barriers.

5 Second, no parking overflows into the
6 Residential Zone, and the 92 parking spaces
7 requirement shall not be reduced. The restaurant
8 can easily make arrangements with surrounding
9 commercial properties with huge parking lots, such
10 as Home Depot, to accommodate the required parking.
11 If parking requirements cannot be met, the number
12 of people shall be reduced accordingly.

13 Third, the maximum number of people
14 outdoors shall be reduced since the restaurant
15 borders the residential area.

16 Fourth, the hours of operation shall be
17 no longer than permitted in Friendly's Special
18 Permit, from 7:00 a.m. to 12:30 a.m., especially,
19 with alcohol consumption presented on-site.

20 Fifth, permanent solid fabric covering
21 shall be provided over the outdoor seating area to
22 mask noise.

23 Sixth, no outdoor music shall be
24 allowed.

25 Seventh, no large windows or openings

1 shall face east or south to reduce and avoid noise
2 traveling towards the residential area.

3 Eighth, the rules pertaining to Special
4 Use permits for Friendly's should stay in order to
5 maintain the residential character of surrounding
6 areas.

7 We thank you for taking the time to
8 look into our concerns and hope you can help us
9 with these matters.

10 Thank you. Thank you so much.

11 SUPERVISOR SALADINO: First of all,
12 thank you.

13 You did a wonderful job communicating
14 your feelings and the feelings of others who have
15 signed this letter.

16 Have you been contacted by the attorney
17 or anyone from the company for a discussion about
18 this?

19 MS. LI: Not in person, but we did
20 receive the public notice about three weeks ago.
21 And this letter, this public notice, only sent to
22 19 residential families, so not too many.

23 People are not knowing this. We needed
24 to let them know, first, at the surrounding area
25 because it's not only going to affect 300 feet,

1 it's going to affect the whole south side of the
2 community.

3 SUPERVISOR SALADINO: They have a
4 radius on the map by which they have to alert
5 people, so if you weren't alerted to this or feel
6 someone wasn't, let them know they're most likely
7 outside of that radius that the law mandates they
8 be.

9 But we always encourage communication,
10 and my suggestion to you, you provided us with a
11 copy, that we get a copy of this letter to the
12 applicant's attorney, and my other suggestion is to
13 start a conversation with them today, if you have
14 time to wait until after the hearing, to talk about
15 some of these. They're professionals and amenable
16 people who, perhaps, they can come up with some
17 compromises, which would address your needs and the
18 needs of your neighbors.

19 MS. LI: All right, sir.

20 Thank you.

21 SUPERVISOR SALADINO: Thank you.

22 MS. LI: Thank you.

23 SUPERVISOR SALADINO: Thank you for
24 joining us.

25 That's all the slips that I have, that

1 we've been notified of residents who would like to
2 speak.

3 Is there anyone else here today who
4 would like to be heard on this hearing?

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

7 SUPERVISOR SALADINO: Yes.

8 Please step forward if you don't mind.

9 AUDIENCE MEMBER: All the way up?

10 SUPERVISOR SALADINO: Yes. Yes.
11 That's the process, and if you don't mind filling
12 out a sheet, so we have your name and address.

13 MS. JOHNSON: Sorry. This is the first
14 time I've actually spoken at one of these.

15 My name is Amanda Johnson, 21 Lewis
16 Lane, Syosset.

17 I'm actually representing the Chamber
18 of Commerce today -- Woodbury/Syosset Chamber of
19 Commerce -- and we support this --

20 SUPERVISOR SALADINO: If you could just
21 point that microphone toward your mouth.

22 MS. JOHNSON: We support this
23 restaurant coming in and adding to our community
24 and our small business community.

25 We think they're doing a really great

1 job. We're not aware of the residents concerns.
2 If we were, as a Chamber, aware of those, we would
3 have brought them to the owner's attention.

4 So just letting you know that the
5 Chamber of Commerce is in favor of this because
6 having a business actually occupied and not empty,
7 is very good in our area. It looks like they're
8 doing it very responsibly, and that they're having
9 the public space -- or the outdoor space -- on the
10 noisy side of Jericho Turnpike. I think the noise
11 from Jericho Turnpike is more than what they're
12 going to get from people sitting outside, so that's
13 about it.

14 SUPERVISOR SALADINO: Thank you.

15 COUNCILMAN LABRIOLA: Ms. Johnson --
16 it's Ms. Johnson, right?

17 MS. JOHNSON: Yes.

18 COUNCILMAN LABRIOLA: Before you sit, I
19 just want for the purposes of people listening at
20 home and in our audience, as you know, we support
21 businesses as much as possible, but we always have
22 to make sure that they blend in properly with the
23 residential community.

24 MS. JOHNSON: Absolutely.

25 COUNCILMAN LABRIOLA: This is called a

1 Neighbor Business Zone, and a lot of people have to
2 realize it's not General Business or Central
3 Business where it's much busier. This is adjoining
4 residential property.

5 It's our job, and it's incumbent upon
6 us as members of the Town Board, to protect the
7 residents when they're adjoining a Neighborhood
8 Business, and we have certain restrictions that are
9 in place including the fact that seating is limited
10 to 75 people in a typical Neighborhood Business
11 Zone. This Town Board has seen fit, in the past,
12 to increase that seating for a Friendly's
13 restaurant.

14 What this applicant is doing is quite
15 different from the original approval, so I just
16 wish that you would share that with the members of
17 the Chamber of Commerce so they understand that
18 this is the application that is being considered.
19 It's not the same thing as a 75-seat restaurant in
20 a Neighborhood Business.

21 MS. JOHNSON: I understand, and it's
22 also -- it's, I think, they're actually reflecting
23 more of what's happening right now with restaurants
24 in the area in that you see all the tents that are
25 up in the parking lots, and there's just a

1 tremendous amount of outdoor seating because people
2 want to have that, so I --

3 COUNCILMAN LABRIOLA: During the
4 pandemic, we tried to accommodate our restaurants
5 and keep them going, as you know that --

6 MS. JOHNSON: Yeah.

7 COUNCILMAN LABRIOLA: -- and things are
8 changing now, and we're heading back towards
9 normalcy.

10 MS. JOHNSON: I think keeping some of
11 that outdoor seating is, actually, a good thing
12 because it's shown that fresh air is good for
13 everybody's health, so having that option is good.

14 SUPERVISOR SALADINO: Thank you.

15 MS. JOHNSON: Thank you.

16 SUPERVISOR SALADINO: We greatly
17 appreciate it.

18 Is there anyone else who would like to
19 be heard on the subject of this hearing?

20 Anyone?

21 (Whereupon, there was no response from
22 the assemblage present.)

23 SUPERVISOR SALADINO: Please let the
24 record reflect that no one else has indicated that
25 they would like to be heard.

1 And at this time, do we have any
2 correspondence?

3 MR. AVRUTINE: Can I address --

4 SUPERVISOR SALADINO: I apologize.

5 Of course.

6 MR. AVRUTINE: Thank you,

7 Mr. Supervisor.

8 I would just like to state that we want
9 to make sure that there is no disturbance to anyone
10 as a result of the operation of the restaurant.

11 Mr. Hyde's comments regarding the
12 Covenants, we, technically, were required to apply
13 to revoke the Covenants to eliminate the
14 prohibition against alcohol service on the
15 premises, but the remainder of those restrictions
16 will remain in place in one form or another.
17 They'll probably be modified, in the event the
18 Board chooses to approve the application, in a way
19 that is tailored to this particular applicant and
20 this particular proposal.

21 So, for instance, it was mentioned that
22 the hours should not exceed what Friendly's had,
23 which was 7:00 a.m. to 12:30 a.m. As I indicated
24 during my remarks, the hours will not be as broad
25 as those, so there will be a less period of time

1 that the restaurant will be in operation as
2 proposed than the Friendly's was.

3 As far as noise issues from outside.
4 We would readily agree that there be no outdoor
5 music, for instance, that could disturb the
6 community.

7 We will also agree to a restriction
8 whereby employees will not park on any residential
9 streets.

10 And I would also say that many of you
11 are familiar with this area. I don't believe that
12 any patron of the restaurant is going to park on
13 residential streets to the south and then walk up
14 to Jericho Turnpike. Highly unlikely that that
15 would occur under any circumstance, especially
16 since there's going to be the valet parking, that
17 we've discussed, and we do have -- between the
18 property to the west and the subject, we do comply,
19 when you count those spaces, with the Town Code,
20 and, of course, that would be, in the event this
21 application is approved, a separate hearing before
22 the Zoning Board of Appeals regarding the
23 deficiency of parking.

24 So as I indicated, there is a slew of
25 Covenants that will be imposed if the Board is

1 inclined to approve the application.

2 I'd just like to also note that the
3 gentleman who had spoken, Mr. Hyde, indicated that
4 at 140 Jericho there is a restaurant. That's a
5 market, and, yes, it is open on certain nights
6 until 8:00 p.m., but it is a market, and they may
7 have certain seating inside if you buy something
8 you want to eat there, but it is not a restaurant
9 in the traditional sense.

10 COUNCILMAN IMBROTO: It's been a
11 restaurant in the past.

12 MR. AVRUTINE: But it's not presently
13 is what I'm saying. It's a -- I inspected the
14 property myself, and, so, I saw that it is -- it's
15 certainly not advertised as one on its signage.

16 COUNCILMAN IMBROTO: But there's been a
17 lot of turnover in that location over the years.

18 MR. AVRUTINE: Yes, I understand that.

19 COUNCILMAN IMBROTO: It's conceivable
20 that it could be a restaurant again.

21 MR. AVRUTINE: I suppose. I can only
22 go by what's presently there. I can't predict
23 something different. I'm just -- we're talking
24 about the existing availability.

25 Yes, there might be some future use

1 there as a restaurant, I can't say that wouldn't
2 be, but I just wanted to point that out.

3 As far as landscaping, the Board is
4 very familiar with the rigorous standards of Site
5 Plan Review and Approval that is required in all
6 Town Board applications, and it's certainly applied
7 here.

8 And as part of that process, there is a
9 landscape plan, which has significant additional
10 plantings proposed along the southerly side of the
11 property, and if the Board felt it necessary, more
12 fencing. Anything to address some of the things
13 that were raised regarding the southerly side and
14 making sure the buffers are there.

15 Again, I visited this site on a couple
16 of occasions. I do not live in that community,
17 but, at least, from my perspective, it did
18 appear -- at least from a visual perspective, I
19 couldn't speak to sound, although I didn't hear
20 anything when I was there, there is a visual
21 buffer, but that will be supplemented by the
22 landscape plan that is proposed, and, again, we can
23 put fencing in.

24 And I indicate we will prohibit -- or
25 agree to a prohibition, I should say, of any

1 outdoor sound or any amplified music -- any music
2 at all or loud speakers of any sort outdoors -- so
3 that that cannot be a problem.

4 And, so, and also to the extent that
5 the folks -- we did not know that there were
6 interested residents, otherwise we, certainly,
7 would have spoken to them. We'd be happy to speak
8 to them to see if we can assuage their concerns
9 regarding the operation, but, yes, a restaurant is
10 a permitted use in the Zoning District, and, yes,
11 as Councilman Labriola pointed out, without
12 anything above 75 occupants requires a Special Use
13 Permit, hence, we are here today.

14 We all know that the Friendly's had 146
15 authorized occupants, and we are seeking to
16 increase that. The practical realities of the 21st
17 Century -- in terms of restaurant operation and the
18 ability to make them work -- requires this type of
19 occupancy, so that they can afford what they're
20 doing here.

21 They're doing a wonderful renovation.
22 I did hear a comment about construction taking
23 place beyond authorized hours. I will inquire
24 regarding that immediately, and if it had occurred,
25 my client will ensure that does not happen during

1 the rest of the construction that is going on at
2 the premises because, obviously, construction
3 should only take place during authorized hours.

4 Now, we've all experienced construction
5 projects. In many of our residential communities
6 there are plenty of new homes being built and
7 plenty of reconstruction and renovations, and
8 they're noisy, unfortunately. That's just the
9 nature of the activity; however, this will be
10 finite. This project will be completed, and there
11 will be no more construction at the premises;
12 hence, no more construction noise, but we will
13 ensure that if that did occur, it will not occur
14 again.

15 So unless the Board has any further
16 questions, I have nothing further.

17 SUPERVISOR SALADINO: Any other
18 questions?

19 No one?

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

22 SUPERVISOR SALADINO: All right.

23 Thank you, Counselor.

24 We greatly appreciate it, and, once
25 again, my strong suggestion is that you have

1 residents here who spoke and those concerned who
2 did not speak. You have them here right now. My
3 strong suggestion is to meet with them to see how
4 you may address their concerns for the applicant.

5 MR. AVRUTINE: Absolutely.

6 SUPERVISOR SALADINO: Thank you very
7 much.

8 Is there any correspondence?

9 MR. LaMARCA: The attorney for the
10 applicant has filed his Affidavit of Service and
11 Disclosure.

12 The communications are as follows:

13 We have memos from the Department of
14 Planning and Development including a review of the
15 required off-street parking.

16 The Nassau County Land and Tax Map
17 indicates the property as Section 15, Block H, Lot
18 263.

19 According to the Town of Oyster Bay
20 Zoning Maps, the property is located within an
21 "NB," Neighborhood Business.

22 There are no Code compliance cases and
23 no variances; however, there are Town Board
24 Resolutions on file.

25 We have Affidavits of Posting and

1 Publication.

2 There is no further correspondence.

3 SUPERVISOR SALADINO: Thank you.

4 May I have a motion, please?

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

9 COUNCILMAN IMBROTO: Second.

10 SUPERVISOR SALADINO: All in favor,
11 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 Thank you.

20 MR. AVRUTINE: Thank you very much.

21 (TIME NOTED: 11:44 A.M.)

22 SUPERVISOR SALADINO: Thank you.

23 Thank you, everyone, for coming in
24 today.

25 Before we begin with our next hearing,

1 I'm going to give our stenographer a ten-minute
2 break, and we will all be back very shortly.

3 Thank you.

4 (TIME NOTED: 11:45 A.M.)

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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
June 14, 2022
12:06 p.m.

HEARING - P-7-22

To consider the application of Engel Burman at Woodbury, LLC, Contract Vendee, and John Geral, fee owner, for a Special Use Permit and Site Plan Approval at premises located at 92 Piquets Lane, Woodbury, New York. (M.D. 5/17/22 #15).

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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

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

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

Minutes of the meeting
taken by:

TRACIE A. CINQUEMANI
Reporter/Notary Public

1 SUPERVISOR SALADINO: Ladies and
2 gentlemen, if I can have your attention, please.

3 (Whereupon, Supervisor Saladino
4 gavelled for order.)

5 SUPERVISOR SALADINO: If I could have
6 your attention, please.

7 I'd ask everyone to be seated.

8 (Whereupon, Supervisor Saladino
9 gavelled for order.)

10 SUPERVISOR SALADINO: Thank you, ladies
11 and gentlemen.

12 If you'd all kindly be seated, we'll
13 proceed with the next hearing.

14 Would our Town Clerk, Rich LaMarca,
15 please call our next hearing, P-7-22.

16 MR. LaMARCA: The third hearing today
17 is to consider the application of Engel Burman at
18 Woodbury, LLC, Contract Vendee, and John Geral, fee
19 owner, for a Special Use Permit and Site Plan
20 Approval at premises located at 92 Piquets Lane,
21 Woodbury, New York.

22 SUPERVISOR SALADINO: Please proceed.

23 MR. CAPPADORA: Thank you.

24 Good afternoon, Supervisor Saladino,
25 honorable Board members.

1 SUPERVISOR SALADINO: Good afternoon.

2 MR. CAPPADORA: My appearance, Nicholas
3 Cappadora, in-house counsel, for the applicant,
4 Engel Burman at Woodbury, LLC.

5 I'm joined today by principals of Engel
6 Burman, Steven Krieger and David Burman.

7 Also part of our team, I want to
8 introduce David Mammina, is our architect from H2M
9 Architects; Robert Eschbacher is our traffic
10 engineer from VHB Engineering; we have Mr. John
11 Breslin from Breslin Appraisals, who is a real
12 estate expert; our civil engineer is Bohler
13 Engineering, Dale Koch from Bohler Engineering; we
14 have Judy White, who is our community outreach
15 consultant who's been working very hard to get the
16 word out about the project, and meet with the
17 neighbors and talk to the community; and we also
18 have members from Community Mainstreaming
19 Associates, a not-for-profit corporation, which
20 we'll partner with to manage the facility that
21 we'll talk about; we also have Mr. John Ellsworth
22 from Nelson and Pope, who's our environmental
23 consultant who worked with the Department of
24 Environmental Resources to get here today.

25 A little bit about the subject premises

1 before I get into the application itself, just to
2 orient the Board.

3 The subject premises is 92 Piquets
4 Lane, in Woodbury. It's 1.7-acres, approximately
5 74,000-square-feet. It's located on the northeast
6 corner of Woodbury Road and Piquets Lane. It's
7 known on the Nassau County Tax Map as Section 13,
8 Block C, Lot 175.

9 The subject premises is zoned R1-1A.
10 It's presently improved with a preexisting
11 nonconforming dwelling, which according to the
12 County Assessor's card was originally constructed
13 in or around 1901. The subject premises is located
14 in a very mixed-use area and includes multi-family
15 residences, single-family residences, commercial,
16 industrial, recreational and agricultural uses, all
17 within the immediate vicinity.

18 Specifically, surrounding land uses
19 directly adjacent to the property include: To the
20 west, across Piquets, you have Meyers Plant and
21 Produce Farm. It's an active agricultural site and
22 farm stand. Adjoining the property to the north is
23 a private recreational use, the Piquets Lane Swim
24 and Racquet Club. To the northeast, abutting the
25 property, are multiple multi-family residential

1 condominium communities known as the Woodlands and
2 Woodland Ponds. Further north of that is Jericho
3 Turnpike, which is about a quarter mile north of
4 the premises. To the southwest, across Woodbury
5 Road, is a multi-family senior residence community
6 zoned RSC-25. That's part of the Town's "Golden
7 Age" housing. Southeast, across Woodbury Road, are
8 some single-family residences on Dalor Court.
9 Further south, you get to the GEICO corporate
10 headquarters office and the Gateways Executive
11 Office Park.

12 So, essentially, within a quarter mile
13 of the premises you can find almost every
14 conceivable use and district within the Town.

15 Specifically, what brings us before the
16 Board today is an application requesting a Special
17 Use Permit and Site Plan Approval to facilitate the
18 redevelopment of the premises as a residential
19 community for neurodiverse adults -- individuals
20 with intellectual or developmental disabilities --
21 or IDD.

22 Neurodiversity is the concept that
23 autism and other conditions such as Down syndrome
24 or Tourette's, ADHD, OCD, are part of the diversity
25 of individual brain function and behavioral traits

1 that should be regarded as part of normal
2 variations of the human condition and brain.

3 In other words, neurodiverse
4 individuals' brains work differently, and,
5 therefore, they think and behave differently.

6 It also means that neurodiverse adults
7 have different needs and require special care and
8 some services, which this proposed community would
9 provide to help the residents live independently in
10 a safe and secure home.

11 Unfortunately, there are very few
12 housing opportunities existing, which are equipped
13 and specifically tailored to meet the needs of this
14 population. Housing options for neurodiverse
15 adults and individuals with intellectual or
16 developmental disabilities are very few and far
17 between. The ones that do exist are much smaller
18 than what we're proposing, and they can't
19 accommodate many residents, which leaves the
20 waiting list for placement in a home very long --
21 years long, in fact, and it's creating a real
22 crisis for the IDD neurodiverse population and for
23 the families, many of whom -- the families -- the
24 parents of these adults are aging themselves and
25 are going to need assistance at some point. They

1 need to provide a place -- would like to provide a
2 place for their children to live safely and
3 independently. And this isn't true just on Long
4 Island. It's true across the State and the Nation.
5 It's not a localized problem.

6 This project, if it's approved, would
7 provide a lifeline to this underserved population.
8 It would provide them with a place to live
9 independently within a larger community that's
10 equipped and managed to provide essential life
11 services including, but not limited to, vocational
12 training, employment placing, counseling,
13 socialization, group activities, physical fitness,
14 and life enrichment activities all aimed towards
15 improving the resident's quality of life and their
16 ability to thrive physically, mental, emotionally.

17 Essentially, if you could think of it
18 this way, the goal of this project is to provide
19 for this neurodiverse population what Engel
20 Burman's Bristol brand of assisted living
21 communities provides to the aging population.

22 And a tremendous amount of effort and
23 coordination and outreach went into this plan of
24 development for the project. And as part of that
25 process, we learned a lot. And not surprising, we

1 learned that there's many local families right here
2 in the Town of Oyster Bay that are affected by this
3 problem -- the housing for neurodiverse and IDD
4 adults, and they'd benefit greatly from having this
5 state-of-the-art facility, highly amenitized
6 facility, dedicated to caring and catering to their
7 loved ones' special needs. Some of these
8 individuals are here today, and they'll speak in
9 support about their own experiences, but there are
10 many families who need this type of housing and
11 help.

12 We also engaged in a very rigorous
13 review process with the Town, different Town
14 departments -- Environmental Review, Planning and
15 Development -- to make sure that this development
16 would meet the Town's Special Permit and Site Plan
17 criteria, and that it would be harmonious with the
18 surrounding area and the existing pattern of
19 development in the area.

20 So one example of this -- of the back
21 and forth of the feedback -- and some of the
22 changes we made to this plan was, originally, the
23 initial version of this community was a three-story
24 building, 35 feet high, with 79 units. It was a
25 much larger building. We met with the Town, we

1 spoke to them, we significantly scaled it down to
2 create the application before you today, which is,
3 essentially, the minimum size and scope that we
4 need to staff and to operate it to make it an
5 economically viable project.

6 So the present application before you
7 seeks the approval of a two-story building with a
8 basement, having a building footprint of
9 approximately 23,000-square-feet, total gross floor
10 area of approximately 45,000-square-feet. The
11 building would be 30 feet in height, comply with
12 the underlying zoning, it will have 49 units -- 29
13 one-bedrooms and 20 two-bedroom units -- the plan
14 complies with height, number of stories as well as
15 the parking requirements in the Town Code, and it
16 represents, as I said, the minimum size we need to
17 make it a financially viable project and for the
18 community to sustain itself. It will also have a
19 number of very high-end luxury amenities, which our
20 architect will discuss in more detail in a few
21 moments.

22 But a couple of important housekeeping
23 notes that I want to address and clarify for the
24 record and everybody here. The way this project
25 was noticed, the public notice that the Board

1 adopted, and that we mailed to the neighbors within
2 the radius, it stated that the project was a
3 two-story, 70,000-square-foot building. I just
4 want to clarify that. What we're actually
5 proposing is a two-story, 45,313-square-foot
6 building. That's the gross floor area encompassing
7 this project.

8 COUNCILMAN IMBROTO: Why did the notice
9 say 70,000?

10 MR. CAPPADORA: It was an error that by
11 the time we had to get the notice out, if you
12 include the basement area, it would be
13 70,000-square-feet of construction space, but if
14 you are looking at the project, and you'll see from
15 the renderings and elevations, what you're seeing
16 is a two-story building not dissimilar from
17 attached townhouses that a condominium community
18 would have. Very similar in nature to that, and
19 there's a basement, which was inadvertently
20 included to make it seem like the bulk of the
21 building will not appear as a 70,000-square-foot
22 building, which is the way it was noticed and
23 people had concerns about, so I just wanted to
24 clarify that.

25 What you're going to see is a

1 two-story, 45,000-square-foot building with a
2 basement, and you'll see more about the rendering
3 and the design shortly.

4 Another --

5 COUNCILMAN IMBROTO: Hold on.

6 Why was the basement square-footage
7 included?

8 What's going to be in the basement?

9 What's the basement used for?

10 MR. CAPPADORA: The basement -- the
11 basement -- we'll go through the floor plans. The
12 basement is going to have some storage space, some
13 units will be down there, but basement and cellar
14 space is excluded from the Town. In the Town
15 Code's definition, it's excluded from gross floor
16 area, basement and cellar space.

17 And I bring it up because the bulk of
18 the building is important. If people are looking
19 at a building that's 70,000-square-feet, that's
20 much -- from the street line and from what they're
21 seeing, it's very different than what we're
22 proposing, which is a 45,000-square-foot building.

23 COUNCILMAN IMBROTO: Okay, so it's
24 really 70,000, but because of the way that it's
25 calculated in the Code, you're now saying it's

1 45,000 or 40,000?

2 MR. CAPPADORA: I'm saying that under
3 the Code's calculation, it's a 45,313-square-foot
4 gross floor area.

5 COUNCILMAN IMBROTO: But there may be
6 units in the basement?

7 MR. CAPPADORA: Yes.

8 COUNCILMAN IMBROTO: Okay.

9 So shouldn't that be included in the
10 square footage?

11 MR. CAPPADORA: Not based on the Town
12 Code's definition of basement and cellar.

13 COUNCILMAN IMBROTO: Okay.

14 SUPERVISOR SALADINO: Excuse me, you
15 said there were 29 one-bedroom units and how many
16 other?

17 MR. CAPPADORA: Twenty two-bedroom
18 units.

19 SUPERVISOR SALADINO: Twenty
20 two-bedroom.

21 MR. CAPPADORA: Right.

22 SUPERVISOR SALADINO: Thank you.

23 MR. CAPPADORA: Another concern we
24 heard a lot about from the community was about
25 traffic. We heard from a lot of folks that had a

1 lot of concern about traffic.

2 We have our traffic consultant here,
3 Bob Eschbacher, who will speak more to this, and
4 you'll hear more detailed testimony, but there was
5 a lot of concern that there would be a tremendous
6 amount of traffic generated by this site, which
7 isn't true, and we went through a very detailed and
8 thorough transportation impact analysis with the
9 Town's staff, who also reviewed our work, and
10 everybody concurred and agreed that it will have a
11 negligible impact on traffic. I'm not going to
12 speak to all those points. I'm just going to raise
13 a few points that I think are important to note
14 regarding traffic and trip generation.

15 So, first, we only anticipate a handful
16 of residents will be able to drive. The vast
17 majority will not have cars, and they won't drive.

18 The community will maintain a shuttle
19 bus to transport residents to and from recreational
20 activities that are off-premises, that we'll
21 schedule as part of the community.

22 In terms of staff, there will be four
23 to five employees staffed by the community at any
24 given time.

25 In addition, residents may have

1 individual aides that they hire, to come and help
2 them with their specific needs, that come and go at
3 different times of the day.

4 So based on all of that, and based on
5 the traffic analysis that was done, there would be
6 less than 30 trips generated at peak hours in the
7 a.m. and p.m. weekdays -- less than 30 trips per
8 hour -- and slightly more, 35 trips, on a Saturday
9 peak hour.

10 So what does that equate to?

11 If you look at where the property is
12 situated, the traffic will be disbursed.
13 Approximately, one-third will be from people who go
14 on and off of Piquets. Some people will go east on
15 Woodbury Road. Some people will go west on
16 Woodbury Road. So the traffic will be disbursed.
17 It won't all be going in and out of one roadway.

18 What it equates to --

19 COUNCILMAN IMBROTO: How many employees
20 do you anticipate in the facility?

21 MR. CAPPADORA: No more than a handful
22 will be employed on-hand on any given shift, but
23 the individual residents can hire aides that can
24 come and help them, either take them to work --

25 COUNCILMAN IMBROTO: So what's a

1 handful that are going to be employed directly?

2 MR. CAPPADORA: So the management
3 company that we're going to partner with will have,
4 and I'll get into this further on, but there'll be,
5 like, a concierge that can help them get in touch
6 with people that they need services from, there'll
7 be a recreation coordinator, there'll be a 24/7
8 concierge staffing the facility, but residents will
9 also have the ability to hire their own aides to
10 help them in their own units. Help them with their
11 daily, personal --

12 COUNCILMAN IMBROTO: And given the
13 anticipated population, do you expect that every
14 resident will have their own aide?

15 MR. CAPPADORA: Unknown. It's
16 possibly, maybe not though. We don't think that --

17 COUNCILMAN IMBROTO: It's conceivable
18 that every resident would have their own aide.

19 MR. CAPPADORA: They wouldn't -- even
20 if they -- I don't know if it's conceivable they
21 would have their own aide, but I know that a lot of
22 them will, actually, be independent enough to go to
23 work and either get a ride, find a way to get to
24 work with an aide picking them up. They won't be
25 staying there all day to help them. It might be in

1 the evenings to help with getting their
2 medications, it might be to help them clean their
3 room, it might be to help them do their bills or to
4 help them with making medical appointments. It's
5 not an all-day sort of situation.

6 COUNCILMAN IMBROTO: And whether the
7 resident, him or herself, is driving, are you
8 anticipating that each resident will be going to
9 work in some fashion?

10 MR. CAPPADORA: The ones that are
11 independent enough and can hold down employment.
12 We will be having programs -- outreach programs --
13 to help them and vocational training to help them
14 secure jobs they don't already have, but we do
15 anticipate many of them having some sort of job
16 that takes them out of the community during the day
17 to go work.

18 COUNCILMAN IMBROTO: Okay. I'm sorry
19 to throw you off.

20 MR. CAPPADORA: Oh, no problem.

21 Any other question?

22 COUNCILMAN IMBROTO: I'm just looking
23 at the basement floor plan. It seems like there's
24 quite a number of units in the basement along with
25 a cinema, an arts and crafts center --

1 MR. CAPPADORA: There's a lot of
2 amenities.

3 COUNCILMAN IMBROTO: -- demonstration
4 kitchen, gym.

5 SUPERVISOR SALADINO: How many units in
6 the basement?

7 MR. CAPPADORA: Eight units.

8 COUNCILMAN IMBROTO: There's eight
9 units, two of them being two-bedroom units, so
10 there's at least 10 units in the basement out of
11 the 39.

12 MR. CAPPADORA: I believe there's
13 eight, but I'll let our architect confirm that when
14 we go through the plans.

15 COUNCILMAN IMBROTO: It's eight units
16 and two of them are two-bedroom units.

17 MR. CAPPADORA: Okay.

18 COUNCILMAN IMBROTO: As well as a gym,
19 a cinema, a kitchen.

20 MR. CAPPADORA: Right.

21 There's a whole suite of amenities that
22 I wasn't going to go through right at this moment,
23 but there's a ton of them, but point taken. We're
24 going to get to that.

25 COUNCILMAN IMBROTO: I'll stop and let

1 you continue.

2 MR. CAPPADORA: Sure.

3 So, on the traffic, what it boils down
4 to is there will be, essentially, one extra car on
5 the road every five to eight minutes on Piquets and
6 Woodbury Road. It's negligible impact. It's less
7 -- significantly less than a one percent increase
8 of existing levels of traffic on these roadways.

9 And also I just want to note that the
10 majority of the trips generated, we anticipate to
11 be onto Woodbury Road. It's a bigger road, and you
12 can go east and west on that road, and we did --
13 it's a Nassau County road -- Woodbury Road -- and
14 we have -- we've already applied and received
15 conditional approval from Nassau County DPW under
16 their jurisdiction, 239F, General Municipal Law, so
17 they were satisfied with what we were providing at
18 the site and with what it will generate and how
19 we're going to accommodate traffic.

20 COUNCILMAN IMBROTO: Do you still have
21 a pending application before Nassau County of any
22 sort?

23 MR. CAPPADORA: It's conditionally
24 approved based on what happens before the Town
25 Board.

1 COUNCILMAN IMBROTO: Okay.

2 MR. CAPPADORA: Another concern we
3 heard and saw and implemented a change was
4 sidewalks.

5 We tried to make the site more
6 accessible, so along Piquets, we're going to be
7 installing sidewalks to make it connect with the
8 existing sidewalk infrastructure on Woodbury Road,
9 which is already there. Currently, there are no
10 sidewalks on Piquets. We're going to construct
11 sidewalks.

12 So the applicant and our team of
13 professionals, we worked extensively with
14 Environmental Resources, which took a hard look at
15 the project and issued a TEQRA report, which the
16 Board has, I'm sure, seen, has been issued to you
17 guys, and the development would pose -- which
18 stated that the development would pose no
19 significant adverse environmental impacts.

20 It recommended a negative declaration
21 under SEQRA, and I'm just going to quote a small
22 snippet from the TEQRA report that the proposed
23 action would, quote, complement the existing mix of
24 uses in the surrounding area given the presence of
25 relatively dense multi-family residential

1 developments, and would establish a needed
2 residential product that presently does not exist
3 in the Town of Oyster Bay, providing housing and
4 associated services for neurodiverse adults who do
5 not currently have local options to live
6 independently in a community setting.

7 The proposed action would contribute to
8 diversity of housing opportunities available in the
9 Town to accommodate a class of handicapped
10 individuals whose special needs are not all served
11 by the existing housing inventory in the region.

12 Based on the foregoing, it is concluded
13 that the proposed action will not result in
14 significant adverse impacts with respect to land
15 use, and that's from Page 6 of that report.

16 Section 246-5.2 of the Town Code sets
17 forth the Special Use Permit criteria, which allows
18 the Board to consider uses that are not currently
19 addressed in the Code specifically, as long as such
20 uses are, quote, of the same character as other
21 permitted uses in the district, and such use will
22 not be detrimental to the district. That's the
23 criteria the Board has to consider.

24 This proposed use would provide for
25 residential use in a residentially zoned district

1 in a neighborhood that contains several existing
2 multi-family residential communities, condominium
3 communities as well as, as I mentioned before,
4 recreational uses -- there's a swim club to the
5 north; agricultural use -- Meyer Farm; there's
6 religious uses -- there's churches across the
7 street; commercial office parks further down the
8 block. A lot is going on within the general area.
9 Different uses, different variety.

10 The proposed development would advance
11 the stated purpose of the residential districts in
12 the zoning code, which is to, quote, achieve a
13 balance to an array of housing types, and would
14 accomplish this goal in a manner that's consistent
15 with the existing pattern of development in the
16 area.

17 If the relief sought herein is granted,
18 the applicant will promptly proceed to the Zoning
19 Board for ancillary variance relief we need as part
20 of our application, all of which is really a
21 function of the use that's being sought.

22 COUNCILMAN IMBROTO: What's the
23 variance that you need?

24 MR. CAPPADORA: The variances would be
25 for the number of units, the max building coverage,

1 and total gross floor area.

2 COUNCILMAN IMBROTO: And is that for
3 the 45,000 or the 70,000?

4 MR. CAPPADORA: For the 45.

5 COUNCILMAN IMBROTO: Okay.

6 So even the 45 needs a variance?

7 MR. CAPPADORA: Yes.

8 So I mentioned earlier that we're going
9 to partner with a not-for-profit. Community
10 Mainstreaming Associates is a Long Island-based
11 not-for-profit organization that's committed to
12 helping individuals who have a range of
13 intellectual and developmental disabilities lead
14 more meaningful and productive lives within their
15 communities. They dedicate themselves to honoring
16 individual preferences, skills, and talents, and
17 they work to create innovative programs that
18 address the evolving needs of the IDD neurodiverse
19 community.

20 Their works shows that many of these
21 individuals can live fairly independent lives with
22 some minimal supports in areas such as budgeting,
23 paying bills, scheduling and attending medical
24 appointments, finding employment, and helping with
25 social interaction and opportunities.

1 In New York State, the demand for
2 housing for adults with neurodiversity is
3 tremendous. The demand vastly exceeds the housing
4 opportunities that are built and available.
5 There's over 10,000 adults on the, quote,
6 "residential request list" from New York State
7 looking for immediate housing, and there's many
8 more in addition to that searching for housing on
9 their own. So it's obviously a tremendous need.

10 The plan is for -- our plan is for
11 Community Mainstreaming to manage and provide
12 oversight for the community. There will be a site
13 coordinator who will act as a concierge to assist
14 people in linking up supports they need and
15 services they need. If residents need assistance
16 calling for transportation, hiring a job coach,
17 finding a doctor, the concierge can assist that
18 person and their families.

19 The facility will also have a full-time
20 recreation coordinator who will plan activities,
21 social programs for the residents. There will be
22 things like game nights, cooking lessons, arts and
23 crafts, trips to the pool, and Community
24 Mainstreaming will provide staff to monitor the
25 building 24/7.

1 So this is a "for sale" condo structure
2 that we're proposing. It will provide the sort of
3 permanence, control, and safety that residents,
4 family members need and desire for their loved
5 ones. So there would be a homeowners' association
6 as part of the development into which dues are
7 paid, and it will fund the operation, staffing and
8 management costs of the community.

9 This is opposed to what many
10 neurodiverse adults have to do now is they'll find
11 a place to rent, an apartment within an existing
12 rental community. Rents can change. They can go
13 dramatically up, properties can be sold and
14 redeveloped, and it leaves them having to find new
15 housing, and it becomes a difficult situation.

16 So this will be different in that the
17 residents will have an ownership equity interest in
18 the community and more control over their
19 community.

20 So that's the overview of the site.
21 I'd like to hand it over to our architect to
22 discuss more in depth the building and the floor
23 plans and elevation, and that's David Mammina,
24 unless the Board has --

25 COUNCILMAN IMBROTO: Mr. Cappadora,

1 what is the permitted gross floor area in this
2 zone?

3 MR. CAPPADORA: The permitted gross
4 floor area in an R1-1A District is a sliding scale
5 based on the size of the property. I'd have to
6 look at the zoning chart to see exactly what the
7 max gross floor area permitted --

8 COUNCILMAN IMBROTO: If you could just
9 get me the number --

10 MR. CAPPADORA: Yeah.

11 COUNCILMAN IMBROTO: -- because you're
12 going for a variance for the 45. I just want to
13 know what you wouldn't need a variance for.

14 MR. CAPPADORA: Sure. I'll get that.

15 COUNCILMAN IMBROTO: Like, could you
16 get it today?

17 You don't have to get it right now. At
18 some time today.

19 MR. CAPPADORA: We'll get it to you, no
20 problem. We'll get back to you. I don't want to
21 delay.

22 MR. MAMMINA: Good afternoon,
23 Mr. Supervisor, Councilwomen and men.

24 David Mammina. I am the architect for
25 H2M for this project. I'm the Vice President of

1 senior housing for the company.

2 What I do have, but it sounds like,
3 maybe, you might have it already, I do have a
4 packet of what we will be looking at.

5 COUNCILMAN IMBROTO: Yes, please
6 distribute it.

7 MR. MAMMINA: Okay.

8 (Whereupon, documentation was presented
9 to Town Clerk LaMarca who presented it to the Board
10 for perusal.)

11 MR. MAMMINA: And any other questions
12 just that I would ask in terms of the boards that I
13 have, I don't know, normally, I'll face the Town
14 Board --

15 COUNCILMAN IMBROTO: We prefer that you
16 face the audience.

17 MR. MAMMINA: -- but I have no problem
18 facing the audience as well, you know, and,
19 certainly, I understand that, and just in the
20 interest of time, I'm going to present the site
21 drawings that were done by Bohler Engineering, but
22 we do have Dale Koch here, who's the engineer from
23 Bohler, and if there are any questions that you
24 might have for him that go beyond the presentation
25 that I'll make, he is available. So I'm going to

1 slide this.

2 (Whereupon, the easel with the
3 architectural exhibits was moved to face the
4 audience.)

5 MR. MAMMINA: I usually speak loud, so,
6 hopefully, there's no problem hearing me.

7 The site that was presented already is
8 at the intersection of Piquets Lane and Woodbury
9 Road, and I'm not going to go back through what was
10 already put onto the record except in generality.

11 We do have in here (indicating) the
12 satellite view off of Google Maps. I'm sure
13 everybody is familiar with the surrounding area,
14 but as was said, directly to the north of the site
15 is the tennis and pool club (indicating) and then
16 directly to the east is the condo development in
17 here (indicating). We overlap by one unit in that
18 area. I'll talk just a little bit more about that.

19 Meyers Farm is across the street
20 (indicating), and then to the south we have the
21 housing that's on the property of the church
22 (indicating).

23 In terms of the site itself, and we'll
24 look directly at the egress and to the ingress to
25 the site, but, you know, there are two points that

1 are one on the western side (indicating), and one
2 on the southern side (indicating), but in order to
3 make this site, essentially, flat, a lot of this
4 site is being excavated out (indicating), so that
5 when we look at this corner that is in here
6 (indicating), there's a 10-foot difference in
7 elevation from there (indicating), meaning that
8 this area on the site (indicating) is 10-feet lower
9 than the adjacent area.

10 COUNCILMAN IMBROTO: I'm sorry, is
11 there a way you can hold it so we can see and the
12 audience can also see?

13 MR. MAMMINA: Okay. You tell me when.

14 COUNCILMAN IMBROTO: Like where it was
15 when we first had the conversation.

16 MR. MAMMINA: Oh, okay. I can move it
17 all the way back here.

18 (Whereupon, the easel with the
19 architectural exhibits was moved to face both the
20 Board members and the audience.)

21 SUPERVISOR SALADINO: Thank you.

22 MR. MAMMINA: So I'll just take a
23 minute and, I'm sure, again, everybody is familiar
24 with the site. Piquets Lane (indicating), Woodbury
25 Road (indicating), tennis club (indicating), condos

1 (indicating), and you'll see on another drawing the
2 ingress and egress from the site to move back as
3 far as possible from the intersection of Woodbury
4 Road and Piquets (indicating) and both the western
5 entrance point (indicating) and the southern
6 (indicating). The condos that are then to the east
7 (indicating).

8 What I was saying is that, essentially,
9 we're flattening out the site. This site is up
10 higher (indicating), we're dropping it down. In
11 this corner right here (indicating), there's a
12 10-foot difference between the ground that
13 currently exists, the grade, and what the grade
14 will be when the building is done. I want to wait
15 for the landscape plan on that as well.

16 Okay, so when we're looking at the
17 rendered site plan, which gives us a much bigger
18 view of that, we see, again, the tennis courts up
19 there (indicating), Piquets Lane (indicating),
20 we've got Woodbury Road that comes across in here
21 (indicating). So one of the entrances and egresses
22 is here on Piquets Lane (indicating), as I said,
23 very remote from the corner, about as far as we
24 could go, and then along Woodbury Road, we have an
25 entrance (indicating) and then egress in there is a

1 right turn only (indicating) so that we're not
2 crossing Woodbury Road to make a right turn or a
3 left. The traffic would have to go up to the
4 corner (indicating), which is an intersection with
5 a light that is there (indicating).

6 So what I was just saying is that the
7 condos that are in here (indicating), at this
8 southern-most point of the condos, between the
9 grade that exist here now and what will be there
10 after the proposed project is constructed, this is
11 10-feet lower than the adjacent ground (indicating)
12 so that there would be a maximum height of 30
13 feet -- 20 feet of that would show -- which is
14 about the size of a house.

15 In addition to that, if you were to
16 visit any of the Engel Burman sites, you would see
17 that the landscaping is something that is very
18 important. There's a project right at 106/107 that
19 was finished up, I guess, about a year and a half
20 ago, but what I would like to say, not meaning
21 anything negative about Home Depot, but their
22 landscaping is not bought at Home Depot, you know.

23 These trees that you would see from the
24 schedule, I mean, these are going to come in at six
25 to eight-feet high, you know, these will grow to

1 12-feet, everything is fully irrigated.

2 When I show the rendering of the
3 building, the rendering of the building, you know,
4 is taken right through these two trees in here
5 (indicating), and with computer-aided drawing now,
6 what you see is what you're going to see. So
7 that's going to show the front of the building that
8 you would see from Woodbury Road.

9 The building footprint in here
10 (indicating) is 23,199-square-feet. So of the
11 1.7-acres, if we were in a helicopter looking down
12 on the ground, we're going to see 21,000 feet and
13 change in there (indicating). The first floor is
14 the biggest floor.

15 So when you're looking, again, at the
16 drawings, you're looking at the floor. That
17 above-grade area is 45,000; the basement is 24,767;
18 there are 49 bedrooms in here (indicating) -- call
19 them apartments even -- and eight of those are down
20 at that lower level. This is a courtyard
21 (indicating) that's in that lower level. So these
22 are our apartments (indicating) that look directly
23 out. They're on an amenity space that would be
24 developed. Right now, this drawing is showing a
25 half-court basketball court. It's showing a

1 pickleball court. You know, my feeling is, you
2 know, when this is fully developed by the landscape
3 architect, you know, that will be a strong amenity
4 space.

5 What else is important to consider is
6 here (indicating) is that these are, for all
7 intents and purposes, if you take a look at the
8 architectural plans that we'll come to, they're
9 apartments. They've got kitchens in them, they've
10 got a living room, dining room -- dining area,
11 bedroom like any apartment that you would see.

12 There's no big dining rooms in here
13 (indicating). People will be cooking for
14 themselves. There's a washer/dryer that's in each
15 one of these units, so these are people that are
16 capable of using an apartment themselves.

17 There's a demonstration kitchen, as
18 Councilman Imbroto said, but that's more like -- we
19 put those into many, many different facilities now
20 where it's kind of set up like a cooking show, you
21 know, where one of the chefs is there, and he's
22 demonstrating, you know, something, there's tasting
23 and all. It's just -- it's another one of the
24 amenities that we'll come to when we look at the
25 basement area.

1 But, again, the important thing to
2 remember is that this courtyard (indicating) is
3 down below the first floor. So it's got full
4 sunlight and activity space, you know, in there in
5 a cloistered area, and we take advantage, you know,
6 of the site in that way.

7 The entrance is directly along Woodbury
8 Road (indicating) set back from that, and you'll
9 see that in the rendering, and you'll see that
10 landscaping that runs around the entire parcel in
11 there, and, you know, we'll screen that very
12 substantially.

13 We've got our parking as we come in
14 along Woodbury Road and Piquets (indicating). It's
15 what we call a double loaded corridor. There will
16 be a van that will be able to take residents
17 shopping somewhere, you know, out to the beach,
18 whatever activities they may do on a weekend or any
19 other activity time, and, as I said, you'll see
20 that front elevation, you'll see another side
21 elevation.

22 Architecturally, it's going to be a
23 very nice product, you know, and you'll see all of
24 that, so I'm going to flip to the next board, which
25 I'm going to turn over. Let me put this board back

1 up for one more moment so I don't leave anything
2 out.

3 Any deliveries coming into the building
4 come in right here off of Piquets (indicating), and
5 they back right into there (indicating). This area
6 where there would be any kind of service drop off
7 would be right in this area here (indicating).
8 There's a compactor there (indicating). That's a
9 refrigerated compactor so you don't get any --
10 there are no odors that come out of that, and those
11 would be regular pickups that are done. I couldn't
12 tell how many a week, per se, but I'm sure we can
13 get that for you.

14 So, again, this is down from the
15 adjacent grade (indicating) and, you know, it's a
16 back in -- come in (indicating), pull that way
17 (indicating), they back up like that (indicating),
18 we've all seen trucks that do that. These are not
19 tractor-trailers. These are box trucks, these are
20 vans. There aren't big food deliveries.

21 They do laundry, you know, in-house.
22 As I said, every unit has its own washer and dryer.
23 There are -- there is a laundry area in there
24 (indicating) where sheets could be done and, you
25 know, that sort of thing for the residents.

1 COUNCILMAN IMBROTO: All the dropoffs
2 are off of Piquets Lane?

3 MR. MAMMINA: A hundred percent.

4 COUNCILMAN IMBROTO: Which is one lane
5 in each direction, right?

6 MR. MAMMINA: One lane in each
7 direction. Come in, back in, come out, pull out
8 (demonstrating), so it's an in and out on that,
9 and, as I said, this is not the type of facility
10 that's receiving constant deliveries.

11 These are -- when we look at the
12 apartments, you'll see that they're, essentially,
13 independent living what's there, and, you know,
14 while I'm not the operator of these, you know, I
15 would think it's fair to say that, yes, in the
16 two-bedroom units, some people could have an aide.

17 There is currently a facility that was
18 visited by the managing company, and the second
19 bedroom was just so that someone could have a
20 guest, you know, over for a weekend or whatever, so
21 the uses, you know, it's very diverse in and of
22 itself.

23 So this is the engineer site drawing,
24 you know, which I bring up, you know, just as
25 information. On here, it does have all the Zoning

1 information (indicating), you have the parking
2 listed here (indicating), and it shows the grading
3 and drainage, you know, in terms of what I was
4 talking about, you know, in terms of the heights,
5 and we do have Dale Koch, who is here from Bohler
6 Engineering, you know, and can answer any questions
7 regarding that, and, as I said, in the interest of
8 time, you know, we're trying to not repeat each
9 other. I'm going to turn this over.

10 Essentially, this is a detail
11 landscaping plan. It's a landscaping schedule --
12 the things on here, and, as I said, the front
13 entrance is here (indicating), and the view of the
14 rendering is going to be directly between those two
15 trees (indicating), which you'll see.

16 You know, again, here, our entrance
17 coming in (indicating), you have for the deliveries
18 (indicating), and, you know, it's an in and out.
19 So they pull in very easily (indicating), they back
20 up, they come this way (indicating), and they pull
21 out. So it's a very minimal amount of traffic
22 that's going onto Piquets Lane from there.

23 So the rendering, I think, it's not a
24 pretty picture like we used to get in the olden
25 days where, you know, it would be filled in with

1 all kinds of things you're never going to see there
2 on the site.

3 This is what you're going to see on the
4 site. This is the view. Those are the two trees
5 (indicating); these are the landscaping elements
6 that have been designed; here's the green
7 (indicating) that's in front of it; the grass that
8 you see in there and the plantings. This is the
9 parking (indicating); that is the front entrance
10 (indicating); this is the proposed architecture put
11 up in here (indicating).

12 As the architect, I'd like to say, yes,
13 I think it's beautiful, and we gave it a scale of a
14 house. You know, we've done a lot of the, kind of,
15 Victorian elements of things that you're seeing in
16 houses that are being built all through the Syosset
17 area and, you know, all within that neighborhood.

18 So we break the elevation up a lot, you
19 know, it's not a flat wall that we're looking at.
20 The other elevations will have that same level of
21 interest.

22 So, again, without trying to get too
23 redundant, I'll answer as many questions as you
24 would like.

25 First floor entrance is right here in

1 the center (indicating). There's an administrative
2 area that's right behind it (indicating). It's
3 small, that's all that we need.

4 As you see, the unit distribution
5 that's on the right-hand side (indicating). The
6 first floor, if you go to the right-hand column,
7 has 18 units on it; the second floor has 23; the
8 lower level has 8. So when we look at the, you
9 know, this center (indicating), on one side of it
10 -- this is a community, and the people, again, have
11 their own apartments.

12 You see them down on the bottom
13 (indicating). These would be market rate
14 apartments in terms of their size and their
15 amenities. You can see the kitchen is in there and
16 the island (indicating) and the bath and the
17 bedroom and, you know, all of those same things
18 that you would get.

19 And within those, there is a recreation
20 space, you know, that's in here (indicating). You
21 can see this, kind of, semi-circle there
22 (indicating). There may be a TV on the wall just
23 like you have in your house, ping-pong table or a
24 pool table, whatever it might end up being. You
25 know, there's seating in here (indicating) where

1 people can play card games, they could play board
2 games, whatever they would like -- encouraging
3 because it is a community, you know, those kinds of
4 activities, you know, that you would have.

5 Same thing is mirrored on the other
6 side. So you're going to see that, essentially,
7 it's split up into four areas like this
8 (indicating). The entire building and then the
9 lower level.

10 So the deliveries would come into this
11 point in here (indicating). It's got a service
12 elevator. You can see this is not some gigantic
13 space where we're going to be receiving deliveries
14 of food and laundry and other things that would be
15 used within the daily operation of a healthcare
16 facility. This is a community in here.

17 So, essentially, we have a little
18 receiving office (indicating), there's a tiny
19 little storage area (indicating), and then that
20 service elevator it can go down to the basement, it
21 can go up to the upper floors as well.

22 So let's come to the basement that we
23 were talking about. So that service elevator comes
24 down to that center part of the building
25 (indicating).

1 So, essentially, this outer area in
2 here (indicating) are what we call back of house
3 spaces. So in there we just labeled as back of
4 house, back of house. We've got a staff lounge in
5 there (indicating). You can see it's very small.

6 We've got storage space so that if
7 residents come with their own furniture and they
8 need something that's going to be stored, whatever,
9 there's storage space that's available in here
10 (indicating).

11 We have some utility rooms in here
12 (indicating), and then along the exterior part that
13 faces onto the courtyard in there (indicating).
14 Councilman was correct in terms of his count,
15 there's a one-bedroom unit (indicating), a
16 one-bedroom unit (indicating), a one-bedroom unit
17 (indicating), a one-bedroom unit (indicating),
18 one-bedroom (indicating), one-bedroom (indicating),
19 two-bedroom (indicating), two-bedroom (indicating).
20 So you've got eight units, you know, on that lower
21 floor.

22 In addition to that, there's an
23 activity space down here (indicating) with a little
24 counter there where drinks could be or, you know,
25 that sort of thing, some food served, and then we

1 do have that demonstration kitchen (indicating), we
2 do have a wellness center in there (indicating), a
3 cinema (indicating), arts and crafts (indicating).

4 This we call a performing arts center
5 (indicating) where there are different activities
6 that can be done in there. There can be dances,
7 you know, they bring in some music, that sort of
8 thing, and then we have a fitness center in here
9 (indicating).

10 So the pod concept, you'll see it here
11 as well. Again, we had it on the first floor where
12 we have a pod (indicating), we have a pod here
13 (indicating), community pod here (indicating), and
14 then on -- in the lower level, we have a community
15 pod that wraps around (indicating), and then on the
16 second floor, we have a mirror pod on one side of
17 the building (indicating), on the other side of the
18 building (indicating).

19 So the real focus is the community
20 portion, the community concept of the design and
21 where they have complete independence within their
22 units, yet, at the same time, they can socialize in
23 the same way you would in your living room or a
24 space that you might then utilize as a group.

25 This is just a roof plan (indicating),

1 technical, not necessary. These are elevations of
2 the building to show that all of the sides are the
3 same. You saw the color one, so, again, I don't
4 want to go on. I could talk about what I do for
5 living all day long. I'll stop.

6 If there are any questions or anything
7 else that comes up, I'll make myself available.

8 Thank you.

9 COUNCILMAN IMBROTO: I have a couple of
10 questions about the operations.

11 Do you have someone who's going to
12 address that?

13 MR. CAPPADORA: I can try and address
14 that if you want now, or if you want to hold them
15 to the end, we can talk after the traffic and the
16 other experts speak, but if you want to go through
17 it.

18 COUNCILMAN IMBROTO: This is a
19 neurodiverse community, but it's going to be condos
20 that people are going to buy?

21 MR. CAPPADORA: Correct. For sale.

22 COUNCILMAN IMBROTO: Is there going to
23 be some sort of requirement that they show that
24 they are neurodiverse?

25 How is that defined?

1 MR. CAPPADORA: There will be an
2 offering plan. An offering plan regulates how the
3 condominium community operates, and who's living
4 there, similar to when we built Seasons, and we
5 have 55 and older communities that are built as for
6 sale condominiums.

7 We have offering plans, we have
8 homeowners' associations, which regulate the
9 activities of the community, the rules of the
10 community, and, obviously, there will be special
11 services and management provided for this specific
12 population, which those other communities wouldn't,
13 obviously, have.

14 COUNCILMAN IMBROTO: So how will that
15 be defined, how will that be documented?

16 SUPERVISOR SALADINO: How will they
17 qualify to buy one of the condos?

18 MR. CAPPADORA: Without -- we're
19 determining how that's going to work. We don't
20 want to run afoul of any discriminatory laws or
21 fair housing issues, but we give an illustrative
22 list of people we're going to target, people who
23 would look and benefit, and you'll hear from some
24 of them today as well, but --

25 SUPERVISOR SALADINO: Will you resemble

1 a plan that's already in place by another facility?

2 MR. CAPPADORA: So there are, as I
3 said, not many examples in the local area, but we
4 have seen very successful iterations of these types
5 of projects elsewhere in the country. We've seen
6 them in Texas. There's one in Arizona.

7 COUNCILMAN IMBROTO: Is it legal in
8 New York State to limit the population to
9 neurodiverse individuals?

10 MR. CAPPADORA: It is legal?

11 COUNCILMAN IMBROTO: Yeah.

12 Can you?

13 MR. CAPPADORA: We don't believe it's
14 illegal to do that.

15 COUNCILMAN IMBROTO: Okay.

16 You mentioned you don't want to run
17 afoul of any discrimination laws --

18 MR. CAPPADORA: Right.

19 COUNCILMAN IMBROTO: -- so would you
20 elaborate on that?

21 MR. CAPPADORA: Well, we don't want to
22 define exactly what, you know, conditions and
23 disabilities that would qualify or not qualify.
24 There may be something that we leave out
25 inadvertently discriminating against someone who

1 has a condition that not accounted for.

2 COUNCILMAN IMBROTO: At some point, are
3 you going to define those conditions?

4 MR. CAPPADORA: It's a difficult thing
5 to define, but we're working to try and tailor it
6 to the specific -- neurodiverse can encompass a lot
7 of different conditions and disorders, so, it's not
8 always an easy definition to make sure -- it's hard
9 to -- you don't want to exclude anyone, is really
10 the concern.

11 SUPERVISOR SALADINO: We understand
12 that, we appreciate it, but to Mr. Imbroto's
13 question, would you need to determine who would be
14 living there in an effort to fully calculate out
15 your business plan?

16 MR. CAPPADORA: We would -- we're
17 targeting individuals who need the services that
18 we're going to market that are going to be unique
19 to this population.

20 COUNCILMAN IMBROTO: What services are
21 actually being provided here?

22 MR. CAPPADORA: Well, the 24-hour
23 concierge services, providing recreational
24 services, vocational training services. A lot of
25 the amenities are geared to help this type of

1 population and --

2 COUNCILMAN IMBROTO: It seems to me
3 like they are amenities that would be helpful to
4 anybody and anything specific to the neurodiverse
5 population would be somebody hiring their own aide
6 from what you're saying.

7 MR. CAPPADORA: Well that -- yes. The
8 individuals would hire their own aide because
9 that's a personal choice that they can make to hire
10 an aide and help them with their specific needs.
11 Maybe someone they've worked with for many years.

12 COUNCILMAN IMBROTO: Is the facility
13 providing meals?

14 MR. CAPPADORA: We're not providing
15 meals. We're not providing a commercial kitchen
16 that's going to provide meals for the residents on
17 a daily basis.

18 COUNCILMAN IMBROTO: So the facility is
19 not providing meals, it's not providing healthcare,
20 it's not providing any aid or assistance to the
21 individual residents other than a concierge?

22 MR. CAPPADORA: Not medical or meals.

23 SUPERVISOR SALADINO: Behavioral
24 health?

25 MR. CAPPADORA: Yeah, there will be

1 socialization services like that that will be
2 on-site. Many of them will have appointments
3 outside the facility as well. We're not -- it's
4 not a medical facility. Essentially, it's a
5 residential community.

6 COUNCILMAN IMBROTO: It's not even an
7 assisted living type of facility, correct?

8 MR. CAPPADORA: No. It's not really
9 assist living in that it's not providing any
10 medical, nursing or doctors coming to the site to
11 visit with these residents. It's more --

12 COUNCILMAN IMBROTO: Essentially, it's
13 49 condos that at some point you're going to
14 determine who can live there, who isn't, but you
15 haven't determined that yet, and you can't tell us
16 that?

17 MR. CAPPADORA: It's not that I don't
18 want to tell you; I just don't want to say
19 something that will be incorrect or that will
20 affect --

21 COUNCILMAN IMBROTO: Okay.

22 COUNCILMAN LABRIOLA: Can I jump in?

23 COUNCILMAN IMBROTO: Mm-hmm.

24 COUNCILMAN LABRIOLA: Mr. Cappadora,
25 both former Assemblyman Saladino and myself both

1 served in Albany and we're very familiar with the
2 concept of group homes, community residences,
3 alternative forms of housing for people with
4 disabilities, and I'm just really curious about
5 where does the State Office of People with
6 Developmental Disabilities -- the OPWDD -- where
7 do they fall into regulating this kind of housing?

8 Obviously, it's a vulnerable
9 population. We have all kinds of programs
10 available for adult living because people who age
11 out, I guess as you say, and their parents are
12 getting older, are always seeking a form of housing
13 for their developmentally disabled adult children,
14 and most of this falls under the State regulations,
15 so wouldn't they define who is qualified under the
16 disabilities that you're catering towards when you
17 talk about --

18 MR. CAPPADORA: What we're proposing --

19 COUNCILMAN IMBROTO: It sounds like it
20 goes beyond what's defined by OPWDD.

21 MR. CAPPADORA: From what I understand,
22 and I'm not an expert on this, it's not -- we have
23 our management company, Community Mainstreaming
24 Associates, who are partnering with us to manage,
25 we have the executive director with us. I think

1 she can probably better answer this instead of me
2 fumbling about on it, so I'm going to introduce --

3 COUNCILMAN IMBROTO: That's why I was
4 asking if you had somebody that was going to
5 address that.

6 MR. CAPPADORA: I'll introduce Eileen
7 Egan.

8 MS. EGAN: I can't answer all the
9 questions, but I can answer many of them.

10 COUNCILMAN IMBROTO: Okay.

11 SUPERVISOR SALADINO: Thank you very
12 much.

13 MS. EGAN: So my name is Eileen Egan.
14 I'm the Executive Director of Community
15 Mainstreaming Associates.

16 All right.

17 Where do you want me to start?

18 Go back a couple of questions.

19 COUNCILMAN LABRIOLA: Where does
20 New York State --

21 MS. EGAN: Let me tell you a little bit
22 -- so I can't tell you exactly who is going to be
23 living there because I don't know who is going to
24 choose to live there. I can tell you --

25 COUNCILMAN IMBROTO: Who's eligible?

1 MS. EGAN: That's a good question, too.

2 I'm not certain that you can -- I mean,
3 if somebody like you or me wanted to move in there,
4 I don't know that you can't allow them to.

5 COUNCILMAN IMBROTO: Well, that's sort
6 of my question.

7 MS. EGAN: Yeah. I'm not sure about
8 that, but that's for the lawyers.

9 I know the program I'm familiar with in
10 Phoenix that has a homeowners -- you know, it's
11 condominiums -- they put it out to the general
12 community that if other people want to -- anybody
13 whether they have a disability or not can apply --
14 can not apply -- can purchase a unit in that
15 community, but it's an intentional community that
16 provides some supports.

17 When you say what kind of supports, the
18 supports that we're -- we're, basically, providing
19 a safety net. So the State has changed from
20 providing group homes that are all certified and
21 regulated and managed to what's called
22 self-direction where they have families more
23 involved in -- it's, kind of, unbundling the
24 service.

25 So housing is separate from the

1 services; however, when individuals who are
2 neurodiverse and have some either social
3 awkwardness or some, you know, issues in making
4 good choices that might make them a little
5 vulnerable living in the general community, they
6 often feel isolated and lonely, so what this
7 intentional community is doing is it's providing a
8 place where people can come together socially.

9 There's going to be some activities
10 planned that they can choose to participate in or
11 not. Some of them will work in the community.
12 Some of them are underemployed. We're going to try
13 and help them connect. Some of them may go to a
14 social day program during the day, but it gives
15 them a safety net, and it gives them some
16 opportunities to have a peer group and social
17 opportunities that they wouldn't have if they lived
18 at home with their parents or in an apartment
19 building with people that, you know, they're not
20 with their peers.

21 Does that help a little?

22 COUNCILWOMAN WALSH: I have a question.

23 MS. EGAN: Yeah.

24 COUNCILWOMAN WALSH: Who keeps them
25 safe though?

1 Who keeps them safe if, now, anybody
2 can purchase one of these condos, and they're
3 vulnerable?

4 MS. EGAN: Okay.

5 So that's where we're going to have
6 24-hour staffing. Only a couple of people because,
7 again, each individual has -- if they need staff
8 overnight, they have to hire that person to be in
9 their apartment, but we're going to have somebody
10 on the premises all the time, so if there's an
11 emergency and somebody lives completely
12 independently, but there's a fire, and they come
13 out, we can monitor that. We can also have, like,
14 personal video cameras, and we can monitor that if
15 the family -- usually, there's like a -- some kind
16 of alert. So there will be people there 24-hours a
17 day. We'll have a van driver to take them to the
18 Hicksville train station if they're going --

19 COUNCILMAN IMBROTO: I think what
20 Councilwoman Walsh is asking is you've got a group
21 of highly vulnerable individuals living in a
22 certain space.

23 How do you prevent somebody who,
24 perhaps, would want to prey on somebody like that
25 from moving in and owning in this complex, and how

1 do you protect them if somebody does?

2 MS. EGAN: The only thing I can say is
3 to keep an eye on it, and call the police, but I
4 don't know. I don't know the answer on how do you
5 keep somebody from, you know, how do you keep a
6 pedophile from buying the house next door? I don't
7 know.

8 But we're there. We're there and we're
9 watching. So if they are standing outside trying
10 to get in, we're going to see that when we're
11 walking by, and we're there for the families to
12 call. Families might have a video connection to
13 their vulnerable son or daughter, and they can call
14 mom and dad and say I'm not comfortable, and mom
15 and dad can call the people on-site and say, please
16 check it out.

17 COUNCILMAN IMBROTO: But as far as
18 on-site staff, it's a concierge, essentially, at
19 the front desk?

20 MS. EGAN: Yeah. Well, the concierge
21 is like the coordinator of the staff that will be
22 there. That concierge will make sure that they
23 might have to call their family or call their care
24 coordinator, let them know about services like
25 Medicaid and food stamps, and, you know, this is a

1 person who has experience and knows all the
2 resources in the community for people like this.

3 Then we'll have somebody who plans some
4 of the recreation activities along with the
5 residents there and what they want, and then we'll
6 have people like a driver, and we'll have the
7 people that monitor overnights.

8 COUNCILMAN LABRIOLA: Ms. -- I'm sorry,
9 I didn't catch your last name.

10 MS. EGAN: Egan.

11 COUNCILMAN LABRIOLA: Egan.

12 Ms. Egan, I think where Councilman
13 Imbroto and Councilwoman Walsh, myself, and I'm
14 sure all the Board members are sharing the same
15 feeling right now, in terms of you're mixing
16 populations together -- vulnerable populations --
17 and, I think, one of the big concerns that I'm
18 hearing now is if you're having ADHD people, for
19 instance, who are screened, I guess, for ADHD -- I
20 imagine there's some kind of medical screening that
21 your group, the Community Mainstreaming
22 Association, would, obviously, ask for so that they
23 can come into the housing -- but you're putting --
24 if you put ADHD people in the same structure as a
25 Down syndrome adult, I would imagine that there is

1 a completely different world of care that's needed
2 for a Down syndrome adult. Now, you're saying
3 these people have to be able to live independently,
4 correct, so they -- or with an aide -- is that what
5 I heard from the --

6 MS. EGAN: They have to have the
7 supports available to be able to live. It might be
8 with help.

9 COUNCILMAN LABRIOLA: So if you're a
10 Down syndrome adult, you probably would have an
11 aide with you, correct, I would imagine?

12 MS. EGAN: You --

13 COUNCILMAN LABRIOLA: No, listen, this
14 is what is important, I think, for all of us --

15 MS. EGAN: People with Down syndrome --

16 COUNCILMAN LABRIOLA: -- so then you
17 could have someone who is ADHD, who is really a
18 highly functioning adult in almost every respect,
19 and they could be living next door to a vulnerable
20 person in the apartment building, so that, I think,
21 is what we're saying. So you're saying there's
22 24-hour concierge service.

23 MS. EGAN: Yes.

24 COUNCILMAN LABRIOLA: Is their
25 responsibility, though, to be, I mean, to be

1 monitoring safety?

2 I mean, let's take another step. Let's
3 say an incident happened --

4 COUNCILMAN IMBROTO: In the communal
5 spaces, in the recreation area, in the courtyard --

6 COUNCILMAN LABRIOLA: -- what would you
7 do --

8 COUNCILMAN IMBROTO: -- in the
9 pickleball courts --

10 COUNCILMAN LABRIOLA: -- if there was a
11 violent incident or an attack?

12 What would -- give us a scenario where
13 as, you know, as opposed to, you know, a group home
14 where we have 24-hour care in a group home.

15 How does it work in your facility?

16 And that's, really, what I'd like to
17 hear. A real life example of how you would do it.

18 MS. EGAN: In either one, the police
19 would be called. You know, whether -- and we do
20 operate 24-hour group homes -- this is really an
21 alternative to people just living in a regular
22 apartment building.

23 COUNCILMAN LABRIOLA: But if somebody
24 lived in a group home, and they were deemed later
25 on that they were not socially capable of living

1 with others, you can move them out under the
2 direction of the State, but in this instance, they
3 are, actually, deeded the property. They own the
4 property, so you can't move them out.

5 So if they're not a good fit, what
6 happens to them as an owner?

7 And that really, I think, is a very
8 complex issue for us.

9 MS. EGAN: I would have to consult with
10 legal on what you do when somebody owns a
11 residence. I still think you have to go with the
12 police and the law, and this is just giving them a
13 few supports that they wouldn't have in a normal
14 Fairfield rental apartment building.

15 It's giving them a peer group, and it's
16 giving them some monitoring, some people to touch
17 base with, so they have a little more protection
18 than if they're in a regular apartment building in
19 the community.

20 SUPERVISOR SALADINO: If I may, we do
21 appreciate the fact that you have answered the
22 questions from the Board members as it relates to
23 this.

24 I would like, before we go too far down
25 this road because, obviously, some of our hearing

1 is about the layouts and so forth and listening to
2 our residents, and I would like the opportunity for
3 our Board members to consult with our Town Attorney
4 before we go too deeply into this discussion.

5 But I do thank you very much for
6 answering the questions that the Board members had
7 on this.

8 MS. EGAN: Thank you for asking.

9 MR. CAPPADORA: I would like to now
10 pivot, if we can, for the moment, to traffic and
11 transportation impacts of the project and call up
12 Robert Eschbacher from VHB Engineering.

13 SUPERVISOR SALADINO: Thank you.

14 Good afternoon, Robert.

15 How are you?

16 MR. ESCHBACHER: Good afternoon,
17 Mr. Supervisor.

18 I am fine. Thank you.

19 SUPERVISOR SALADINO: As always, if you
20 would begin by giving us your full name and address
21 for the record.

22 MR. ESCHBACHER: Certainly.

23 My name is Robert Eschbacher, and I
24 work in the Traffic Engineering Division of VHB,
25 located at 100 Motor Parkway in Hauppauge.

1 Good afternoon, Supervisor, and members
2 of the Board.

3 I was retained by Engel Burman to
4 conduct a traffic and parking study of its proposed
5 neurodiverse adult residential community in
6 Woodbury. My study, which was subsequently
7 approved by the Town staff, its outside traffic
8 engineering consultant, and by Nassau County
9 traffic engineering, as I will explain shortly,
10 involves several components -- traffic counts, trip
11 generation projections, an impact evaluation, site
12 access and parking.

13 Now, I would like to briefly summarize
14 what I did and what I found for these components.

15 First, with respect to traffic counts.
16 As the Board is aware, the COVID pandemic has
17 changed traffic conditions throughout Long Island
18 and beyond; however, I was fortunate that we had
19 collected traffic counts in late 2019 before the
20 pandemic began in March 2020.

21 In particular, we collected and
22 analyzed traffic volumes at the Woodbury
23 Road/Piquets Lane intersection, and all the
24 approaches to that intersection on a typical
25 weekday during the morning and evening peak

1 commuting periods, as well as varying midday and
2 peak hours on Saturday.

3 I next developed --

4 COUNCILMAN IMBROTO: When was the study
5 done?

6 MR. ESCHBACHER: The traffic counts
7 were collected in 2019, but then the analysis took
8 place after that. While I was working at home, as
9 everyone else was, I continued with my work, but I
10 had the important traffic counts to begin with.

11 In order to evaluate the amount of
12 traffic that might be generated by this facility, I
13 used the standard methodology set forth by the
14 Institute of Transportation Engineers, or ITE, and
15 I selected the land-use category that would yield
16 the highest number of trips in order to be on the
17 conservative side with my analysis. This rate that
18 I used was even higher than what would be projected
19 for apartments or condos.

20 The trip generation calculations showed
21 that during the busiest hours of the day,
22 overlapping with the commuter peaks, the community
23 would generate on the order of 30 trips per hour.
24 This is the total of cars entering and leaving the
25 site.

1 Now, if all 30 were to travel only on
2 Piquets Lane, that would add one car every two
3 minutes on average and would not be noticeable. If
4 we started a timer, and we stood here for two
5 minutes, during that long period of awkward
6 waiting, there would be one more car go by, but the
7 cars would, actually, be distributed in three
8 directions -- Piquets Lane going north on Woodbury
9 Lane toward Jericho Turnpike, and to and from the
10 south on Woodbury Road. As a result, the net
11 impact would be adding one car every six minutes on
12 average. During the nonpeak hours, the added
13 volumes would be even lower.

14 My detailed analysis also showed that
15 these added trips, when combined with the existing
16 traffic volumes, will not affect how the
17 intersection and traffic signal will operate, and
18 there will not be any congestion created by the
19 proposed building.

20 I would also point out that the trip
21 generation numbers will be even lower than
22 projected since some of the residents will be
23 working at home, transported to shopping, to work,
24 and to the Long Island Rail Road by the building
25 shuttle van. This would further minimize the

1 traffic volumes.

2 I also reviewed the proposed site
3 access. As shown in the plans, there will be two
4 access points -- one driveway on Piquets Lane and
5 one driveway on Woodbury Road. Both will have
6 adequate sight distance for drivers to observe
7 traffic flow conditions and be able to turn safely
8 onto and off of both roads. The site has also been
9 designed to provide emergency vehicle access from
10 both roadways.

11 The site access has been reviewed and
12 approved by Nassau County. In response to their
13 request, a crosswalk will be installed across
14 Piquets Lane and pedestrian signals with countdown
15 timers will be installed across Piquets Lane and
16 Woodbury Road.

17 The parking was also reviewed by my
18 study. As shown on the site plan, 57 parking
19 spaces will be provided, which complies with the
20 Town Code requirement. It is expected that the
21 actual parking demand will be less than that and
22 will accommodate the needs of the staff, residents,
23 and visitors.

24 In conclusion, based upon my study and
25 analysis, it is my professional opinion that the

1 proposed neurodiverse adult residential community
2 will not have an adverse impact on traffic or
3 parking conditions in the area.

4 Furthermore, the Town's outside traffic
5 consultant, LKMA, reviewed my report and stated,
6 quote, "Based on our review of the current
7 submission, it is LKMA's professional opinion that
8 no significant adverse environmental impacts
9 pertaining to transportation resources as a result
10 of the proposed action are likely. The submission
11 provides a thorough analysis of transportation
12 resources."

13 In addition, the Town's Department of
14 Environmental Resources stated, quote, "DER concurs
15 with the assessment provided by our traffic
16 engineering experts," and they also stated, quote,
17 "It can be concluded that the proposed action will
18 not have a significant adverse impact on
19 transportation resources."

20 Finally, the traffic engineering group
21 of the Nassau County Department of Public Works
22 reviewed the project and only required that
23 additional crosswalks and pedestrian signals be
24 installed, which the plans now reflect. The County
25 has approved the site access driveways as proposed.

1 Thank you.

2 I'd be happy to answer any questions
3 the Board may have.

4 (Whereupon, there was no response from
5 the Board.)

6 MR. ESCHBACHER: Thank you.

7 MR. CAPPADORA: I'd like to call on
8 John Breslin, our real estate expert, for some
9 testimony at this time.

10 MR. BRESLIN: Good afternoon.

11 My name is John Breslin. I'm the
12 Principal and President of Breslin Appraisal
13 Company. My business address is 44 Elm Street in
14 Huntington.

15 I haven't been here in a while. I see
16 a lot of new faces since the last time I was here.

17 I have a report I have prepared and I'd
18 like to it hand up. I have seven copies of that.

19 (Whereupon, documentation was presented
20 to Town Clerk LaMarca who presented it to the Board
21 for perusal.)

22 MR. BRESLIN: In preparation for the
23 hearing tonight, I, of course, was provided the
24 application materials, reviewed them, inspected the
25 subject property and the neighborhood it's situated

1 in, and, of course, I had a meeting with the
2 applicant and the rest of the team.

3 I had a lot of questions about the
4 nature of the application and what it was about,
5 some of them similar to the ones you guys asked
6 earlier today.

7 One of the benefits of -- maybe the
8 only benefit of this grey hair and having been
9 doing this for many years is I've heard a lot of
10 zoning applications, been involved in a lot of
11 zoning applications. I stood at this podium,
12 actually, it was over there before (indicating),
13 many, many times, and this Town Board, or your
14 predecessors, I should say, were one of the leaders
15 in creating some of the housing choices on Long
16 Island to meet the needs of the senior communities.

17 Mr. Cappadora talked about the Master
18 Plan and talked about the need to provide housing
19 choices for those people in need, and good
20 developers find ways the meet those needs, and I
21 remember many years ago, several times, standing
22 before the predecessor Board when there were
23 applications for the "Golden Age" Housing District
24 throughout this Town, and this room was filled
25 because people didn't understand what the concept

1 was, what it was going to be. People were afraid
2 of it. They didn't know what that was going to be,
3 and what the impacts it was going to have, and two
4 of them were in Woodbury. One's across the street
5 from this property. One is Woodbury Cove, a little
6 bit, very nearby, right next to residential
7 communities. People were afraid it was going to
8 affect their property values, their character of
9 life, and those things -- common refrains that you
10 hear all the time when you have applications before
11 you.

12 Well, that didn't happen. Those
13 communities have prospered. They've done great.

14 In this case, the applicant, Engel
15 Burman, is looking to be in a different housing
16 need, one that you've heard the discussion about --
17 people with disabilities.

18 In this case, they're talking about the
19 neurodiverse population, the demand for people with
20 disabilities for housing for their adult children,
21 the amount of housing that is out there doesn't
22 come close to meet the need for this population.

23 Go back to earlier today, when the
24 Reverend was talking and she gave her prayer. She
25 talked about asking the Lord to meet those people

1 in need and to provide some relieve for them, and
2 she talked about a storm. Well, for the families
3 who have this situation, there's a storm every day.
4 It's a storm for them every day, and this is an
5 opportunity for this Board to be like your prior
6 Boards and find a way to create some relief for
7 those people.

8 This type of housing is really needed,
9 and you have a very unique piece of property here
10 where it's situated around a very, very diverse
11 land-use area. We have so many different uses. So
12 you have a situation where if you put this housing
13 complex here, you're not changing dramatically the
14 land-use pattern, and that's a very unique
15 situation. You don't usually have that.

16 You're talking about creating
17 high-density housing that's surrounded by
18 high-density housing. The Woodlands complex, which
19 surrounds it on two sides, is high-density housing.
20 North of that, you have Woodbury Village, also
21 high-density housing. Across the street, the
22 "Golden Age" Housing, also, high-density housing,
23 and that's what this is.

24 And one of the other points, and this
25 is a little different than those because this is

1 really, kind of, a hybrid, that was talked about
2 earlier between assisted living and traditional
3 condos. These units are smaller per unit than you
4 would typically find for a condo.

5 There was a discussion earlier about
6 the basement and the square foot. We don't count
7 basements in the square foot of houses or condos,
8 and if you look at the Woodlands or you look at the
9 Preserve, which is another one that's nearby, some
10 of those are built into hills, and, so, the lower
11 level basements are partially exposed, so they're
12 two-story plus a basement that's exposed. The
13 basement doesn't count in the square footages, in
14 those cases, as well as what the applicant is
15 proposing.

16 But our average square foot is less
17 than a thousand square foot per unit. The
18 traditional condos and townhouses are going to be,
19 for the most part, double that, so when you start
20 analyzing it on a per unit basis, you look at it --
21 it's really -- our units, when you add them all up
22 together on a square-foot basis, it's not out of
23 character with the overall square-footages of the
24 others. And also on the bedroom count because
25 we're one- and two-bedroom whereas predominantly

1 the others are going to be two- and three-bedroom,
2 so when you look at it from that point of view, the
3 density here is not out of line when you compare it
4 overall from a bedroom and square-footage
5 calculation as compared to the other high-density
6 housing.

7 The applicant clearly has to work out
8 the details on how to define the disability.
9 Whether it's an appropriate question to even
10 consider, I don't know. It's a difficult job for
11 you to understand that and to regulate it. They
12 surely have to do it in their offering plan and
13 figure out a way to do it. It is a unique
14 situation when you have to -- they own it and how
15 they regulate it. They, clearly, are going to have
16 to do that for their own protection.

17 One of the things that wasn't mentioned
18 in this that does give some protection or level of
19 protection is price point. The intention here is
20 that these are going to be luxury units, so you're
21 talking about minimum price points over a half a
22 million dollars, so when you start talking about
23 selling these to people, you're talking about
24 somebody spending a minimum of a half a million
25 dollars to be in here.

1 Now, that doesn't mean that anybody who
2 spends half a million dollars can't be a bad guy.
3 I mean, clearly, that can happen, but for the most
4 part, you're not talking about people who are
5 coming in who are going to be looking to prey on
6 the next door neighbor.

7 So in my report, a lot of the things I
8 talked about are not in there, but the general
9 discussion talks about the nature of the property
10 and the standards of the two reviewed special
11 permits under, and how this is not going to change
12 the character of the area, and based upon the
13 history of these types of housing units throughout
14 Long Island, most of them are on a smaller scale,
15 have not had adverse impacts on property values,
16 and it's my opinion that this won't either.

17 So that's the conclusion that I've
18 reached. I'd be happy to answer any questions.

19 COUNCILWOMAN JOHNSON: Does anyone have
20 any questions?

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

23 MR. BRESLIN: Thank you very much.

24 COUNCILMAN IMBROTO: Thank you.

25 COUNCILWOMAN JOHNSON: Thank you,

1 Mr. Breslin.

2 Mr. Cappadora, do you have another
3 witness?

4 MR. CAPPADORA: Steven Krieger,
5 principal, is going to come up and speak.

6 MR. KRIEGER: Good afternoon, Members
7 of the Town Board.

8 Steven Krieger, one of the principals
9 of Engel Burman.

10 I just wanted to say, real quickly,
11 that we appreciate everybody's time --

12 COUNCILWOMAN JOHNSON: Mr. Krieger,
13 could you kindly state your address?

14 MR. KRIEGER: Sure.

15 My address is 300 Jericho Turnpike,
16 Jericho, New York.

17 COUNCILWOMAN JOHNSON: Thank you.

18 MR. KRIEGER: You know, when we built
19 The Bristal assisted living chain, when we started
20 off that business, we geared that toward a certain
21 population, and every town we went into had a
22 different legislation, and we helped the towns
23 throughout Long Island write the legislation.

24 A lot of the towns didn't even know
25 what assisted living was when we opened up that

1 building. We opened up that business in the late
2 '90s, we opened up our first community in 2000, and
3 most of the towns had, you know, regulations on 62
4 and older or 65 and older, and we geared our
5 buildings the same way. We're going to gear this
6 building towards this population.

7 We geared our buildings toward a
8 certain population, and even though the towns have
9 a Code that requires us to have residents 65 and
10 older, the average age in our assisted living
11 building is 88 years old.

12 So what we're saying is we're gearing
13 this building, and we're marketing, and we're
14 taking care of a certain resident in this building,
15 and even though the Code in the assisted living
16 says that it was 65, the average age is 88. It's
17 the same thing here.

18 We just think that we're gearing the
19 building toward a certain population, and those are
20 the people that are going to want to purchase it
21 and live in this building because of the care they
22 require, and because of the Community
23 Mainstreaming, and the people that we have around
24 us that can help us take care of these residents.
25 I just wanted to qualify that, okay.

1 Thank you.

2 COUNCILMAN IMBROTO: Thank you,
3 Mr. Krieger.

4 Hold. On, Councilman Labriola has a
5 question.

6 COUNCILWOMAN WALSH: And I have one
7 also.

8 COUNCILMAN LABRIOLA: Mr. Krieger, I do
9 want to say, just for the record, that this Board
10 understands the reputation of Engel Burman and what
11 you've built throughout Long Island and the need
12 that you addressed in terms of assisted living and
13 our senior population, so I want to make that very
14 clear.

15 This is something entirely new.

16 MR. KRIEGER: It's new for us, too.
17 It's new for us, too, the same way the assisted
18 living was, and we appreciate all the questions
19 you're asking, and we want you to know that we
20 appreciate them. They're excellent questions, but
21 it's new for us, too.

22 COUNCILMAN LABRIOLA: And that's, I
23 think, a point I want to make you understand. I
24 think all of us understand our obligation to people
25 with developmental disabilities. No family is ever

1 spared. All of us have experienced the fear of
2 what happens when the parents of these children are
3 elderly and passing on and where will their
4 children live, and, you know, as I said, Supervisor
5 Saladino and myself, having experienced a lot of
6 our constituents who came to us with those
7 concerns, we know there's a great need and the
8 group homes when they first started, there was
9 tremendous resistance --

10 MR. KRIEGER: Still is.

11 COUNCILMAN LABRIOLA: -- from our
12 communities, from our residents. It was fear. Of
13 course, all we owe -- we all want the same thing.
14 We want safe streets, we want our children and our
15 families to be safe, and, I think, it's incumbent
16 upon you, obviously, this is the burden to
17 demonstrate to our residents how this will fit into
18 the community, how this services the need, and, of
19 course, the safety of the residents themselves
20 living in this community, and, you know, I
21 understand the amenities -- very appealing -- but I
22 think a lot of these questions do have to be
23 answered, and I think we're just at the beginning
24 of the road.

25 And I, first of all, want to thank you

1 for the fact that this is so novel in its approach,
2 and, of course, my concern, as a former State
3 Representative, is where does the State fit in here
4 because I think the State will be able to help you
5 in determining the resident that you will be
6 having, allowing to either purchase or -- I don't
7 know if you're going to do condos or rentals, you
8 said -- so I think the State can be very helpful
9 here, especially in defining the types of
10 disabilities that can actually reside together.

11 MR. KRIEGER: Okay, and that's a point
12 well taken.

13 Thank you.

14 COUNCILWOMAN WALSH: I just had one
15 comment, so, and, I think it's back to the same
16 thing, it's the neurodiverse. It's very vague, the
17 definition. So one definition is ADHD, autism, and
18 Tourette's, which you discussed, and another
19 definition could be bi-polar disorder,
20 schizophrenia, Alzheimer's disease, so that's where
21 I -- and I have people in my family with all, but I
22 just think you can't always put them together.

23 MR. KRIEGER: And we agree with that,
24 and those are things that we have to develop a
25 little bit further.

1 COUNCILWOMAN WALSH: Great.

2 Thank you.

3 MR. CAPPADORA: I have concluding
4 remarks, and we can pick up wherever the Board
5 would like to go, but I called all the witnesses
6 that we have.

7 At this time, if there's any other
8 questions geared to one of the professionals, we'll
9 call them back up, but I just reserve time to speak
10 after the public.

11 SUPERVISOR SALADINO: Certainly, of
12 course. As with everyone.

13 MR. CAPPADORA: Thank you.

14 SUPERVISOR SALADINO: We have a stack
15 of residents who would like to be heard on this.
16 And we'll get through it as quickly as possible,
17 but we ask that we give our speakers your patience,
18 attention, and respect, please.

19 The first will be Beth Price.

20 Good afternoon.

21 Would you kindly begin by giving us
22 your full name and address for the record?

23 MS. PRICE: Beth Price, 4 The Rise,
24 Woodbury.

25 SUPERVISOR SALADINO: Thank you so

1 much.

2 MS. PRICE: Hi. My name is Beth Price.
3 I was born and raised in Massapequa. I have spent
4 the last 35 years in Woodbury where I raised my
5 family.

6 I've seen lots and lots of changes and
7 growth and development all over our neighborhood,
8 both commercial and residential. I now live in The
9 Gates of Woodbury, but prior to that I was a ten-
10 year resident of The Woodlands, which is behind the
11 proposed property. I know the corner of Piquets
12 Lane and Woodbury Road well, and I welcome this
13 type of redevelopment and usage.

14 When I learned of EB's newly proposed
15 project, I couldn't help but come forward and
16 express mine and my family's full support.

17 I would like to thank and commend Engel
18 Burman for offering this type of community to our
19 neighborhood. Not only is this type of housing
20 needed today, it will be needed more and more in
21 the years to come.

22 I hope this is the first of many
23 communities offering housing to neurodiverse
24 adults.

25 Thank you.

1 (Whereupon, a round of applause
2 ensued.)

3 SUPERVISOR SALADINO: Thank you very
4 much.

5 We appreciate it.

6 Our next speaker will be Randi Fogel.

7 Good afternoon.

8 MS. FOGEL: Hi. How are you?

9 Randi Fogel, 65 Piquets Lane.

10 So also born and raised in Massapequa,
11 living --

12 SUPERVISOR SALADINO: We have a pattern
13 here.

14 MS. FOGEL: -- living in Woodbury for
15 the past twelve years.

16 While I appreciate and respect the
17 traffic pattern that was conducted, it -- things
18 have changed since then.

19 Living on Piquets Lane is a little bit
20 of a challenge, and before I say anything, I just
21 want everyone to know that this is not against this
22 type of development being put up. I'm a parent and
23 a teacher, so I'm sensitive to this.

24 This is just more about the traffic and
25 also not being given the correct information before

1 we were here, you know, it was hard to not only
2 write down my comments but then adjust them as
3 people were speaking before.

4 So things have changed since the
5 traffic study was done in late 2019. More parents
6 are now driving their children to school -- to and
7 from school -- so the traffic on Piquets Lane has
8 gotten much worse. We now have a shopping center
9 on the other end of Jericho Turnpike and Piquets
10 Lane, The Crossings, with the construction that's
11 been going on there, and now a restaurant and
12 coffee shop to be added to it, the traffic will
13 also get worse.

14 There are two speeds on Piquets Lane.
15 It's either completely stopped, whereas I can't
16 even get out of my driveway because there's so much
17 traffic, and the traffic backs up two miles from
18 the high school back to my house, and the Syosset
19 School District did do a lot of construction to try
20 and ease that up, so this is where we still are.

21 Also, so, if the cars are not
22 completely stopped from the traffic, they're also
23 speeding. They go around the school bus because
24 they don't want to stop ten seconds for a school
25 bus to pickup children. Personally, my youngest

1 are twins who are in 8th grade, and they love it
2 that I still have to take them down to the bus just
3 because I'm afraid of a car driving into them.

4 Also they -- I'm sorry, I just have to
5 readjust my notes -- cars that don't want to wait
6 for traffic make U-turns in the middle of the road.
7 There are no sidewalks. It is extremely difficult
8 to walk up and down the street without the fear of
9 getting hit by a car.

10 Cars are constantly disobeying the
11 speed limit, and, you know, I understand that the
12 traffic study was done and it's not predicting more
13 traffic, but then things started to change as
14 questions were asked and more information was
15 presented.

16 Well, there are going to be more cars,
17 but they're going to be visitors, and there are
18 going to be deliveries, and those are all things
19 that are additional traffic that you now have to
20 add on to the traffic that exists right now.

21 So I don't know if you need any more
22 information from me. I can stand outside and take
23 pictures all day, but the traffic --

24 COUNCILMAN IMBROTO: Ms. Fogel, I grew
25 up around the block from there. I work, you know,

1 right on Woodbury Road in 1000 Woodbury Road. I
2 know exactly what's going on up there.

3 MS. FOGEL: Yeah, so, I mean, we really
4 would appreciate, at least, another traffic study
5 done, and also the size of this property that's
6 being put up. It was a home, so, even when --
7 unfortunately, the man that lives at the home just
8 passed away and even with the ambulances and the
9 fire trucks that came to the house, they couldn't
10 even get in and out without, you know, obviously,
11 we're not complaining, but the traffic got held up
12 on the road, so now you're going to have trucks
13 pulling in, you're going to have more cars, you're
14 going to have a bus taking people places. All
15 these things are just going to create more traffic,
16 and it's a residential property, so to be putting
17 something that is, you know, a little more than a
18 one-family unit on there, needs to be reconsidered.

19 Thank you.

20 SUPERVISOR SALADINO: Thank you very
21 much.

22 Our next speaker is John Tancredi.

23 MR. TANCREDI: Good afternoon.

24 SUPERVISOR SALADINO: Good afternoon.

25 MR. TANCREDI: For the record, I have

1 never lived in Massapequa.

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

4 MR. TANCREDI: But, again, my name is
5 John Tancredi, and I've been a resident within the
6 Town of Oyster Bay for close to thirty years.

7 Do you need my address?

8 SUPERVISOR SALADINO: Please.

9 MR. TANCREDI: It's 15 Jacob Road,
10 Plainview.

11 SUPERVISOR SALADINO: Okay.

12 MR. TANCREDI: This is the first Town
13 meeting I ever attended, but when I learned of this
14 project and its importance, I felt compelled to
15 attend as well as be heard.

16 My support on this project comes from a
17 personal relationship. One of my dearest friends
18 has a child, his name is Nicky, he's an only child,
19 and he has autism. Nicky functions well in the
20 zone, works full-time at Wawa -- which is our
21 7-Eleven in New Jersey and PA -- and from time to
22 time, he would need assistance. His parents are
23 Ray and Joanne.

24 Nicky has lived with Ray and Joanne his
25 entire life; however, a primary concern as they get

1 older is what would life look like for him without
2 them.

3 Could you imagine being in their shoes
4 with the same concerns?

5 Who would give him the occasional
6 assistance he needs?

7 They have had many a sleepless night,
8 so about three years ago, a development was built
9 for men and women with similar disabilities. A
10 place for these young adults to live on their own
11 with assistance when needed.

12 The interior was designed for them to
13 safely prepare their own meals, he cleans his own
14 clothes, and maintains his own space. This
15 residence allows Nicky to be the best version of
16 himself, but also allows him to thrive and be part
17 of a community, but equally important, it allows
18 Ray and Joanne the peace of mind to know when they
19 are no longer here, that their child will be able
20 to fend for himself in a community that looks out
21 for each other.

22 Here we have one of our elite builders
23 on Long Island that will create a community, a
24 community with proper and exceptional resources for
25 people with disabilities, a one-of-a-kind

1 opportunity for these young adults to live, thrive
2 and belong.

3 How do we deny them and their families
4 this right?

5 How can we deny them and their families
6 their happiness and their independence?

7 I truly hope that all involved will see
8 this project through.

9 Thank you.

10 (Whereupon, a round of applause
11 ensued.)

12 SUPERVISOR SALADINO: Thank you for
13 coming in.

14 Our next speaker will be John Beyer.

15 MR. BEYER: Hi. My name is John Beyer.

16 I want to thank the Board for hearing
17 everybody, and, I, particularly, want to thank the
18 Engel Burman corporation for the vision that they
19 have for this project. It is novel. It is
20 different. It's something that I'm excited about.

21 I don't live in the Town of Oyster Bay
22 anymore. I lived here for 28 years. I lived in
23 Glen Head, moved to Port Washington, but my
24 business is right here in Woodbury, and I employ 70
25 people that work in Woodbury.

1 I have a 30-year-old son with autism.
2 My wife and I have been incredibly active since the
3 day he was diagnosed at two years old. She was on
4 the school board, she created a life-skills program
5 in the North Shore School District. I was asked to
6 be the first President of the Long Island Chapter
7 of Autism Speaks, I was chairman, I was the leader
8 of a fathers' support group, and, right now, my
9 wife sits on a board that employs adults with
10 autism, as well as I do. It's another
11 organization. We're both still very active.

12 I want to speak about my business very
13 quickly only to frame this. We own the largest
14 independently owned, first generation moving and
15 storage business on Long Island, and I've developed
16 over a million square feet of storage space in my
17 career, and my wife works alongside me in the
18 business. And the reason why I'm mentioning this
19 is because in everything that we've accomplished,
20 we both came from nothing, the hardest thing we did
21 was to find a home for our son, two years ago, and
22 create a home for him. It was the hardest thing
23 we've ever accomplished. The challenge is
24 unbelievable.

25 This model is fantastic. This

1 organization creates Class A projects wherever they
2 go, whether or not it's an apartment building in
3 Long Beach or one of their incredible assisted
4 living facilities. I'm not at all concerned as a
5 parent about the safety in a place like this,
6 especially, when the other residents are going to
7 be seniors of the average age of possibly being 88
8 years old, as Mr. Krieger mentioned.

9 I implore this Board to find a way
10 forward for this project. I can tell you first-
11 hand knowledge that the need is fantastic and
12 great, and people who don't have any of the
13 wherewithal that my wife and I have had, just can't
14 get it done at all.

15 Again, it was the most difficult thing
16 I've ever accomplished in my life, and, again,
17 please do everything you can to see this project go
18 forward.

19 Thank you.

20 (Whereupon, a round of applause
21 ensued.)

22 SUPERVISOR SALADINO: Thank you.

23 Thank you very much.

24 Our next speaker will be Gregory
25 Battaglia.

1 Good afternoon.

2 MR. BATTAGLIA: Hello. My name is Greg
3 Battaglia. I live in Woodbury. I live in the
4 Woodbury Meadows Senior Village.

5 I am -- my heart goes out to those
6 people here, their friends, and their families who
7 have these disabilities.

8 I can imagine what the last speaker has
9 gone through. I understand, but I also would like
10 to have the Board, if you recall, one of the people
11 who was here a little while ago, the woman who
12 lives on Piquets. We all know, who live and work
13 in the area, how busy that very, very narrow street
14 is. We also know how very, very busy Woodbury Road
15 is and the traffic densities. We also know very,
16 very well the incredible noise level of, you know,
17 from the traffic on Woodbury Road, and we also know
18 that there have been fatalities on Woodbury Road
19 because it is so heavily trafficked. That is
20 something that, you know, the traffic engineer may
21 have considered, but these are facts that we all
22 have to live with.

23 Also with regard to Engel Burman,
24 they're very professional in what they do, but
25 frankly, you know, it's companies like them who

1 have, basically, transformed Long Island into what
2 has become, basically, Queens County, and I think
3 we're all very, very well aware of that.

4 We pay very high taxes here. We do our
5 very, very best to deal with the high cost of
6 living here, but the fact is that the more
7 developers that we have here, and powerful ones,
8 well connected ones like Engel Burman, who,
9 basically, get whatever they want --

10 SUPERVISOR SALADINO: Sir, sir, sir.
11 I'm going to have -- Greg, I'm over here
12 (indicating).

13 Greg, just talk, please, if you don't
14 mind, let's just talk about the application and not
15 make attacks on a company. I don't think it's
16 right, and I don't think it helps the cause that
17 you are here for.

18 Let's focus just on the project, what's
19 being applied for, and what you see that is right
20 or wrong with this application and this spot.

21 MR. BATTAGLIA: Okay.

22 SUPERVISOR SALADINO: And we're going
23 to respect -- everybody, let's all respect one
24 another and not throw any -- make any aspersions
25 toward anyone negatively. Let's just focus on this

1 application.

2 Is that okay?

3 MR. BATTAGLIA: Well --

4 COUNCILMAN IMBROTO: We also respect
5 your freedom of speech in this public venue.

6 SUPERVISOR SALADINO: We do respect
7 your freedom of speech, but we ask that you just
8 focus on the project. You're free to speak as you
9 want, but, of course, a mutual respect for
10 everyone.

11 Okay?

12 MR. BATTAGLIA: Okay.

13 SUPERVISOR SALADINO: Thank you for
14 considering that.

15 MR. BATTAGLIA: Okay.

16 I did point out about the traffic
17 situation on Piquets Lane and on Woodbury Road and
18 on Jericho Turnpike, which, regardless of the
19 study, can only get worse. You're going to have
20 more traffic, and Piquets Lane is a very narrow
21 thoroughfare. It's an essential thoroughfare.
22 There's no doubt that traffic is going to increase.
23 That's a given.

24 The other thing is, you know, there was
25 also, I mean, you know, quite, you know, a lot of

1 questions about the actual use value. I mean,
2 Mr. Burman, who was up here before, basically,
3 couldn't, actually, give you a real handle as to
4 who, actually, is going to qualify for these
5 properties. I was amazed at the expense of each
6 one of these units as a matter of fact.

7 So, I mean, there, basically, was no
8 clear cut, I mean, Mr. Labriola, Mr. Imbroto, also
9 had to cross-question him a number of times to, you
10 know, to be able to get some specifics as to who
11 will eventually be occupying these properties, so,
12 I mean, you know, it says there on the, you know,
13 rendering there that this was supposed to be for
14 people who are disabled and not even a specific
15 kind of disability, but there seems to be questions
16 about -- that woman who was here, she seemed to
17 express that practically anybody could, actually,
18 purchase these properties, so, I think, that's
19 very, very questionable as to the ultimate use
20 value of this property.

21 And as for the property. It was
22 originally a residential property, and, I think,
23 that's one of the reasons why, you know, despite
24 the fact that Woodbury Road and Piquets Lane is
25 very busy, at least being residential and a

1 single-family home that the, you know, the traffic
2 has now appreciably increased at least because of
3 that what's going on there.

4 This, as is typical of a Burman
5 property, is humongous and, you know, you're going
6 to have all kinds of service people coming in there
7 and out of there. There's no question about that.
8 You're going to have relatives visiting the
9 residents there, just like there is across the
10 street where I live in Woodbury Meadows, which gets
11 a tremendous amount of traffic, and, in fact, many
12 people in violation of just last week I was almost
13 clipped by somebody who -- we have a 15-mile speed
14 limit there for very, very obvious reasons. People
15 can violate that. And just that, you know, the
16 high density of the use value, the more activities
17 and traffic there is going to be.

18 That's basically -- those are basically
19 my concerns.

20 I feel that, you know, I'm not going to
21 attack any particular developer. I respect that.
22 I think they do a very good job for what they do,
23 but, basically, developers, basically, you know,
24 their mentality is to keep on building and building
25 no matter how dense an area is. That is what's

1 going on. And I think that, basically, this is
2 Nassau County, we do not want to be another borough
3 of New York City, but that is the direction that we
4 are going into, and we all realize that, and we
5 should realize that. I don't think enough people
6 appreciate that, particularly, those in our
7 government.

8 And, I think, a project like this is
9 something too large, and, again, that's typical of
10 the Burman company, and, I think, the permit should
11 be denied. I think it should be kept residential.

12 I would also recommend that another
13 excellent use value would be as a park, a
14 reforested park. We, certainly, can use more --
15 what is it -- CO2 consuming plants and shrubs to
16 decelerate climate change, which is something that
17 we have to -- which the government is simply not
18 serious about combatting, and, you know, we're
19 certainly not going to get there by developing
20 more, especially, in an area like Long Island that
21 is very, very, very high density already.

22 Those are my concerns.

23 Thank you very much.

24 SUPERVISOR SALADINO: Thank you.

25 Greg?

1 One last question, Greg.

2 Have you been able to tell us
3 everything you came here to say?

4 We want to make sure we protected your
5 First Amendment rights.

6 MR. BATTAGLIA: Yes.

7 SUPERVISOR SALADINO: You have.

8 MR. BATTAGLIA: I appreciate the
9 opportunity. Although, I will say, I don't know
10 about the other residents, but I was never
11 contacted by Engel Burman or anybody prior to this.

12 In fact, I only found out about this
13 about three and a half days ago, so I had to rush
14 doing this, and I was never notified about anything
15 they were going to do.

16 SUPERVISOR SALADINO: We'll check on
17 your distance from the application site.

18 Thank you very much.

19 That's part of the law that they have
20 to contact people within a certain distance from
21 the property. All right.

22 And we'll be talking about that, you'll
23 hear, we'll be talking about that at the end of the
24 hearing.

25 Thank you, Greg.

1 Thank you very much.

2 Our next speaker will be Daniel
3 Kossman.

4 MR. KOSSMAN: Good afternoon,
5 Supervisor Saladino and Council.

6 SUPERVISOR SALADINO: Good afternoon.

7 MR. KOSSMAN: My name is Daniel
8 Kossman. I live at 5 Abbot Lane in Hicksville,
9 New York.

10 I've been a thirty-year resident of
11 Hicksville, my wife is a lifelong resident. She
12 told me not to say her age, so we'll just leave
13 that out for now.

14 Back in 2013, I also relocated my
15 business to Jericho from Westbury, and I am here
16 today to show my support as well as twelve other
17 residents that I have signed support letters to
18 submit to you for approval for the proposed
19 community by Engel Burman on Woodbury Road.

20 Please approve the permit for this
21 project. To move forward, it will be an asset to
22 the Oyster Bay community.

23 And on another note, I also have a
24 friend, his name is Ray Shelton, who has
25 grandchildren that are autistic, and one of his

1 biggest concerns is the same thing.

2 When the parents grow older, where do
3 the children go?

4 So this is a much-needed development on
5 the Island. They've done wonderful jobs with
6 Bristals and Seasons, and I'm sure they'll do the
7 same thing with this.

8 I appreciate your time.

9 (Whereupon, a round of applause
10 ensued.)

11 SUPERVISOR SALADINO: Thank you.

12 Our next speaker will be Charles Merit.

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

15 SUPERVISOR SALADINO: Mr. Merit, are
16 you in the room?

17 (Whereupon, there was no response from
18 the assemblage present.)

19 SUPERVISOR SALADINO: Okay. We'll call
20 him again at the end.

21 Carrie-Anne Tondo, Ingerman Smith.

22 MS. TONDO: Good afternoon, Supervisor
23 Saladino --

24 SUPERVISOR SALADINO: Good afternoon.

25 MS. TONDO: -- Members of the Council.

1 Carrie-Anne Tondo of Ingerman Smith on
2 behalf of the Syosset School District.

3 Thank you for the opportunity to speak
4 before you this afternoon. The School District did
5 receive notice of this public hearing, and we have
6 since requested documents from the Town regarding
7 the proposed project. Most recently, we received
8 them last Friday. We do appreciate the Town's
9 responsiveness to our request for the documents.

10 On behalf of the School District, we
11 respectfully request that the record of the public
12 hearing remain open for a sufficient period of time
13 to allow for the submission of comments by the
14 School District if deemed necessary.

15 Thank you for your consideration.

16 SUPERVISOR SALADINO: Thank you.

17 We are planning on leaving the record
18 open for 60 days.

19 Is that sufficient.

20 MS. TONDO: Thank you, Supervisor.

21 That is more than sufficient.

22 SUPERVISOR SALADINO: Thank you.

23 Our next speaker is Arlene Maidman.

24 MS. MAIDMAN: My name is Arlene
25 Maidman. I live at 27 Astor Lane in

1 Port Washington.

2 I am here speaking as the mother of an
3 autistic daughter who is 23.

4 As an autism advocate who sits on the
5 board of Next for Autism, who is very familiar with
6 each Engel Burman and Community Mainstreaming
7 Associates, this population really needs a place to
8 go. Not only for when I die, but for now. Maybe
9 not tomorrow, but by the time she's 30.

10 It's a healthier environment for both
11 the person and the parent because otherwise it will
12 become such a co-dependent relationship that I
13 really don't know how any of these people will
14 survive after their parents die.

15 If you put someone in a home by
16 themselves with a caregiver, that caregiver is
17 going to need to take a vacation, their mother is
18 going to have the flu or whatever, so having a
19 facility like this where there's 24-hour care, and
20 I might add, that I would not be -- if we should
21 end up putting Julia here, if this gets approved, I
22 would be someone who would not be hiring a separate
23 aide.

24 She can absolutely cook for herself,
25 dress herself, et cetera, but there's that big "in

1 case of emergency." If there is a fire. Now I say
2 if there's a fire, what are you going to do, and
3 she says, get out, but if she's afraid, she's not
4 going to, and she doesn't know how to call 9-1-1.

5 I also don't happen to believe that
6 people who do not have neurodiverse disabilities
7 are going to choose to live in this building. It's
8 just the way of the world. I'm not trying to be
9 politically incorrect, but it's not being marketed
10 that way, and they're not going to want to live
11 there.

12 Hopefully, in terms of the different
13 disabilities, it is my understanding -- I don't
14 know where -- there are you are -- you were going
15 to do pods, right?

16 MR. KRIEGER: We are.

17 MS. MAIDMAN: So that maybe people with
18 autism and Asperger's could be in one pod, people
19 with Down syndrome could be in another pod, and I
20 have faith that Engel Burman and Community
21 Mainstreaming will be able to figure out what the
22 best way to do that is.

23 I have worked extensively with
24 Community Mainstreaming. They have helped my
25 daughter, and I have watched what they've done with

1 other people, and when I was speaking with Engel
2 Burman a couple of weeks ago, they specifically
3 said that they don't know how to run a facility
4 like this. They didn't know how to run an assisted
5 living facility, and it's their job to hire the
6 best people to do it so that they know it gets done
7 properly.

8 But it is a much, much needed facility,
9 and that's all I have to say.

10 SUPERVISOR SALADINO: Thank you very
11 much.

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

14 SUPERVISOR SALADINO: Neil Foster.

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

17 SUPERVISOR SALADINO: Neil Foster?

18 AUDIENCE MEMBER: He left.

19 SUPERVISOR SALADINO: Okay.

20 Robert Zegarek.

21 I apologize if I mispronounced -- oh,
22 how are you, Bob?

23 MR. KENNEMER: Unfortunately, he had to
24 go. He left me his statement.

25 If I could read that for him?

1 SUPERVISOR SALADINO: Fine.

2 MR. KENNEMER: And you did as good as I
3 could on the last name.

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

6 MR. KENNEMER: You want my name?

7 THE STENOGRAPHER: Please.

8 MR. KENNEMER: Alan Kennemer,
9 263 Mercury Street, East Meadow.

10 So I'm here to read a statement for a
11 Robert a/k/a Ziggy, how about that, is that easier?
12 Address is 222 Bayville Road, Locust Valley, 11560.

13 So Robert has a family member that has
14 this disorder, and he understands the need for this
15 type of facility. There's no other facilities like
16 they mentioned like this one in New York State or
17 the surrounding areas.

18 Engel Burman builds facilities for the
19 seniors, for memory care, all these disabilities
20 that people need -- I've lost his place -- these
21 facilities will give people with disabilities a
22 sense of independence and self-worth.

23 Providing this type of facility will be
24 invaluable and important to the community.

25 Thank you.

1 (Whereupon, a round of applause
2 ensued.)

3 SUPERVISOR SALADINO: Our next speaker
4 is Brigid-Ann Gold.

5 MS. GOLD: Hi. My name is Brigid-Ann
6 Gold. I live at 4 Kristi Lane in Woodbury.

7 I had a whole speech planned out, which
8 I've crossed a million times because so much
9 information has changed from what we were given,
10 which wasn't anything.

11 We saw the sign go up, I contacted a
12 bunch of neighbors, said what's going on and what
13 can we do, and I have to turn in a petition with
14 566 signatures of local families who are opposed to
15 putting a structure of this size on the corner of
16 Piquets and Woodbury Road.

17 Our problem and our fight here today is
18 not at all what is needed, and I agree. I,
19 actually, worked at the AHRC for a decade. There
20 is a need for this, and this developer is doing
21 something amazing.

22 Our only request to the developer is
23 that there is so much other land, even in Woodbury,
24 that's not on this corner of this one-lane road,
25 which somebody over here was nice enough to be

1 laughing at us about. It is our one-lane road, and
2 it's important to our kids that walk on it to go to
3 Starbucks, to go to school in the morning, to wait
4 for their school bus, and we're turning this
5 residential area into another industrial section of
6 Woodbury.

7 And the traffic study that was done,
8 was done before Woodbury Crossing was built. It's
9 not even finished yet. Let's see. Because the
10 traffic that's going to be coming out of there is
11 going to be going onto Piquets Lane. The traffic
12 for the diner and all those stores back there are
13 going onto Piquets Lane.

14 Piquets Lane Club, which was supposed
15 to be bought by these same developers, the traffic
16 is going to go onto Piquets Lane. And the people
17 who live off of Piquets Lane need to be able to get
18 off of Piquets Lane, and the families that live in
19 Syosset that have to cross to get to the high
20 school, there's only a few ways to get to that high
21 school. Guess which one is the road that gets you
22 there -- Piquets Lane.

23 So it's not really a joking matter to
24 the people that live right there, and we feel
25 terrible for the families that need a place for

1 their children to go.

2 The GEICO building is going to be
3 leaving. Literally, a quarter of a mile away from
4 this property. My suggestion is go there. There's
5 a lot more entrances and exits to get in.

6 Our whole problem here is taking a
7 single-family home on a small parcel of land on a
8 one-lane road and turning it into this. Our fight
9 isn't what they're building. We agree with that.
10 I agree with that. All my neighbors agree with
11 that.

12 What we're just asking for is to keep
13 where we live safe for our families, still
14 accessible. We bought these houses as residents
15 and thinking that we were going to live in a
16 certain kind of neighborhood. Put it someplace
17 else. On the other side of Woodbury Road. It's
18 perfect.

19 That's all we're here to say. And I
20 don't know who to turn this in to (indicating).

21 SUPERVISOR SALADINO: Our Town Clerk,
22 please.

23 (Whereupon, documentation was presented
24 to Town Clerk LaMarca who presented it to the Board
25 for perusal.)

1 COUNCILMAN IMBROTO: And like I
2 mentioned before, I grew up right over here. I
3 travel on Piquets Lane every day.

4 MS. GOLD: It's hard for us.

5 And on a separate meeting, that's a
6 road that needs to be addressed just as a community
7 without anything else being built there. We need
8 help. The people of Syosset, not just that little
9 conglomerate, needs help.

10 We need help getting our kids to
11 school. It takes an hour. An hour to get to the
12 high school and back and dropoff. There are no
13 sidewalks. It's great that they're building
14 sidewalks. Those sidewalks are going to attach to
15 nothing because there's no other sidewalks on
16 Piquets Lane to attach them to.

17 I have walked one time from Kristi Lane
18 to Starbucks, and I nearly got run over. That's a
19 separate issue, but that's all we're asking, is
20 that this project be moved across the street.
21 That's all. Not on that corner.

22 SUPERVISOR SALADINO: Thank you.

23 Our next speaker is Marc Schneider.

24 MR. SCHNEIDER: Good afternoon,

25 Supervisor, Councilmen, Councilwomen.

1 Marc H. Schneider, Schneider Buchel
2 LLP.

3 I am, actually, counsel to Woodbury
4 Meadows Redevelopment Company. They are the senior
5 housing community that is directly across the
6 street from where this is being proposed.

7 I will state that I do agree. For
8 starters, I don't think this is about the type of
9 facility. It's about the safety issues and the
10 concerns, and it really, largely stems and turns to
11 the issue of traffic.

12 Before I came in here today, I, too,
13 had requested documents. I received them, and they
14 didn't really give a lot of information about
15 exactly the structure of the community, and, I
16 think, that now hearing that this is going to be
17 some form of a homeowners' association or
18 condominium complex, I think that changes a lot
19 with respect to the traffic study that was done.

20 We've heard the traffic expert speak
21 today with respect to how they did their study, and
22 what they based it on, and how many cars would be
23 coming in and out, but the reality of it is, I do
24 think there are some significant challenges to the
25 structure in the way that they are going to propose

1 this community in that there could be people that
2 are not people with these disabilities that live
3 there. So if an everyday person buys there, that's
4 going to change the traffic use that is going to
5 come out of this facility.

6 You heard testimony that there were --
7 that only 25 percent of the people here would
8 really have cars; the rest wouldn't. That would
9 change. I will say that our community -- our co-op
10 community, it's interesting that we heard one of
11 the speakers speak about how when senior housing
12 was put forth, and I know that Councilman Imbroto
13 knows that I know it very well, it serves a great
14 service for the community, but everybody says, oh,
15 there were no problems and everything is fine, but
16 you look at some of the communities, including
17 Woodbury Meadows, they don't have enough parking.
18 They have problems in and of themselves, right?
19 Because people come before these Boards like this
20 and they say, don't worry, it's okay, give me a
21 variance, give me a permit and everything's going
22 to be fine, but it doesn't always turn out to be
23 that way.

24 The traffic study that was done, even
25 in the short time that we received this notice, we,

1 actually, engaged a traffic engineer, who couldn't
2 be here today because he had another matter
3 scheduled, but he did give me some comments, and I
4 think it's important that you note a number of
5 things with respect to the traffic impacts.

6 So, first, the report is inconsistent
7 in determining which standard should be used for
8 this type of facility, and, now, of course,
9 amplified by what we heard today. In some places,
10 it discusses hotels as the main use, some as a
11 senior citizen facility, a congregate care
12 facility, which, I think, we're hearing today
13 that's not what this is, and in other places an
14 assisted living facility, and we've heard that's
15 not what this is either.

16 ITE has descriptions for each of these
17 types of uses. It should be clarified and be
18 consistent in the report, and now knowing that
19 there could be people that are not within these
20 types of facilities, I think, the report should be
21 completely redone.

22 I will say also the comment that you
23 heard is correct. The use of Piquets Lane has
24 largely changed because there was a hotel that was
25 just a hotel on the corner that has now got a

1 shopping center in the front of it, and we all know
2 that if you go off Piquets Lane, it's a heavily
3 trafficked road, and now you're talking about
4 adding traffic to an area where there's seniors, a
5 senior community on the other side, single-family
6 homes.

7 The hotel, by the way, for example, the
8 hotel trip generation use could be lower than an
9 assisted living facility where you have a larger
10 workforce that may need doctors, nurses, et cetera.
11 That wouldn't be needed for a hotel. The number of
12 trips generated to and from this site could be
13 greater than a hotel that was used in the report.

14 The report presumed a trip distribution
15 of traffic as being one-third from the north of
16 Piquets Lane, one-third to or from the west on
17 Woodbury Road, and one-third from the east of
18 Woodbury Road. There's no indication through data
19 collections or studies how they came up with the
20 distribution.

21 Normally, traffic studies distribute
22 the future traffic based on the current
23 distribution of cars. I'm not sure why that wasn't
24 done, but it should be done.

25 Based on the comment from the Nassau

1 County Department of Public Works, no left turns
2 out of Woodbury Road would be allowed into Woodbury
3 Road, which would mean a proposed curb cut. The
4 curb cut should be redesigned to restrict if you
5 were going to permit any other movements.

6 Normally, engineering standards would
7 dictate when taking turning movement counts. A
8 full two-hour peak is taken to get a good sample of
9 all the movements. For some reason they only did
10 an hour and a half in this study.

11 The reports states that the peak hour
12 counts had not been previously taken for a
13 Saturday. I'm not sure why that wasn't done.

14 If the new development was to be
15 completed in 2024, the traffic study should use
16 2024 as the future build year. It must project the
17 number of cars passing by the site including growth
18 factors and seasonal factors for two more years.
19 They used 2020 as the build out year. That's not
20 correct.

21 There does not appear to be any
22 justification for not including additional trip
23 generation projections for the many of the eleven
24 projects that could be placed in the future based
25 on the project listing sent in the traffic

1 engineer's report.

2 So you then go to parking, and by the
3 way, trip generation ITE LU 254 -- if you'll
4 indulge me a little bit more, I'd appreciate it, I
5 know it's a little bit longer than the five
6 minutes -- LU 254 category for assisted living
7 usage may be closer to usage for the site,
8 although, again, after today, I'm not sure that is
9 the case.

10 Parking, the report states that the
11 proposed residential community is being classified
12 as a congregated care facility. I think today we
13 learned that's not exactly what it is. This
14 conflicts with the usage and the traffic
15 engineering portion of the report where a hospital
16 is used. It should be whatever it's going to be.

17 The Town Code requires 57 parking
18 spaces, 20 of which are for employees per shift.
19 The traffic study evaluates the actual need for the
20 parking for a residential community, which is
21 different use than stated earlier. Again, a
22 conflict in the report.

23 The reports states that based on
24 information provided by the applicant, the parking
25 needs were also projected as follows: Residents is

1 estimated at 25 percent of the 49 residents would
2 drive there for 12 parking spaces that would be
3 needed. I think we heard good reason why that's
4 not likely to be the case.

5 I also did request an updated Site
6 Plan. We called the Town to see if there was one
7 based on some of the comments. I did not see that.
8 They said there was no updated Site Plan. I think
9 it's important that we not just think about the
10 safety. I know when we talk about traffic
11 concerns, it's not even traffic concerns for the
12 people existing. It's traffic concerns for the
13 people that are going to occupy this premises as
14 well.

15 If you look at Piquets Lane, it's a
16 dangerous road, and if you are, actually, putting
17 people there that don't drive and they're going to
18 walk, I think that would be, certainly, a safety
19 concern as well.

20 So I thank you. I will tell you that
21 most of you do know I represent community
22 associations, that's what my friend does, that's
23 what I do. I think that the issue surrounding how
24 this is going to run is an important one that
25 should probably be resolved as well because who --

1 typically, a homeowners' association has a Board of
2 Directors that's run by the residents or the owners
3 of the association. I'm not sure how that's going
4 to come into play here. You talk about a managing
5 agent. There's a lot of pieces I think that have
6 to be completed before any Special Use Permit
7 should even be considered.

8 My client, based upon the application
9 as it stands, opposes the application. And, again,
10 I'm here representing the Woodbury Meadows.

11 Thank you very much.

12 If there are any questions, I'd be
13 happy to answer.

14 SUPERVISOR SALADINO: Thank you very
15 much.

16 MR. SCHNEIDER: You're welcome.

17 SUPERVISOR SALADINO: Our next speaker
18 is Laurie Ruben-Haber.

19 MS. RUBEN-HABER: Hello. My name is
20 Laurie Ruben-Haber, and I'm at 19 Wooleys Lane East
21 in Great Neck.

22 I am the mother of Ross Haber, a
23 30-year-old young man who has autism.

24 I'm not going to lecture you all about
25 the housing crisis that exists for adults with

1 developmental disabilities. I'm not going to cite
2 statistics of the lack of housing options for
3 adults with special needs.

4 I am going to tell you about the
5 passion one mom feels to find appropriate supported
6 housing for her disabled son. I ask you all to
7 open your eyes and your hearts and allow this
8 innovative housing development to be built in this
9 Town.

10 Our priorities, as parents, have always
11 been to keep Ross safe and to make him more
12 independent. We want him to live in an apartment
13 with a caretaker, but also to be surrounded by a
14 support system. We are not going to live forever.

15 We urgently need to figure out a life
16 plan for Ross that includes excellent
17 'round-the-clock care, trained support staff,
18 recreation and socialization. We need to ensure he
19 is safe, happy and loved.

20 We encourage you to approve this much
21 needed, long overdue innovative project so my son
22 and other adults with developmental disabilities
23 can have housing choices just like their typical
24 peers.

25 Thank you.

1 (Whereupon, a round of applause
2 ensued.)

3 SUPERVISOR SALADINO: Thank you very
4 much.

5 Our next speaker is Anthony Conforto.
6 I hope I have that right.

7 AUDIENCE MEMBER: Confredo. Almost.

8 SUPERVISOR SALADINO: Confredo.

9 MR. CONFREDO: Good afternoon,
10 Supervisor Saladino and the rest of the Board.

11 I don't live in the Town of Oyster Bay,
12 but I have cousins that do and weren't able to make
13 it, so they had asked me to come and read.

14 So I have a letter that I would like to
15 read --

16 SUPERVISOR SALADINO: Anthony, would
17 you be kind enough to begin by giving us your full
18 name and address for the record?

19 MR. CONFREDO: Sure.

20 My name is Anthony Confredo. I live at
21 2 Bucknell Lane, Stony Brook, New York.

22 SUPERVISOR SALADINO: Thank you.

23 MR. CONFREDO: So the letter is as is.

24 It says, "Dear Supervisor Saladino and
25 Honorable Town Board Members, my wife and I are

1 writing you this letter today to address the
2 housing issue that especially exists on Long Island
3 for people with intellectual disabilities.

4 "We are proud parents of four young
5 boys: Logan, who is 12; Landon, who is 10;
6 Braylen, who is 6; and Grayson, who is 4 years old.

7 "Both Landon and Grayson have an autism
8 spectrum diagnosis. Although we have a concern for
9 all our boys' futures, there is no way to express
10 that feeling we have for Landon and Grayson.

11 "Logan and Braylen will certainly have
12 their life challenges as we all do, but they can
13 learn to persevere because they have a level
14 playing field. For Landon and Grayson, this is
15 simply not the case.

16 "Parents with all neurotypical children
17 will never have to ask themselves the questions
18 that plague my wife and I, such as what happens
19 when we pass on?

20 "Who will take care of our special
21 needs children when we are gone?

22 "And, more importantly, where will they
23 live and get the support they need?

24 "My wife and I recently learned about
25 the Engel Burman's housing project for neurodiverse

1 and IDD populations in Woodbury in the Town of
2 Oyster Bay. This is the housing development that
3 Long Island needs for this community. To see a
4 developer and a Town step forward to tackle such a
5 project truly helps parents like us find hope for
6 our children.

7 "In a special needs world, having hope
8 means everything, and something like this will
9 absolutely give my wife and I just a little peace
10 of mind knowing this community exists.

11 "This community-based development will
12 help all our children's futures and bring some much
13 needed help to all those struggling special needs
14 parents.

15 "We respectfully ask you to grant Engel
16 Burman's request for this Special Use Permit.

17 "Sincerely, Matthew and Alice Brown."

18 And, personally, I'd like to say, you
19 know, Engel Burman is a first-class organization,
20 and, like Mr. Krieger had said, they had brought
21 Bristol from a concept to an amazing organization
22 that provides assistance to a large population, and
23 now they're stepping into this arena with the Town
24 of Oyster Bay, and it's a great Town that you have
25 here, and if you guys could sit and work as a team

1 and come up with a solution.

2 And I'd like to thank Engel Burman,
3 personally, for stepping up to the plate and coming
4 up with this concept. And as you can hear, and I
5 understand as far as Piquets Lane with the traffic,
6 but this is a much-needed thing, you know. We
7 definitely need to find housing for these children,
8 and this, kind of, hits home for me because I love
9 these kids, so, thank you.

10 SUPERVISOR SALADINO: Thank you very
11 much for being here today.

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

14 SUPERVISOR SALADINO: Our next speaker
15 is Morton Cohen.

16 MR. COHEN: Morton A. Cohen,
17 133 Woodlake Drive, Woodbury, 11797 and I live in
18 the Woodland Pond condominiums, which are north of
19 the property in question here.

20 I sit and I listen, but I have some
21 concerns. I have concerns about a company where
22 you tell them that you want it smaller, and they
23 build it smaller. They go from three-stories to
24 two-stories, and then they make the basement the
25 third-story. They're fitting in more people there

1 and getting a half a million dollars for an
2 apartment in the basement.

3 I also have a concern when they
4 describe the area as being commercial. The
5 commercial part of the property is at the other end
6 of Piquets Lane, not where they kept talking about
7 Woodbury Road and Piquets Lane. The only thing
8 there that could possibly be considered commercial
9 is the farm stand and the pool club, which is right
10 north of that. You don't hit commercial until you
11 get to Jericho Turnpike, and that's important
12 because when they said that they're going to build
13 sidewalks, well, the sidewalks will only be on
14 their property.

15 Piquets Lane is one lane in each
16 direction. There's no shoulder. There's no
17 sidewalks. It's dangerous. There's a lot of
18 traffic, and there -- after people buy at this
19 place, there's no supervision.

20 They're going to have a half a dozen
21 people they said at most at one time; at night, one
22 person. You have people living there who are
23 developmentally disabled. I'm not an expert, but I
24 took that to mean that there's a range in
25 intelligence, and some people -- like Ms. Fogel

1 walks her two children to the bus stop -- that they
2 may have the minds of the children, and if you let
3 them out on Piquets Lane, and they didn't feel like
4 cooking that day, and they want to walk to the
5 restaurant that's on Jericho Turnpike, things are
6 going to happen.

7 There is a lot of traffic on Piquets
8 Lane. Councilman Imbroto, I'm sure you know that.
9 When I try and leave Woodland Pond, we have 150
10 houses there, our entrance and exit is that one
11 place on Piquets Lane. Going right is really not a
12 problem. I only have to watch for traffic going in
13 one direction, but when I have to watch for traffic
14 coming in two directions, I'm there two minutes,
15 three minutes. That's how busy it is before I can
16 find an opening to go. It's dangerous trying to
17 cross that road.

18 And it's already been mentioned that
19 they're building at where the Chase bank is.
20 They're building there now, and there's going to be
21 more commercial places, and they'll be emptying out
22 onto Piquets Lane because they can't get onto
23 Jericho Turnpike, except, maybe, to go right, but
24 if they want to go west on Jericho Turnpike, then
25 they've got to go on Piquets Lane, and they're

1 going to be crossing that.

2 Personally, I've seen the traffic back
3 up on Piquets Lane at times down to the entrance to
4 my condominium complex, which I estimate to be
5 about 600 feet from Jericho Turnpike, and when you
6 do get in, it takes you three lights, three green
7 signals, before you, actually, reach the corner to
8 drive.

9 COUNCILMAN IMBROTO: Sometimes I used
10 to go right onto Piquets Lane instead when I wanted
11 to go to Woodbury Road. I would go right and then
12 I would go around and make a U-turn and come back
13 because I couldn't get out. It was impossible to
14 get out.

15 MR. COHEN: That's how heavy it is --
16 the traffic there. And I want to say, all the
17 people who came from places other than Syosset and
18 Woodbury who know this road, you want a place for
19 them, God bless you, but this is not the place.
20 This is not the place to have somebody walk out, if
21 it was unsupervised, and go down that road, start
22 walking. It's not the place.

23 Let me see. I have something else.

24 I've addressed the two main things --
25 the congestion on that road, how much traffic there

1 is there.

2 They've built assisted living places on
3 Long Island. My mother-in-law stayed at the
4 Bristal in North Hills. It was on the service road
5 to the Expressway, which wasn't a problem getting
6 in and out, and that's a place where assisted
7 living they don't walk. They're not ambulatory.

8 But everybody in this building that
9 they want to build is ambulatory, and when they go
10 out, they're taking a chance and may not even
11 realize it if they're developmentally disabled.
12 Some of them will, some won't, some are more
13 disabled than others, but we know, We know how
14 dangerous it is. I fear for them getting hurt. I
15 guess I'm done.

16 Thank you very much for letting me
17 speak.

18 SUPERVISOR SALADINO: Thank you,
19 Mr. Cohen.

20 Lois Fricke.

21 MS. FRICKE: I have a folder for each
22 one of you --

23 SUPERVISOR SALADINO: Sure.

24 Thank you.

25 MS. FRICKE: -- with letters of support

1 for this project.

2 SUPERVISOR SALADINO: Okay.

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

6 MS. FRICKE: I'm Lois Fricke. I don't
7 live in Oyster Bay at the moment. I grew up here,
8 my husband's whole family grew up here back in --
9 way back -- my husband was born here. They lived
10 in Plainview, Hicksville, Bethpage. When I got
11 married, we moved to Port Jeff Station, and my
12 husband passed away now a few years back, but I
13 live in Port Jeff Station, but I'm here tonight for
14 two things.

15 I'm here to read a statement from the
16 Long Island Builders Institute for this project.

17 "Before the Town of Oyster Bay Town
18 Board today is one of the most important decisions
19 ever made by this Board. Today, you will have
20 before you not a normal zoning change from one
21 zoning category to another zoning category but a
22 much more important issue.

23 "Today, you'll have the opportunity to
24 provide for a 49-unit luxury residential community
25 on Woodbury Road for residential units dedicated to

1 adults and neurodiversity, including autism
2 spectrum disorder and other intellectual
3 developmental disabilities.

4 "While we all understand the major
5 issues, which many of our residents confront, with
6 regard to finding new housing options on Long
7 Island and in the Town of Oyster Bay, our friends,
8 relatives and residents with such developmental
9 disabilities face a much more difficult task to
10 find housing, as been said a hundred times today,
11 so I'm sure everyone understands that.

12 "Such developments do not exist. This
13 group of individuals who have aged out of such
14 programs, but are willing and eager to live on
15 their own with minimal restrictions, this group of
16 individuals, many of whom, today, live in our
17 community, need their own place to live just like
18 all of us who may not be with such a disability.

19 "By providing the Special Permit needed
20 for this development, the Town of Oyster Bay will
21 be saying to not only this group of individuals
22 with this series of disabilities, that they're
23 welcomed in the Town of Oyster Bay, and that the
24 Town is now willing to provide a new living
25 arrangement for them.

1 "This new community will be managed by
2 Community Mainstreaming Associates, an award-
3 winning, not-for-profit with over forty years of
4 experience with such populations.

5 "The project will include 24-hour
6 supervision of the facility, vocational training,
7 activity coordinators and liaisons with their
8 families.

9 "The new community on Woodbury Road
10 will be at the forefront of a new, inclusive living
11 arrangement for our citizens with such
12 disabilities.

13 "It is time for all of us to come
14 together and make this happen no matter what. The
15 Long Island Builders Institute believes that this
16 facility will be one of the most important sets of
17 housing options on Long Island and in the Town of
18 Oyster Bay. We urge your support."

19 That's from the Long Island Builders
20 Institute.

21 From me, as I sat here today, since
22 8:30 this morning, I've heard everybody talk, and I
23 grew up in Oyster Bay, in Plainview, and
24 Supervisor, I have to tell you, you've done a
25 terrific job because I've been there and seen

1 what's been here before, and you've really done a
2 good job for this Board.

3 And there's so many things to get done,
4 and, you know, when you need a facility like this
5 because I also represent Long Island Home Builders
6 Care, which is the charitable arm of the Long
7 Island Builders Institute, and there are so many
8 people that need help, and we try to help
9 everybody, as you well probably know from some of
10 the things that we do, we've done some for Oyster
11 Bay, we'll do some more, that it's very important
12 to address all the individual problems that we have
13 in Suffolk County and in Nassau County and to make
14 sure that our residents have a place to live.

15 I know I've worked for Long Island
16 Builders for 26 years. Engel Burman is probably
17 one of the top builders here that take into
18 consideration the needs of people. If you go into
19 their facility, my God, you don't have to leave. I
20 think that the residents who live here are not
21 going out that door. They have everything there.
22 Who would want to leave?

23 As far as the street goes, you know,
24 when I moved to Plainview, I lived across the
25 street from a cabbage farm. There was not even a

1 supermarket in Plainview, and look at the growth
2 today.

3 You can now stand -- be the first to do
4 this and make sure that -- Piquets Lane is a
5 problem, and I see that. Widen it. Put a traffic
6 light. Do something. Make a sidewalk. You can
7 make that road safe if you need to, to make such a
8 facility so important, to really put you guys on
9 the map.

10 So I urge you to figure it out, do
11 something for Piquets Lane, and approve this
12 project, and thank you.

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

15 SUPERVISOR SALADINO: Thank you, Lois.
16 Our next speaker is Mark Soffler.

17 AUDIENCE MEMBER: That's me. My
18 husband had to leave.

19 SUPERVISOR SALADINO: Okay.

20 MS. SOFFLER: I'm Melissa Soffler. I
21 live in Melville.

22 Do you need my address?

23 17 Barrington Place in Melville.

24 I am the mother of a 21-year-old boy --
25 man with autism. This -- I'm involved in many of

1 the charities: ACLD, CMA, the JCC. Anything that
2 I have to do for my son, I do.

3 In Suffolk, as you probably already
4 know, they have, like -- there is no housing
5 anywhere. Nassau or Suffolk. So they are --
6 they're granting \$10 million to find housing for
7 our kids.

8 The amount of the kids is staggering,
9 and we have no idea what to do with them, and,
10 quite frankly, after we even get out of the high
11 schools, it's like you fall off a cliff.

12 So there are some similar housing
13 developments that are being built. They are
14 apartments, and they are single-family apartments,
15 and they have their own type of facility. They
16 have their own washing machine, they have their
17 kitchen, but these apartments are, basically, you
18 know, we're not talking about low function. We're
19 talking about middle of the road.

20 We're talking about -- and I say kids,
21 but people that are verbal, that they have the
22 ability to go out and get a job. The majority of
23 these kids that we're talking about would be living
24 on their own really can function. Ironically, it's
25 sad because they're not given the chance. My son

1 has gone to sleepaway camp for ten years -- a
2 special needs sleepaway camp. He can get himself
3 into the house, he can, like -- I don't trust him a
4 lot with certain things -- I don't love when he
5 does the laundry because we get 20 pods in there,
6 but he's able to do laundry. He's able to put his
7 stuff in the toaster oven, you know, so, these are
8 people that can function. You're not talking about
9 kids that are nonverbal. You're not talking about
10 older populations.

11 This is about -- these are people that
12 are in group homes. The majority of them --
13 parents, like us, started, bought homes, and now
14 those people are much, much older, and the last
15 thing I want to do is look into going into a group
16 home with my son being with somebody who's 60.

17 So these kinds of facilities are
18 bringing people that are younger, that have more
19 knowledge because there's so much more that they're
20 doing now. I mean, like, there's PWWs, there's
21 Access VR, there is so many things that the State
22 and that -- that promote them to get jobs and have
23 fulfilling lives.

24 He's got a posse of friends. You know,
25 the -- this is something that's so needed for so

1 many reasons. Also, you know, do I want him living
2 with me forever, no. He's very social, you know,
3 so this offers him the opportunity to do that.

4 Do I trust him to drive, absolutely
5 not. He has his permit because my daughter, you
6 know, has her license, but, you know, we'll get
7 there. I don't trust him to drive. I don't want
8 him to drive. And that is part of the reason why
9 an organization like CMA or ACLD or any of those,
10 they have the vans to take them, they have somebody
11 to watch over them.

12 He can dole out his own medicine. You
13 know, we're not talking about -- you know, we're
14 not talking about someone who is exceedingly low
15 functioning, and this kind of -- you know you talk
16 about this kind of environment is going to have
17 people of the same skill. Whether it's Down
18 syndrome, whether it's autism, you know, whatever
19 it is, they have to be around the same functioning
20 level.

21 So as far as typical people moving
22 there, I don't know why anybody would want to, and
23 I don't think that the population that we're
24 talking about, you know, they're going to be
25 younger, not older, so there is a definite need for

1 this. There is nothing.

2 They opened one or two communities all
3 the way out East. They opened one, I believe, in
4 Levittown. But there's not enough housing.
5 There's not enough housing anywhere. And putting
6 them in a group home, you know, there are so many
7 laws with everything with the government, but
8 putting them in a group home, you don't want to put
9 them in something where they're not going to be
10 comfortable. Unless you're starting a home from
11 scratch, you know, they're not going to be at the
12 same levels. They're not going to be with their
13 same age group.

14 It's a problem everywhere.

15 SUPERVISOR SALADINO: Ms. Soffler, we
16 appreciate your comments and sharing your
17 experience with us, we truly do, and this Board is,
18 certainly, very much in support with the assistance
19 of those with needs on the spectrum and so forth,
20 but just to make it clear, this hearing is not
21 about is there a need for those with disabilities.

22 MS. SOFFLER: Correct.

23 SUPERVISOR SALADINO: This hearing is
24 about is this the right application for this very
25 specific piece of property.

1 How do you feel about that?

2 MS. SOFFLER: I would want my son
3 there. I don't want my son in a place where it's
4 next to, and I'm going to tell you, every place I
5 visited was either next to high tension wires, next
6 to a railroad. I live in Melville. We're in
7 Woodbury and Syosset all the time. I don't want
8 him going to a home in South Ozone Park. I don't
9 want, like, he's not used to that, you know, I
10 mean, and I'm not used to that, and I would want
11 him in an area that's like -- this is my stomping
12 ground. I'm always here. This is where I want
13 him.

14 If it's this particular parcel of land
15 that's where they're building it, that's where I
16 want to be. Somebody said Melville. Well, we've
17 got -- they're overflowing with everything in
18 Melville, too. Any little patch of grass
19 somebody's building, so, you know, I would prefer
20 him to be here. I would prefer him to be in the
21 Bristol with the things that they have, I would
22 prefer CMA taking care of him. I don't have an
23 issue -- listen, Piquets Lane is a disaster, but so
24 is every place else. You can't drive on Old
25 Country Road. You can't drive on Route 110. It's

1 a disaster everywhere, so my feeling is, yes, I
2 would put him there, and that's what I want.

3 SUPERVISOR SALADINO: Thank you.

4 MS. SOFFLER: Thank you.

5 SUPERVISOR SALADINO: Thank you very
6 much.

7 (Whereupon, a round of applause
8 ensued.)

9 SUPERVISOR SALADINO: Our next speaker
10 is Allison Starkman.

11 MS. STARKMAN: Hi, Supervisor Saladino
12 and the rest of the Town of Oyster Bay Board.

13 Sorry. I'm not prepared. I was
14 supporting someone who was in a crisis situation.

15 My name is Allison Starkman. I am a
16 Town of Oyster Bay resident. I live at 42 Eagle
17 Chase, Woodbury, New York 11797.

18 So, in my line of work, I judge no one,
19 but I would like to make some clarity on some of
20 the information that I've heard. I've only heard
21 bits and pieces because I was in meetings for most
22 of the morning.

23 I am someone who does support people
24 with developmental disabilities. I do it
25 professionally as well as my sister with

1 intellectual disabilities. I support hundreds of
2 people here in the Town of Oyster Bay.

3 I don't know Mr. Burman. I am a little
4 familiar with CMA, I don't think the concept is
5 off. I am an advocate for inclusion. There's no
6 reason why people with developmental disabilities
7 and others like seniors and Veterans cannot all
8 live together in harmony.

9 I would like to make some comments on
10 some of the things that I did hear that were
11 incorrect information.

12 The first thing is I hear that studies
13 were done as far as traffic is concerned. If we
14 don't even know who the population is that are
15 going into these condominiums -- and you hear a lot
16 of facilities -- we're talking about condominiums.
17 Very expensive condominiums that certain classes of
18 people will be able to afford with, I'm sure, very
19 high HOA fees that will be included with some of
20 the concierge services that I've heard about, but
21 many of the people with developmental disabilities
22 need a tremendous amount of support daily. I've
23 heard that there were surveys done, that they need
24 a little more in the evening time for preparing
25 their meals. There are many people that need

1 support morning, noon, and night, and overnight for
2 that matter.

3 Again, I'm not opposed and there is a
4 need, especially, in the Town of Oyster Bay as well
5 as others. I think that the first thing that would
6 need to happen would be the Town of Oyster Bay --
7 I'd like to make a suggestion -- to develop a Board
8 for people with special needs, and there's no
9 reason why collaborations can't be done.

10 You know, we're talking about one
11 concierge person that will be there 24 hours for
12 49, I believe I heard, units, where some of them
13 are two-bedroom, so we could be talking about 70,
14 75, 80 people with developmental disabilities.

15 You know, in group homes they have
16 24-hour supervision and things still -- this is
17 life, you know, regardless, things happen. You
18 know, one person is not enough for that amount of
19 people.

20 I will also like to say that for people
21 that do have OPWDD services, I am a support broker
22 for self-direction through OPWDD as well as a
23 housing navigator through the New York Alliance for
24 People with Special Needs. They would never fund a
25 project like this because this is not inclusion.

1 This, from what I heard, and I could be
2 wrong, we're talking pretty much just disabled
3 people living in there, and, you know, OPWDD
4 they're advocates for inclusion, and I'm not taking
5 away, you know, families feel just like I do. I'm
6 the support person for my sister, who's 37 years
7 old.

8 Since our mother passed away, I decided
9 to change careers and try to make a difference in
10 this world, and I do agree that there is a need;
11 however, the location that we're talking about, in
12 my opinion, is not a suitable location.

13 I would like to see inclusion, not just
14 people with disabilities. I'd like to see a
15 variety of people in there. I'd like to see a
16 little bit of affordable housing. And people are a
17 little shocked that people from the Town of Oyster
18 Bay -- not everyone has the means and resources,
19 that are retired and care for someone with a
20 disability to pay a half a million, a million
21 dollars plus exorbitant taxes and HOA fees to have
22 a place for their adult children to live.

23 So, I, again, I do agree that there is
24 a need. I'd also like to say, you know, we heard a
25 lot of, well, you know, my kid is high functioning

1 or more functioning, you know, there are people
2 with developmental disabilities that drive; there
3 are people that are nonverbal that work; there are
4 people with the proper supports that can live in
5 the community. We are not talking about senior
6 citizens who have long-term care coverage, who have
7 substantial savings, who could sell their home.
8 We're talking about young adults. Some of them are
9 20, 30, 40 years old.

10 How is this sustainable?

11 Even if you had the dollars to write
12 the check, what kind of dollars do you need to
13 sustain them in the future, and what happens to
14 them once that money runs out?

15 So I do feel that it's a great need if
16 Mr. Burman and associates wants to do the right
17 thing, which I commend, then let's do a
18 collaboration here in the Town of Oyster Bay and
19 make something feasible for all.

20 Thank you.

21 (Whereupon, a round of applause
22 ensued.)

23 SUPERVISOR SALADINO: Thank you.

24 Deborah Solomon.

25 MS. SOLOMON: Good afternoon, everyone.

1 Thank you for giving me the opportunity
2 to speak.

3 Deborah Solomon. I'm the Founder of
4 Spectrum Strategies, which is a life and career
5 coaching practice for adults on the autism
6 spectrum.

7 As a parent of someone who is going to
8 be 31, who has Asperger's, as well as all the
9 parents that I serve, there's a wish list. And
10 what the wish list is when they come to me, of
11 course, they want a job; of course, they want to
12 interact with other people in the community. It's
13 where are they going to live at a certain stage of
14 their life, and everyone here spoke about the
15 parents, and what's going to happen to the parents.

16 I happen to have two younger sons. I'm
17 concerned about myself and his dad, but what about
18 the siblings? Because the siblings are the people
19 that, really, at the end of the day, are going to
20 be responsible for their young adults.

21 I see my son now. He lives on his own,
22 in quotes (demonstrating), but he really doesn't
23 live on his own because he's not part of a
24 community. He's longing for a community, and when
25 you talk about the project they want to do, in my

1 own head, if I was a real estate developer, and I
2 believe wholeheartedly in what Engel Burman has
3 done, I want an assisted living facility for people
4 on the spectrum.

5 That was a vision that I had years ago
6 that I felt was critically needed, and, yes, you
7 know, you meet one person on the spectrum, you meet
8 one person on the spectrum. We're all independent.

9 But for me, I grew up in Jericho, and I
10 look at Piquets Lane, and even to this day, I live
11 in Manhattan, but I have a practice in Roslyn as
12 well, I look at that as a neighborhood, and I'm
13 being honest, and I'm not being naive. I know the
14 traffic pattern, I know crossing Jericho Turnpike,
15 but most of the people they're speaking about,
16 also, my son included, don't drive, unfortunately.

17 I'm not saying there are people that
18 will drive, but even the people coming in -- 49
19 units is 49 units. It's not a lot of commercial
20 tractors and trailers. It's not going to be how I
21 visualize it, and, actually, before I even came
22 today, I went to visit the area.

23 I like to observe what we're talking
24 about. We're talking about the traffic pattern. I
25 said to myself, this can work because it is part of

1 a community, and you want to be on the forefront.

2 I went into this because I knew there
3 are all different things that are needed for people
4 with disabilities, the neurodiverse population, and
5 I know that the Town of Oyster Bay wants to be a
6 pioneer as well, and I really believe that there
7 are safety measures that can make this work.

8 SUPERVISOR SALADINO: Thank you very
9 much.

10 (Whereupon, a round of applause
11 ensued.)

12 SUPERVISOR SALADINO: Barbi
13 Schwartzberg.

14 MS. SCHWARTZBERG: Hi, everyone.
15 Thanks for allowing me to speak today.

16 My name is Barbi Schwartzberg. I live
17 at 34 Long Ridge Road in Plainview.

18 I'm the mom of a daughter who is 21
19 years of age and is on the autism spectrum.

20 There's a great need for housing, but
21 it has to be the right thing, and I just want to
22 see a community that can be built that will, maybe,
23 encompass everyone. It just doesn't have to be
24 neurodiverse people. It can be people who, you
25 know, are 55 and over or, you know, have other

1 issues.

2 I think what Engel Burman is doing is
3 commendable. I just think that there needs to be a
4 task force and have everybody represented -- a
5 parent, the builder, the Town. It really is a lot
6 of different layers.

7 I just hope that, you know, when you
8 sit down and think about this project, you'll
9 consider bringing together a task force that will
10 help the community move forward and build something
11 of this magnitude. I'm sure it will get done, but
12 it needs to be done correctly.

13 SUPERVISOR SALADINO: Ms. Schwartzberg,
14 are you for or against the application in this
15 specific location?

16 MS. SCHWARTZBERG: I think that it
17 sounds like the specific location may be very
18 congested, and I am worried about the neurodiverse
19 people living there being able to come and go.

20 SUPERVISOR SALADINO: Thank you.

21 Abe Millstein.

22 MR. MILLSTEIN: Good afternoon,
23 Supervisor Saladino, Council Members.

24 I had no intention on being here today.
25 I live in 905 Woodbury Meadows. Carnegie Court is

1 the street which is directly south and east of that
2 intersection.

3 As I listened to people, my concern is
4 the traffic there. And part of my concern about
5 the traffic there is we live -- our development is
6 behind the GEICO building. GEICO is moving out of
7 there. I believe that's a 200,000 square-foot
8 building, and I am concerned about what's going in
9 there and what kind of traffic there will be when
10 someone else goes into that building.

11 At the moment, there's a parking lot
12 for GEICO, which is, actually, three-quarters of a
13 mile in a circuit, and can hold 1,000 cars minimum.

14 Now, GEICO is not using it. They
15 usually have about a hundred cars in there with
16 their parking lots; however, if someone else has
17 bought the building and intends to utilize the
18 entire building, I think traffic is going to be
19 much more than even any of the current surveys have
20 looked into, and, therefore, I am not for or
21 against this actual concept.

22 My only concern is I think more traffic
23 surveys have to be done once GEICO moves out of the
24 building to see who moves in, and how many more
25 cars, maybe even a thousand more cars, will be

1 going back and forth from that particular corner
2 and that particular area.

3 That's all.

4 SUPERVISOR SALADINO: Thank you.

5 (Whereupon, a round of applause
6 ensued.)

7 SUPERVISOR SALADINO: Again, is Charles
8 Merit here?

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

11 SUPERVISOR SALADINO: And is Neil
12 Foster here?

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

15 SUPERVISOR SALADINO: Okay.

16 Is there anyone else who wants to be
17 heard on this hearing?

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

20 SUPERVISOR SALADINO: Yes. Please,
21 step up.

22 Would you kindly begin by giving us
23 your full name and address for the record.

24 MS. ALTMAN: Sure.

25 Jordana Altman. I live at 40 Colgate

1 Lane, Woodbury.

2 I came here in support of the petition
3 that my neighbor handed in of over 500 names
4 against this proposed rezoning, and I hadn't
5 planned on speaking, but I just wanted to point out
6 a few things.

7 Despite living steps away from the
8 site, I didn't receive a notice in the mail. I
9 don't know if any of my neighbors did. I saw the
10 sign a couple weeks ago. I would think that
11 everyone should be notified, and given a chance to
12 speak at this hearing.

13 SUPERVISOR SALADINO: The law calls for
14 a notification for people at a certain distance and
15 radius of the property.

16 MS. ALTMAN: Right. I don't know what
17 the radius is, but my neighbor at 65 Piquets didn't
18 receive it either.

19 So while I agree with many of the
20 people who have spoken today about the need for
21 this community, I think that that area is
22 definitely not the right place.

23 This proposed 70,000- or
24 45,000-square-foot building, which is somewhere
25 near the size of the public library, on a rezoned

1 property, steps away from not just the shopping
2 center on the opposite corner and other condo
3 developments, but residential developments of
4 houses that people often cut through to Piquets
5 Lane will really add to the congestion, and I think
6 we've all heard a number of unknowns today.

7 I think the number of aides coming in
8 and out, the number of deliveries, who's even going
9 to be living there, what services are being
10 provided and supported. We definitely need more
11 information about how many additional vehicles are
12 going by, a new traffic study, predictions on that,
13 and, I think, there are concerns with how a
14 potentially vulnerable population living there
15 doesn't have more security or supervision.

16 So thank you for your consideration.

17 That's it.

18 SUPERVISOR SALADINO: Thank you very
19 much.

20 I don't have any other slips.

21 Is there anyone else who would like to
22 be heard on this hearing?

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

25 SUPERVISOR SALADINO: Okay.

1 Counsel?

2 MR. CAPPADORA: We heard from a lot of
3 residents, and you've heard a lot from us, and I
4 appreciate the Town's time, and I don't want to
5 take up a whole lot more of it.

6 I just think that -- just general
7 thoughts on the consensus of what the comments
8 concerned. A lot of them had to do with traffic,
9 and not insomuch even with what this project may or
10 may not generate in terms traffic, but just the
11 existing patterns of traffic in the area it seemed
12 to be -- the current levels of traffic despite
13 whatever we're proposing.

14 So there were a lot of comments on the
15 quality and the detail in our traffic report from
16 our traffic consultant, which, again, was reviewed
17 not just by the Town staff, but also by the Town's
18 outside consultant, and I'd be remiss if I didn't
19 recall Bob Eschbacher, our traffic engineer, to
20 just try and pinpoint some of the concerns that
21 were raised because it seemed like that was the
22 majority of the comments and the concerns from the
23 residents about the project, so I'd like to do that
24 at this time, if that's okay.

25 MR. ESCHBACHER: I'll be very brief.

1 I just wanted to comment on a few
2 remarks that were made, clarify --

3 SUPERVISOR SALADINO: Sir, I'm going to
4 have to ask you to identify yourself again for the
5 record.

6 MR. ESCHBACHER: Sure.

7 Robert Eschbacher, VHB Engineering.

8 SUPERVISOR SALADINO: Thank you,
9 Robert.

10 MR. ESCHBACHER: A number of comments
11 related to the traffic generation numbers, how we
12 went about it and so on, and some of the comments
13 related to whether these include visitors and
14 deliveries, and, yes, they do.

15 With traffic generation rates, it's all
16 inclusive. It includes for residential,
17 residential trips coming out, the people that live
18 there; the various services -- sanitation;
19 deliveries -- UPS, FedEx; and visitors as well, so
20 with my projection of around 30 peak hour trips,
21 it's all inclusive. It's not 30 plus the
22 deliveries and so on.

23 A number of comments related to --
24 well, ones going back on the trip generation rates.

25 As I indicated, I looked at several

1 different types of categories to develop these
2 projections, and I used the category that gave the
3 greatest number. I could have picked other ones
4 and attempted to justify why they might be
5 appropriate, but I knew that the numbers were going
6 to be so low that I could go with the highest
7 numbers.

8 In this case, the number that generated
9 the greatest number of trips was hotel, so I used
10 that to give the biggest number, but the hotel
11 numbers are bigger than condos. I could easily
12 have justified condos here, but I used the higher
13 hotel rates. Once again, they're all inclusive.

14 A comment was made about the fact that
15 I was distributing the traffic one-third on
16 Piquets, one-third in each direction on Woodbury
17 Road, and why didn't I base it on actual traffic
18 volumes.

19 Well, I had done it before, but as I
20 was sitting here now, I just did that, and when you
21 look at the total traffic on Piquets Lane compared
22 to the total traffic on Piquets, north on Woodbury
23 and south on Woodbury, Piquets represents 16
24 percent during both the morning and afternoon, so I
25 could have said it's not going to be 10 trips

1 during the busiest hour. I could have used a much
2 lower number, but just to be conservative, I used
3 one-third, and even then, when you look at these
4 numbers, you're adding one car every five, six,
5 seven minutes depending on the time period.

6 The real issue is not what's happening
7 today with traffic on these roads. We know there's
8 traffic. People that live in the Woodlands and
9 other areas, they travel on the roads. People that
10 work in the office complexes on Woodbury Road
11 travel along there as well.

12 The real issue is how will it change,
13 and, in my opinion, as backed up by your own staff
14 and outside consultants and Nassau County, is that
15 the change in traffic from this small number of
16 additional trips is not going to be anything
17 significant at all. Adding a car every several
18 minutes is not going to change what is happening
19 today.

20 A number of comments were made about
21 Piquets Lane. I can appreciate that. Piquets Lane
22 is the way it is now. Engel Burman under this
23 project will do what it can within its right of way
24 to make sidewalk improvements and improve the
25 ability for pedestrians to cross from its site to

1 the other side of Piquets Lane or to cross to the
2 other side of Woodbury Road. They're doing what's
3 in their realm of possibility.

4 And then, finally, comments were made
5 about while the traffic counts were done several
6 years ago, things have changed now. More people
7 are driving their children to school.

8 Well, by the same token, many people
9 are not even driving to work anymore, so the
10 traffic volumes today are lower than they would
11 have been otherwise.

12 Sure, there are more people driving
13 their children to school, but the overall traffic
14 levels are down. They will come back to some
15 degree. None of us know how much, but, once again,
16 how this project will change things is not going to
17 be anything that's going to be noticeable, and it's
18 not just me saying it. You don't have to agree
19 with me, but other experts retained by the Town and
20 by Nassau County have reviewed everything in my
21 report, and said I've done it the right way, and
22 they agree with my conclusions.

23 Thank you.

24 SUPERVISOR SALADINO: Just a moment.

25 Does anyone have any questions for

1 Mr. Eschbacher?

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

4 SUPERVISOR SALADINO: Just one quick
5 question.

6 MR. ESCHBACHER: Yes, sir.

7 SUPERVISOR SALADINO: Just so we can
8 understand your methodology on this.

9 You said you could have made
10 comparisons for different uses including
11 condominiums.

12 Why could you have easily made that
13 comparison with condos?

14 MR. ESCHBACHER: These are apartments.
15 They're apartments. And even though there may be
16 units, maybe a number of units, where there is an
17 aide that's living there, many of them don't have
18 that, but when they have the aide there, they're a
19 little bit less likely to drive. In fact, we've
20 heard from a number of representatives that many,
21 if not most, of the people that will live here
22 don't drive.

23 The rates would be lower. They'll be
24 lower than apartments, and I didn't even use
25 apartments. I went higher than that just to be

1 more on the conservative side, and the results were
2 clear that it will be a minimal number of
3 additional vehicles, and it won't change what's
4 happening out there on the roads today.

5 SUPERVISOR SALADINO: Thank you.

6 MR. ESCHBACHER: Thank you.

7 MR. CAPPADORA: I just want to conclude
8 by saying that we appreciate a lot of the questions
9 that were asked by the Town Board, and we agree
10 that there are some -- that we need to provide some
11 good, better answers than we had prepared today
12 about who's going to live here and how residents
13 are going to be eligible, attracted to live here.

14 They're complicated questions, I think,
15 as everyone agreed, and a lot of people that spoke,
16 we heard from a lot of families that would be
17 waiting in line to buy a unit for their loved ones,
18 for their children, for their grandchildren to live
19 in a community like this, so we're not really
20 concerned with the concept or attracting the right
21 demographic or the right folks that this is geared
22 to assist.

23 But you asked questions that deserve
24 answers, and within the timeframe that the record's
25 kept open, we want to extend a hand and work with

1 the Town, and, obviously, you're accountable to the
2 public, so we are working as a team, so to speak.
3 I know some people may question that, but that's
4 what we're here to do. And a lot of people that
5 spoke said that they don't disagree with the
6 concept or the project in theory, just not here on
7 this site.

8 What we found, what the reports before
9 the Town Board show, that have been reviewed by
10 Town staff is that this, actually, is an integrated
11 community with location -- geographic location --
12 that has a mix of uses that would -- that this
13 project would complement. If we chose another
14 corner or another site of similar size in another
15 neighborhood or another street, people wouldn't
16 like it there either. That's just the reality of
17 it.

18 We do believe that this site, in this
19 specific location, does merit the Board's attention
20 and, hopefully, an approval, if we can meet all the
21 other -- and answer all the other questions that
22 were asked today, which were good questions.

23 So we would ask that, you know, I think
24 the Board, obviously, is going to keep the record
25 open as you stated earlier, and we will work to

1 supplement and reinforce what we're looking to do
2 in terms of some of the questions raised and how
3 it's going to function in the community, but we do
4 believe in the concept very strongly, we've worked
5 very hard on it, and you can tell that a lot of
6 folks would really benefit and would line up to
7 send their loved ones to live here.

8 And I just want to note also that this
9 project really would have, comparative to other
10 multi-family developments in the area, would have a
11 very low impact on municipal resources. It's not
12 going to generate any school-age children. I think
13 we've established that it's not going to generate
14 any additional traffic, it's going to be di minimis
15 -- an imperceptible level -- from what's already
16 there, and we do believe that there wouldn't be any
17 negative, adverse environmental or physical impacts
18 to the community.

19 That being said, we do want to continue
20 to work with the Board, meet with whomever the Town
21 would like us to meet with to address these other
22 questions that were raised.

23 Thank you.

24 SUPERVISOR SALADINO: Thank you very
25 much.

1 Anything else you'd like to present to
2 us?

3 MR. CAPPADORA: That's it. That's it.
4 Thank you.

5 SUPERVISOR SALADINO: We have postings
6 and correspondence?

7 MR. LaMARCA: The attorney for the
8 applicant has filed his Affidavit of Service and
9 Disclosure.

10 Communications are as follows:

11 We have memos from the Department of
12 Planning and Development, including a review of the
13 required off-street parking.

14 The Nassau County Land and Tax Map
15 indicates the property as Section 13, Block C, Lot
16 175.

17 According to the Town of Oyster Bay
18 Zoning Maps, the property is located within a
19 One-Family Residence, R1-1A.

20 There are no Code compliance cases, and
21 no variances on file.

22 We have Affidavits of Posting and
23 Publication.

24 There are correspondences on file,
25 which have been distributed to the Town Board.

1 SUPERVISOR SALADINO: Thank you.

2 May I have a motion?

3 COUNCILWOMAN JOHNSON: Supervisor, I
4 will make a motion that the public portion of this
5 hearing be closed, and the record be kept open for
6 60 days.

7 COUNCILMAN IMBROTO: Second.

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

10 ALL: "Aye."

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

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

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

17 I'd like to thank the applicants for
18 coming in with such a detailed presentation.

19 We're looking forward to hearing more,
20 getting those questions answered.

21 I want to point out that since this is
22 the first of its type, it could be the first of its
23 type in the Town of Oyster Bay, it will require
24 more conversations with our Town Attorney and legal
25 department as well as with the Department of

1 Planning and Development.

2 MR. CAPPADORA: We appreciate that, and
3 we look forward to working with the entire Town.

4 SUPERVISOR SALADINO: Thank you.

5 MR. CAPPADORA: Thank you.

6 SUPERVISOR SALADINO: Thank you.

7 MR. CAPPADORA: Thank you for your
8 time.

9 SUPERVISOR SALADINO: Do you need a
10 break?

11 THE STENOGRAPHER: No.

12 Thank you.

13 (TIME NOTED: 3:07 P.M.)

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\$	21-year-old ^[1] - 126:24 222 ^[1] - 100:12 23 ^[2] - 38:7, 97:3 23,000-square-feet ^[1] - 9:9 23,199-square-feet ^[1] - 31:10 239F ^[1] - 18:16 24 ^[1] - 134:11 24,767 ^[1] - 31:17 24-hour ^[8] - 45:22, 52:6, 55:22, 56:14, 56:20, 97:19, 124:5, 134:16 24-hours ^[1] - 52:16 24/7 ^[2] - 15:7, 23:25 246-5.2 ^[1] - 20:16 25 ^[2] - 106:7, 111:1 254 ^[2] - 110:3, 110:6 26 ^[1] - 125:16 263 ^[1] - 100:9 27 ^[1] - 96:25 28 ^[1] - 84:22 29 ^[2] - 9:12, 12:15	5	55:3, 55:7, 62:7, 75:4, 83:19, 90:10, 93:2, 98:21, 102:17, 114:12, 128:6, 133:18, 140:19 above-grade ^[1] - 31:17 absolutely ^[3] - 97:24, 116:9, 129:4 abutting ^[1] - 4:24 access ^[6] - 59:12, 62:3, 62:4, 62:9, 62:11, 63:25 Access ^[1] - 128:21 accessible ^[2] - 19:6, 103:14 accommodate ^[4] - 6:19, 18:19, 20:9, 62:22 accomplish ^[1] - 21:14 accomplished ^[3] - 85:19, 85:23, 86:16 according ^[1] - 4:11 According ^[1] - 154:17 accountable ^[1] - 152:1 accounted ^[1] - 45:1 achieve ^[1] - 21:12 ACLD ^[2] - 127:1, 129:9 act ^[1] - 23:13 action ^[5] - 19:23, 20:7, 20:13, 63:10, 63:17 active ^[3] - 4:21, 85:2, 85:11 activities ^[11] - 7:13, 7:14, 13:20, 23:20, 33:18, 39:4, 41:5, 43:9, 51:9, 54:4, 91:16 activity ^[4] - 33:4, 33:19, 40:23, 124:7 actual ^[5] - 62:21, 90:1, 110:19, 141:21, 147:17 add ^[5] - 61:2, 68:21, 80:20, 97:20, 144:5 added ^[3] - 61:12, 61:15, 79:12 adding ^[4] - 61:11, 108:4, 148:4, 148:17 addition ^[5] - 13:25, 23:8, 30:15, 40:22, 63:13 additional ^[7] - 63:23, 80:19, 109:22, 144:11, 148:16, 151:3, 153:14 Address ^[1] - 100:12 address ^[17] - 9:23, 22:18, 42:12, 42:13, 49:5, 58:20, 64:13, 71:13, 71:15, 76:22, 82:7, 114:18, 115:1, 125:12, 126:22, 142:23, 153:21 addressed ^[4] - 20:19, 73:12, 104:6, 120:24 adequate ^[1] - 62:6 ADHD ^[6] - 5:24, 54:18, 54:19, 54:24, 55:17, 75:17 adjacent ^[4] - 4:19, 28:9, 30:11, 34:15
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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
June 14, 2022
3:08 p.m.

HEARING - Fire Protection

To consider the 2022 Oyster Bay Fire Department,
Inc. And Atlantic Steamer Fire Company No. 1 Fire
Protection Agreements. (M.D. 5/17/22 #17).

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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

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

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

Minutes of the meeting
taken by:

TRACIE A. CINQUEMANI
Reporter/Notary Public

1 SUPERVISOR SALADINO: Please call the
2 next hearing.

3 MR. LaMARCA: The next hearing is to
4 consider the 2022 Oyster Bay Fire Department, Inc.
5 and Atlantic Steamer Fire Company No. 1 Fire
6 Protection Agreements.

7 MS. FAUGHNAN: Good afternoon,
8 Supervisor, Members of the Town Board.

9 Elizabeth Faughnan, Deputy Town
10 Attorney, Office of the Town Attorney.

11 I come to you today to request approval
12 of a contract for the Oyster Bay Fire Protection
13 area, a contract with both the Atlantic Steamer
14 Fire Company and the Oyster Bay Fire Department,
15 Inc. Both are volunteer --

16 COUNCILWOMAN JOHNSON: Kindly try to
17 keep it down while you're exiting.

18 MS. FAUGHNAN: Both are volunteer
19 organizations, both are non-for-profits, and I'll
20 try and keep it brief.

21 In most other areas of the Town of
22 Oyster Bay, there is a Fire District with elected
23 commissioners. Because this is not a District with
24 elected commissioners, because these are private
25 companies, the Town, under State Law, is required

1 to contract for Fire Protection, which we do with
2 these two organizations.

3 Both have been in existence for over
4 one hundred years.

5 And I come to you today to request,
6 actually, not just the 2022 contract approval, but,
7 actually, a four-year contract for the years 2022,
8 2023, 2024 and 2025. This would not be the first
9 time the Town has entered into a multi-year
10 agreement. It allows for better planning for both
11 the fire companies and for the Town.

12 In terms of what the costs are, the
13 fire companies have maintained the same contract
14 amount for several years. Due to the inflation
15 issues, I think we've heard that there is over an
16 8 percent inflation rate. We have worked out with
17 the fire companies an amount not to exceed 1 percent
18 increase for each one of the next four years, which
19 will allow our residents to plan accordingly as
20 well as for the fire companies.

21 So without drawing this hearing out, I
22 would request approval for a contract with both
23 Atlantic Steamer Fire Company and with Oyster Bay
24 Fire Company for the calendar years 2022 through
25 2025.

1 SUPERVISOR SALADINO: Ms. Faughnan, two
2 questions.

3 You're coming to us and you've stated
4 that this process has been mandated by State Law.
5 This is not a company under our control, but they
6 must come to us for bonding, correct -- come to us
7 for these agreements, I apologize -- for these
8 agreements.

9 MS. FAUGHNAN: I'm actually coming to
10 you for approval for these agreements with these
11 private companies, so, yes.

12 And the State Law requires me to have a
13 contract with them.

14 SUPERVISOR SALADINO: Secondly, if we
15 are to approve this, it would not be paid for by
16 the vast majority of our Town taxpayers, only those
17 in this Fire Protection District specifically.

18 MS. FAUGHNAN: Absolutely correct,
19 Supervisor.

20 SUPERVISOR SALADINO: Thank you.

21 MS. FAUGHNAN: Thank you.

22 SUPERVISOR SALADINO: Are there any
23 other questions?

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

1 SUPERVISOR SALADINO: May I have a --
2 is there any correspondence?

3 MR. LaMARCA: We have Affidavits of
4 Posting and Publication.

5 There is no other correspondence.

6 SUPERVISOR SALADINO: May I have a
7 motion?

8 COUNCILWOMAN JOHNSON: Supervisor, I'll
9 make a motion that this public hearing be closed.

10 SUPERVISOR SALADINO: All in favor,
11 please --

12 COUNCILMAN IMBROTO: You need a second.

13 SUPERVISOR SALADINO: I do need that
14 second.

15 COUNCILMAN IMBROTO: Second.

16 SUPERVISOR SALADINO: Thank you.

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

19 ALL: "Aye."

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

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

24 SUPERVISOR SALADINO: The "Ayes" have
25 it.

6

Thank you.

(TIME NOTED: 3:11 P.M.)

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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
June 14, 2022
3:12 p.m.

HEARING - Hydrant Rental

To consider Hydrant Rental for Glenwood-Glen Head
Fire Protection District and Liberty Utilities
(New York Water) Corp. for the year 2022. (M.D.
5/17/22 #18).

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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

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

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

Minutes of the meeting
taken by:

TRACIE A. CINQUEMANI
Reporter/Notary Public

1 SUPERVISOR SALADINO: Would you please
2 call our next and final hearing?

3 MR. LaMARCA: The last hearing today is
4 to consider Hydrant Rental for Glenwood-Glen Head
5 Fire Protection District and Liberty Utilities
6 (New York Water) Corp. for the year 2022.

7 MS. FAUGHNAN: Good afternoon,
8 Supervisor, Members of the Town Board.

9 Elizabeth Faughnan, Deputy Town
10 Attorney, Office of the Town Attorney.

11 I come to you today to request approval
12 of a Hydrant Rental Agreement with Liberty
13 Utilities (New York Water) Corp. for hydrant rental
14 in the Glenwood-Glen Head Fire Protection Area,
15 which is required by -- this is something we do
16 annually, this is required under State Law.

17 In most instances, we would have an
18 agreement with a Water District. In this area,
19 there is a private utility that I think all of us
20 are very well aware of. This is the successor to
21 New York American Water, and they own the fire
22 hydrants. We need to rent them so that the Fire
23 Company in the area can access them for purposes of
24 Fire Protection.

25 I will just point out to the Board that

1 the rate and cost is set by the New York State
2 Public Service Commission, so it's not an
3 opportunity for us to negotiate the price. The
4 State Public Service Commission says this is what
5 it is going to cost. It is no more than -- the
6 amount that I'm requesting for the contract is no
7 more than I requested last year.

8 As part of the purchase by Liberty from
9 New York American Water, the New York State Public
10 Commission said they could not increase the cost,
11 and, in fact, the make whole surcharge, which is a
12 part of the calculation, should be decreasing and
13 disappearing, so it may be, actually, slightly less
14 than it was last year.

15 SUPERVISOR SALADINO: And just to
16 reiterate, Counselor, this is mandated on us, and
17 we have no role in the negotiation, in the rates
18 that are set. It's mandate that we hold the
19 hearing because we are the municipality of choice,
20 if you will, on this as mandated by the State, and,
21 if passed, these rates would not be paid for by the
22 Town of Oyster Bay taxpayers at large, only those
23 consumers within that District.

24 MS. FAUGHNAN: Supervisor, I know the
25 court reporter cannot write in there that I nodded

1 my head correct on every single point, so I am
2 going to say that you are correct on every single
3 point of that statement.

4 SUPERVISOR SALADINO: Thank you.

5 MS. FAUGHNAN: Thank you.

6 SUPERVISOR SALADINO: Are there any
7 questions?

8 (Whereupon, there was no response from
9 the Board.)

10 SUPERVISOR SALADINO: Are there any
11 postings or correspondence?

12 MR. LaMARCA: Supervisor, we have
13 Affidavits of Posting and Publication.

14 There is no other correspondence.

15 SUPERVISOR SALADINO: May I have a
16 motion, please?

17 COUNCILWOMAN JOHNSON: Supervisor, I
18 will make a motion that this public hearing be
19 closed.

20 COUNCILMAN IMBROTO: Second that
21 motion.

22 SUPERVISOR SALADINO: And I do point
23 out that there are no slips we received for any
24 speakers, so, with that, I will ask for a vote.

25 All in favor, please signify by saying,

1 "Aye."

2 ALL: "Aye."

3 SUPERVISOR SALADINO: Those opposed,

4 "Nay."

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

7 SUPERVISOR SALADINO: The "Ayes" have
8 it.

9 MS. FAUGHNAN: Thank you, Supervisor.

10 SUPERVISOR SALADINO: Thank you very
11 much.

12 (TIME NOTED: 3:14 P.M.)

13 SUPERVISOR SALADINO: We are going to
14 now, as was announced at the beginning of the
15 meeting, we're going to break for Executive
16 Session, and then come back out to speak to and do
17 our work on our normal Resolution Calendar.

18 We'll be back as quickly as possible.

19 COUNCILWOMAN JOHNSON: Supervisor, I
20 make a motion that this Board break for the purpose
21 of Executive Session to discuss pending litigation.

22 COUNCILMAN IMBROTO: Second.

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

25 ALL: "Aye."

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

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

5 SUPERVISOR SALADINO: The "Ayes" have
6 it.

7 Thank you.

8 (Whereupon, the Executive Session began
9 at 3:14 p.m. and the proceedings resumed at
10 4:26 p.m. as follows:)

11 SUPERVISOR SALADINO: Councilwoman,
12 will you make your report, please?

13 COUNCILWOMAN JOHNSON: Supervisor, I
14 make a motion that Executive Session be closed.

15 No action was taken.

16 COUNCILMAN IMBROTO: What was the
17 motion?

18 COUNCILWOMAN JOHNSON: Close Executive
19 Session.

20 No action was taken.

21 COUNCILMAN IMBROTO: Second the motion.

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

24 ALL: "Aye."

25 SUPERVISOR SALADINO: Those opposed,

"Nay."

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

SUPERVISOR SALADINO: The "Ayes" have
it.

Thank you.

(TIME NOTED: 4:27 P.M.)

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TOWN BOARD
TOWN OF OYSTER BAY
ACTION CALENDAR
June 14, 2022
4:28 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 THOMAS P. HAND
COUNCILMAN STEVE L. LABRIOLA
COUNCILWOMAN LAURA L. MAIER
COUNCILWOMAN VICKI WALSH

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

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

Minutes of the meeting
taken by:

TRACIE A. CINQUEMANI
Reporter/Notary Public

1 SUPERVISOR SALADINO: Would the Town
2 Clerk please call the Regular Action Calendar of
3 the day?

4 MR. LaMARCA: May I have a motion to
5 suspended the Rules and add Resolution Nos. 438 and
6 439-2022?

7 **RESOLUTION NO. 438-2022;** Resolution
8 directing the Town Clerk to advertise a Notice of
9 Hearing to consider the 2022 East Norwich Volunteer
10 Fire Company No. 1 Fire Protection Agreements.
11 Hearing date: June 28, 2022. (M.D. 6/7/22 #22).

12 **RESOLUTION NO. 439-2022;** Resolution
13 authorizing an agreement for the use of Town-owned
14 property located at Forest Avenue and Veterans
15 Boulevard, Massapequa for the purpose of storing
16 piping materials and two vehicles for use in
17 connection with contractual obligations with
18 National Grid for four months commencing June 14,
19 2022 with a three-month extension option, and for
20 the Supervisor, or his designee, to execute said
21 Agreement. (M.D. 6/7/22 #23).

22 On the motion:

23 COUNCILWOMAN JOHNSON: So moved.

24 COUNCILMAN IMBROTO: Second.

25 MR. LaMARCA: Motion made by

1 Councilwoman Johnson and seconded by Councilman
2 Imbroto.

3 On the vote:

4 Supervisor Saladino?

5 SUPERVISOR SALADINO: "Aye."

6 MR. LaMARCA: Councilwoman Johnson?

7 COUNCILWOMAN JOHNSON: "Aye."

8 MR. LaMARCA: Councilman Imbroto?

9 COUNCILMAN IMBROTO: "Aye."

10 MR. LaMARCA: Councilman Hand?

11 COUNCILMAN HAND: "Aye."

12 MR. LaMARCA: Councilman Labriola?

13 COUNCILMAN LABRIOLA: "Aye."

14 MR. LaMARCA: Councilwoman Maier?

15 COUNCILWOMAN MAIER: "Aye."

16 MR. LaMARCA: Councilwoman Walsh?

17 COUNCILWOMAN WALSH: "Aye."

18 MR. LaMARCA: Motion to suspend the
19 Rules and add Resolution Nos. 438 and 439-2022
20 passes with seven "Ayes."

21 SUPERVISOR SALADINO: I'd just like to
22 point out for clarity and transparency, Resolution
23 438 is a simple Resolution allowing the Town Clerk
24 to advertise the notice of a hearing to be held,
25 which is mandatory based on State Law, for the

1 East Norwich Fire Company to continue, and
2 Resolution 439, also a very simple hearing.

3 We have Town owned property located at
4 Forest Avenue and Veterans Boulevard in Massapequa
5 for the purpose -- to enter into an agreement for
6 the purpose of storage of piping materials and two
7 vehicles in connection with a National Grid project
8 that is going on in the area.

9 Thank you.

10 (TIME NOTED: 4:28 P.M.)

11 MR. LaMARCA: May I have motion to
12 resuspend the Rules and add the following Walked-On
13 Resolution No. 440-2022?

14 **RESOLUTION NO. 440-2022;** Resolution
15 authorizing flood insurance for properties
16 ineligible for National Flood Insurance Program for
17 the period June 18, 2022 through June 18, 2023.

18 On the motion:

19 COUNCILWOMAN JOHNSON: So moved.

20 COUNCILMAN IMBROTO: Second.

21 MR. LaMARCA: Motion made by
22 Councilwoman Johnson and seconded by Councilman
23 Imbroto.

24 On the vote:

25 Supervisor Saladino?

1 SUPERVISOR SALADINO: "Aye."

2 MR. LaMARCA: Councilwoman Johnson?

3 COUNCILWOMAN JOHNSON: "Aye."

4 MR. LaMARCA: Councilman Imbroto?

5 COUNCILMAN IMBROTO: "Aye."

6 MR. LaMARCA: Councilman Hand?

7 COUNCILMAN HAND: "Aye."

8 MR. LaMARCA: Councilman Labriola?

9 COUNCILMAN LABRIOLA: "Aye."

10 MR. LaMARCA: Councilwoman Maier?

11 COUNCILWOMAN MAIER: "Aye."

12 MR. LaMARCA: Councilwoman Walsh?

13 COUNCILWOMAN WALSH: "Aye."

14 MR. LaMARCA: Motion to resuspend the
15 Rules of Procedure and add Walked-On Resolution No.
16 440-2022 passes with seven "Ayes."

17 (TIME NOTED: 4:29 P.M.)

18 MR. LaMARCA: May I have a motion to
19 adopt Resolution No. P-10-22 through 440-2022?

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

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

23 **TRANSFER OF FUNDS RESOLUTION NO.**

24 **TF-9-22;** Resolution pertaining to transfer of funds
25 within various departments' accounts for the Year

2022.

PERSONNEL RESOLUTION NO. P-10-22;

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

TRANSFER OF FUNDS RESOLUTION NO.

TF-9-22; Resolution pertaining to transfer of funds within various departments' accounts for the Year 2022.

RESOLUTION NO. 400-2022; Resolution

authorizing the Town to partner with the Nassau County Office for the Aging to distribute produce coupons to income eligible seniors on dates to be determined in July at the North Massapequa and Hicksville Community Centers. (M.D. 5/17/22 #4).

RESOLUTION NO. 401-2022; Resolution

authorizing the acceptance of a donation of a memorial plaque from Lori Annunziato, to be placed on an existing bench in John J. Burns Park in Memory of Margaret Finnerty. (M.D. 5/17/22 #5).

RESOLUTION NO. 402-2022; Resolution

pertaining to Contract PWC19-22, On-Call Technical Assistance Relative to Structural Engineering in connection with investigation and preliminary design services to resolve water infiltration issues at the Hicksville Parking Facility. Account

1 No. HWY H 5997 20000 000 2104 016. (M.D. 5/17/22
2 #10).

3 **RESOLUTION NO. 403-2022;** Resolution
4 granting request from the Bayville Fire Company to
5 hold their annual parade and drill celebration on
6 June 18, 2022 at the Centre Island Beach facility
7 and to waive any facility fees and Town of Oyster
8 Bay Code 168-22, alcoholic beverages for the event.
9 (M.D. 5/24/22 #6).

10 **RESOLUTION NO. 404-2022;** Resolution to
11 allow the Bethpage Union Free School District
12 access to the Bethpage Community Park Pool for
13 their extended school year Summer program. Account
14 No. TWN A 0001 02770 590 0000. (M.D. 5/24/22 #7).

15 **RESOLUTION NO. 405-2022;** Resolution
16 authorizing the Oyster Bay Film Festival to be
17 launched in the 2023 calendar year. Account Nos.
18 TWN A 0001 02770 590 0000 and TWN A 1989 47900 000
19 0000. (M.D. 5/24/22 #8).

20 **RESOLUTION NO. 406-2022;** Resolution
21 authorizing acceptance of a donation of a memorial
22 plaque from Diane Portogallo, to be placed on an
23 existing bench in M37 Sunset Park in memory of
24 Joseph Terranova. (M.D. 5/24/22 #9).

25 **RESOLUTION NO. 407-2022;** Resolution

1 pertaining to the Dock Application of Christopher
2 Hordt, 57 S. Bay Avenue, Massapequa, New York.
3 (M.D. 5/24/22 #10).

4 **RESOLUTION NO. 408-2022;** Resolution
5 pertaining to the Dock Application of Alexander
6 Valentino, 240 Seaford Avenue, Massapequa,
7 New York. (M.D. 5/24/22 #11).

8 **RESOLUTION NO. 409-2022;** Resolution
9 pertaining to the Dock Application of Gregg J.
10 Magi, 29 Brockmeyer Drive, Massapequa, New York.
11 (M.D. 5/24/22 #12).

12 **RESOLUTION NO. 410-2022;** Resolution
13 authorizing the property cleanup assessment of
14 14 Hazelwood Drive, Jericho, performed on March 16,
15 2022, be referred to the County of Nassau for
16 placement on the Nassau County Tax Assessment
17 rolls. (M.D. 5/24/22 #13).

18 **RESOLUTION NO. 411-2022;** Resolution
19 authorizing the property cleanup assessment of
20 100 Ira Road, Syosset, performed on March 22, 2022,
21 be referred to the County of Nassau for placement
22 on the Nassau County Tax Assessment rolls. (M.D.
23 5/24/22 #14).

24 **RESOLUTION NO. 412-2022;** Resolution
25 authorizing the property cleanup assessment of

1 201 North First Street, Bethpage, performed on
2 March 21, 2022, be referred to the County of Nassau
3 for placement on the Nassau County Tax Assessment
4 rolls. (M.D. 5/24/22 #15).

5 **RESOLUTION NO. 413-2022;** Resolution
6 authorizing the property cleanup assessment of
7 195 North Broadway, Hicksville, performed on
8 March 16, 2022, be referred to the County of Nassau
9 for placement on the Nassau County Tax Assessment
10 rolls. (M.D. 5/24/22 #16).

11 **RESOLUTION NO. 414-2022;** Resolution
12 pertaining to the decision on the application of
13 Taliran, Inc., fee owner, Ritz Barklton 2 LLC,
14 d/b/a K9 Resorts, lessee for a Special Use Permit
15 and Revocation of Declaration of Restrictive
16 Covenants at premises located at 120 Eileen Way,
17 Syosset, New York. Hearing held: March 15, 2022.
18 (M.D. 3/15/22 #4).

19 **RESOLUTION NO. 415-2022;** Resolution
20 authorizing acceptance of the design and entrance
21 into bid phase for Contract No. H19-196PH2,
22 Construction of Highway Improvements to the Hicks
23 Avenue Area, Syosset, New York. (M.D. 5/24/22 #18).

24 **RESOLUTION NO. 416-2022;** Resolution
25 pertaining to Contract No. PWC10-22, On-Call

1 Engineering Services relative to construction
2 management in connection with construction
3 observation services regarding site specific
4 concrete work throughout the Town of Oyster Bay.
5 Account No. HWY H 5197 20000 000 2103 008. (M.D.
6 5/24/22 #19).

7 **RESOLUTION NO. 417-2022;** Resolution
8 granting request from Chronic Migraine Awareness
9 Inc., for Town assistance in conducting an
10 educational awareness event on June 25, 2022 and
11 for use of Municipal Parking Field M-9 in
12 Massapequa for the event. (M.D. 5/24/22 #20).

13 **RESOLUTION NO. 418-2022;** Resolution
14 authorizing issuance of a refund for the 2022 Town
15 of Oyster Bay Summer Recreation Program at
16 Marjorie R. Post Community Park to Nicole Foster.
17 Account No. PKS A 0001 02001 510 0000. (M.D.
18 5/31/22 #4).

19 **RESOLUTION NO. 419-2022;** Resolution
20 authorizing issuance of a refund for the 2022 Town
21 of Oyster Bay Summer Ice Hockey Program to Joanne
22 Soltan. Account No. PKS A 0001 02001 510 0000.
23 (M.D. 5/31/22 #5).

24 **RESOLUTION NO. 420-2022;** Resolution
25 authorizing acceptance of a donation of a bike rack

11

1 from Cadette Girl Scout Troop 2110, to be placed in
2 Park M18, located on Westwood Road North, Massapequa
3 Park. (M.D. 5/31/22 #6).

4 **RESOLUTION NO. 421-2022;** Resolution
5 authorizing payment to the AMVETS North Shore
6 Memorial Post #21 for remittance to the Oyster Bay
7 East Norwich Community Band for its participation
8 in the 2022 Independence Day Celebration in the
9 Hamlet of Oyster Bay, to be held July 4 2022.

10 Account No. TWN A 7510 47900 000 0000. (M.D.
11 5/31/22 #15).

12 **RESOLUTION NO. 422-2022;** Resolution
13 authorizing use of a sub-consultant for Contract
14 No. DP21-215, relative to the design of the Harry
15 Tappen Sanitary System Improvements Project. (M.D.
16 5/31/22 #19).

17 **RESOLUTION NO. 423-2022;** Resolution
18 authorizing award of construction Contract No.
19 H19-197PH2, Highway Improvements to the Intervale
20 Avenue Area Phase 2, Farmingdale, New York.
21 Account No. HWY H 5197 20000 2203 008. (M.D.
22 5/31/22 #20).

23 **RESOLUTION NO. 424-2022;** Resolution
24 pertaining to Contract No. PWC10-22, On-Call
25 Engineering Services relative to Construction

1 Management in connection with Syosset Streetscape
2 and Walkability Improvements. Account No. HWY H
3 5197 20000 000 2103 008. (M.D. 5/31/22 #21).

4 **RESOLUTION NO. 425-2022;** Resolution
5 authorizing acceptance of the design & entrance
6 into the bid for construction phase under Contract
7 No. DP 22-233, Synthetic Turf Field Replacement at
8 Theodore Roosevelt Memorial Park. (M.D. 5/31/22
9 #22).

10 **RESOLUTION NO. 426-2022;** Resolution
11 authorizing the use of a sub-consultant for
12 Contract No. H20-210, Construction Phase
13 Engineering for the Highway Improvements to the
14 Crescent Drive Area, Old Bethpage. (M.D. 5/31/22
15 #23).

16 **RESOLUTION NO. 427-2022;** Resolution
17 pertaining to Contract No. PWC15-22, On-Call
18 Engineering Services relative to Transportation
19 Engineering in connection with Pilot Pavement
20 Assessment Services at various locations in the
21 Town of Oyster Bay and for use of a sub-consultant
22 to conduct the automated scan of the selected Town
23 roads. Account No. HWY H 5197 20000 000 2103 008.
24 (M.D. 5/31/22 #24).

25 **RESOLUTION NO. 428-2022;** Resolution

1 granting request from People Loving People, Inc.
2 for Town assistance in hosting their Community Food
3 Pantry Event on June 17, 2022 and for the closure
4 of Railroad Avenue in Oyster Bay for the event.
5 (M.D. 5/31/22 #28).

6 **RESOLUTION NO. 429-2022;** Resolution
7 granting request from Punishers of Nassau County
8 Motorcycle Club for Town assistance in conducting
9 their Breakfast Meeting Event on July 17, 2022, for
10 the closure of a portion of Audrey Avenue in Oyster
11 Bay and for use of various Town equipment for the
12 event. (M.D. 5/31/22 #29).

13 **RESOLUTION NO. 430-2022;** Resolution
14 granting request from Rolling Thunder, Inc. for
15 Town assistance in conducting a Ride for Freedom
16 Event on May 29, 2022, for the closure of New York
17 Avenue and to utilize Municipal Parking Field M-9
18 in Massapequa for the event. (M.D. 5/31/22 #30).

19 **RESOLUTION NO. 431-2022;** Resolution
20 authorizing an Agreement for the Employee
21 Assistance Program to the Town of Oyster Bay
22 employees the period January 1, 2022 through
23 December 31, 2022, with an option for two one-year
24 extensions, and for the Supervisor, or his
25 designee, to execute said Agreement. Account No.

1 TWN AMM 9060 80030 000 0000 000. (M.D. 5/31/22 #9 &
2 6/7/22 #20).

3 **RESOLUTION NO. 432-2022;** Resolution
4 authorizing retention of firms to provide Labor
5 Counsel Services for the Department of Human
6 Resources for the period January 1, 2022 through
7 December 31, 2022, with an option to continue for
8 two (2) one-year extensions and for the Supervisor
9 or his designee, to execute said Agreements.

10 Account No. TWN AMW 9040 84040 000 0000 000. (M.D.
11 5/31/22 #10 & 6/7/22 #19).

12 **RESOLUTION NO. 433-2022;** Resolution
13 authorizing an Agreement for Substance Abuse
14 Professional services for the period January 1,
15 2022 through December 31, 2022, with an option for
16 two one-year extensions, and for the Supervisor, or
17 his designee, to execute said Agreement. Account
18 No. TWN AMM 9060 80030 000 0000 000. (M.D. 5/31/22
19 #11 & 6/7/22 #21).

20 **RESOLUTION NO. 434A-2022;** Resolution/
21 Order pertaining to the decision on the application
22 of the Oyster Bay Water District for Bond
23 Financing. Hearing held: June 14, 2022. (M.D.
24 5/10/22 #28).

25 **RESOLUTION NO. 434B-2022;** Resolution

1 authorizing the issuance of bonds to pay the cost
2 of improvements to the Oyster Bay Water District.
3 Hearing held: June 14, 2022. (M.D. 5/10/22 #28).

4 **RESOLUTION NO. 435-2022;** Resolution
5 pertaining to the decision on a Local Law entitled,
6 "A Local Law to Amend the Code of the Town of
7 Oyster Bay, Nassau County, New York, to
8 Comprehensively Revise Certain Definitions and
9 Provisions of Chapter 246, Zoning." Hearing held:
10 May 10, 2022. (M.D. 5/10/22 #4).

11 **RESOLUTION NO. 436-2022;** Resolution
12 pertaining to the decision on the application of
13 PSI Atlantic Massapequa NY, LLC, Contract Vendee,
14 Kasper Properties NY LLC, fee owner, for a Special
15 Use Permit at premises located at 5660 Old Sunrise
16 Highway, Massapequa, New York. Hearing held:
17 April 12, 2022. (M.D. 4/12/22 #4).

18 **RESOLUTION NO. 437-2022;** Resolution
19 pertaining to the decision on an amendment of
20 Declaration of Restrictive Covenants, Southern Side
21 of Jericho Turnpike, Jericho, New York. Hearing
22 held: April 12, 2022. (M.D. 4/12/22 #6).

23 **RESOLUTION NO. 438-2022;** Resolution
24 directing the Town Clerk to advertise a Notice of
25 Hearing to consider the 2022 East Norwich Volunteer

1 Fire Company No. 1 Fire Protection Agreements.
2 Hearing date: June 28, 2022. (M.D. 6/7/22 #22).

3 **RESOLUTION NO. 439-2022;** Resolution
4 authorizing an agreement for the use of Town-owned
5 property located at Forest Avenue and Veterans
6 Boulevard, Massapequa for the purpose of storing
7 piping materials and two vehicles for use in
8 connection with contractual obligations with
9 National Grid for four months commencing June 14,
10 2022 with a three month extension option, and for
11 the Supervisor, or his designee, to execute said
12 Agreement. (M.D. 6/7/22 #23).

13 **RESOLUTION NO. 440-2022;** Resolution
14 authorizing flood insurance for properties
15 ineligible for National Flood Insurance Program for
16 the period June 18, 2022 through June 18, 2023.

17 On the motion, please:

18 COUNCILWOMAN JOHNSON: So moved.

19 COUNCILMAN IMBROTO: Second.

20 MR. LaMARCA: Motion made by
21 Councilwoman Johnson and seconded by Councilman
22 Imbroto.

23 I believe we have some speakers.

24 SUPERVISOR SALADINO: Yes, we do.

25 Arthur Adelman.

1 MR. ADELMAN: Arthur Adelman,
2 110 Dubois Avenue, Sea Cliff, New York.

3 Good afternoon, Board. Thank you for
4 your patience, and welcome back from your Executive
5 Session.

6 I don't know -- I'd just like to start
7 off by making one note. I don't know if any of you
8 are aware that Councilman Imbroto was a recipient
9 of the Sea Cliff Republican Club's Isabelle Dodd
10 Award, and we had a wonderful luncheon in his honor
11 this Sunday.

12 COUNCILMAN IMBROTO: Thank you for
13 coming, Arthur.

14 MR. ADELMAN: Very nice.

15 All right. Down to business.

16 My first comment is on Resolution 405,
17 Oyster Bay Film Festival.

18 I'm curious to know what the venue is
19 going to be, where we're going to be showing the
20 films, and where all the rental equipment is going
21 to go, and I would like to know where the boxes
22 that I put -- one puts their name in to get on the
23 Review Board to be one of the judges for the --

24 SUPERVISOR SALADINO: I don't know if
25 that's been decided.

1 Jim, do we know where the film festival
2 will be held, have those details been worked out
3 yet?

4 MR. McCAFFREY: The venues haven't been
5 selected yet, Supervisor. We're still working on
6 that.

7 This is just to provide authorization
8 for us to move forward with that. It does take
9 several months in advance to do it, but they have
10 not been selected yet.

11 SUPERVISOR SALADINO: So they want
12 authorization first so that they know that they can
13 proceed.

14 MR. ADELMAN: Right. It's very
15 exciting. It's very exciting, and I want to be
16 considered for being one of the panel members.

17 COUNCILWOMAN WALSH: Arthur, it is very
18 exciting. We've been working on this for a few
19 months, and one idea might be the School of
20 Performing Arts, the BOCES school, the Long Island
21 School of Performing Arts. It hasn't even been
22 thought through yet or discussed, but it is very
23 exciting.

24 MR. ADELMAN: Well, another place if
25 the Village of Sea Cliff gets the water company's

1 building converted quick enough, that might be a
2 large enough venue as well, but that's for 2023.

3 I'm just saying it's great, and, like I
4 said, I want to be considered to be a panel judge
5 because I'm very film wise.

6 SUPERVISOR SALADINO: You're film wise?

7 MR. ADELMAN: I'm film wise, yeah. I
8 know how to look at a film and say, yeah.

9 COUNCILMAN LABRIOLA: Siskel & Ebert.
10 (Whereupon, there was laughter among
11 the assemblage present.)

12 MR. ADELMAN: I took, you know, film
13 noir in college.

14 COUNCILMAN IMBROTO: Arthur, I'm a
15 little bit of a film buff myself, and I love the
16 old film noir.

17 MR. ADELMAN: Next, I got a question
18 about being Summer, I see the Town is allowing a
19 lot of street events, especially, here in Oyster
20 Bay, and I don't have a business here, but I would
21 understand if people would be upset by constant
22 street fairs.

23 There's one in particular I question
24 and that's the one for the Migraine Awareness
25 event. As opposed to just serving lunch or having

1 dancing bears, this one -- this event is going to
2 be offering food trucks and booths that the sponsor
3 of the event is renting. I mean, the food trucks
4 if they want to come to the event, have to pay
5 \$100, and if you want a 10 x 10 booth, you have to
6 pay \$50.

7 So I was curious, what is the Town
8 charging this organization?

9 I looked them up. They're a
10 not-for-profit, they're registered as a 501(3)(c),
11 but they've done all quick forms because they're
12 income is under \$90,000 -- so I'm just curious.

13 SUPERVISOR SALADINO: So, Arthur, why
14 don't we stick to our regular format that we use at
15 every Board meeting --

16 MR. ADELMAN: Right. Comment at the
17 end.

18 SUPERVISOR SALADINO: -- you ask all
19 the questions --

20 MR. ADELMAN: I'm asking the
21 questions --

22 SUPERVISOR SALADINO: -- and be seated.
23 Okay, so that's another one.

24 MR. ADELMAN: That's one.

25 I want to know how this person is

1 reimbursing the Town because they seem to be
2 functioning as an income-producing event for
3 themselves.

4 The next question is 425 -- Turf
5 Replacement at Theodore Roosevelt.

6 Why are our plans and specs approved by
7 the Commissioner of Public Works but not part of
8 the backup package that I was able to look at last
9 night?

10 Is that normally what you guys review
11 when you're approving it, the backup?

12 I thought we should see what that's all
13 about.

14 The next thing goes over a couple of my
15 objections or questions regarding 426, 427. Both
16 pertain to our contracted vendor utilizing
17 sub-vendors -- 426, de Bruin is using a company
18 called MXML at no cost to the Town, I think. I
19 just want to get that confirmed that his original
20 contract price with the Town includes his use of
21 this sub-vendor.

22 And then the other one, which I find
23 very interesting, is LiRo's use of a company called
24 Psyville, Inc. (phonetic) to map out the quality of
25 our roads. It seems that LiRo is going to be doing

1 a test study of 54 miles of roadway in the Town at
2 an additional cost of, I think it was \$8,600.
3 That's seems a bit high to me. I mean, I've never
4 done it, but considering our employees will
5 probably be doing all the work.

6 I don't know if you've looked up on how
7 this system works, this Psyville AI system, what it
8 is. It's a mapping device that they send to their
9 customers, from what I read, and you attach it to a
10 Town truck or vehicle with brackets that they
11 supply, and then you drive around the area that you
12 want to map out. You then send everything back to
13 them, and they give you the 3-D graphics on it.

14 I question the amount of money we're
15 spending for that only because LiRo, I thought, had
16 done this already, but, hopefully, in the long run,
17 if it works, we'll save money over the next five
18 years.

19 My question was, Psyville is not -- you
20 have any idea how -- any of you -- well, I can't
21 ask you because we've got to do it later.

22 The number of employees that work at
23 Psyville is under ten, by the way, so for us to be
24 paying them \$8,000 for maybe our people driving
25 around 54 miles, probably two days' worth of labor,

1 I just don't understand that charge considering
2 that the imaging should have been done by LiRo
3 previously.

4 I think that's all I had. So it,
5 actually, comes down to why are we using so many
6 sub-vendors, you know, another level of engineering
7 companies when we've hired the engineers to do it,
8 and we paid them a lot of money, and they got huge
9 staffs, why do they have to sub stuff out?

10 I question that in both the LiRo and
11 de Bruin contracts.

12 I think that's it.

13 SUPERVISOR SALADINO: Thank you,
14 Arthur.

15 If you'd kindly take your seat, we will
16 address some of these issues.

17 Back in 2017, when this new
18 administration took over, one of the biggest asks
19 from the public was to rebuild the infrastructure
20 that is our Town roadways. We're talking about
21 approximately 760 lane miles of roads throughout
22 the Town of Oyster Bay. The expense is enormous.
23 It's approximately a million dollars a mile to
24 rebuild our roads, and, now, that price has greatly
25 jumped because of inflation, access to the

1 materials, all of that's going on with workforce
2 issues. Everyone know about it. We watch it every
3 night on television.

4 We originally mapped out our roads and
5 created a system by which to determine the order
6 that roads would be repaved and rebuilt. That
7 condition changes on an annual basis, and sometimes
8 more frequently. The roads are porous, they absorb
9 water, they freeze, and you get cracks and pops and
10 all that takes place to change the condition of the
11 roads, so we continue to send people out.

12 Now, you're coming up with an opinion,
13 but can you tell me how much is involved in their
14 computer work?

15 MR. ADELMAN: Well, if I would have
16 gotten this documentation a week before, I would
17 have definitely downloaded that information or
18 talked to the company. I only had from 5 o'clock
19 yesterday afternoon to research this whole thing.

20 SUPERVISOR SALADINO: Okay.

21 So what you're saying is you're
22 building opinions with a limit amount of
23 information but you're, once again, coming to Town
24 Boards, and we appreciate you coming here, but when
25 you create opinions without having the data, have

1 you worked in this field?

2 MR. ADELMAN: No.

3 SUPERVISOR SALADINO: Okay.

4 So the short answer is that the
5 condition of the roads change. We're utilizing the
6 expertise of companies with high-tech equipment,
7 and to own the rights to much of this IT, and
8 they're going to give us an updated and better
9 product, and we feel this is important, especially,
10 when roadwork is as expensive as it is. It's
11 millions and millions of dollars, so having this
12 information is very important to our team, and
13 we're going to pursue that, and we think that
14 that's very, very important.

15 To address an issue about events that
16 take place in our communities, our parks, our
17 railroad stations, our roads, we do that all year
18 round. We give permission, whether it's up here in
19 Oyster Bay for the car show, whether it's in the
20 railroad station parking lots. The list goes on
21 and on, so this project on migraine headaches is no
22 different than the many different kinds of
23 festivals and events that we have.

24 Now, it is dealing with health, and we
25 feel that's very important, but if you're

1 suggesting that the process is different than for
2 other entities, the answer is, no. It's the same
3 for the same type of entities that have these
4 festivals, and we're already at 2,025 -- so
5 someone, with no disrespect to those who really
6 suffer from a horrible, horrible disability of
7 migraine headaches, one could come to a Board
8 meeting and get the same result.

9 Our next speaker is Kevin McKenna.

10 Come on up, Kevin. I look forward to
11 this.

12 How are you, Kevin?

13 MR. McKENNA: I'm good.

14 How are you?

15 SUPERVISOR SALADINO: Fine.

16 Thank you.

17 MR. McKENNA: Kevin McKenna, Edna
18 Drive, Syosset, New York.

19 Greetings, Town Board; greetings, Town
20 Attorney's Office; greetings, Ms. Stenographer; and
21 I can't forget, Town Clerk, greetings.

22 COUNCILMAN IMBROTO: And Receiver of
23 Taxes.

24 MR. McKENNA: I'm sorry. And the
25 Receiver of Taxes.

1 Since I do have almost ten minutes
2 left, first, I want to offer that if you do allow
3 Arthur Adelman to become a judge, I'm willing to
4 volunteer my services to drive him from event to
5 event. Since I'm a ride-share driver, I'd be
6 willing to do that for free.

7 I hope that there's not a --

8 SUPERVISOR SALADINO: Does that affect
9 your contract with the company if you start
10 deciding who pays and who doesn't?

11 Do you need criteria --

12 MR. McKENNA: This is not a question
13 and answer period, Mr. Supervisor, with all due
14 respect.

15 SUPERVISOR SALADINO: Please, continue.

16 MR. McKENNA: Okay.

17 Also, I'm wondering if there's any
18 limitations to the amount of positions that
19 Mr. Adelman is allowed to apply for. He's applied
20 for various positions, and I don't understand why
21 the Town doesn't take up the opportunity of such an
22 intelligent, calm individual, unlike myself.

23 Anyway, let's get down to business.

24 I'm going to pick up right where you
25 left off, Mr. Supervisor, on the Resolution having

1 to do with the mapping of the roads, 427. And I'm
2 glad that you, in your words, just told us exactly
3 what did take place when you came aboard with the
4 new administration back in 2017.

5 I remember it vividly. I was here in
6 the room and the Town, at the time, hired LiRo
7 Engineering back then for a large sum of money, I
8 think it was -- I'm not going to guess at the wrong
9 number -- it was a lot of money, and you and
10 Commissioner John Bishop -- you actually had
11 Commissioner Bishop do a presentation here at the
12 Board meeting, and you had him do a presentation
13 about the planned road repaving system -- the road
14 repaving plans for the Town going forward with your
15 new administration.

16 Do you remember that?

17 SUPERVISOR SALADINO: No.

18 MR. McKENNA: And you told the public
19 that you are going to put -- after the road ratings
20 came back from LiRo, you've told the public that
21 you were going to -- and it made a lot of sense
22 what you said. It made a lot of sense because
23 Nassau County -- actually, Laura Curran did it, and
24 I'm -- well, I'm not going to get into politics,
25 but she, actually, did it immediately after she

1 became the County Executive in Nassau County.
2 Common sense. She put a link on the Nassau County
3 website, and it enabled any Nassau County resident
4 to punch their address in and find out what their
5 road was rated, and, actually, I think she got the
6 idea from you. She did it after you told everybody
7 at that Board meeting -- you and John Bishop said
8 you were going to put a link on the Town's website.
9 It makes common sense to do that --

10 COUNCILMAN IMBROTO: Nobody ever said
11 that, Kevin --

12 MR. McKENNA: -- so that I can punch
13 in --

14 COUNCILMAN IMBROTO: -- and Nassau
15 County never did that.

16 MR. McKENNA: -- so that I can punch in
17 -- please don't interrupt. It's rude.

18 COUNCILMAN IMBROTO: I'm just
19 correcting you.

20 MR. McKENNA: When I'm finished and sit
21 down, you can have every opportunity to say
22 whatever you'd like.

23 COUNCILMAN IMBROTO: Never been able to
24 produce the meeting where that was said.

25 MR. McKENNA: Councilman, I don't think

1 you were at that meeting. Maybe you were busy at
2 work. I don't know where you were.

3 So you clearly said that you were going
4 to put a link on the website, and people could
5 punch in -- not to find out when their road was
6 going to be repaved, but to find out what their
7 road was rated.

8 So I'm going to cut to the chase. The
9 Town government's responsibility, the way I see it,
10 and a lot of people see it, is a couple of major
11 areas that the Town is responsible for is garbage
12 pickup and keeping our roads in drivable condition.

13 Since you came aboard, and even though
14 you didn't live up to what you said you were going
15 to do --

16 COUNCILMAN IMBROTO: What Resolution is
17 this on, Kevin?

18 MR. McKENNA: -- you never -- you never
19 communicated to the public, you never let the
20 residents know, and this is a suggestion to you,
21 why don't you let the residents know what the plans
22 are for road repaving?

23 It's never communicated to the public,
24 and it would just be a great idea to tell the
25 public what the plans are.

1 Let me tell you something, and you
2 probably know this, I drive every day --

3 COUNCILMAN IMBROTO: Kevin, you have
4 ten minutes to speak on a Resolution --

5 MR. McKENNA: -- Mr. Imbroto, please
6 don't interrupt my train of thought --

7 COUNCILMAN IMBROTO: -- are you
8 speaking on a Resolution?

9 MR. McKENNA: -- I drive every day all
10 around, not only Nassau County and Suffolk County
11 as well as Queens, and as you guys know, our
12 Governor, Kathy Hochul -- okay, she has announced a
13 few months ago, she announced a major road repaving
14 plan in New York State, and I didn't believe what
15 she was going to do what she said she was going to
16 do, but to my surprise, I drive all around, and I
17 see New York State road repaving taking place all
18 over our roads, and I'm sure you do as well, but I
19 never, ever, ever see a Town of Oyster Bay truck,
20 and I drive every day, six days a week. I never,
21 ever, see a Town of Oyster Bay vehicle ever
22 repaving our roads.

23 I don't even see them, and I'm not
24 saying they don't do it, but I don't even see them
25 repairing our potholes, so why are we spending all

1 this money for something that it doesn't seem that
2 we're really repaving our roads because our roads
3 are crumbling?

4 Now, let me get to -- I wasn't here
5 earlier -- let me get to the hearings. Let me get
6 to the hearings. I don't want to miss this.

7 And I realize maybe the hearing's
8 closed, and I'm not on the record, but that's okay.
9 But what I heard this morning, basically, as far as
10 the application regarding the neurological
11 application, and I'm surprised, Mr. Supervisor,
12 that when you prevented -- when you tried to
13 prevent -- you were very polite about it -- you
14 tried to prevent the resident from saying negative
15 things about Engel Burman.

16 Now, when a lot of residents came up
17 here and they were advocating for the Town to put
18 programs in place for that need -- and I'm
19 surprised that you didn't tell those residents, who
20 make an excellent point, I'm surprised that you
21 didn't tell them that they need to be making that
22 request not to the Town of Oyster Bay, but our
23 elected officials all the way up to New York State
24 and Nassau County and Suffolk County. Okay?

25 Health, human services, those people

1 should be advocating to our top elected officials
2 for -- there's no proactive -- there's no proactive
3 thinking on planning as to where these developers
4 should be putting this facility, which I think was
5 a great idea, but if you leave here today, and you
6 try to drive up Piquets Lane because I live right
7 near there, that is probably the worst location to
8 put that facility.

9 And I also strongly, respectfully
10 request the other application, the restaurant, the
11 Hilltop, go down Underhill Boulevard right now at
12 whatever time it is. Make a -- try to make a left
13 turn on Underhill Boulevard right now going east on
14 Jericho Turnpike. You can't move. It's bumper to
15 bumper right now, as I speak, and that's before the
16 restaurant is put there.

17 And as far as the traffic studies, why
18 is the Town having these applicants waste their
19 money on these traffic studies that are useless.
20 Just about every application that was outdated?

21 Why isn't the Town, on the behalf of us
22 residents, doing an independent study, a current
23 study of traffic, a realistic study, and charging
24 the applicant for that study?

25 Why are you having -- why are you --

1 just have them donate that money that they waste.
2 Just have them donate it to the Republican Party.
3 It would be better spent.

4 COUNCILMAN IMBROTO: That would be
5 illegal, Kevin.

6 MR. McKENNA: Listen, my time is almost
7 up. Let me try to hit -- actually, if you could --
8 oh, I sent an e-mail to the Town Attorney, Frank
9 Scalera, and I think it's very, very unprofessional
10 that he does not respond to a legitimate e-mail
11 asking why the Town is not renewing the lease on
12 the Hicksville Gregory Museum when the taxpayers of
13 Hicksville just voted to fund the Hicksville
14 Gregory Museum, and they don't even have a lease
15 from the Town. I'd love to get an answer to that.

16 Thank you very much.

17 SUPERVISOR SALADINO: I'd just like to
18 point out that, in my opinion, most of the comments
19 that were made by the previous speaker have no
20 basis in fact, are argumentative and extremely
21 misleading.

22 We have no other slips of anyone else
23 who would like to be heard as it relates to our
24 Action Calendar.

25 Is there someone who would like to be

1 heard on the Action Calendar on the specifics of
2 today's Action Calendar --

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

5 SUPERVISOR SALADINO: Not public
6 comment, correct?

7 Are you speaking on a specific
8 Resolution?

9 AUDIENCE MEMBER: Yes, I'm speaking on
10 a specific Resolution.

11 SUPERVISOR SALADINO: Would you kindly
12 fill out a slip?

13 Anyone else who would like to be heard
14 on a specific Resolution, please, kindly fill out
15 one of these slips as is our protocol.

16 Thank you.

17 AUDIENCE MEMBER: We already filled
18 that out.

19 COUNCILWOMAN JOHNSON: These are public
20 comment.

21 MS. FAUGHNAN: Oh, they meant them to
22 be for Resolutions.

23 SUPERVISOR SALADINO: I'm sorry. I
24 apologize.

25 Justin?

1 AUDIENCE MEMBER: Yeah.

2 SUPERVISOR SALADINO: You do have a
3 slip. I apologize.

4 AUDIENCE MEMBER: I'm filling in for
5 him.

6 SUPERVISOR SALADINO: We have one from
7 Justin and Joseph -- looks like Risigliano or
8 Rutigliano.

9 AUDIENCE MEMBER: Rutigliano.

10 SUPERVISOR SALADINO: Rutigliano.
11 Okay.

12 AUDIENCE MEMBER: And Judy as well.

13 SUPERVISOR SALADINO: Judy as well. I
14 definitely have a slip from Judy on 435.

15 Is Judy still here?

16 AUDIENCE MEMBER: No. I'm filling in.

17 SUPERVISOR SALADINO: Okay.

18 So why don't we -- so Joe, you have a
19 slip in. Justin, you have a slip in.

20 Would one of you like to go first?

21 MR. RUTIGLIANO: Wow, long day,
22 Supervisor, Town Board.

23 I didn't realize that your day could be
24 so stressful.

25 SUPERVISOR SALADINO: It's just part of

1 the job.

2 MR. RUTIGLIANO: I'm not here to cause
3 any more stress. Just a conversation about the
4 parking Resolution that we had last time.

5 I'd like to say I thought there would
6 be an opportunity to table this to provide a
7 provision for those that were very far along in
8 that process.

9 In our Town, we bring people in to
10 develop. They come in, they sit with our appointed
11 and elected officials to go through a planning
12 process, they get far down the line, both
13 pre-closing, post-closing, right through, and I
14 would ask that we could either table or treat these
15 applications with a grandfather or courtesy that is
16 due to them being so far in the process, and now
17 not having a way to go.

18 April 12th -- on April 5th or 6th,
19 there's correspondence from the Town with a
20 project.

21 On April 12th. They attempt to change
22 the zoning to the parking, which stops the project,
23 but unbeknownst to anybody, they continued
24 developing without knowing what the parking
25 requirements will be, what the density will be, how

1 we can utilize the property.

2 It's almost impossible, and I don't
3 think it's our intent here as a Town, I speak as a
4 resident and an owner of not a property that's
5 subject to any of these Zoning Codes of how to
6 treat, you know, businesses that come in. And good
7 business comes in. They're big commitments here.
8 They pay taxes and participate and deliver us the
9 buildings that we need and to utilize and to
10 economically frustrate them and have them leave and
11 leave with a bad taste in their mouth, I don't
12 think that's to any of our benefit.

13 We are a Town that needs development,
14 we are a Town that needs good developers that will
15 build a project and pay taxes for the next thirty
16 years, and that's, kind of, what Town's like,
17 right? We want people to pay taxes and provide
18 services. We want people to pay taxes that we can
19 rely upon.

20 SUPERVISOR SALADINO: I'm missing
21 something, sir.

22 We have a building -- with all due
23 respect, we appreciate your coming in, and we do
24 listen, respectfully, and we'll listen to everyone
25 who wants to come in, but if you're suggesting that

1 somehow we're discouraging people from making
2 business applications, development applications,
3 our Department of Planning and Development is chock
4 full of applications, and they're coming in at one
5 of the highest rates the Town has seen in its
6 history. We treat everyone both fairly and
7 legally.

8 On this issue, I have to tell you, that
9 it's important for us to both listen to our
10 residents and follow the advice of our legal
11 department and our Town Attorney. We would never
12 do something unethical or illegal. This is all
13 within the ethics and legal ability of the Town,
14 and we're following that to the "T," but you have
15 to understand, we also have to listen to our
16 residents.

17 And there is no shortage of
18 applications coming in, so the growth in business
19 is coming in fast and furious, and we have listened
20 to the public, listened to our team, our leadership
21 team, and the Department of Planning and
22 Development, and listened to the advice of our
23 legal team, including our Town Attorney, and I can
24 assure you that we're operating legally and
25 appropriately.

1 MR. RUTIGLIANO: We should have even a
2 higher standard. If that's the only standard that
3 we're governing off of, that should be even higher.
4 It should be one what when people come in and make
5 an investment in the Town and want to come and
6 present a project, midway through the project, it's
7 not fair to change the rules and not grant some
8 consideration.

9 I'm not here to fight. I'm not here to
10 debate --

11 SUPERVISOR SALADINO: Yeah, we've been
12 told, we've gone over this multiple times, and we
13 have spent time considering everyone's point of
14 view, including yours. This is not the first time
15 you've come to speak here, and --

16 MR. RUTIGLIANO: It's the second time.

17 SUPERVISOR SALADINO: -- we encourage
18 it. We listen to the points of view of everyone,
19 and, ultimately, we do have to listen to our
20 residents, and, ultimately, we are operating
21 ethically and legally because at what point --

22 MR. RUTIGLIANO: I would hope that
23 would be the minimum standard and not the maximum.

24 SUPERVISOR SALADINO: I think it's a
25 lot more than that because it sounds like you're --

1 MR. RUTIGLIANO: I'm not suggesting.
2 You're suggesting.

3 SUPERVISOR SALADINO: Okay.

4 It only sounded as though you were
5 suggesting that we were cutting off progress in the
6 development, economic development, jobs and a
7 brighter future.

8 MR. RUTIGLIANO: I'm suggesting that
9 there are applications far down the path that have
10 been well discussed with Planning, with
11 Development, with owners prior to making a
12 decision, and at the same day that they're talking
13 about how we're going to design this project,
14 someone in another cubicle is saying how are we
15 going to stop the project or put in a new Zoning
16 Code that will make it drastically reduced or make
17 it change.

18 That conversation could have and should
19 have been had at the time when it was being
20 contemplated, when we did the studies to change the
21 Zoning. Obviously, there must have been a study
22 done, there must have been complaints that came in
23 that led to a study and everything backing up the
24 reason to change Zoning from 1,000-square-feet per
25 parking space to 500.

1 And if the studies were done, they
2 didn't happen in a vacuum. They were done with
3 people doing studies that could have been relayed
4 to the developer or to people involved in the
5 process that may be harmed by it. Those that have
6 not been harmed by it, that could have been
7 expressed to them. Maybe you change your plans
8 now, maybe you don't do the project, but to lead
9 someone down a path that far and then not even put
10 a provision to deal with the couple -- we're not
11 dealing with a thousand -- we're dealing with a
12 couple of applications that, I think, as a Town,
13 when people come in of this caliber to do the
14 proper development, to be taxpayers for a long
15 time, we owe them a proper adjudication of their
16 application and not just stop the music on them.
17 And if ethical -- if that's the standard -- I don't
18 know ethical, I don't know legal, I'm sure we can
19 look at --

20 SUPERVISOR SALADINO: I assure you that
21 we go by the advice of counsel. I can assure you
22 that we operate in a legal process, and I can
23 assure you that we respond to our residents.

24 We understand that developers want to
25 come here. It is one of the most choice towns in

1 America. We understand that the role of a
2 developer is to make a profit. We get that. But
3 we also have a responsibility to protect the
4 character of the Town, to be led by the needs and
5 wants of our residents as a whole, and while some
6 of the decisions we make may cut a developer off
7 from making profits, I'm sorry, but that's --

8 MR. RUTIGLIANO: No. I don't even know
9 the profit argument. I don't see the P & L on any
10 of these projects. It's the treatment of people
11 that they come in to be taxpayers. Once you buy a
12 piece of land here, you are a taxpayer. And
13 they're here. Now, you want to let them develop
14 their project and pay their taxes. As a Town, we
15 like to have good, strong, stable taxpayers. It's
16 good taxpayers. That's how we get our revenue.

17 As an owner, we get tenants. Everybody
18 has their profit --

19 SUPERVISOR SALADINO: Are you
20 suggesting that we're cutting off our tax base --

21 MR. RUTIGLIANO: A little bit --

22 SUPERVISOR SALADINO: -- I don't
23 understand the point.

24 MR. RUTIGLIANO: A little bit if you
25 tax by the square-foot and you're limiting

1 square-footage and you are taxed by the value and
2 you're cutting value, we can have that argument.

3 SUPERVISOR SALADINO: We are
4 entertaining an enormous amount of applications.

5 MR. RUTIGLIANO: But do you want to
6 talk value on this piece because this piece is very
7 easy to talk about. The value came in at 45 and
8 now you make it worth 30 with one sweep of a pen
9 for a Zoning Code.

10 SUPERVISOR SALADINO: All right.

11 You know what, I apologize --

12 MR. RUTIGLIANO: No, no. You brought me
13 there --

14 SUPERVISOR SALADINO: -- I don't need
15 to debate you.

16 MR. RUTIGLIANO: I didn't want to
17 debate. You brought me there, sir.

18 I really just want to say, as a Town,
19 have a higher standard than just legal. Have an
20 ethical and a moral and bring it up a notch. Treat
21 people nicely when they come in and they present
22 and follow the rules you laid out for them, and I
23 know they were followed to the letter and
24 diligently, and we have to treat people that way.

25 And, I think, that's why our reputation

1 we seem to always end up in a little bit of a
2 sideways with the developers, I don't know why, but
3 we seem to get litigious with developers. Have the
4 conversation when they come in, so it keeps us out
5 of the courts. And it can be dealt with.

6 Everyone here seems very competent.
7 Today I spent the day. I met some very nice people
8 here. Everybody's very competent to handle it
9 before it gets to this temperature, and, I think,
10 we need to translate that to the developers. Tell
11 them coming in. Set the rules and maybe they leave
12 right away, but don't lead them down a primrose
13 path, and then cut them out halfway. It's not
14 fair. It's not right.

15 So with that, we lead with the prayer
16 ceremony. The easiest one is the Golden Rule. Do
17 unto others as you would have them do unto you. I
18 didn't hear that today, but do that, and, trust me,
19 you'll always be led right because you seem like
20 you have a high moral character. You'll always
21 find the right answer in that.

22 SUPERVISOR SALADINO: I will happily --
23 because we will not disregard the points you
24 brought up, and I will speak to the Department
25 about this issue to ensure that everyone walks away

1 from any building in the Town of Oyster Bay feels
2 respected and that they have been treated fairly.
3 That is a reasonable request, and I will ask that
4 of the Department specifically.

5 MR. RUTIGLIANO: Thank you.

6 Thank you.

7 SUPERVISOR SALADINO: Thank you very
8 much for taking the time to come in.

9 Justin.

10 MR. MORDAS: So I'm here to speak on
11 behalf of Justin.

12 I'm Tyler Mordas, Vice President of
13 Development for Brookfield.

14 For those of you --

15 SUPERVISOR SALADINO: Could you just
16 spell your last name for me?

17 MR. MORDAS: Yes. M-O-R-D-A-S.

18 SUPERVISOR SALADINO: M-O-R-D-A-S.

19 MR. MORDAS: So for those of you who
20 don't know Brookfield, Brookfield is a large, hard
21 asset manager. They own all types of hard assets
22 including real estate globally. Some of you might
23 have been to Brookfield Place. That's in Manhattan
24 right next to the new World Trade Center. You
25 know, it's right on the water there, but Brookfield

1 is a Class A developer.

2 You know, if you go to that facility,
3 you will truly see that they operate incredibly
4 professionally, and that's really what my job is.
5 My job is to look for sites across the northeast to
6 develop Class A facilities at.

7 So we purchased -- in addition to that,
8 Brookfield is the largest renewable energy operator
9 in the U.S. We own power dams, solar panels, but
10 across the United States, we really are a Class A
11 institutional investor and try to be good corporate
12 citizens.

13 In every town that we walk into, the
14 first thing that we do is we try to meet with the
15 Planning Board, meet with the Town officials and
16 get a pulse and truly try to take our development
17 and accommodate into what they are looking for.

18 We purchased the property at 125 New
19 South Road in Hicksville. It's an old chemical
20 manufacturing facility. Our plan was to build
21 about 300,000-square-feet of Class A warehouse and
22 office space, and, you know, we've been in the
23 process now for eleven months.

24 We've had three separate comment
25 letters. We've gone back and forth with the

1 Planning Board, the DER, and, ultimately, we found
2 out at the end of April that the Zoning Code was
3 completely changed, and we, then, had a site that
4 we thought we could get 300,000-square-feet on that
5 now we have to eliminate a full building. We've
6 spent about a half a million dollars currently on
7 consultants, civil engineers in addition to
8 purchasing the property for about \$45 million.

9 Right now, we have 22 developments
10 across the northeast. For 21 out of those 22, this
11 has, really, never happened to us because we try to
12 pride ourselves on being open in meeting with these
13 townships and trying to get in front of all of
14 this. This is the first time that something like
15 this has truly happened where something out of the
16 blue has, kind of, just been swept under the rug
17 with us.

18 You know, I'm not here to pick a fight.
19 You know, I understand your concern about
20 everything. I think, you know, our biggest concern
21 and what is just tough with us is in addition to
22 just eliminating a ton of value, you know, you just
23 made it so, you know, we want to do more business
24 with you guys, we want to be open, we want to be
25 honest, but it's just hard for us to make

1 significant amount of investments in this Town
2 without knowing that, you know, the Town is being
3 open and honest with us.

4 And, you know, after the meeting we had
5 last time where Justin came up here and spoke, we
6 did meet with Leslie, you know, we submitted our
7 application, we reduced our parking to one per 750
8 from that one per 1,000 ratio, not all the way down
9 to one per 500, but, you know, we thought we could
10 come to a compromise and try and get grandfathered
11 in to the Code. You know, it seems like you guys
12 are pushing it now and not allowing anyone to get
13 grandfathered in, you know.

14 What's tough for us is we've been open
15 and honest the entire time, and we're eleven months
16 into this, and now we have to, really, start --
17 probably not from Ground Zero -- but in a process
18 where we're eleven months down the road where we
19 thought we'd get approval in twelve months.

20 We've hired all these consultants and
21 hired Forchelli, who told us the whole time we're
22 building that a Class A branded facility in an
23 industrial location surrounded by the LIRR and ten
24 other industrial properties, you know, we thought
25 we'd be able to get it done. And this is just --

1 it's disappointing, and it's, you know, coming from
2 a company that prides itself on being a
3 top-of-the-line with building in electrification
4 into all of our facilities, building in solar
5 panels, you know, it's just discouraging.

6 And that's, you know, that's, kind of,
7 all I had to say. I did want to, and by no means
8 came here to fight, and, you know, we always want
9 to be open and honest with all of the people we
10 deal with and, as a company, as a whole, you know,
11 we are pushing the edge with renewable energy, with
12 everything, and trying to be as corporate of
13 citizens as we can possibly be, and it's just
14 discouraging when, you know, we're trying to be
15 open and honest with towns, and sometimes, you
16 know, we don't get the same feedback.

17 So, you know, I would love for the
18 Board to consider grandfathering us in just given
19 where we are in the process. You know, we've been
20 doing this for eleven months. We're not coming in
21 here, we're not trying to create a disgusting,
22 industrial, horrible property.

23 We're really trying to build
24 state-of-the-art Class A warehouse space that looks
25 more like office buildings than they actually do

1 look like warehouses.

2 Thank you.

3 SUPERVISOR SALADINO: So we will have
4 more conversations with the Town Attorney and the
5 Building Department. You come here. We appreciate
6 it. You handle yourselves as professionals. We
7 appreciate it. And I can commit to you that we
8 will continue our discussions with our legal team
9 and our Planning and Development team.

10 MR. MORDAS: Thank you.

11 Appreciate it.

12 SUPERVISOR SALADINO: Okay.

13 We heard from Joe. We heard from
14 Tyler.

15 Frank -- I'm sorry, Erik.

16 Erik. I apologize.

17 MR. SNIPAS: No problem.

18 Good evening, Supervisor, Members of
19 the Town Board.

20 My name is Erik Snipas, S-N-I-P-A-S.
21 I'm an attorney with the law firm of Forchelli,
22 Deegan, Terrana, 333 Earle Ovington Boulevard,
23 Uniondale, New York, here on behalf of Brookfield
24 Asset Management.

25 As you may have noticed earlier today,

1 Ms. Simoncic was here. She was planning to speak,
2 she did have to go to a public hearing, but she did
3 provide me with a statement, which I'm going to
4 read with the Town Board's permission.

5 So we are here today to address
6 Resolution 435-2022, the proposed amendment, which
7 will double the required parking for warehouse uses
8 from one per 1000 to one per 500.

9 Before I continue, I did speak with
10 Ms. Simoncic. Philip Butler, from Farrell Fritz,
11 on behalf of the Rockefeller Group, was here
12 earlier as well. He also had to leave, so he joins
13 in our statement here today.

14 Brookfield acquired 125 New South
15 Road -- it's a 15.1-acre property -- almost a year
16 to the day, in July 2021, from Simone Development
17 for \$45 million. The purchase price of the
18 property was made based upon an analysis of what
19 could be developed on that property based upon the
20 Town Code as it existed at the time of purchase.

21 Now, before Brookfield closed on the
22 property, they conducted their due diligence and
23 met with the Town Department of Planning and
24 Development in June 2021.

25 The conceptual Site Plan was fully

1 compliant, and based upon feedback we received from
2 the Town, Brookfield closed on the property and
3 formally submitted a Site Plan Approval application
4 on August 12, 2021.

5 In the last eleven months, the project
6 has undergone extensive review by the Town
7 including two rounds of comments from Planning and
8 Development, as well as four rounds of comments
9 from DER and the Town's traffic consultant, LKMA.

10 As Mr. Mordas stated, Brookfield has
11 spent over \$500,000 in consulting and professional
12 fees for the Zoning Approval process.

13 If the Town Board adopts the proposed
14 Resolution today, as Mr. Drysdale stated at the
15 May 10th hearing, the vote will have an immediate
16 reduction in property value of \$15 million, and not
17 only will it result in a loss of \$15 million, but,
18 equally important, Brookfield will have to start
19 the review process all over again, and, as a
20 result, they will also lose eleven months of review
21 in furtherance of the project.

22 Brookfield is far along in the process,
23 and this Resolution would prejudice them
24 tremendously.

25 We had submitted a letter to the Town

1 Board, dated May 19th, right after the public
2 hearing on this Local Law, and we requested that
3 the Town Board exempt any application filed before
4 the effective date of the Local Law.

5 We're here today to reiterate that
6 request, especially since this Resolution would
7 only impact two projects -- Brookfield and the
8 Rockefeller Group's.

9 Granting this request will not set a
10 precedent. There are no other similar applications
11 that would be affected if the Town exempts them,
12 and we understand that the Town's concern, as an
13 alternative, we believe the Town should create a
14 sliding scale for the parking requirements for
15 applications already filed but not yet approved.

16 The Town could require that the parking
17 ratio be set at one per 750, which we have offered,
18 to amend our plans to provide for that. It would
19 be more equitable to allow for a phasing in of the
20 changes to the Code.

21 This is a fair compromise, which
22 achieves the Town's goals to increase the parking
23 provided, without completely destroying
24 Brookfield's proposed development plans.

25 We would ask, at a minimum, that the

1 Town not adopt the change to the parking
2 requirements today and continue the conversation so
3 that we can come up with a compromise on the
4 parking that addresses the Town's concerns and
5 allows our client to have viable development and
6 return on their \$45 million investment.

7 There's no more urgency in postponing
8 the vote for another 30 days and will not harm the
9 Town. The only one that has been harmed so far is
10 Brookfield, as well as the Rockefeller Group.

11 And I thank you for your time.

12 COUNCILMAN IMBROTO: Thank you.

13 And you can always apply for a
14 variance.

15 SUPERVISOR SALADINO: That's an
16 important point, and that applies to both of you.

17 I believed that was the case, and I
18 just got confirmation.

19 So, in both cases, you do have an
20 avenue that doesn't necessarily take you down the
21 arduous path that you describe.

22 So, obviously, you have the right to
23 apply for a variance, the public has the right to
24 come out to those hearings and be heard, and it's
25 very important that the public is heard, but I want

1 to make this clear to you, that this has not been
2 done to injure your value or your project, but I
3 would encourage you to speak with Jeff Lesser,
4 who's right here (indicating), and decide if that's
5 the proper -- if that's the best path.

6 But, in both cases, there is an
7 opportunity for relief by applying for a variance,
8 having a public hearing, and then giving the public
9 an opportunity to come in and be heard, which is,
10 obviously, very important to us.

11 MR. SNIPAS: Thank you.

12 SUPERVISOR SALADINO: Thank you very
13 much.

14 I don't have slips of anyone else who
15 would like to be heard on our Regular Action
16 Calendar.

17 If there's anyone else, would you
18 please raise your hand.

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

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

24 With that, I believe, it is time to
25 call for a vote.

1 MR. LaMARCA: Supervisor Saladino?

2 SUPERVISOR SALADINO: "Aye."

3 MR. LaMARCA: Councilwoman Johnson?

4 COUNCILWOMAN JOHNSON: "Aye."

5 MR. LaMARCA: Councilman Imbroto?

6 COUNCILMAN IMBROTO: "Aye" on all.

7 Thank you.

8 MR. LaMARCA: Councilman Hand?

9 COUNCILMAN HAND: "Aye."

10 MR. LaMARCA: Councilman Labriola?

11 COUNCILMAN LABRIOLA: "Aye."

12 MR. LaMARCA: Councilwoman Maier?

13 COUNCILWOMAN MAIER: "Aye."

14 MR. LaMARCA: Councilwoman Walsh?

15 COUNCILWOMAN WALSH: "Aye" on all.

16 MR. LaMARCA: Motion to adopt

17 Resolution No. P-10-22 through 440-2022 passes with
18 seven "Ayes" and Zero "Nays."

19 The Calendar is complete.

20 (TIME NOTED: 5:16 P.M.)

21 SUPERVISOR SALADINO: Thank you.

22 May I have a motion to close?

23 COUNCILWOMAN JOHNSON: Supervisor, I
24 make a motion that this meeting be closed.

25 COUNCILMAN IMBROTO: Second.

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

3 ALL: "Aye."

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

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

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

10 (TIME NOTED: 5:16 P.M.)
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