

TOWN BOARD
TOWN OF OYSTER BAY
SPECIAL PRESENTATION
July 13, 2021
10:23 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, and welcome to this meeting
3 of the Oyster Bay Town Board for Tuesday, July 13,
4 2021.

5 Thanks for joining us today, and I have
6 to tell you, we are so thrilled to see your entire
7 faces, to be back to some sense of a normal Board
8 meeting, and we're pleased to have everyone here.
9 We have a lot of people here, so we ask everyone to
10 be patient and respectful during all the hearings
11 and proceedings so that everyone can be heard.

12 As always, this meeting is being
13 live-streamed on social media and on the Town's
14 website, which is oysterbaytown.com. These
15 proceedings are recorded and later transcribed, and
16 your voice is important to us. We know you've come
17 out of your way to join us here at this meeting,
18 and we want to let you know that your statements
19 and your comments and all of the input relative to
20 our hearings and our meetings are welcomed and
21 respected, and we ask that you share that respect
22 with your neighbors and residents who are here
23 today.

24 To submit comments online, folks can
25 e-mail publiccomment@oysterbay-ny.gov, or they can

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

3 We have -- this administration now has
4 been here for over four years, and one of the first
5 changes we made was to begin each and every Town
6 Board meeting with prayer. We believe that's very
7 appropriate, and to work with God's blessing is
8 something that is important to us and, hopefully,
9 to you, too.

10 So we will begin this meeting with
11 prayer, and today, we welcome a good friend to this
12 Town, Rabbi Jason Fruithandler of the Woodbury
13 Jewish Center.

14 Rabbi, if you would please step
15 forward, the podium is all yours.

16 MR. McCAFFREY: Supervisor, it's Pastor
17 John Yenchko.

18 SUPERVISOR SALADINO: I'd like to make
19 a change and talk about a wonderful friend to this
20 Town --

21 (Whereupon, there was some laughter in
22 the audience.)

23 SUPERVISOR SALADINO: -- and that's
24 Pastor John Yenchko.

25 Thank you, Pastor, for being with us.

1 PASTOR YENCHKO: I'm happy to pinch hit
2 for the Rabbi --

3 (Whereupon, there was some laughter in
4 the audience.)

5 PASTOR YENCHKO: -- who was called out
6 of town, and it is -- it is always a privilege to
7 be with you all.

8 You know, my church is the North Shore
9 Community Church just up the street (pointing) on
10 South Street in Oyster Bay, and we have a thrift
11 store just over here (pointing), the Hope for Long
12 Island Thrift Store, and we have a food pantry
13 every Saturday morning that encourages probably 50
14 families a week, so we feel a great love for this
15 community, and I know that you all do as well.

16 Now, I read in The Wall Street Journal
17 this morning about the terrible suffering in Cuba
18 and in Haiti, the anarchy. And the Bible says we
19 should pray for those in authority over us. Not
20 just for the church -- He says, I urge that
21 prayers, intercession, and thanksgiving be made for
22 everyone, for kings, and all those in authority.

23 Now, you guys aren't kings, right?
24 That's true. But you fit that second phrase.

25 We are called to pray for those in

1 authority over us to the end result that there
2 might be peace in the community. That's what He
3 says. That we may live peaceful and quiet lives in
4 godliness. And then He says, that pleases God.

5 So, forgive my little homily here, but
6 it really is a privilege, and so if you are a
7 praying person, I invite you to join me that we
8 could do this.

9 God, our Father, we do thank you for
10 the peace and tranquility of our land and of our
11 community relative to the suffering in so many
12 places, the turmoil, the anarchy.

13 We pray for those in authority over us,
14 that you would grant them wisdom and love for the
15 community, that there would be, as the Supervisor
16 said, respect, mutual respect for the majority as
17 well as the voice for the minority, the rule of law
18 that there would be grace and peace in this place,
19 in this community, and I pray according to my
20 tradition in Jesus' name.

21 Amen.

22 ALL: Amen.

23 PASTOR YENCHKO: You may have a seat.

24 SUPERVISOR SALADINO: Thank you so
25 much, Pastor. We appreciate you joining us.

1 Would you please all rise.

2 (Whereupon, there was some laughter in
3 the audience.)

4 SUPERVISOR SALADINO: Leading us in the
5 Pledge of Allegiance this morning is Navy
6 Lieutenant Junior Grade Christopher Acord of
7 Hicksville.

8 Christopher served from 1993 through
9 2007 during Desert Storm and Desert Shield and the
10 global war on terrorism.

11 Christopher, if you would please join
12 us by leading us in the Pledge of Allegiance.

13 (Whereupon, the Pledge of Allegiance
14 was recited by Navy Lieutenant Junior Grade
15 Christopher Acord.)

16 SUPERVISOR SALADINO: Let me ask you to
17 please stay standing for a moment of silence, as we
18 remember all of those fighting for us in the Armed
19 Forces, both here in the Homeland and abroad, all
20 of those in our emergency services; our police, our
21 firefighters, people in public safety, those who
22 continue to protect us, and especially our
23 healthcare heroes who work every day with
24 tremendous dedication and risk to their own
25 well-being to protect us.

1 God bless all of them.

2 Thank you.

3 Please be seated.

4 Chris, thank you so much for your
5 service to America, for putting your life and
6 safety on the line for our freedoms, and please
7 remember that it's meetings like this that you
8 fought to protect. Our American way of life where
9 we come together, perhaps with differences of
10 opinion, to work together for the betterment of the
11 Town, to forge compromise, to forge all of the many
12 ways in which government works. We wouldn't have
13 this system if it wasn't for you and the men and
14 women in our Armed Forces and our Veterans who came
15 before you.

16 Please, let's thank Chris and every
17 Veteran.

18 (Whereupon, a round of applause
19 ensued.)

20 SUPERVISOR SALADINO: So before we get
21 started with the business of the day, we have some
22 wonderful people that need to be acknowledged.

23 And today we welcome the exceptional
24 Class of 2021 of our Summer Interns. We have
25 exceptional young people -- bright and talented

1 people that come to work for us -- and that means
2 for you, too -- in many capacities in this Town, in
3 many ways.

4 Whether they are working outdoors or in
5 offices during the Summer -- that can be a little
6 tough -- but they're gaining great experience,
7 building on their professionalism, and they're led
8 by the many leaders of this Town: Commissioners,
9 Deputy Commissioners, Directors.

10 I suggest -- we suggest that you learn
11 like a sponge, each and every day from the
12 consummate professionals who run the Town of Oyster
13 Bay.

14 You are very special to us -- all of
15 our Summer interns, all of our seasonals. You work
16 hard for the public in many capacities, and while
17 you're on break from college, we want you to know
18 how much we appreciate you, young professionals
19 all.

20 So we have some very special
21 recognitions for you, and I'm going to ask that you
22 come up. I'm going to read your names one by one,
23 and you all come up for these presentations. I
24 would ask my colleagues on the Board to hand these
25 out to you, and then we're going to take one nice

1 photo together, so you can memorialize your Summer
2 in the greatest Town in the nation, the Town of
3 Oyster Bay.

4 Luka Albano, working in Environmental
5 Resources; Madison Badian, working in Public Works
6 in Engineering; Francesca Castellano, in
7 Environmental Resources; Isaiah Davidson, in
8 General Services; Caroline Fahy, in Public
9 Information; Maxwell Fineman, in Public Safety;
10 Hali Fliegelman, in Environmental Resources; Jai
11 Joshi, in Intergovernmental Affairs; Bernadette
12 Joyce, in Planning and Development, our Building
13 Department; Olivia Kata, working with Public
14 Safety; Lindsey LaCamera, in General Services;
15 Olivia Landau, in Planning and Development; Michael
16 Liebow, in Environmental Resources; Benjamin Lizza,
17 in the Town Clerk's Office; Antonia LoCascio, in
18 Public Safety; Kaylin Lovern, in Public Works in
19 Engineering; Kevin Malone, in Public Safety;
20 Michael Mangino, in the Town Clerk's Office; Philip
21 Salmon, in the Town Attorney's Office; David
22 Savarino, in Public Works -- boy, the kids are
23 wonderful, but the elected officials are doing all
24 the chatter. That was a joke, folks.

25 (Whereupon, there was some laughter in

1 the audience.)

2 SUPERVISOR SALADINO: Jordan Stewart,
3 the Town Board Office; Ryan Stiehm, in Planning and
4 Development; Danielle Swartz, in the Town Board
5 Office; Ellen Tuffy, in the Town Attorney's Office;
6 Francis Valdinoto, in the Town Attorney's Office;
7 Christopher Vaughan, in Environmental Resources;
8 and Adriana Zanone, in Public Works.

9 How about a big hand for all of our
10 young people learning about government and their
11 dedication to our Town.

12 (Whereupon, a round of applause ensued
13 and a photo opportunity was taken.)

14 SUPERVISOR SALADINO: Let's give these
15 young people another big hand, for these wonderful
16 bright young adults.

17 (Whereupon, a round of applause
18 ensued.)

19 SUPERVISOR SALADINO: For our next
20 presentation, ladies and gentlemen, we are also
21 welcoming another amazing young person, James
22 Bodian.

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

25 SUPERVISOR SALADINO: Where are you,

1 James?

2 Please stand up.

3 James is a sophomore at the Portledge
4 Academy in Locust Valley. He spent considerable
5 time during the pandemic helping advanced
6 worthwhile community initiatives and helping those
7 in need.

8 James delivered one hundred care
9 packages to Mama's House, an organization that
10 provides shelter care to expectant mothers and
11 their babies who are homeless.

12 James was also recently recognized by
13 the Boys & Girls Club of Oyster Bay, which selected
14 him as their Youth of the Year. We're very proud
15 of you.

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

18 SUPERVISOR SALADINO: The Boys & Girls
19 Club of Oyster Bay bestowed this honor on James
20 because of his efforts of adopting ways of
21 recycling material in the community. He donated
22 100 percent of proceeds he earned from recycling
23 plastic bottles and aluminum cans back to the
24 Boys & Girls Club, which enabled the Club to
25 purchase new software and games for their youth

1 members. That's a lot of bottles and cans, James.

2 (Whereupon, there was some laughter in
3 the audience.)

4 SUPERVISOR SALADINO: The good deeds of
5 others, like James, are the foundation of a healthy
6 community, and this serves as an important role --
7 he's a role -- you're a role model is really what
8 you are -- for others of all ages, not just young
9 people, but for all of us, and we all should be
10 following the wonderful example that you set.

11 Today, my colleagues and I, here in the
12 Town of Oyster Bay, are proud to honor James. He's
13 an extraordinary individual who has dedicated
14 himself to making a positive difference in the
15 lives of others, and we know this is just the
16 beginning, and we'll be hearing much more about
17 your successes, your altruistic endeavors, and all
18 you do to make communities here in our wonderful
19 Town that we all call home the best of the best.

20 So I'm going to ask another young
21 professional to present that, and that's our good
22 buddy, Councilman Lou Imbroto, to present you with
23 a Town Citation, among the highest honors that we
24 can bestow on any individual in this Town.

25 Ladies and gentlemen, let's hear it for

1 James Bodian.

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

4 COUNCILMAN IMBROTO: James, on behalf
5 of Town Supervisor Saladino, the entire Town Board,
6 and the 300,000 residents of the Town of Oyster
7 Bay, I want to say thank you for all that you've
8 done and present you with this Town of Oyster Bay
9 Citation.

10 (Whereupon, a Town Citation was
11 presented, a round of applause ensued, and a photo
12 opportunity was taken.)

13 SUPERVISOR SALADINO: James, do you
14 like to be put on the spot?

15 (Whereupon, there was some laughter in
16 the audience.)

17 SUPERVISOR SALADINO: You've got 30
18 seconds to address the crowd.

19 MR. BODIAN: At the beginning, I didn't
20 think I would be doing much for the community, but
21 after everything I did and seeing all the positive
22 feedback and hearing about all the lives that I
23 changed, it has made me feel so much better to
24 realize that, and I would do anything to help.

25 Thank you.

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

3 AUDIENCE MEMBER: Good job, mom and
4 dad.

5 (Whereupon, a round of applause
6 ensued.)

7 SUPERVISOR SALADINO: Let's hear it for
8 the Bodian family.

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

11 SUPERVISOR SALADINO: So we got a
12 chance to recognize young, talented people in our
13 Town. We got a chance to recognize and present an
14 award to an exceptional individual who is doing --
15 bringing help to countless people.

16 Now, we'd like to recognize two
17 individuals who are truly changing lives by saving
18 them.

19 In the Town of Oyster Bay, we're
20 exceptionally proud of our Department of Public
21 Safety led by Commissioner Justin McCaffrey. These
22 exceptional individuals are professional, helpful,
23 courteous and extremely highly trained.

24 It was a challenge during COVID for
25 every municipality. They worked hard to keep our

1 residents safe, and they continue to save our folks
2 here on so many different occasions, and one of
3 those occasions happened recently, and that's why
4 we're very privileged and honored to recognize two
5 of our Town Bay Constables, Joe Rogers and Taylor
6 Plank.

7 (Whereupon, a round of applause
8 ensued.)

9 SUPERVISOR SALADINO: Officers Plank
10 and Rogers were patrolling on the North Shore last
11 month when they heard a call come in that a boat
12 was taking on water in our Harbor. They quickly
13 sprang into action, along with the Nassau County
14 Marine Bureau and the Bayville Fire Company -- two
15 extraordinary organizations -- and they got to that
16 vessel quickly and found that those on board didn't
17 have their lifejackets on, at least one of them
18 wasn't a strong swimmer, so this event could have
19 been disastrous. They got to them quickly, they
20 saved them, there were no injuries, and I'm sure
21 those on board that boat are very happy to be here
22 today.

23 This could have ended very differently.
24 It could have ended in injury or a fatality had it
25 not been for the swift action of our Bay

1 Constables. So we are here to proudly commend
2 Officer Plank and Officer Rogers for demonstrating
3 the ability to act quickly and skillfully when our
4 residents are in need.

5 When it comes to all things North
6 Shore, we have a wonderful colleague in
7 Councilwoman Michele Johnson, and I'm going to ask
8 the Councilwoman to help us by presenting these
9 Town Citations with tremendous thanks for all you
10 do, not only on this lifesaving occasion, but each
11 and every day.

12 So, Councilwoman, let's ask Officers
13 Joe Rogers and Taylor Plank to step forward, and
14 let's join them for this presentation.

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

17 COUNCILWOMAN JOHNSON: These fine
18 officers, along with all of our Bay Constables in
19 Public Safety, do a tremendous job every day, every
20 weekend, and there's a lot of action out there on
21 the water these days.

22 OFFICER ROGERS: It seems like that.
23 Every day, it's crazy. Right after COVID. A lot
24 more boaters out there.

25 COUNCILWOMAN JOHNSON: A lot more

1 boaters.

2 OFFICER ROGERS: Inexperienced boaters.

3 SUPERVISOR SALADINO: That means
4 there's a lot more challenges.

5 Well, on behalf of Councilwoman Michele
6 Johnson and all of our officials and all of our
7 residents, we greatly appreciate what the two of
8 you do, what the department does, and we feel so
9 much better that you're on the job.

10 COUNCILWOMAN JOHNSON: Thank you.

11 OFFICER ROGERS: Thank you.

12 (Whereupon, Town Citations were
13 presented, a round of applause ensued, and a photo
14 opportunity was taken.)

15 SUPERVISOR SALADINO: Congratulations,
16 guys. Job well done.

17 (Whereupon, a round of applause
18 ensued.)

19 SUPERVISOR SALADINO: On the subject of
20 protecting us, especially through this pandemic,
21 we'd be remiss not to send a big thanks to all of
22 our essential workers. A shout-out to all of those
23 in Sanitation, our Highway workers for their
24 efforts, especially throughout the pandemic.

25 Each and every day, we never missed a

1 day of the work of collecting recyclables,
2 collecting Sanitation, but during the tropical
3 storm we experienced last week, there were some
4 challenges, and the Department of Sanitation and
5 Highway went out and made sure they got our roads
6 open, that they cleaned up all the debris. They
7 did a phenomenal job.

8 These crews are as tough as nails.
9 They worked outside in this horrible weather.
10 Whether is 95 degrees, whether it's torrential
11 rain, they continued to do a fine job in protecting
12 us, but they do so much in alleviating the
13 flooding, dealing with the trees that needed to be
14 cleaned up, and on behalf of our Town Board and the
15 entire community that is the Town of Oyster Bay,
16 we'd like to thank all of you.

17 (Whereupon, a round of applause
18 ensued.)

19 SUPERVISOR SALADINO: Before we begin
20 with the business of the day, I have a report to
21 give you on some very, very important news. Quite
22 frankly, it should be on the front cover or the
23 first three pages of our daily newspaper.

24 We just released our independent
25 comprehensive audit of the finances of the Town of

1 Oyster Bay. This is something that is done every
2 year. It's a State mandate from the State
3 Comptroller.

4 Before this administration took over --
5 a couple years before that, when the Town was at
6 it's worst fiscally, the Town had an Operating
7 Budget deficit of \$44 million.

8 Well, this shows that we now have a
9 \$46.7 million surplus in our Operating Budget.
10 We've received four bond rating upgrades and will
11 be applying for another bond rating upgrade now
12 during the Summer, and we're just thrilled about
13 the positive turnaround of the finances of this
14 Town.

15 And due to this rapidly improved
16 financial health, there's no longer any borrowing
17 for cash flow purposes for the third year straight
18 now, and even with the declining and delayed
19 revenues caused by the pandemic, there was no need
20 for the Town to raise taxes. We cut taxes, and now
21 we have saved our taxpayers \$5.2 million through
22 our tax cut, through eliminating this deficit, and
23 in turning the Town around.

24 I want to thank all of our team here of
25 officials in this Town for all of your assistance,

1 the financial teams in our Town, and all of our
2 employees because we all share in that great news
3 in all of the successes that we're seeing. They
4 come with hard work, but we're getting there, and
5 we're very proud of that.

6 All of these financial statements are
7 available for public review on our website, and
8 they will be utilized by Wall Street in determining
9 the Town's next bond rating during the coming
10 weeks, and we'll keep you apprised of that as well.

11 The Town of Oyster Bay is now on solid
12 financial ground thanks to stronger fiscal
13 management, debt reduction initiatives, greater
14 efficiencies, innovative programs, and all that
15 this administration has been implementing with the
16 assistance and the guidance of the Town Board, of
17 course, our Town Clerk, and our Receiver.

18 So we thank you for that, and this is
19 good news for all of us.

20 (TIME NOTED: 10:53 A.M.)
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25

TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
July 13, 2021
10:54 a.m.

HEARING - CONDEMNATION

To consider the condemnation of real property known as Peninsula Golf Course, located at 50 Nassau Road, East Massapequa, New York. (M.D. 6/8/21 #22).

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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1 SUPERVISOR SALADINO: And now let's
2 move forward with the day's business.

3 And I ask our Town Clerk, Rich LaMarca,
4 to please poll the Board.

5 MR. LaMARCA: Supervisor Saladino?

6 SUPERVISOR SALADINO: Present.

7 MR. LaMARCA: Councilwoman Johnson?

8 COUNCILWOMAN JOHNSON: Present.

9 MR. LaMARCA: Councilman Imbroto?

10 COUNCILMAN IMBROTO: Here.

11 MR. LaMARCA: Councilman Hand?

12 COUNCILMAN HAND: Present.

13 MR. LaMARCA: Councilman Labriola?

14 COUNCILMAN LABRIOLA: Here.

15 MR. LaMARCA: Councilwoman Maier?

16 COUNCILWOMAN MAIER: Present.

17 MR. LaMARCA: Councilwoman Walsh?

18 COUNCILWOMAN WALSH: Present.

19 SUPERVISOR SALADINO: Clerk LaMarca,
20 would you please call the first hearing?

21 MR. LaMARCA: The first hearing today
22 is to consider the condemnation of real property
23 known as Peninsula Golf Course, located at
24 50 Nassau Road, East Massapequa, New York.

25 MS. UNDERWOOD: Good morning,

1 Supervisor, Members of the Town Board.

2 My name is Karen Underwood. I'm a
3 Deputy Town Attorney in the Town Attorney's Office.

4 This is a public hearing held pursuant
5 to New York State Eminent Domain Procedure Law to
6 consider the possible acquisition of real property
7 known as Peninsula Golf Course, 50 Nassau Road,
8 East Massapequa, New York, and designated as
9 Section 66, Block 57, Lot 125, and Section 66,
10 Block 54, Lot 48 on the Land and Tax Map of the
11 County of Nassau. The parcel is currently a
12 privately owned 9-hole golf course, approximately
13 50 acres in size.

14 Before we begin the substantive portion
15 of the hearing, I would like to set forth that the
16 procedural requirements, pursuant to New York State
17 Eminent Domain Procedure Law, necessary to holding
18 such a hearing as this have been met as follows:

19 Pursuant to Resolution No. 349-2021,
20 adopted on June 15, 2021, this Town Board
21 authorized the notice and publication of this
22 public hearing in newspapers and to be communicated
23 to the property owners of record.

24 Original Affidavits of Publication
25 indicating notice of this hearing for Newsday

1 evidencing publication in a daily newspaper of
2 general circulation and the Massapequa Post and the
3 Massapequa Observer, official daily newspapers in
4 the locality of the subject parcel, were submitted
5 directly to the Department of Legislative Affairs.

6 I now ask the Town Clerk if said
7 Affidavits are on file for this hearing.

8 MR. LaMARCA: We have Affidavits of
9 Posting and Publication.

10 MS. UNDERWOOD: Thank you.

11 I also submit to the file an original
12 Affidavit of Service by Alicia Lazarek of the Town
13 Attorney's Office indicating that notice was sent
14 to the property owners of record together with the
15 Certified Mail Return Receipt and green cards for
16 the relevant individuals (indicating).

17 Notice was sent to PGC Holdings Corp.,
18 the assessment owners of record, and notice was
19 also sent to the attorney for PGC Holdings Corp.,
20 Nicholas DeSibio, Esq.

21 I will now hand that to the Town Clerk.

22 (Whereupon, the above-mentioned to
23 documents were handed to the Town Clerk.)

24 MR. LaMARCA: Thank you.

25 MS. UNDERWOOD: New York State Eminent

1 Domain Procedural Law requires substantiating the
2 purpose of the proposed acquisition in addition to
3 informing the public of the proposed taking and a
4 review of the public purpose is associated,
5 therewith. This hearing will also review the
6 impact of the proposed use on the environment.

7 To that end, for the purpose of
8 providing empirical evidence of the basis of the
9 taking of the subject parcel for public park
10 purposes, Mr. John Ellsworth, Environmental
11 Planning Specialist of Nelson, Pope & Voorhis, will
12 address the Board.

13 Mr. Ellsworth will also provide
14 information related to the environmental impact of
15 the proposed use, which will be reviewed by the
16 Town's Department of Environmental Resources.

17 The Department of Environmental
18 Resources will utilize same pursuant to the
19 provisions of the Town's Environmental Quality
20 Review Act in making its recommendation pursuant to
21 this act to be incorporated in the Board's decision
22 after the hearing is closed.

23 I would now like to introduce Mr. John
24 Ellsworth.

25 MR. ELLSWORTH: Good morning,

1 Mr. Supervisor and Members of the Board.

2 John Ellsworth from Nelson, Pope &
3 Voorhis.

4 I've appeared in this room many times,
5 so I'm familiar with all of you and the proceedings
6 of this Board. I would like to start by submitting
7 my résumé into the record.

8 (Whereupon, the above-mentioned to
9 document, résumé, was handed to the Town Clerk.)

10 COUNCILMAN IMBROTO: Mr. Ellsworth, I
11 see you have some material.

12 Could you orient it in such a way that
13 the audience can also see.

14 MR. ELLSWORTH: Towards the audience?
15 Okay.

16 (Whereupon, easels displaying the
17 materials were moved to accommodate easier viewing
18 for the audience.)

19 SUPERVISOR SALADINO: Mr. Ellsworth,
20 please note that we recognize you as an expert in
21 this field, which is supported by your résumé and
22 your background.

23 MR. ELLSWORTH: Thank you,
24 Mr. Supervisor.

25 As Ms. Underwood mentioned, Nelson,

1 Pope & Voorhis was asked to analyze the public use
2 purpose and benefit that would be served by the
3 proposed acquisition, and we prepared a report to
4 that effect, and I'd like to hand that into the
5 record. This is what I'll be discussing now. The
6 content of the report.

7 (Whereupon, the above-mentioned to
8 document, report, was handed to the Town Clerk.)

9 MR. ELLSWORTH: As shown in the report,
10 the proposed acquisition would serve dual public
11 purpose and benefit of first enhancing the Town's
12 inventory of recreational amenities available to
13 its residents; and second, ensuring the
14 preservation of the site as an important open space
15 resource for the community.

16 The first graphic -- and I want to
17 thank Stonefield Engineering for the use of their
18 easel --

19 (Whereupon, there was some laughter in
20 the audience.)

21 MR. ELLSWORTH: -- the first graphic
22 shows the subject property in red (indicating), and
23 it's a -- as Ms. Underwood mentioned, it's a
24 50-acre parcel -- a 50-acre property. It has two
25 discreet parcels separated by Cedar Drive. The

1 west parcel, in the center of the Peninsula, is
2 approximately 37-acres, and it is a 9-hole golf
3 course. Seven of the golf holes are on that parcel
4 along with most of the other facilities -- the
5 clubhouse and the parking lot and things like that.
6 The east parcel on the other side of Cedar Drive
7 has two of the golf holes.

8 The subject property is located on a
9 Peninsula in the Nassau Shores area of Massapequa,
10 and that Peninsula extends from South Oyster Bay up
11 to Merrick Road and Unqua Creek and Carman Creek to
12 the west and east respectively. It's approximately
13 500 acres in area.

14 What I have displayed here (indicating)
15 is a Land Use Map of the area, and the yellow
16 mostly circle is a one-mile radius, and it shows
17 the Peninsula in the middle, and as you can see
18 from the map, the overall area, the yellow, is
19 residential, so it's -- the predominant use is
20 residential, and that's even to a greater degree on
21 the Peninsula where really the only land that is
22 not residential use is the golf club.

23 On the Peninsula, 90 percent,
24 approximately, a little less than 90 percent of the
25 area is single-family residences. About 10 percent

1 is occupied by the golf course.

2 Additional uses on the Peninsula
3 include the commercial strip along Merrick Road,
4 and there's another commercial use to the immediate
5 east of the golf course, Riviera Catering.

6 This is just a random photo of the
7 community that surrounds the golf course
8 (indicating). Almost without exception, they are
9 very nice houses. They're well maintained, they
10 have very nice landscaping, but in the area outside
11 of the golf course, it has a distinct suburban
12 atmosphere, as is the case through -- and that's
13 not a bad thing, it's just what it is -- where the
14 houses are a dominant part of the landscape.

15 In contrast, around the perimeter of
16 the site -- so I did a field inspection at the end
17 of June, and around the outside of the property --
18 and it almost looks rural when you're looking on to
19 the property from the surrounding roadways. It has
20 a more open and natural character that is very
21 appealing to the overall area, and the benefit is
22 not only for the immediate residents. The whole
23 community enjoys this resource in its midst.

24 While I was out there, there was a
25 constant stream of people walking on the roadway

1 surrounding the golf course just enjoying the
2 natural setting.

3 The Peninsula, as everybody on this
4 Board knows, the Peninsula is a very low-lying area
5 -- it's the case for most of the South Shore
6 abutting the Bay -- and a large portion of the area
7 on the Peninsula is in the 100-year floodplain.
8 You can see the red outline of the golf course
9 (indicating). Almost the entire eastern parcel is
10 in the 100-year floodplain, and the 100-year
11 floodplain extends on to the southern portion of
12 the main part of the golf course -- the western
13 parcel.

14 This is a little hard to see on the
15 graphic (indicating), but this is Figure 4 in the
16 report, and what it shows is that Peninsula Golf
17 Course is pretty well separated from the nearest
18 golf courses. The nearest one is almost five miles
19 away in Suffolk County, and that's Bergen Point
20 Golf Course. It's about 4.6 miles away, and that's
21 owned by Suffolk County. To the north, everybody
22 knows Bethpage State Park -- the five golf courses
23 there, that's over five miles away. To the
24 northeast, is Colonial Springs Golf Club, which is
25 about 5.7, and that's a private membership club.

1 To the east -- excuse me, to the west is Merrick
2 Road Park Golf Course. That's on the South Shore.
3 That's a Town of Hempstead owned facility. That's
4 six miles away. And then Eisenhower Park is almost
5 eight miles away to the northwest. The Town's
6 existing -- the Town has one existing golf course
7 as everybody on the Board is well familiar -- an
8 18-hole course in Woodbury, which is a little more
9 than 10 miles away from the Peninsula site.

10 Now, I'm going to get into the -- so
11 that's the setting. The existing condition
12 setting. We're going to get into the analysis of
13 the purpose and benefit.

14 Again, there were two aspects of the
15 purpose and benefit of the proposed acquisition,
16 and that's the recreational need and the
17 preservation of open space.

18 So, I'll start with recreational need.

19 Although the Peninsula Golf Club is
20 open to the public. It is in private ownership,
21 and it's not specifically targeted to the needs of
22 the Town of Oyster Bay residents.

23 In looking at what the Town does run,
24 the existing facility in Woodbury, it's widely
25 recognized not only by the people on this Board --

1 everybody who has played it, that it's a premier
2 golfing venue on Long Island.

3 Significant investments have been made
4 on the authority of this Board to make improvements
5 to the Woodbury Golf Course, and it has
6 significantly reduced playing time and enhanced the
7 golfing experience for everybody who goes through
8 there.

9 As a result, there has been a steady
10 increase in the number of rounds that have been
11 played. Since 2018, projected through the end of
12 this year, it's almost double the amount of rounds
13 being played, and that's a testament to what the
14 Town has done with that facility. This increase in
15 the use of that facility is even in the face of the
16 COVID pandemic.

17 Looking at what is proposed today, the
18 acquisition of Peninsula by the Town, things that
19 would be accomplished by that -- it would be a
20 tremendous complement to the Town's existing
21 facility creating a more comprehensive golf
22 offering to the Town residents.

23 The Woodbury facility is located on the
24 North Shore, and it is a less populated area of the
25 Town. In contrast, Peninsula is smack in the

1 middle of the most populated area of the Town and
2 would be convenient for the people who live in that
3 area.

4 It would provide a different product
5 than what is currently offered in Woodbury. It's a
6 9-hole golf course, so it would -- where an 18-hole
7 round can take four, five more hours, you can get a
8 quick 9-hole round in for half that amount of time.
9 It's also a less intimidating experience to do a
10 9-hole round of golf.

11 It's also noteworthy that what the Town
12 is seeking to do aligns with what exists in the
13 Town of Hempstead next door, which has an 18-hole
14 course and a 9-hole course to provide a more
15 comprehensive offering to its residents, and,
16 additionally, it would allow the Town to use the
17 management structure and the programs that it has
18 already used to great effect in Woodbury and apply
19 that to the Peninsula Golf Club.

20 Additionally, it's noteworthy that the
21 current owners of Peninsula Golf Club have
22 indicated that they're seeking to sell the subject
23 property and, as a matter of fact, are in the
24 process of negotiating that.

25 And this is a quote from the local

1 newspaper, "because they are having difficulty
2 devoting the time to manage the operation," and
3 that's from Newsday on March 11th of this year.

4 The Town intends to commit the time and
5 resources necessary to overcome those constraints
6 and properly manage the golf course and make it
7 equally successful to what you have in Woodbury.

8 The second aspect of the purpose and
9 benefit of the proposed acquisition, as discussed
10 previously, the golf course possesses significant
11 open space value comprising almost all of the open
12 space parkland on that peninsula and a large chunk
13 of what's in the overall area. The site is zoned
14 R110 Single-Family Residential Zoning, which allows
15 10,000-square-foot single-family lots.

16 Assuming 30 percent of the area for
17 infrastructure -- roadways, utility strips and
18 drainage infrastructure -- a 50-acre parcel could,
19 potentially, be developed with 150 single-family
20 homes. That's a back of the envelope calculation.
21 Obviously, you have to go through a yield map and
22 figure out where the roads are going to go and
23 things like that, but it's a standard practice to
24 use that sort of calculation to get an initial
25 handle on what the yield would be.

1 The site is governed by a restrictive
2 covenant, which requires that it be reserved
3 perpetually for use as a golf course; however, as a
4 general matter, these restrictions are not
5 absolute. Property owners have a right to seek
6 relief from such covenants, and that sort of thing
7 happens all the time.

8 Again, as this Board is well familiar
9 with, a lot of the applications you see in addition
10 to a zone change, a special use permit, also
11 includes a request to modify or rescind restrictive
12 covenants.

13 Additionally, and this was omitted from
14 the reports that have been aired to the public, the
15 deed that says it shall be restricted to golf
16 course use, the very next paragraph specifically
17 provides and allows for the County to rescind that
18 deed. It doesn't provide any guidance to what that
19 really means, but it's right there in the deed,
20 right there, a part of the restrictions.

21 Therefore, the authority -- and that's
22 a deed that is under the authority of Nassau
23 County. So Nassau County has the authority to keep
24 the restriction, rescind the restriction, modify
25 the restriction. Not the Town.

1 So, therefore, the development of
2 10,000-square-foot residential lots on this
3 property is not precluded under the existing deed
4 restriction.

5 In contrast, the Town acquisition would
6 conclusively fulfill the objective of ongoing
7 operation of the property as a golf course in
8 perpetuity.

9 There's a noteworthy trend in Nassau
10 County for residential development proposals on
11 long established golf courses, and I'll just name a
12 few that I'm sure you're familiar with:

13 Engineers Country Club, which is in the
14 Glenwood Landing portion of the Town and in the
15 Village of Roslyn Harbor; Tam O'Shanter Country
16 Club in the Village of Brookville, also in the Town
17 of Oyster Bay; and Woodmere Club in the Town of
18 Hempstead.

19 The possibility that Peninsula Golf
20 Club could similarly be subject to residential
21 development pressure due to real estate market
22 forces cannot be dismissed, and a covenant or other
23 restriction that compels a private owner to
24 continue a financially infeasible use would be
25 susceptible to legal challenge.

1 Also, as shown previously, the site is
2 in the 100-year floodplain, and it is susceptible
3 to flooding, and it serves a role for flood
4 storage, and the fact that it's not developed --
5 there are no houses on that property that would be
6 subject to flooding in a storm event.

7 So, in conclusion, the proposed
8 acquisition would serve the dual public purpose and
9 benefit of providing recreational asset for Town
10 residents while also preserving open space and
11 community character.

12 The recreational purpose and benefit of
13 the proposed action will be achieved by integrating
14 the subject property into the Town's inventory of
15 recreational assets and, particularly, by providing
16 a facility that will serve as a geographic and
17 programatic complement to the Town's existing golf
18 course in Woodbury. So, it's on the South Shore.
19 You have one on the North Shore. You have an
20 18-hole course. This would give you a 9-hole
21 course.

22 The recreational purpose and benefit of
23 the proposed action will also be advanced by the
24 Town's planned analysis upon acquisition to
25 identify improvements to the golf course -- just

1 like you did in Woodbury -- that would best serve
2 the Town residents in a manner similar to what's
3 been achieved in Woodbury and consistent with the
4 deed restriction governing the subject property.

5 The community character purpose and
6 benefit of the proposed action will be achieved by
7 ensuring that the property remains a vital open
8 space for the peninsula and the surrounding
9 community consistent with the deed restriction
10 governing the site. Preserving the subject
11 property as open space will also help to minimize
12 the potential impacts due to coastal flooding by
13 preventing new residential development in a
14 100-year floodplain and continuing to provide for
15 flood storage.

16 Although the subject property is
17 governed by a restrictive deed covenant requiring
18 to be retained perpetually as a golf course, the
19 terms of the covenant expressly allow for its
20 potential revocation.

21 Furthermore, authority over the
22 enforcement or relaxation or rescission of this
23 covenant lies with Nassau County and not the Town.

24 This lends an air of uncertainty to the
25 future of the subject property, which becomes even

1 more ambiguous in the context of a significant
2 recent trend in proposals for residential
3 development of golf courses in Nassau County;
4 therefore, the proposed acquisition by the Town
5 will provide a greater assurance to the objective
6 of precluding potential future development in
7 retaining the golf course as recreational open
8 space.

9 So, that's a summary of the purpose and
10 benefit report. I've also been asked to briefly
11 discuss the environmental -- the potential
12 environmental impacts of the proposed acquisition,
13 and, to that end, we've prepared part one of a full
14 Environmental Assessment Form pursuant to the
15 requirements of the State Environmental Quality
16 Review Act.

17 (Whereupon, the above-mentioned to
18 document, environmental assessment form, was handed
19 to the Town Clerk.)

20 MR. ELLSWORTH: This 13-page form
21 provides information regarding the site and the
22 proposed acquisition to assist the Town in
23 determining whether there is potential for
24 significant environmental impacts.

25 Based on the information contained in

1 the EAF, which you just received, and this is the
2 standard form that's been prepared by the State and
3 goes through all the different parameters about the
4 property itself and the proposed action, which is
5 the acquisition, we also prepared a memorandum with
6 an analysis of the full range of environmental
7 parameters, and this is the standard thing that has
8 to be done for every proposed action that's
9 proposed by this Board, that is subject to the
10 State Environmental Quality Review Act or SEQRA.

11 (Whereupon, the above-mentioned to
12 document, memorandum, was handed to the Town
13 Clerk.)

14 MR. ELLSWORTH: The proposed
15 acquisition itself won't have any impacts at all --
16 positive or negative. The mere act of transferring
17 ownership has no environmental impacts; however, to
18 the extent that the acquisition can lead to
19 secondary impacts, we also have to look at that,
20 but as mentioned previously, the Town intends to
21 acquire this property and continue its operation as
22 a golf course. This will, in large measure --
23 although the Town will review the operations and
24 make appropriate improvements to make it analogous
25 to what you have in Woodbury -- this will, in large

1 measure, maintain the status quo and that, by
2 definition, has no impacts on the SEQRA.

3 If you're taking an existing facility
4 and you're keeping it and you're not doing anything
5 to it, you're not expanding it, there are no
6 environmental impacts.

7 And, in addition, there are certain
8 environmental parameters that will result in a
9 benefit, and these include the protection of
10 aesthetic resources; the Town acquires the property
11 and preserves the open space and the preservation
12 of community character in addition to the main
13 purpose of the acquisition -- is to provide
14 enhanced recreational resources for the Town's
15 residents.

16 And that concludes my presentation.

17 Certainly, if you have any questions,
18 I'd be glad to answer them for you.

19 SUPERVISOR SALADINO: Thank you.

20 Erin.

21 MS. UNDERWOOD: So that concludes the
22 presentation regarding public use.

23 I believe there are some comment forms
24 that you have before you. I'm, obviously,
25 available if you have any questions.

1 SUPERVISOR SALADINO: Do you or the
2 Town Attorney's Office have any other information
3 for us at this time?

4 MS. UNDERWOOD: I think it's been well
5 established by Mr. Ellsworth that this would be a
6 public park use, and that's what we're required to
7 provide you information with today, pursuant to
8 Eminent Domain Procedure Law.

9 SUPERVISOR SALADINO: Thank you,
10 Ms. Underwood.

11 MS. UNDERWOOD: Thank you.

12 SUPERVISOR SALADINO: We have some
13 speakers who would like to be heard on this issue.
14 The first is John Gurreiro.

15 Good morning.

16 MR. GURREIRO: Mr. Supervisor, Members
17 of the Town Board, my name is John Gurreiro. I'm
18 the President of the Nassau Shores Civic
19 Association located in Massapequa, New York.

20 The Peninsula Golf Course --

21 SUPERVISOR SALADINO: Would you kindly
22 give us your address for the record, sir?

23 MR. GURREIRO: Sure.

24 61 Peconic Drive, Massapequa.

25 SUPERVISOR SALADINO: Thank you.

1 MR. GURREIRO: The Peninsula Golf
2 Course lies right in the heart of Nassau Shores.
3 It's not only a jewel in our neighborhood but also
4 to the surrounding area and beyond. We love the
5 golf course for what it is, not for what a greedy
6 redeveloper sees it as.

7 The Nassau Shores Civic Association is
8 adamant that Peninsula remain a golf course. As
9 such, we fully and completely support the Town's
10 efforts to seize this property through Eminent
11 Domain if the Town deems that the best way to
12 preserve the land.

13 The Peninsula Golf Course is a charm in
14 our area. It's unique to our neighborhood. Many
15 neighborhoods in Oyster Bay are known for their
16 charm. It's well-known that the Peninsula Golf
17 Course, as just discussed, is protected by
18 restrictive covenants through Nassau County
19 mandating that the property remains a golf course.

20 Now, the funny thing about covenants
21 and contracts is there's always a loophole or, at
22 least, there's always someone trying to find the
23 loophole. So the issue to us comes down to trust.

24 Who do we trust to ensure that these
25 restrictive covenants remain in place.

1 Who do we trust to fight for our
2 community.

3 Who do we trust to maintain the beauty
4 and charm of this wonderful piece of property.

5 Do we trust a development company from
6 Florida that's known for developing golf courses
7 into residential properties, a company that has
8 already refused to agree to follow the covenants
9 that are in place.

10 I don't think so.

11 Do we trust the current owners of the
12 golf course, who have benefitted for years from the
13 people of Nassau Shores and the surrounding
14 community, yet, now seek to sell this property to a
15 Florida company known for developing golf courses
16 into residential zones.

17 I don't think so.

18 Do we trust Nassau County, a government
19 so bereft of revenue at this time that they can't
20 even make any financial decisions without getting
21 the approval of a State-appointed board of
22 babysitters.

23 A County that already milks and bilks
24 all of us for exorbitant and unconscionable amounts
25 of taxes, fees and penalties?

1 I don't think so.

2 So, who do we trust.

3 The only entity so far that's come out
4 in complete support of the Civic Association's
5 position about that property remaining a golf
6 course is the Town of Oyster Bay, and if anyone
7 doubts the Town's ability to operate a golf course,
8 please do yourself a favor and go play a round of
9 golf at the other golf course in Woodbury. It's
10 one of the finest courses in the area, and it has a
11 very good price, it's well-maintained. It's highly
12 rated. It's a perfect example of local government
13 at its best. I would expect nothing less of
14 Peninsula if the Town takes over. I would accept
15 nothing less from Peninsula if the Town takes over.

16 This is hard to believe. There are now
17 only 13 public golf places left to play a round of
18 golf in Nassau County -- I suppose there's 15 if
19 you count the Pitch and Putt at Knickers Inn at
20 Jones Beach, but this goes to a much larger issue
21 that affects everyone.

22 This is about much more than a golf
23 course. This is about quality of life here in
24 Oyster Bay, and nothing compares to the quality of
25 life we have here in Oyster Bay. Everywhere on

1 Long Island it seems the impulse is to build,
2 build, build, and develop, develop, develop.

3 Nassau County barely has any open
4 spaces left at this point. That's not what people
5 signed up for. That's not why people move here.
6 We don't want to live in Queens. That's why this
7 isn't just about a golf course. This is also about
8 the Town's commitment to preserving open spaces,
9 beaches and parklands for all of us.

10 It's easy to take these wonderful parks
11 and open spaces for granted. I'm sure I have at
12 times, but as I reflect back on my own life, it's
13 clear to me how much Oyster Bay's Town parks have
14 meant to me growing up, and they still do to this
15 day.

16 I grew up in Hicksville, the home of
17 Cantiague Park. I played all my Little League
18 baseball games there, swam in the pools there, I
19 fell flat on my face trying to ice skate there, but
20 that was my park. That's where my dad used to take
21 me to practice pitching. It's where I played my
22 first ever round of golf, and these are memories
23 that I will keep forever.

24 I grew up going to Centre Island Beach
25 up on the North Shore. My mom used to take me

1 every day when I was a little kid. We always
2 brought a picnic lunch with us, we went in the
3 water, built sandcastles, it was a great time.
4 These are the memories I will keep forever.

5 I learned how to swim at Bethpage
6 Community Park, and let me tell you, that water was
7 cold in the morning. My five-year-old daughter is
8 learning to swim, as we speak, at Marjorie Post
9 Park, and she's probably already better than I am.
10 We've had my daughter's birthday parties there as
11 well. It's coming up again in a few weeks, and she
12 can't wait to celebrate her birthday at her
13 birthday party park as she calls it, and these are
14 memories I'll keep forever. I hope she does, too.

15 More recently, the pandemic showed me
16 how much our parks mean to us. There wasn't much
17 to do last year, especially in the Summer months.
18 It just wasn't a fun time for anyone. To make up
19 for this, my wife, my daughter and I spent many
20 weekends just visiting the parks in the area. We
21 went exploring, we went for walks, brought a picnic
22 lunch with us.

23 We went to places we had never been
24 before. We visited Syosset-Woodbury Community Park
25 numerous times, and we loved it. We took rides to

1 Plainview Old Bethpage Community Park. We went up
2 north to Theodore Roosevelt Park. I even took my
3 daughter to Centre Island to play on that same
4 rocky beach I played on a generation ago, and these
5 are memories I will keep forever.

6 I also played the Peninsula Golf Course
7 a few times. See, we all benefit from these open
8 spaces. All of us throughout the Town of Oyster
9 Bay.

10 The Peninsula Golf Course has been an
11 important part of Nassau Shores for many years.
12 Golf was first played on that property about 100
13 years ago. That's a lot of history, and that's a
14 lot of memories, and that is worth preserving.

15 Mr. Supervisor and Members of the Town
16 Board, you have the total support of the Nassau
17 Shores Civic Association and all of our residents
18 in your efforts to preserve and maintain our
19 beloved golf course just as you have preserved and
20 maintained all of our Town's beautiful parklands
21 and open spaces.

22 I thank you for your kind patience
23 today. Please feel free to reach out to me if
24 there's anything we can do to help you in this
25 endeavor.

1 Thank you.

2 SUPERVISOR SALADINO: Thank you, sir.

3 (Whereupon, a round of applause
4 ensued.)

5 COUNCILMAN LABRIOLA: Mr. Gurreiro,
6 before you sit down, I just want to say that your
7 remarks really captured, I believe, what this
8 community senses and feels right now.

9 And as you may see, as we continue this
10 hearing today, that our Town Board and our
11 Supervisor are being extremely careful because we
12 expect and anticipate that there will be some
13 litigation, but this hearing is an opportunity for
14 the principals to make themselves heard, for the
15 parties that are involved here to let us know what
16 their true intention is -- on the record.

17 So with that being said, we're
18 concerned about greed, deception and the potential
19 long-term effects of this property, so thank you
20 for being here today, and thank you for
21 capturing what, I believe, a great deal of
22 residents in our Town feel.

23 Thank you.

24 MR. GURREIRO: Thank you.

25 SUPERVISOR SALADINO: Thank you,

1 Mr. Gurreiro.

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

4 SUPERVISOR SALADINO: Our next speaker
5 is Philip Veltre.

6 MR. VELTRE: Ladies and gentlemen,
7 thank you.

8 My name is Philip Veltre, and I live at
9 20 East Pocahontas Street.

10 Pocahontas Street is one of the
11 perpendicular streets that runs on the east side of
12 the golf course. My wife and I have lived there
13 for 30 years.

14 I'll just be brief and say, you know,
15 one of the principal reasons why we moved into this
16 community was because of the golf course, and I
17 think if that was to change, I speak on behalf of
18 my wife for sure, my neighbors on my block also, it
19 would be a change in the whole character and look
20 and feel of the community. So we fully support the
21 Town's efforts to retain it as a golf course.

22 SUPERVISOR SALADINO: Thank you, sir.

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

25 SUPERVISOR SALADINO: Our next speaker

1 is Michael DellAnno.

2 MR. DELLANNO: Good morning, everyone.

3 My name is Michael DellAnno,
4 23 Greatwater Avenue, Massapequa.

5 I also happen to be the Vice President
6 of the Nassau Shores Civic Association and probably
7 the front line to all our residents who have
8 called, complained, and addressed regarding their
9 concerns with this particular parcel of property
10 and its intent.

11 I have fielded over 400 phone calls,
12 have had 50-plus face-to-face meetings with our
13 residents, and I try and clear up some of the
14 misinformation that's been put out on social media,
15 through the newspapers and all kinds of hearsay
16 crap.

17 I want to take you guys a step back for
18 people that aren't in the room, and I see some of
19 my residents here that I'm sure will speak, but
20 Nassau Shores Civic Association is a proud
21 representative of 3,300 adults, over 10,000
22 residents, and 1,600 homes. We ask for nothing
23 from the Town unless absolutely necessary.

24 If you remember, Joe, back in 1981,
25 Carol LaRocco (phonetic) was the President of the

1 Civic Association at that time. We had a defunct,
2 burned down beach club at the end of East Shore
3 Drive that was supposed to be pitched for
4 development. Nobody in our neighborhood wanted
5 more development. The residents spoke up, we had a
6 bond issued, we paid for it, turned it over to the
7 Town to maintain because they do an amazing job.

8 We have lived through Sandy. We spent
9 our life savings rebuilding our community. We're
10 sick of development. The reason most of us chose
11 to stay and spend our life savings in these places,
12 especially down in Nassau Shores, is because of the
13 quality of life and the open spaces.

14 The golf course was a primary reason
15 why I moved there. I don't trust somebody in
16 Florida who has a history of building and
17 developing golf courses. I don't trust Nassau
18 County. They can't even balance a checkbook. I
19 chose to rebuild in that neighborhood, and I gladly
20 pay the tax bill that I pay -- it's north of
21 \$30,000 a year for a non-waterfront home -- I
22 accept that because I expect the quality of life to
23 remain as is.

24 The reason we approached you guys quite
25 a while ago and said, what are our options here, is

1 we want to ensure that it always stays open spaces,
2 and as a former Woodbury resident -- I used to live
3 right behind that golf course, and I can tell you
4 that's an amazing golf course and maintained
5 extremely well. I know that you will do an amazing
6 job with it.

7 Eminent Domain might be the nuclear
8 option to solve this problem because we have people
9 that are representing something other than which
10 they truly want to do, but I fully support, as do
11 all of my residents that I represent here today,
12 the Town's proposal to take over this golf course,
13 develop it, maintain it in perpetuity as open
14 space.

15 So I thank you very much for your time,
16 and I appreciate your consideration in this matter.

17 SUPERVISOR SALADINO: Thank you.

18 (Whereupon, a round of applause
19 ensued.)

20 SUPERVISOR SALADINO: Our next speaker
21 will be Arthur Feldman of the law firm of Farrell
22 Fritz.

23 Good morning, sir.

24 MR. FELDMAN: Good morning, Chairman
25 Saladino, Members of the Board.

1 I'm Arthur Feldman, an attorney with
2 Farrell Fritz, P.C., 400 RXR Plaza, in Uniondale,
3 New York. I'm here on behalf of the owners of PGC,
4 and I appreciate the opportunity to be heard today.

5 Before appearing here today, I did send
6 a copy of the existing deed to the Town Attorney,
7 Mr. Scalera, to make the Chairman aware of what it
8 said in the deed, and from listening today, it's
9 clear that everyone was aware of it.

10 I would just say Eminent Domain is an
11 extremely powerful tool or weapon of government
12 that should not be used without justification.

13 The Peninsula Golf Course owners, I
14 think, no one would doubt that they have been
15 terrific stewards of this property for over 75
16 years and as one of the speakers eloquently
17 referred to it as a jewel of the Town and of
18 Long Island.

19 In many ways, the course today is more
20 public than the Town's own course in that anyone
21 can make a reservation at the Peninsula Golf
22 Course, and if I'm not mistaken, you need to
23 actually pay a membership fee within the Town to
24 make reservations at the Oyster Bay course.

25 We respectfully urge the Town not to

1 interfere with private rights of Peninsula Golf
2 Course or, for that matter, any citizen of Oyster
3 Bay without a compelling public purpose. Here
4 we're talking about acquiring a golf course to stay
5 a golf course.

6 Newsday has been replete with articles
7 regarding the pending sale, and I would remind
8 everyone that the perspective buyer requires no
9 greater rights than the current owners of PGC. And
10 it is in PGC owners' interest that the golf course
11 remain a golf course, as one of the conditions that
12 they expressed to the Town was that some of the
13 owners be given certain playing rights at the
14 course.

15 As many of you know, the Town offered
16 to purchase the property from PGC, but that was a
17 condition that the Town could not meet and,
18 therefore, that was one reason there was no
19 agreement.

20 Additionally, it's been reported that
21 the Town asked PGC to consent, without
22 compensation, to a change of zone, and this has
23 been inferred by many as showing their ill intent.
24 There's no ill intent here. The members, while
25 they're selling, it is their desire to be -- that

1 it remain a golf course, but they're under no
2 compulsion to relinquish rights without
3 compensation. I don't think any of us here would
4 do the same.

5 And I would just point out -- one thing
6 that I would ask is that the report of
7 Mr. Ellsworth was not made available beforehand. I
8 would ask that it be made more public than at this
9 hearing and so that either the Club or anyone else
10 interested could make additional comments
11 subsequent to this meeting.

12 Mr. Ellsworth also noted that the
13 number of rounds is up in the face of COVID, and,
14 respectfully, I would submit that it was up because
15 of COVID. It was one of the few things that people
16 could do during the pandemic.

17 And lastly, in terms of preserving the
18 property, I would note, as reported in one of the
19 many Newsday articles, this very Town condemned the
20 property on Engel Street for park use, and it was
21 subsequently sold to a bus company, and it is not a
22 park, and, with that, I respectfully ask that the
23 property remain as it is without inferring any ill
24 intent of anyone involved. Assumptions and
25 innuendo are not compelling reasons to commence an

1 Eminent Domain proceeding.

2 Thank you very much.

3 SUPERVISOR SALADINO: Mr. Feldman, on a
4 number of occasions during your presentation you
5 spoke about issues that were reported. You even
6 mentioned the name of a newspaper.

7 Is there any law on the books that
8 states that when a reporter presents information,
9 it has to be the truth by law.

10 MR. FELDMAN: We're all under the
11 ethical obligation, but I'm sure there's no law.

12 SUPERVISOR SALADINO: Thank you.

13 MR. FELDMAN: Thank you.

14 SUPERVISOR SALADINO: Our next speaker
15 will be Robert Barrett.

16 MR. BARRETT: Good morning,
17 Mr. Supervisor.

18 My name is Robert Barrett, and for the
19 record, I'm a 63-year resident of Nassau Shores,
20 living there my entire life at 25 Suffolk Road,
21 Massapequa 11758.

22 I grew up playing the course. I walk
23 the periphery on a daily basis. My family has
24 owned one or more homes in Nassau Shores since
25 April 1955. I am the former Vice President of

1 Nassau Shores Civic Association, a two-time
2 Massapequa Chamber of Commerce President, a current
3 Kiwanis Board member, and Massapequa High School
4 Hall of Fame Inductee and current Board member.

5 I am also, currently, a licensed
6 New York State real estate salesperson. I believe
7 my résumé makes me well qualified to speak before
8 you today.

9 Having worked on four sub-divisions as
10 both an expediter and a salesperson in the mid- to
11 late 1990s and into the 2000s, I believe I have
12 firsthand knowledge as to what happens when
13 developers try to build or overbuild on properties
14 near, on, or around properties zoned for
15 recreational purposes.

16 I worked, in fact, on a sub-division in
17 Middle Island back in 1998 that surrounded the
18 Spring Lake Golf Club. I've seen firsthand what
19 so-called progress can do.

20 My purpose appearing today is to go on
21 record as saying I support the Town of Oyster Bay's
22 lawful pursuit to purchase the 50-acre tract of
23 land situated in the heart of Nassau Shores, namely
24 Peninsula Golf Club.

25 Aside from the obvious aesthetic

1 features and plush green terrain, golf club
2 communities tend to be tight-knit neighborhoods
3 making these properties very desirable and with it
4 bring great returns on investment in the way of
5 resale value.

6 They're great open space for peace and
7 tranquility, panoramic vistas with a bucolic feel,
8 and the certainty and comfort that comes with
9 knowing that the neighbor's yard will always be
10 well manicured.

11 What is also certain, assuming the
12 property is sold to a developer, is the burden of
13 the Nassau Shores taxpayer. As a moderate
14 estimate, accounting for quarter-acre lots, a
15 developer can build a sub-division of at least 150
16 separate homes, single and separate homes.

17 If we take the Massapequa School
18 District's website at its word, that being the
19 District spends \$28,940 per student each year, we
20 can extrapolate and figure that 150 new homes
21 means, on average, 300 more students. That comes
22 with an unwanted price tag in school taxes of
23 \$8,682,000.

24 Residents of Nassau County have already
25 been hurt enough in the year of massive

1 reassessments. To reclassify this property or
2 change it from its current zoning class of
3 Recreation/Entertainment would be a travesty to our
4 neighboring homeowners and would all but sound the
5 death in hell for over 1,500 families in Nassau
6 Shores as it pertains to local real estate values,
7 and, for many, their largest liquid asset.

8 Therefore, I urge this Board to pursue
9 a legitimate purchase of the Peninsula Golf Course.
10 Being on the committee of two annual golf
11 fundraisers, I thought how nice it would be to one
12 day hold the outings at the Peninsula Golf Club. I
13 just finished with one on June 14th, another one is
14 scheduled for August 2nd. They were both held at
15 the Town of Oyster Bay's golf course in Woodbury.
16 I have been golfing there for over a decade, and I
17 know what a wonderful product the Town of Oyster
18 Bay puts forth.

19 Peninsula Golf Course MUST remain a
20 golf course in perpetuity. I urge this Town Board
21 and all the lawmakers to uphold, at a minimum, the
22 restrictive covenant thus requiring this little
23 piece of heaven to remain a golf course. It's for
24 the greater good and not for the benefit of an
25 out-of-state investor or carpetbagger with

1 absolutely no stake in the community.

2 All it would take, is for one walk
3 around this course to dispel Mark Twain's quip that
4 says, "Golf is a good walk spoiled." I would say
5 that Mr. Twain never walked Peninsula Golf Course.

6 (Whereupon, there was some laughter in
7 the audience.)

8 MR. BARRETT: Thank you for your time
9 and consideration.

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

12 SUPERVISOR SALADINO: Thank you,
13 Mr. Barrett.

14 I have no other slips requesting
15 residents to be heard on this.

16 Mr. Adelman, you would like to be heard
17 on this.

18 AUDIENCE SPEAKER: I put in a slip.

19 MR. ADELMAN: Arthur Adelman,
20 110 Dubois Avenue, Sea Cliff, New York.

21 Hello, Board. Great to see you all.
22 Wow, smiling faces. I think it's a great idea that
23 you want to preserve this golf course as a golf
24 course, but one thing hasn't been mentioned at all,
25 and that's the cost of the proceedings, and the

1 purchase price. I know we did an appraisal back in
2 June regarding the value of the property. I
3 haven't been able to obtain a copy of the appraisal
4 because according to the Town Attorney's Office,
5 they are still in negotiation, and, therefore, do
6 not have to release said appraisal. I would like
7 to know what the cost is going to be.

8 I know there's going to be a loss of --
9 if we take it over, there's a -- we lose a taxable
10 entity -- real estate tax wise -- which is not that
11 great, but I just think that the Board should be
12 forthcoming and present all aspects of the cost to
13 the Town and the purchase price, maintenance,
14 et cetera, and I -- and for that reason and -- as
15 well as to review the Nelson Pope documentations, I
16 hope you will refrain from making a final vote to
17 proceed.

18 In other words, table this hearing for
19 another month or two weeks until everything can be
20 reviewed by any and all residents that are
21 interested in looking at it, and you will then put
22 forth the costs of what -- if we do get the
23 condemnation, what will the Town pay for the golf
24 course, \$4 million or \$40 million? I think that's
25 pertinent, and you should fill us in on that.

1 Thank you.

2 Have a great day.

3 SUPERVISOR SALADINO: Mr. Adelman, rest
4 assured, we have no intention on voting on this
5 item today.

6 AUDIENCE SPEAKER: Mr. Supervisor, I
7 turned in a slip also.

8 SUPERVISOR SALADINO: Thank you.

9 Why don't you take a seat, and we'll
10 call on you at the appropriate moment.

11 Ms. Underwood.

12 MS. UNDERWOOD: I just wanted to add to
13 that comment.

14 SUPERVISOR SALADINO: Yes, please.

15 MS. UNDERWOOD: This stage of the
16 Eminent Domain procedure, for such an acquisition,
17 the Town cannot reveal the amount of the appraisal.

18 Once it reaches the court stage, then,
19 obviously, it can be revealed, but it would not be
20 a benefit to the Town or the taxpayers to reveal
21 that number at this time.

22 SUPERVISOR SALADINO: What you're
23 saying, I believe, is that the negotiations
24 shouldn't take place in the media, it shouldn't
25 take place in the public forum, but the Town will

1 provide all information to the public at the
2 appropriate time.

3 MS. UNDERWOOD: Absolutely.

4 SUPERVISOR SALADINO: Well, that's good
5 because we always provide information to our
6 residents.

7 MS. UNDERWOOD: Yes.

8 SUPERVISOR SALADINO: Okay.

9 MS. UNDERWOOD: And then the other
10 thing was just that the hearing -- there will be an
11 opportunity to review the report of Mr. Ellsworth.

12 SUPERVISOR SALADINO: Okay.

13 MS. UNDERWOOD: I'm sure you would
14 mention that, but I just wanted to make that clear.

15 AUDIENCE MEMBER: Thank you.

16 SUPERVISOR SALADINO: Thank you.

17 Mr. McKenna.

18 MR. McKENNA: Good morning.

19 Kevin McKenna, Edna Drive, Syosset,
20 New York.

21 As Mr. Adelman said, I think the
22 financial aspects and costs to the taxpayers across
23 the whole Town of Oyster Bay is important that
24 everyone knows.

25 One of the speakers earlier talked

1 about how well the Woodlands have been doing in
2 Woodbury, and it's the only golf course within the
3 Town of Oyster Bay.

4 At an appropriate time, I think it
5 would be helpful to the taxpayers to understand
6 what the revenues have been at the Woodlands, and
7 if the Town does start to operate the Peninsula
8 Golf Course, I'm sure that a lot of the revenues
9 that are being gotten at the Woodlands are going to
10 be lost because I'm sure a lot of the golfers from
11 the South Shore attend the Woodlands.

12 SUPERVISOR SALADINO: What makes you so
13 sure?

14 MR. McKENNA: Let me just finish.

15 So the Town has the data. The Town has
16 the data of who is signing up at the Woodlands
17 right now. You know who is playing golf at the
18 Woodlands, so what percentage of the golfers at the
19 Woodlands would reduce the revenue at the Woodlands
20 because they're from the South Shore, and they're
21 probably going to start playing over in the
22 Peninsula Golf Course.

23 And, lastly, I think that the cost --
24 some sort of a cost analysis should be shown to the
25 public, and as Councilman Labriola clearly said

1 before on the record, there is going to be costs --
2 legal litigation costs if this goes forward,
3 there's no doubt, and, again, as Mr. Adelman said,
4 I think, that the public -- before any decisions
5 are made, that some hard estimate of what those
6 legal costs will be compared to -- compared to what
7 the revenues you expect over a five- and ten-year
8 period if you take possession -- if we take
9 possession -- the Town -- of the golf course
10 because very well the litigation costs could exceed
11 what the revenues are if the Town takes over the
12 golf course.

13 Thank you very much.

14 SUPERVISOR SALADINO: Thank you for
15 your opinions, Kevin.

16 MS. UNDERWOOD: Supervisor, if I may
17 just address that?

18 SUPERVISOR SALADINO: Certainly.

19 MS. UNDERWOOD: The taxes for the
20 property are approximately \$77,000.

21 SUPERVISOR SALADINO: In total, school,
22 County, Town, Special Districts?

23 MS. UNDERWOOD: Correct.

24 If acquired, based upon the existing
25 golf course, even based upon conservative

1 estimates, one-third of the revenue from the
2 existing golf would more than pay the existing
3 taxes. It would be almost half a million.

4 SUPERVISOR SALADINO: Thank you for
5 that information.

6 MS. UNDERWOOD: Also, just to note
7 regarding litigation costs, it's currently
8 in-house.

9 The Town Attorney's Office will be
10 handling the litigation, so there's no outside fees
11 right now.

12 SUPERVISOR SALADINO: Thank you.

13 MS. UNDERWOOD: Thank you.

14 SUPERVISOR SALADINO: Okay.

15 I have no other slips of any speaker
16 who would like to be heard.

17 (Whereupon, an audience member raised
18 their hand.)

19 SUPERVISOR SALADINO: Did you fill out
20 a slip?

21 Would you like to do that, please.

22 AUDIENCE MEMBER: I would. Sure.

23 SUPERVISOR SALADINO: Thank you.

24 Thank you very much, Lisa.

25 Please proceed.

1 MS. REINHARDT: Good morning,
2 everybody.

3 Lisa Reinhardt, 65 Elm Street,
4 Hicksville.

5 I have lived in Hicksville my whole
6 life, and I can certainly sympathize with the
7 residents in Nassau Shores that they want to keep
8 the open space and preserve the character. We
9 haven't had as much opportunity for that in
10 Hicksville.

11 I'm happy for the Nassau Shores folks
12 to have it. I would just question and caution the
13 use of Eminent Domain. I know it was used recently
14 in the Town, and I would just want to express my
15 concern that I hope this wouldn't be a policy going
16 forward if all negotiations haven't been exhausted.

17 Thank you.

18 SUPERVISOR SALADINO: Lisa, one quick
19 question.

20 In this particular case, if that's the
21 only option left to the Town to keep this open
22 space, are you in favor of that procedure taking
23 place for this occasion.

24 MS. REINHARDT: I am always in favor of
25 open space being preserved. I'm just concerned

1 about the means used to preserve it.

2 Thank you.

3 SUPERVISOR SALADINO: Thank you.

4 Thank you for your time, and thank you
5 for everyone in attendance on this issue.

6 Is there any correspondence.

7 MR. LaMARCA: We have Affidavits of
8 Posting and Publication.

9 There is correspondence on file from
10 residents, which have been distributed to the Town
11 Board. There is no other correspondence.

12 SUPERVISOR SALADINO: May I have a
13 motion?

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

18 COUNCILMAN IMBROTO: I second that
19 motion.

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

22 ALL: "Aye."

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

25 (Whereupon, there were no "Nay")

1 responses from the Board.)

2 SUPERVISOR SALADINO: The "Ayes" have
3 it.

4 Thank you.

5 (TIME NOTED: 11:56 A.M.)

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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
July 13, 2021
11:57 a.m.

HEARING - Z-1-21

To consider the application of JP Optionee LLC,
Contract Vendee, for a Change of Zone and Special
Use Permit to allow for construction and operation
of a hotel on premises located at One and Two
Jericho Plaza, Jericho, New York. (M.D. 6/8/21 #24).

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 the next hearing?

3 MR. LaMARCA: The second hearing today
4 is to consider the application of JP Optionee LLC,
5 Contract Vendee, for a Change of Zone and Special
6 Use Permit to allow for construction and operation
7 of a hotel on premises located at One and Two
8 Jericho Plaza, Jericho, New York.

9 SUPERVISOR SALADINO: Good morning,
10 Counselor.

11 MR. WEBER: Good morning.

12 Shall I begin or are we waiting for the
13 Councilwoman?

14 SUPERVISOR SALADINO: I think you could
15 begin.

16 MR. WEBER: Yes, thank you.

17 Good morning, Mr. Supervisor and
18 Members of the Town Board.

19 Bram Weber, Weber Law Group,
20 290 Broadhollow Road, Melville, New York, for the
21 applicant JP Optionee.

22 The application is regarding a Change
23 of Zone Special Permit site plan for a proposed
24 hotel at Jericho Plaza. The Town of Oyster Bay is
25 home to Jericho Plaza, one of the premier office

1 properties on Long Island. Jericho Plaza,
2 originally constructed in 1978, is the headquarters
3 to some of Long Island's most iconic companies and
4 the regional headquarters for a roster of leading
5 worldwide firms.

6 Jericho Plaza is headquarters for the
7 Long Island operations of Morgan Stanley, The Royal
8 Bank of Canada, United Bank of Switzerland, Ernst
9 and Young, Kantor Fitzgerald, Deloitte, and
10 American International Group among many others.

11 Jericho Plaza is also the future
12 worldwide headquarters of 1-800flowers. One of the
13 main factors of bringing 1-800flowers to Jericho
14 Plaza from outside Oyster Bay was the potentiality
15 of this proposed hotel, and as our region moves
16 forward from the COVID pandemic, the continued
17 success of Class A office properties, such as
18 Jericho Plaza, will depend on the ability of owners
19 to amenitize the properties and create reasons for
20 Blue Chip companies to locate here, and for their
21 employees to come to work. As much as Oyster Bay
22 needs Jericho Plaza to maintain its preeminence as
23 a leading office property, Jericho Plaza needs the
24 proposed hotel to lead into office development in
25 the future.

1 The proposed hotel will be the most
2 luxurious, upscale and sophisticated hotel on
3 Long Island befitting its location as a gateway to
4 Oyster Bay and the Hamlet of Jericho. The hotel
5 will be a corporate focus and is intended to
6 support the businesses at Jericho Plaza, Jericho
7 Quadrangle, which is the office complex across the
8 street, and the surrounding business community.

9 Demand for the hotel is being driven by
10 current businesses at Jericho Plaza, and we have a
11 roster of business owners here today to attest to
12 that, as well as those deciding whether to locate
13 to Oyster Bay or another town. These top public
14 and private businesses are telling us that they and
15 their employees want a corporate environment with
16 hotel-type amenities, where they can host corporate
17 conferences and bring together executives in a
18 luxury setting.

19 The proposed hotel at Jericho Plaza has
20 been accepted into Hilton's prestigious Curio
21 Collection, one of only 118 Curio Hotels in the
22 entire world. Achieving Curio Collection status
23 will allow the hotel to be named, branded, and
24 marketed in a way, which pays appropriate respect
25 to its host town, Oyster Bay. This hotel will join

1 the exclusive collection of other Curio Collection
2 Hotels located throughout the world in locations
3 such as: London, Paris, Milan, Rome, Naples,
4 Barcelona, Sydney, and Buenos Aires, and here at
5 home in the United States in Scottsdale, San Diego,
6 Miami, Dallas, Lexington, Kentucky and Chattanooga,
7 Tennessee.

8 The Curio Collection allows each hotel
9 to be customized to serve the host community, which
10 gives the local ownership of this property the
11 ability to provide the amenities specifically
12 requested by the tenants at Jericho Plaza.

13 Those amenities include a conference
14 center, restaurant, spa, and concierge services;
15 all first-class and designed to differentiate this
16 hotel from any other corporate focused hotel on
17 Long Island.

18 As some of you may know, in and around
19 2010, the Oyster Bay Town Board and Planning
20 Advisory Board approved a site plan for a third
21 office building on this property in the exact same
22 area where the hotel is now proposed. That office
23 building was to be 175,000-square-feet on a larger
24 footprint than the proposed hotel. Also approved
25 with the office building was a 4,630-square-foot

1 bank building for a total square footage of
2 179,630-square-feet of additional development on
3 the property.

4 In connection with those approvals, the
5 Town's Zoning Board of Appeals approved multiple
6 variances, including a height variance, for the new
7 office building at 47 and a half feet height. The
8 hotel proposal replaces the office building,
9 removes the bank, shrinks the building footprint
10 and overall size of new development on the
11 property, and lowers the height to 45 feet -- or
12 two and a half feet lower -- than already approved.

13 The hotel is proposed entirely on an
14 area already paved and, in fact, improves the
15 existing site conditions by increasing impervious
16 surface and adding green space in an area of the
17 property where none currently exists.

18 The hotel will be located in an area of
19 the property along the Long Island Expressway
20 Service Road, further away from residential
21 properties than the current Jericho Plaza office
22 building.

23 The hotel is a better amenity for the
24 future of Jericho Plaza, the Jericho Quadrangle,
25 and other area properties than a previously

1 approved office building and bank. The hotel has
2 fewer impacts than the previously approved office
3 building and bank and will result in a upscale
4 luxury property, which will be the pride of Oyster
5 Bay and the Jericho area.

6 And just before I turn the presentation
7 over to our architect to describe the hotel, I just
8 want to read two brief letters that are made part
9 of the record.

10 The first is from a Chief Executive
11 Officer of Nathan's Famous:

12 "To the Town of Oyster Bay: Nathan's
13 Famous currently employs approximately 200 total
14 personnel, 35 at our Jericho location, where we
15 have maintained our corporate headquarters since
16 2009. In April of 2019, we finalized a long-term
17 extension of our lease.

18 "As our main office location, we have
19 ongoing requirements for both quality meeting space
20 and lodging accommodations for visitors and
21 associates alike. While the office complex is
22 already operated in a first-class manner, we feel
23 that the addition of an upscale hotel on premises
24 would be a valuable addition to the local
25 businesses as well as the residential community.

1 "We look forward to the commencement of
2 this great project.

3 "Sincerely, Eric Gatoff, Chief
4 Executive Officer, Nathan's Famous."

5 And the second is from Luis Massiani,
6 the President of Sterling National Bank:

7 "Dear Supervisor Saladino and Members
8 of the Oyster Bay Town Board:

9 "As the president of Sterling National
10 Bank, I am actively involved in planning and
11 determining where our bank establishes its
12 corporate headquarters and regional locations
13 throughout the Northeast.

14 "Through the acquisition of Astoria
15 Savings Bank in 2017, we assumed our current office
16 location in Jericho Plaza, Jericho, New York, which
17 we have meaningfully expanded in the past three
18 years. We recognize the Class A condition of the
19 complex, and have had an existing business
20 relationship with the managing member of the
21 ownership group Onyx Equities.

22 "As our bank continues to grow
23 throughout the Northeast, we will continue to focus
24 on Class A assets that include offerings with
25 significant amenities. As the ownership group at

1 Jericho Plaza has demonstrated throughout the
2 years, we desire an ownership team that understands
3 the importance of our employee experience at work.
4 The prospect that a luxury corporate hotel could
5 share our site at Jericho Plaza significantly
6 amplifies the amenities available to our employees
7 and provides us the ability to host corporate
8 events and conferences on premises without
9 sacrificing the experience.

10 "We are excited about the prospect of
11 the hotel development, and we believe that
12 amenities such as nearby access to a first-class
13 hotel will continue to be a prerequisite of
14 corporate America as they decide where to maintain
15 and enhance their corporate presence.

16 "Thank you.

17 "Luis Massiani, President, Sterling
18 National Bank."

19 And with that, I'd like to invite Sal
20 Coco up, who's our architect to -- Mr. Supervisor,
21 we have Chris McCann, who is the Chief Executive
22 Officer of 1-800flowers, who's been here from the
23 beginning of the hearing. He is signed up to speak
24 as a speaker.

25 This is out of order, but I'm asking

1 that he be given the opportunity to speak before we
2 call up Mr. Coco.

3 SUPERVISOR SALADINO: Absolutely.

4 MR. WEBER: Thank you.

5 SUPERVISOR SALADINO: Good afternoon,
6 sir.

7 MR. McCANN: Good afternoon.

8 SUPERVISOR SALADINO: Welcome to the
9 Town of Oyster Bay. It's a pleasure to see you.

10 MR. McCANN: Thank you very much, and
11 thank you for your flexibility.

12 So I'm here on behalf just to speak in
13 favor of this development. My company,
14 1-800flowers, has done an exhaustive -- very
15 exhaustive search over the last four-plus years to
16 find a facility that would be appropriate for our
17 corporate headquarters. We looked at in-state
18 locations, out-of-state locations, facilities in
19 Florida where we already have facilities, Chicago
20 and Ohio, Oregon, and really settled in on this
21 location in Nassau County in the Town of Oyster Bay
22 because of its prominence, because of the
23 facilities that are here, because of the way the
24 property is run and managed.

25 The tipping point for us on this

1 particular property was the hope and the prospect
2 of having the infrastructure to support our
3 business, that this hotel would bring to the
4 community.

5 It's a challenge where we are located
6 now in Carle Place. It's a lousy building, but a
7 good area of amenities that attracts people and
8 helps us to attract talent to that location.
9 Talent is the most important thing that you can get
10 in our company. Talent wars are taking place right
11 now.

12 We're hoping to move in, in the next
13 month to our new facility here and talent
14 acquisition is our most important need as a
15 company, so all of the benefits that this hotel
16 could bring would help that greatly. It would help
17 the ongoing operations of our business. For our
18 employees who travel, our outside guests who travel
19 in from time to time, utilization of the facility
20 for meeting rooms.

21 We're looking to have a leadership
22 meeting in September, and we'll bring in about 50
23 to 100 people from around the country in our
24 company, and we're struggling right now on where we
25 would house them for this September. Having a

1 facility like this would make that easy and
2 prestigious for our company, and I ask you to
3 consider the opportunities and the benefits this
4 property would bring to the community.

5 Thank you.

6 SUPERVISOR SALADINO: Thank you,
7 Mr. McCann.

8 On behalf of my colleagues here in the
9 Town of Oyster Bay and myself, from my heart, we
10 thank you for choosing the Town of Oyster Bay to
11 establish your worldwide headquarters. It speaks
12 volumes about your leadership to choose Oyster Bay,
13 and I know you're choosing us for many, many
14 reasons including the amenities you've spoken
15 about; the proximity to New York City, all that
16 Long Island has to offer, but especially the Town
17 of Oyster Bay, with its parks, its beaches, its
18 golf opportunity, and in all that we offer here.

19 MR. McCANN: All of the above.

20 SUPERVISOR SALADINO: I'd say you're a
21 feather in the cap of the Town of Oyster Bay, but
22 I'd like to call you the rose of our bouquet.

23 (Whereupon, there was some laughter in
24 the audience.)

25 MR. McCANN: I've never been called

1 that before.

2 (Whereupon, there was some laughter in
3 the audience.)

4 MR. McCANN: Thank you.

5 We look forward to a long-standing
6 relationship with the Town.

7 SUPERVISOR SALADINO: We look forward
8 to that as well, and we appreciate your choosing
9 the Town of Oyster Bay.

10 MR. McCANN: Great.

11 Thank you very much.

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

14 SUPERVISOR SALADINO: Our next
15 speaker --

16 COUNCILWOMAN JOHNSON: No, no, no.

17 SUPERVISOR SALADINO: Oh, I'm sorry.
18 Please proceed.

19 (Whereupon, there was some laughter in
20 the audience.)

21 MR. COCO: Thank you and good morning.

22 Sal Coco, Beatty Harvey Coco Architects
23 of Melville. I'm a resident of Laurel Hollow in
24 the Town of Oyster Bay.

25 The hotel at Jericho Plaza is designed

1 to enhance and complement the existing high-end
2 Jericho Plaza. The new building will be an oasis
3 of green where there is currently a concrete
4 parking lot. Additional native plantings will line
5 and complement the existing tree-lined approach.
6 Guests will be greeted by a central canopy dropoff
7 with curbsless entry for baggage and valet parking.
8 The lobby will offer high-end concierge services
9 and access to open-air courtyards for passive
10 reflection and business interactions.

11 The building's design is influenced by
12 local Oyster Bay architecture -- Laurelton Hall,
13 Centre Island, Sagamore, Seawanhaka and so on, and
14 will serve to enhance the national and
15 international corporations drawn to Jericho Plaza.

16 The building is clad in precast
17 concrete, traditional forms, stucco with masonry
18 accents. There are aluminum and glass window walls
19 in the common areas. Windows would be clad with
20 muntins, Juliet balconies, shuttered and projected
21 awnings. The intention is to provide a human scale
22 and texture that makes this building immediately
23 appealing and approachable within Jericho Plaza.

24 The programmatic elements offered here
25 would provide the office tenants lifestyle

1 essentials within the Jericho Plaza setting.
2 Office workers can enjoy the hotel offerings, its
3 pleasant grounds and services without ever leaving
4 the park. All of the systems and interior finishes
5 will be the highest caliber.

6 Unlike other standard, regional hotels,
7 the guest rooms will be heated and cooled with a
8 central HVAC system, offering guests supreme
9 comfort. Interior finishes will appeal to the
10 business travelers who frequent Jericho Plaza.

11 Overall, the architecture and
12 engineering of this hotel is designed to serve the
13 high-end market of central Oyster Bay at Jericho
14 Plaza.

15 Thank you.

16 SUPERVISOR SALADINO: Thank you, sir.

17 (Whereupon, a round of applause
18 ensued.)

19 MR. WEBER: Thank you.

20 Our only other formal speaker is Andrew
21 Villari from Stonefield Engineering just to talk
22 about traffic and parking briefly.

23 Mr. Supervisor, Members of the Board,
24 Mr. Villari is a professional engineer at
25 Stonefield Engineering. He has testified before

1 this Board previously, throughout the years to the
2 Oyster Bay Town Board and the other Boards in the
3 Town.

4 Certainly, he is available to give his
5 credentials, if necessary. We ask that you accept
6 his testimony as expert testimony.

7 Thank you.

8 SUPERVISOR SALADINO: We do, Counselor.

9 MR. WEBER: Thank you.

10 MR. VILLARI: Good afternoon.

11 For the benefit of the record, my name
12 is Andrew Villari, and that's spelled "V," as in
13 Victor, I-L-L-A-R-I, Senior Project Manager at
14 Stonefield Engineering and Design, as Mr. Weber
15 mentioned.

16 My firm did prepare a traffic impact
17 study that's dated March 12, 2021, that was
18 submitted to the Town. It was a very comprehensive
19 study that we've conducted. It's been reviewed
20 thoroughly by the Town's Department of
21 Environmental Resources, also the Town's
22 third-party traffic engineering consultant,
23 L.K. McLean Associates. We've also consulted with
24 the New York State DOT and Nassau County regarding
25 this application specifically.

1 When reviewing an application like
2 this, it's important to keep in mind some of the
3 specific site surroundings and, specifically, the
4 adjacent roadway network that really services this
5 area. This property is sandwiched between two
6 major highways. You have the Long Island
7 Expressway with the service roads and also Jericho
8 Turnpike. It is somewhat of a triangular-shaped
9 property as you can see on the exhibit
10 (indicating).

11 All of those intersections are
12 maintained by the New York State DOT. The
13 intersection that's just to the west of the Jericho
14 Plaza facility is an interchange formed by Jericho
15 Turnpike and the service road. It sees somewhere
16 around 40,000 vehicles a day -- quite a major
17 interchange -- that actually puts this location in
18 a prime access for the office that's already there,
19 and then the hotel that's already there -- excuse
20 me, the hotel that we are proposing.

21 As far as access to Jericho Plaza,
22 there are a number of access points that would be
23 maintained in the future. There are three along
24 Jericho Turnpike: One that's signalized closer to
25 the intersection with the service roads, you have

1 an ingress-only driveway, and an additional
2 driveway further to the east, that's unsignalized
3 right-in/right-out. On the service road, you do
4 have one driveway that's an egress-only driveway,
5 and, as I mentioned, all of those access points
6 would be maintained in the future. We're not
7 looking for any new access points from the State or
8 the County.

9 The parking lot, I should mention, is
10 quite a massive parking lot. There's over 2,500
11 parking spaces in this facility. It's quite
12 expansive. That would generally be maintained in
13 the future with the exception of where we would
14 locate the hotel building.

15 Sal, could you put the other exhibit
16 up.

17 This exhibit that my office prepared
18 summarizes where exactly the hotel would go in the
19 parking lot (indicating). We did fly a drone to
20 give you sort of a 3-D perspective of the facility.
21 This was taken about two weeks ago. It was on a
22 Wednesday, workday, at 11:00 a.m.

23 What should stand out is the proximity
24 to Jericho Plaza One and Jericho Plaza Two and
25 where exactly the hotel would be. It would pretty

1 much be along the frontage that looks at the Long
2 Island Expressway, which also has the service road.

3 Like I mentioned, it's very well
4 buffered in the existing condition. You could also
5 see that the parking lot, where we're proposing
6 this, is vastly underutilized. It's basically an
7 open expanse of parking that we're hoping to
8 reutilize in a very adaptive and, ideally, a great
9 business opportunity for both of these ventures.

10 From this vantage point, you can also
11 see the proximity to residential land uses.
12 Obviously, there is residential single-family homes
13 south of the Expressway. The closest single-family
14 homes to this property would be located on the
15 eastern property boundary, and what you can see
16 from this exhibit is this distance is about 700
17 feet -- a little bit more than that -- that's over
18 two football fields long. This project does not
19 impede on those residents. There's really no need
20 for any activity from the hotel project to go
21 anywhere closer to the residents that Jericho Plaza
22 One already exists.

23 Regarding the traffic study that we've
24 conducted, and since we're in front of the Town
25 Board, we are looking for the Town Board to rezone

1 the property from the existing "OB" zoning.

2 Under that zoning, what we can build is
3 more office and, as Mr. Weber mentioned, there's a
4 prior approval to build a third Jericho Plaza
5 building that's 175,000 square feet.

6 That project, which you could build, as
7 of right, in the "OB" zone that's on the property
8 today, would generate far more traffic than a hotel
9 complex would. We're talking about, as Mr. McCann
10 mentioned, some symbiotic uses here. You have
11 major corporations in both of these JP One and JP
12 Two, you know, you have Royal Bank of Canada, UBS,
13 Morgan Stanley, you have executives that may be
14 flying in from all over the country, potentially
15 internationally, they're looking for a place to
16 stay. They may do that today. What I can tell you
17 is they're not staying in the Town of Oyster Bay.
18 They're going elsewhere -- the Garden City Hotel.

19 This is an opportunity to actually see
20 a reduction in traffic because this center would
21 actually become sort of a one-stop shop. You have
22 a place to stay in your parking lot. You have a
23 conference center also in your parking lot. What
24 you'd actually see is actually less traffic coming
25 and going from the site because it's all

1 self-contained. This is not an over-
2 intensification of use; well situated, there's
3 plenty of space.

4 Getting into the nitty-gritty of the
5 traffic study, which I'm sure everyone is looking
6 forward to hearing about, we did conduct traffic
7 counts in 2016. It may seem like a long time ago.
8 Ideally, we would do traffic counts more close to
9 today; however, with the impacts of COVID-19, it's
10 actually a great thing we did counts back in 2016.
11 You know, the office market, we didn't have a
12 thought in our mind of what COVID-19 was -- very
13 standard operating conditions.

14 As I mentioned, the Town's third-party
15 consultant reviewed all that. They were on board
16 with every analysis, methodology we used, so it's
17 actually, in this case, a good thing we did counts
18 in 2016.

19 Taking it one step forward, we grew
20 those traffic counts to account for what traffic's
21 going to be like in the future when this project
22 could be built. We also accounted for other
23 projects in the Town of Oyster Bay that could be
24 built by the time this project would be open --
25 such as The Bristol, such as the hotel project in

1 Jericho Commons Shopping Center on 106/107 a little
2 further to the east of here -- we accounted for all
3 of that extra traffic in our study.

4 We then conducted an industry standard
5 level of service analysis to see how the
6 intersections that surround the property and also
7 the interchange at Jericho Turnpike how that would
8 function in the future with a hotel on this
9 property, and you'd find that there's no
10 significant adverse impact as a result of this
11 application, and I want to point out that we did
12 not take any credits for the prior development on
13 the property, which we could have. We basically
14 didn't take any credit. We assumed that this was a
15 completely new circumstance that would be added to
16 the equation, and as Mr. Weber mentioned, we did
17 remove the bank, which was previously approved on
18 this parcel.

19 Regarding the parking on this parcel,
20 very big parking lot. I can't stress that enough.
21 Massive amount of parking. We did counts, again,
22 in 2016, and we saw that the most full that this
23 parking ever was, was about 40 percent full, and
24 there's 2,500 parking spaces. There's thousands of
25 empty parking spaces.

1 This photo -- this drone exhibit was
2 taken about two weeks ago, Wednesday morning at
3 11:00 a.m. I think what stands out is that the
4 parking lot is empty, which is really a tale of the
5 times and the post, hopefully, the post-COVID-19
6 era.

7 In 2021, June, post-Executive Order,
8 this parking lot today is only about 19 percent
9 full, meaning that, the office has space that's
10 leased, just people aren't coming here. They
11 basically don't need parking, and even if we
12 accounted for pre-COVID conditions, a fully
13 occupied office, a fully occupied hotel, what you'd
14 see is that there would be plenty of parking in the
15 future, regardless.

16 In the future, we actually anticipate
17 that there will be somewhere around 1,000 empty
18 parking spaces on the busiest day, so plenty of
19 parking here. We're of the opinion that this is a
20 great opportunity to utilize an underutilized space
21 today. Something that's oversized, the parking
22 lot's far too large, putting it in use here that
23 enables both JP One and JP Two to continue to be
24 viable businesses for the Town of Oyster Bay moving
25 forward.

1 So, in conclusion, I just want to state
2 that we conducted a thorough traffic study that's
3 been reviewed by your experts. The finding is that
4 there is no significant adverse impact on traffic.
5 Plenty of parking here in the future, and we hope
6 that the Town sees this as a major opportunity to
7 upgrade this shopping center, so I thank you for
8 the time.

9 SUPERVISOR SALADINO: Thank you.

10 MR. WEBER: We are available to answer
11 any questions now, or if the Board has any
12 questions at this point or public comment as the
13 Supervisor desires.

14 SUPERVISOR SALADINO: No questions at
15 this time.

16 You do have a question.

17 COUNCILMAN LABRIOLA: Yes. I have a
18 question for Mr. Weber.

19 SUPERVISOR SALADINO: Please, proceed.

20 COUNCILMAN LABRIOLA: You mentioned
21 before about the Hilton's Curio Collection status.

22 What exactly does the Hilton require of
23 your client in order to achieve that kind of a
24 status.

25 What are the obligations of your

1 client.

2 MR. WEBER: It's actually a four-year
3 quest to get this Curio status. The first and
4 foremost is it has to be a four-story hotel.
5 Without being a four-story hotel, you don't get the
6 Curio brand. You have to have a concierge, and you
7 have to have the amenity package -- the restaurant
8 and the fitness center, and the conference center
9 -- all of which are being proposed here -- and you
10 also have to qualify with an average daily rate,
11 which is significantly above the average daily
12 rental room rate that Long Island sees right now.

13 So, all of those qualifications plus
14 the location, the visibility, and then, unique for
15 this location, again, also, being at Jericho Plaza
16 with the headquarters of all these companies around
17 it, really are what attracted Curio to this
18 particular location.

19 This is not a brand that you get in
20 suburbia. This is a worldwide, as I said,
21 city-centric brand. This is, as far as I know, the
22 only suburban location to get a Curio and to
23 qualify, and, again, it's for how it's being
24 proposed, how it was designed, the amenity package,
25 the visibility, and its location with the room

1 rates and the height requirements as well.

2 COUNCILMAN LABRIOLA: Thank you.

3 COUNCILMAN IMBROTO: Mr. Weber, I see
4 some representatives from our trade unions.

5 Have you been having discussions with
6 them about using local union labor to construct
7 this.

8 MR. WEBER: Yes, we have.

9 As a matter of fact, I have a letter I
10 can read if one of the speakers is not here. One
11 of the principals of the hotel development has
12 developed his previous hotels on Long Island using
13 largely union labor. He has a very good reputation
14 with the building trades, and they have good
15 relationships, and, like I said, he's either a
16 speaker here to attest to that, or I have a letter
17 I can read.

18 COUNCILMAN IMBROTO: Yeah, we would
19 hear from them, but are you committing to building
20 this as a union project?

21 MR. WEBER: I can't make any
22 commitments now at this time.

23 Like I said, the owner has a track
24 record of doing so, and, ultimately, in order for
25 the hotel to get built, there needs to be a level

1 of flexibility to be able to construct it right,
2 but then also on budget, but, again, there is a
3 track record there, which I think is significant
4 regarding any construction.

5 COUNCILMAN IMBROTO: Okay.

6 And I'm sure we'll hear from them
7 later.

8 COUNCILMAN LABRIOLA: Mr. Weber, is
9 your client -- is the intention to go before the
10 IDA for any type of tax credits or tax benefits?

11 MR. WEBER: Yes.

12 An application has been filed, and,
13 thankfully, I didn't do it, so, therefore, I have
14 very limited information on that, but, yes, there
15 is an application that was made to the IDA, and my
16 understanding a preliminary reduction resolution,
17 but more than that, I don't have the details on it.

18 COUNCILMAN LABRIOLA: Will any of the
19 representatives here be able to speak on what
20 they're asking of the taxpayers?

21 MR. WEBER: Yes.

22 I've reviewed the application, and
23 right now there is no proposed pilot, so that is
24 still subject to discussions.

25 COUNCILMAN LABRIOLA: Okay.

1 We'll follow that.

2 MR. WEBER: Thank you.

3 SUPERVISOR SALADINO: Are there any
4 other questions of the Board members?

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

7 SUPERVISOR SALADINO: Thank you, sir.

8 We will be hearing from the public, and
9 then, I know, you will be coming back up to wrap up
10 in conclusion.

11 Our first speaker will be Lou Pillari.

12 Good afternoon.

13 MR. PILLARI: Good afternoon.

14 Supervisor, Honorable Council, my name
15 is Lou Pillari. I am the owner and managing
16 Funeral Director of the Oyster Bay Funeral Home
17 right here in the Hamlet of Oyster Bay, and I am
18 here to speak on behalf of this proposed hotel,
19 which will assist us in helping grieving families.

20 Currently, within the Town of Oyster
21 Bay and in the area, it's difficult for families
22 when they've had a loss, and there are folks trying
23 to come into town to pay their respects.

24 Oftentimes, funerals are a multi-day
25 event, as you all know, and there are not a lot of

1 suitable hotels in the area for our clientele. I
2 feel that this hotel -- this boutique Hilton Curio
3 Hotel -- will very much meet the needs of a family
4 that will have their loved ones coming in to pay
5 their respects to say to them, listen, we could
6 even say to them on our website or just verbally,
7 we know of a very nice hotel where you'll all be
8 comfortable, and it's very easy to get from there
9 to here to pay your respects, and you'll have a
10 nice place to stay.

11 As you know, any time someone has had a
12 loss, there is a lot of stress that goes along with
13 grief. This, I feel, this option of having this
14 hotel will alleviate some of that stress for
15 grieving families. And I feel that it's a very
16 good fit for the Town of Oyster Bay, and I really
17 think that, you know, it would help us to help
18 people, and that's really what we're all about --
19 helping people. So, therefore, I yield.

20 In conclusion, I feel it's a great
21 thing for Oyster Bay.

22 Thank you for your time.

23 SUPERVISOR SALADINO: Thank you.

24 COUNCILMAN IMBROTO: Thank you.

25 Always good to hear from a Lou.

1 (Whereupon, there was some laughter in
2 the audience.)

3 MR. PILLARI: Nothing like a Lou.

4 (Whereupon, there was some laughter in
5 the audience.)

6 SUPERVISOR SALADINO: Thank you.

7 (Whereupon, a round of applause
8 ensued.)

9 COUNCILWOMAN JOHNSON: A thank you to
10 Mr. Pillari for his services over the past year or
11 so that have been so difficult for not only our
12 first responders and those workers but persons in
13 his field as well. Thank you for what you do.

14 MR. PILLARI: Thank you, Michele.

15 SUPERVISOR SALADINO: We appreciate
16 you, your strength, and your professionalism during
17 these most difficult times.

18 MR. PILLARI: Thank you very much.

19 SUPERVISOR SALADINO: Our next speaker
20 will be Paul Leo from the Carpenters Union.

21 Come on up, Paul.

22 As always, Paul, it's great to see you.

23 MR. LEO: You as well, Mr. Supervisor,
24 Town Board.

25 Paul Leo, Carpenters Union Local,

1 270 Motor Parkway, Hauppauge, New York.

2 Lifelong resident of the Town of Oyster
3 Bay, 56 years, and I love playing golf, too. And
4 that Peninsula Golf Course is beautiful, and as a
5 taxpayer for the Town of Oyster Bay, you can raise
6 my taxes as long as we keep that open space.

7 SUPERVISOR SALADINO: Well, actually,
8 we cut your taxes --

9 MR. LEO: I know, so we can balance it
10 then --

11 (Whereupon, there was some laughter in
12 the audience.)

13 SUPERVISOR SALADINO: -- and we will
14 continue to freeze your taxes whether or not we
15 purchase that golf course.

16 MR. LEO: Yes. I'm all in. Absolutely.
17 I love what you've done with the parks in the Town.
18 It's why it's rated one of the number one places to
19 live.

20 SUPERVISOR SALADINO: So you're here to
21 say that you're supportive of the last hearing
22 then.

23 (Whereupon, there was some laughter in
24 the audience.)

25 MR. LEO: Yes. I just wanted to make

1 those observations.

2 Tonight -- today, this afternoon, I'm
3 here in regards to the hotel. Not approval, not
4 disapproval for it. It certainly looks like a
5 beautiful project. It's certainly a high-end
6 hotel. I understand that corporations, many that
7 are inside these -- what we call the boats over
8 there -- are very affluent, looking to bring in
9 people from all around the country or the world.

10 One of the situations we have, and I
11 have not had the opportunity to speak with
12 Mr. Amoruso, who runs a great deal of everything
13 over there for the owners, is the ability to be
14 able to have our members be a part of the
15 conversation and being able to build and making a
16 decent wage here, to be able to live on Long Island.

17 As you know, you all know how difficult
18 it is. It's very expensive to live here, so if you
19 have workers that are making, you know, 15, \$18 an
20 hour and no health benefits or anything else,
21 that's getting passed on to the rest of the
22 taxpayers to pick up for their healthcare when
23 they're going down to the hospitals or the clinic.

24 You know, also, you can only work so
25 many jobs to be able to afford a mortgage or

1 property here on Long Island -- especially here --
2 so good wages are necessary, and when you're
3 looking at having high-end hotels that will cater
4 to a different type of clientele, as they are
5 insinuating from other hotels here, which it
6 certainly sounds like, there should be a
7 responsible level to pay area wages that are
8 necessary to live here on Long Island.

9 I certainly appreciate what you're
10 trying to do. I don't think another office
11 building would be a great addition, especially now
12 after COVID and everything else, but I certainly
13 would like to see some conversations take place
14 with the building trades, with the carpenters, just
15 so that we have a clearer understanding of where
16 we're going and how to react as far as this hearing
17 and the Board's decision.

18 Thank you very much.

19 SUPERVISOR SALADINO: Paul, always
20 wonderful to have you here at Oyster Bay Town
21 Board.

22 The applicants are here and, of course,
23 we encourage you to continue your communications
24 with them.

25 MR. LEO: Thank you very much.

1 SUPERVISOR SALADINO: God bless.

2 MR. LEO: Take care.

3 SUPERVISOR SALADINO: Our next speaker
4 will be Michael Lydon.

5 How are you today, sir.

6 MR. LYDON: Good afternoon, Supervisor.

7 Michael Lydon. I'm a resident here in
8 Oyster Bay Cove, just down the road.

9 Two reasons, really, for stopping by
10 today, both personally and professionally.

11 Personally, you know, when I look at
12 what we have to offer here on Long Island, I look
13 at the amenities that we have. The availability of
14 hotels for friends and family coming in
15 out-of-town, we often wind up sending everyone over
16 to Garden City Hotel. I have my oldest daughter,
17 who is just getting married this year too, so we're
18 going through this right now.

19 SUPERVISOR SALADINO: Congratulations.

20 MR. LYDON: Thank you.

21 We need it. And for a personal need,
22 we need to have something available to the
23 residents of this area for families and friends.
24 So that's something that myself, my family firmly
25 believe in.

1 When I look at this from a business
2 perspective, I am a CEO and business owner. I do
3 have an office at 1411 Broadway in mid-town
4 Manhattan. One of the things that my partners and
5 I are currently discussing is relocating to Long
6 Island.

7 I'm, obviously, wanting them to
8 relocate to Long Island because that's where I live
9 and, again, back to what Chris was saying about the
10 amenities and the things that could be in this
11 area -- the office buildings, the hotels, the
12 restaurants -- those are all things that are
13 attractive to someone like me as a business owner
14 and someone who cares about Long Island and
15 bringing people and jobs to Long Island.

16 So I think this would be a home run for
17 the area. I am definitely in favor of it. I wish
18 we had more people building things like this and
19 bringing strength and jobs and just good ownership
20 to Long Island, and it's something myself and my
21 company would completely support, so I thank you
22 very much for your time.

23 SUPERVISOR SALADINO: Thank you for
24 your time to come out of your way to join us here
25 to share your feelings with us. It's very

1 important to us.

2 MR. LYDON: Thank you.

3 SUPERVISOR SALADINO: Our next speaker
4 is Johnson Chen.

5 Good afternoon.

6 MR. CHEN: Yeah.

7 Good afternoon, the Town Board and the
8 Supervisor and the Councilmen.

9 My name is Johnson Chen. I live in the
10 Brookville, and I have the opinion for explain to
11 you, Yam Fay (phonetic). She's a language
12 translator.

13 Thank you.

14 MS. YAM: Dearest Supervisor and
15 Council Board, my name is Fay, and I represent
16 Johnson to give the presentation today.

17 So Johnson already lives in Nassau
18 County for 26 years and in the Brookville for ten
19 years, and he has small business, the restaurant
20 MoCA Asian Bistro in Woodbury. And his family and
21 friends like the community of the Town of Oyster
22 Bay very much. And it is very excited to hear the
23 news about the building of the luxury hotel in the
24 town and the transportation here is very
25 convenient, and it is a very great location.

1 There is also a very great high school
2 and historic community in Jericho, and Viana Hotel
3 is only four minutes away from the Jericho Plaza,
4 and its occupancy great, reaches over 90 percent.
5 And Jericho Plaza covers an area of 56 acres, with
6 office buildings and large parking lots, and it has
7 over 43 years history with good management, and our
8 community needs a high-end hotel to meet the needs
9 of the development, and we believe that after the
10 completion of the new hotel by the camp of
11 developers, it will definitely attract more
12 international elements and it will have better
13 development for the community after this, and the
14 new hotel will become a historic landmark in the
15 Town of Oyster Bay, we believe, and we feel very
16 proud of that as a resident here, and we express
17 his full support to this project.

18 Thank you very much.

19 SUPERVISOR SALADINO: Thank you.

20 Thanks for joining us today.

21 MR. CHEN: Thank you.

22 SUPERVISOR SALADINO: You're welcome.

23 Thanks.

24 The next speaker will be Rich Daly.

25 Good afternoon, Mr. Daly.

1 MR. DALY: Good afternoon.

2 I'm Rich Daly.

3 I'm actually representing myself in
4 four capacities: First, as a resident; second, as
5 the Founder and Chairman of Broadridge Financial
6 Solutions -- we're the largest market cap company
7 on Long Island; third, as an investor in JP
8 Optionee; and fourth, and most importantly, as a
9 father, so let me move quickly.

10 Broadridge has about 13,000 associates,
11 3,000 of those jobs are on Long Island. I actually
12 started Broadridge in an extra bedroom, before I
13 could afford to live in the beautiful town of
14 Oyster Bay, in Suffolk County, and in doing so, my
15 backer died, I quickly ran out of capital, and I
16 was forced to sell the company to ADP, which is
17 based in Roseland, New Jersey.

18 So for 17 years, I spent extensive time
19 in New Jersey, spending countless times at the
20 Short Hills Hilton where we had most of our senior
21 executive off-sites as well as board meetings,
22 which I presented at very regularly as the group
23 president of the brokerage group of ADP.

24 In 2007, we were spun off as a public
25 company, now Broadridge, and I got my baby back,

1 but the thing that I want to note here is I had to
2 fight with the then Chairman and CEO of ADP to move
3 the headquarters to Long Island. All right? I was
4 successful in doing that, and I was obviously doing
5 that because of my residency on Long Island and the
6 original associates I started the business with
7 here.

8 Very quickly after the spin, and this
9 is how I became involved with hotels, my general
10 counsel -- who just retired after being with me for
11 30 years -- came to me after he stayed on Long
12 Island for the first time for our first off-site
13 management meeting -- our first monthly management
14 meeting -- and he asked me if Long Island was a
15 third-world country. He was staying in a hotel
16 that had a knob TV, okay? It was the Garden City
17 Hotel before it was remodeled. All right? And I
18 had pushback from all my executives, the majority
19 of whom lived around the globe including New Jersey
20 primarily. Okay? That these meetings on Long
21 Island were ridiculous. All right.

22 And I went to Paul Amoruso, and that's
23 how I became so close with Paul, and said, you've
24 got to get a hotel built somewhere around here, and
25 that led to the Hilton Garden Inn in Roslyn/

1 Port Washington, all right? And that satisfied my
2 executives.

3 I've been unsuccessful in ever having
4 my Board stay on Long Island. Okay? There is
5 nothing that meets their requirements. They stay
6 in New York City. I force them to come to Long
7 Island for one meeting a year. I limo them out.
8 Okay.

9 I agree with you that Oyster Bay is the
10 best place to live on the planet. Okay? I can
11 live pretty much anywhere I want. This is where I
12 want to live. We don't have a support network for
13 business.

14 We're now in the midst of a pivotable
15 moment where companies in New York City are going
16 to leave. Okay? New Jersey has the
17 infrastructure, whether it be the Short Hills
18 Hilton or a variety of other world-class hotels
19 like that. Stanford has world-class facilities.
20 Rye has world-class facilities. You want these
21 companies to come to Long Island, you need them to
22 have the infrastructure here to support it.

23 I chaired the Hurricane Sandy Business
24 Council. I got thousands of loans at no interest
25 from TD and Chase for small business owners. All

1 right? I fought to try to get Rolls Royce to go to
2 the Bethpage facility. All right? Executives love
3 coming here. We didn't have the infrastructure to
4 support them. All right? We had the tax credits
5 back then. The State would have come up with it
6 like the Feds, so this is where my most important
7 role comes in, as a father.

8 I have two daughters. They've each
9 given me two granddaughters. I want to see all of
10 them stay on Long Island. My one daughter works in
11 the city, okay, and lives in the city presently.
12 All right? My other daughter lives on Long Island,
13 worked on Long Island, her company was just bought
14 by a New York City company. All right? We want
15 them to come this way.

16 What Chris McCann said isn't hyperbole.
17 It's fact. You want to have world-class companies
18 headquartered here, you have to have a world-class
19 environment around them to do business here.

20 Oyster Bay is a great place to live,
21 all right? I recruited my current CEO, who grew up
22 in North Dakota, from Minneapolis to come here.
23 Okay? The first thing he said to me when I was
24 recruiting him and his wife to come here ten years
25 ago, where can I stay. All right? Sell

1 Long Island. Make Oyster Bay the great place it
2 is. Not only for residents, but for business to
3 headquarters here.

4 Thank you for your time.

5 SUPERVISOR SALADINO: Thank you very
6 much for your testimony.

7 (Whereupon, a round of applause
8 ensued.)

9 SUPERVISOR SALADINO: Our next speaker
10 will be C. Garcia.

11 AUDIENCE SPEAKER: He had to step out.

12 SUPERVISOR SALADINO: We'll call him
13 back up.

14 Mark Schlesinger.

15 Sorry. I must have gotten the
16 pronunciation wrong. I apologize.

17 MR. SCHLESINGER: No. You got it
18 right.

19 Mark Schlesinger.

20 SUPERVISOR SALADINO: Okay.

21 MR. SCHLESINGER: Thank you, Supervisor
22 and Council.

23 I currently live in Bayville, and I do
24 want to talk a minute about my background, so I
25 think it will give some context in terms of me and

1 my family, not only being a resident here, but
2 looking to always make a difference.

3 So we're 21-year residents in Syosset,
4 and the last two years beyond that in Bayville.
5 We're always involved in the community, so we
6 raised our three kids here. They all grew up in
7 the Syosset district. Myself and my wife were very
8 involved in the community, the school system. My
9 wife was two terms on the Board of Education. I
10 was also very involved in the community sports in
11 coaching as well as the church sports, and then
12 from a business or professional standpoint, 35
13 years -- just celebrated my 35-year anniversary in
14 one of the largest Long Island-based companies. I
15 know you're all thinking, yeah, I must have started
16 when I was 10, but that is true, I was 10.

17 And also part of the community 16 years
18 on the Board of a prominent local country club,
19 also past-president there, and I'm currently
20 Chairman of the Board of a private company here on
21 Long Island that's a woman-based staffing firm, so
22 always looking to really help our communities here.

23 And when I look at this, you know, this
24 event that's happening, I totally echo the positive
25 thoughts around us, so in terms of a much needed

1 hotel of this type of stature in this very affluent
2 area, it's certainly going to help retain the local
3 businesses that you heard about, so whether it's
4 RBC, Morgan Stanley, Deloitte, very important solid
5 foundation of what we need in our communities.

6 The additional green spaces certainly
7 will help the community, as well as retaining the
8 jobs that we so need in this area, as well as
9 generate new jobs, so I'm in total support of that,
10 but I think my number one message I want to bring
11 here is that I'm familiar with Mr. Amoruso's
12 investments, and I choose that word very
13 specifically. These aren't projects. These are
14 investments in our community.

15 The ones that Paul has done both in
16 Plainview and in Roslyn have really helped those
17 communities, so it's important to look at those as
18 true investments with continuing the growing of the
19 Town of Oyster Bay.

20 So, with that, you know, certainly 100
21 percent in favor of this investment.

22 Thank you.

23 SUPERVISOR SALADINO: Thank you,
24 Mr. Schlesinger.

25 We appreciate your testimony.

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

3 SUPERVISOR SALADINO: Our next speaker
4 will be Howard Teig.

5 Good afternoon, sir.

6 MR. TEIG: Good afternoon.

7 Mr. Supervisor, fellow Board members,
8 thank you very much for the opportunity to speak.

9 I've resided in Jericho, specifically
10 in the West Birchwood Section, at 15 Montgomery
11 Place for 43 years, which is directly opposite --
12 on the south side of this proposed project.

13 My children went to the Jericho
14 schools, all three of them -- Cantiague and then to
15 the middle school and high school.

16 Even though I live in West Birchwood, I
17 vote in Seaman, which is in the adjacent
18 residential property to where this project is being
19 located.

20 So I ride my bicycle, by the way, all
21 the time on North Marginal Road, so I'm very
22 familiar with the traffic patterns that exist, and
23 I have to tell you that I am so much in favor of
24 this project and the reason for this -- and there
25 are multiple reasons.

1 Number one, from the school side of it,
2 there's no added burden to the Jericho school
3 system, which has often been a complaint of other
4 projects, so there is not going to be any
5 additional students necessarily or any cost to be
6 incurred by the Jericho schools, number one.

7 Number Two is, as I've said, the
8 traffic on this road is very minimal. The
9 immediate access from Exit 40 on and off of the
10 highway in either direction from east to west, and
11 I think that is very good for the traffic patterns
12 that there is not going to be any added burden so
13 to speak of on the local streets.

14 The other thing is, from a personal
15 viewpoint, there have been many times that I've
16 wanted to have people come to my house and, you
17 know, stay over in local hotels.

18 Since the Hampton Inn Hotel closed a
19 few years ago, I'm not sure exactly when it closed,
20 the only local hotel is the Viana on Brush Hollow
21 Road. Beyond that, it's a little bit of a travel
22 to either go to the Melville hotels or to the
23 Garden City Hotel. And most of the people that
24 I've wanted to stay over, that I've been willing to
25 pay for their stay, have not been willing to travel

1 that far, so being able to have a luxury hotel in
2 the near vicinity will be something that will help
3 me as a resident of the Town, and because I'll be
4 able to have my friends and family stay there.

5 And as we know, most often, business
6 people travel during the week, and so the hotel
7 very well could be busy during the weekdays, but on
8 the weekends, business people are generally not in
9 a hotel. They go home to their individual
10 residencies, so, therefore, this will offer a lot
11 more opportunity for residents of the local area to
12 be able to have a luxury hotel within close
13 proximity without having to travel to Melville,
14 without having to travel to Garden City.

15 So I really think that without the
16 burden to the school system, with the significant
17 traffic patterns that already exist on Exit 40 of
18 the Long Island Expressway and Jericho Turnpike,
19 that there's really no downside to this. In fact,
20 there's a tremendous upside to the residents
21 themselves who live here, who work here, and have
22 enjoyed their life for, as I've said, for 43 years.

23 So thank you very much for your time,
24 and I hope you'll get behind this project and vote
25 for it favorably.

1 SUPERVISOR SALADINO: Thank you for
2 your time.

3 Thank you for being with us today.

4 MR. TEIG: Thank you.

5 SUPERVISOR SALADINO: Our next speaker
6 is Ray Papillonio.

7 Good afternoon.

8 MR. PAPILLONIO: Good afternoon,
9 Supervisor Saladino and Council people.

10 My name is Ray Papillonio. I'm a
11 current business owner here in Syosset, New York,
12 at 6800 Jericho Turnpike. Compower Corp. is my
13 corporation. We do business in 50 states, and we
14 would support a project like this because our
15 clients that we do see are higher end, they do come
16 into the Town.

17 On a business point of view, it could
18 be great for businesses -- local businesses -- and
19 business owners like myself. Also, being a
20 resident of the Town of Oyster Bay for over 50
21 years, my mom even worked for the Town of Oyster
22 Bay for 25 years. Many of you might even know my
23 mom, retired now, and on her behalf and my behalf,
24 being a resident, I think this would be great for
25 families and the community. It would be a great

1 positive impact for the Town of Oyster Bay, and I
2 am for this project.

3 SUPERVISOR SALADINO: Thank you for
4 joining us here today, and send our best to mom.

5 MR. PAPILLONIO: I will.

6 SUPERVISOR SALADINO: Ken Doyle.

7 MR. DOYLE: Hello.

8 SUPERVISOR SALADINO: Good afternoon.

9 MR. DOYLE: Good afternoon. Thank you
10 for letting me speak.

11 I'm would like to say I'm a partner in
12 a company, RJ Packing and Material Handling. We do
13 a lot of business here on Long Island and in Nassau
14 County, the Town of Oyster Bay, and I'm in favor of
15 this project.

16 I mean, I have people all the time that
17 ask me, where can we stay? We're having meetings,
18 where can we send the people that are coming in
19 from out-of-town, and it's always, like, send them
20 to the Garden City Hotel, and like everyone else
21 was saying, it would be nice to be able to say,
22 right here, right next to the Long Island
23 Expressway. You're in and out, and, you know, I'm
24 already sending people to Paul's hotels as we
25 speak, and they love it. They have nothing but

1 great things to say, and I just think this would be
2 an added thing within the Town of Oyster Bay for
3 our customers to stay.

4 SUPERVISOR SALADINO: Thank you,
5 Mr. Doyle.

6 MR. DOYLE: Thank you so much.

7 SUPERVISOR SALADINO: Thank you for
8 joining us today.

9 Our next speaker will be Ryan Truncali.

10 MR. TRUNCALI: Good afternoon,
11 Supervisor Saladino, the Town of Oyster Bay Board.

12 My name is Ryan Truncali. I am a
13 licensed plumber in the Town of Oyster Bay. I am
14 also the President of the Plumbers Contractors
15 Association of Long Island, which is the plumbing
16 association of signature contractors for Plumbers
17 Local 200, which is a member of the building
18 trades.

19 My company, Lakeville Pace Mechanical,
20 has been in business for over 30 years and
21 currently employs over 65 Long Island residents,
22 which are Plumbers Local 200.

23 Lakeville Pace and Paul Amoruso, the
24 developer, have worked on numerous projects in the
25 past, some similar to the proposed project in

1 Oyster Bay. Our relationship dates back twenty
2 years, we have worked on the Homeward Suites in
3 Plainview and the Hilton Garden Inn in Roslyn, and
4 I find Paul to be of the finest character. He is a
5 developer who goes above and beyond to respond to
6 any and all concerns brought to him by the
7 municipalities where he works and the residences
8 who reside in his community and in which his
9 projects are being constructed. Paul has a strong
10 track record of working closely with union trades,
11 which was a concern of Councilman Imbroto, and I'm
12 an example of that.

13 Thank you for your time.

14 SUPERVISOR SALADINO: Thank you very
15 much for joining us today.

16 MR. TRUNCALI: Thank you.

17 SUPERVISOR SALADINO: Our next speaker
18 will be Robert Wozniak.

19 Good afternoon, sir.

20 MR. WOZNIAK: Good afternoon,
21 Mr. Supervisor. Town Board members, good
22 afternoon.

23 My name is Robert Wozniak, and I am a
24 long-time resident of Jericho at One Livingston
25 Avenue, specifically.

1 At a recent Jericho School District
2 Board of Education meeting that I attended, it was
3 revealed that a hotel was proposed to be
4 constructed beside a pair of large office buildings
5 known as One and Two Jericho Plaza, which are south
6 of Jericho Turnpike and next to the Long Island
7 Expressway, with a large parking lot surrounding
8 these buildings, and a section of parking lot is
9 proposed to be used to site an upscale hotel, a
10 Curio Collection by Hilton, having approximately
11 182 rooms.

12 The possible construction of the hotel,
13 which was introduced at the meeting because of the
14 matter of potentially increased tax income to the
15 School District, or pilots, might be of interest to
16 the Board. It was also revealed that the zoning of
17 the parcel would require a change to permit a hotel
18 instead of commercial office space.

19 I approached the Board today for my
20 comments with respect to the zoning change proposed
21 by JP Optionee, LLC. Jericho residents have been
22 down this hotel road twice before in recent years.
23 The proposed Residence Inn by Marriott that were
24 built beside The Milleridge Inn, and the illegal
25 conversion of the Hampton Inn to a homeless

1 shelter. Both of these projects drew enormous
2 attention by the residents with sharply opposing
3 statements between, on both sides in favor and in
4 opposition.

5 The construction of the Residence Inn
6 by Marriott was approved by the Town Board once the
7 parking space variance request and permit issues
8 were addressed. It has yet to be started.

9 The operator of The Milleridge Inn
10 staked the survival of the restaurant and its
11 adjoining shops on the premise that the guests of
12 the hotel would dine at the Inn. It seems that
13 these claims were exaggerated as the Inn remains in
14 operation even with the many months it shut down
15 its operation due to COVID-19 lockdown
16 restrictions.

17 As far as the Hampton Inn is concerned,
18 I'm sure the situation is fresh in your minds, and,
19 I believe, the issue is still not resolved.

20 By my account, there are six hotels
21 within the boundary of Jericho. These are the
22 Jericho Motel, operating in full or in part as a
23 homeless shelter; Edgewood Motel, operating in full
24 or in part as a homeless shelter; The Inn at
25 Jericho, operating in full or in part as a homeless

1 shelter; Hampton Inn, attempting to operate as a
2 full operational homeless shelter; Meadowbrook
3 Motor Lodge, operating in full or in part as a
4 homeless shelter; Viana Hotel and Spa, operating as
5 an independent hotel with alleged homeless
6 residents. For a community of 14,000 residents,
7 Jericho has as many hotels as would equate to 699
8 hotels in Manhattan with its 1.632 million
9 residents, but there are only 406 hotels in
10 Manhattan.

11 Most of these six motels started as
12 motor lodges in the '50s and '60s when cars in the
13 Eisenhower interstate system became widely
14 available, but they later became obsolete and found
15 other purposes such as supportive housing. The
16 attempt of the conversion of the former Howard
17 Johnson Motor Lodge to the Hampton Inn was a
18 valiant effort to repurpose a property that had
19 lived its last useful purpose, but the Hampton Inn
20 had apparently failed to operate profitably and
21 also became another homeless shelter.

22 One and Two Jericho Plaza were built in
23 the mid '80s. A third building has been
24 contemplated for a number of years, but, perhaps,
25 with the current office market, there will surely

1 not be need for it. This space in Jericho is not
2 for a hotel no matter how extravagantly it may be
3 envisioned. Hilton Worldwide is the parent company
4 that supports the individual branding of the hotel
5 with its reservation system and Hilton Honors
6 loyalty program.

7 The branding by Hilton involves the
8 Curio Collection as its distinctive hotels. The
9 so-called soft branding of a hotel is a recent
10 program in the U.S. hospitality industry that
11 includes four- and five-star rated properties.

12 This branding of independent hotels has
13 been applied in more than 80 countries since 1928,
14 such as the leading hotels of the world.
15 Independent hotels, and for that matter, hotel
16 chain branded hotels, often are licensed or
17 franchised properties. The property can and often
18 does change names up or down in the ratings scale.
19 There are successes and failures.

20 In recent months, there have been
21 reports of hotels in a wide range of price points
22 being used temporarily or as conversions into
23 homeless shelters. The Jericho Plaza property was
24 once a sod farm, as I recall, when I first moved to
25 Jericho long ago. I suppose when the buildings

1 were proposed, it was necessary to change the
2 zoning from farmland to office building with no
3 other additional zoning type. If the zoning is
4 changed to a general business and no hotel is
5 constructed after all, another type of business
6 could be constructed -- think big box retail such
7 as COSTCO. Such a structure would be unsightly at
8 a location that has aesthetic and beautiful
9 architecture and land use for decades. The hotel
10 is an attractive idea, but it would best be located
11 elsewhere. Please do not have Jericho residents
12 once again endure a third protracted hotel matter.

13 Thank you.

14 SUPERVISOR SALADINO: Thank you, sir.
15 Our next speaker will be Deborah
16 Austin.

17 MS. AUSTIN: Good afternoon.

18 SUPERVISOR SALADINO: Good afternoon.

19 MS. AUSTIN: I do not enjoy speaking in
20 public. I did not come to speak, but as a resident
21 of Jericho living across the street from the boats,
22 I feel I must make a comment.

23 I implore you as my representatives to
24 insist on a new traffic study. This traffic study
25 was done in 2016. We now have right along my

1 community of Hamlet East -- we have The Hamlet
2 Estates, and we have The Bristol. The Bristol has
3 two huge buildings; one being an assisted living
4 and one being an independent luxury apartment
5 living.

6 I am now retired, but while I was
7 working, at times, to get out of my community,
8 which has no light, in order to get on Jericho
9 Turnpike, we could wait -- if there was an issue on
10 the Long Island Expressway, we could wait for a
11 good ten minutes in order to just get into the
12 right-hand lane of the three westbound lanes;
13 however, if you had to go east on Jericho Turnpike,
14 you would have to cross the three westbound lanes
15 to get into the turning lane at the next light,
16 which provides access to the Jericho Plaza. You
17 can't do that because no driver on Long Island
18 knows the word consideration, and so when that
19 light is red, they will back up we and can't get
20 out of our community. We're the only residential
21 community along that strip that cannot get out
22 because we don't have a light.

23 The growth on Long Island has been
24 amazing, and the amount of traffic on Jericho
25 Turnpike has certainly increased since 2016, so

1 whether I'm pro-hotel or not pro-hotel, I implore
2 you, we need a new traffic study that's not almost
3 six years old.

4 Thank you.

5 SUPERVISOR SALADINO: Thank you for
6 joining with us today.

7 Has Mr. Garcia returned to the Board
8 Room.

9 Mr. C. Garcia.

10 (Whereupon, there was no response from
11 Mr. Garcia.)

12 SUPERVISOR SALADINO: No. I don't have
13 any other slips of speakers.

14 AUDIENCE SPEAKER: I had a slip.

15 SUPERVISOR SALADINO: Of course,
16 Mr. McKenna.

17 Mr. Adelman, please.

18 MR. ADELMAN: Greetings, again, Board
19 and Supervisor. This is really important --

20 SUPERVISOR SALADINO: Sir, could you
21 start off, you've been here before, correct?

22 MR. ADELMAN: Yes.

23 Arthur Adelman, 110 Dubois Avenue, Sea
24 Cliff, New York.

25 SUPERVISOR SALADINO: Thank you so

1 much.

2 MR. ADELMAN: Okay.

3 I'm here because to speak -- when I
4 first read that this was being proposed, I had no
5 idea about the size. I had just heard from
6 Mr. Wozniak that it's 182 rooms, which I'm glad he
7 let us know.

8 I was coming to, you know, fight
9 development in Oyster Bay, and this just goes to
10 show you that after coming to a hearing like this
11 and listening to what's going on and what's being
12 proposed, one can change their mind pretty quickly,
13 and I think this is a wonderful concept to put this
14 hotel in this spot.

15 Parking, great use of land, and even
16 though they're going to the IDA to get tax relief,
17 which is something that I am not crazy about
18 because I think we should all pay our taxes. It's
19 our way of -- it's our membership fee for living
20 and doing business in this community.

21 In any case, I hope the Marriott people
22 are looking at this and saying, gee, maybe we
23 shouldn't develop that hotel, which I was against,
24 further up by The Milleridge Inn that's in more of
25 a residential area. This is a hotel that's being

1 put in the right spot at the right time, and I hope
2 they get to work on it right away.

3 Thank you.

4 SUPERVISOR SALADINO: Thank you,
5 Arthur.

6 Kevin.

7 MR. McKENNA: Good afternoon.

8 Kevin McKenna, Edna Drive, Syosset,
9 New York.

10 You know, I'm sitting here, and I'm
11 listening to the hearing on another hotel, and, you
12 know, I think back to a couple years ago when this
13 room was packed with opposition to the Marriott
14 Hotel next to the illegal Milleridge Inn.

15 And recently, as everyone knows, there
16 was a huge opposition in Jericho to converting the
17 Hampton Inn into a homeless shelter, and, I
18 believe, Mr. Supervisor, the Town, yourself, I
19 believe, that you spoke publicly about how
20 important it was for the Nassau County Executive
21 and Social Service Department to inform the
22 community about that proposed homeless shelter
23 because they were blindsided.

24 And I'm wondering if the Town -- or
25 actually I'm not wondering, I know for a fact, that

1 the Town hasn't made public to the community this
2 application that the Town -- I've got to believe --
3 has known about for some time.

4 I was surprised to just hear about this
5 proposal when I read the agenda Friday afternoon,
6 so I'm concerned, actually, I think it's a great
7 idea, but I don't live in Jericho, so I wonder --
8 and I listened to the prior hearing, and I listened
9 to the applicant read, or, actually, I watched the
10 civic organizations come up here and talk about
11 their agreements with the golf course, and I don't
12 hear anyone here from the Jericho Birchwood Civic
13 Association; specifically, Mr. Roy Chipkin.

14 I want it to be noted that Roy Chipkin,
15 who is the head of the Birchwood Civic Association
16 in Jericho, who didn't tell his community about the
17 Marriott Hotel until they found out about it. Then
18 he told the Jericho community about the Marriott
19 hotel, and that's why the room is packed.

20 So I have a question, if you could,
21 because I'm sure you're concerned, and you want the
22 residents in Jericho -- you want to make sure they
23 know about this proposal because they're not here
24 -- could you ask Mr. Weber to let us know about his
25 communications with the head of the Birchwood Civic

1 Association, Roy Chipkin, who is very good friends
2 with the Town -- we know that because he was put on
3 the Citizen's Advisory Committee for the
4 independent testing that never took place. So if
5 you could ask Mr. Weber to tell us how the
6 Birchwood Civic Association, which is a large civic
7 association in Jericho, how they feel about this
8 proposal, number one, and number two, could you
9 tell us, ask Mr. Weber, I know I'm not allowed to
10 ask him questions directly, could you ask Mr. Weber
11 if he invited the legislator from Nassau County
12 that has the geographical territory, did he even
13 alert the legislator of that area. I believe it's
14 Legislator Arnold Trucker, who's a good friend of
15 mine, if he can answer those two questions, I'd
16 greatly appreciate it.

17 Thank you.

18 SUPERVISOR SALADINO: Thank you, Kevin.

19 I don't have any other slips for anyone
20 else that has requested to speak on this
21 application, but just to clear the air, may I ask
22 the Town Attorney to step forward, please.

23 MR. SCALERA: Thank you, Supervisor.

24 Frank Scalera, Town Attorney.

25 Before you ask your question, if I may,

1 Supervisor, certain individuals more than one time
2 at this meeting have made comments that
3 applications are not available.

4 The Board, before they have this
5 hearing today, passes a Resolution to have the
6 hearing. That Resolution is almost, most of the
7 time --

8 SUPERVISOR SALADINO: At a separate
9 Board meeting.

10 MR. SCALERA: -- at a separate Board
11 meeting.

12 And according to New York State law, it
13 has to be -- the meeting has to be noticed no more
14 than 30 days, no less than 10 days. So you will
15 see that on the calendar that if we're having a
16 meeting today, July 13th, that the last calendar is
17 within that New York State statutory time period,
18 and part of that, when you pass a Resolution, in
19 the backup of the Resolution, is what they call a
20 public notice. And in that public notice, which is
21 posted on the website, sometimes in the paper, on
22 the bulletin boards, it says that the hearing will
23 be held in this room on July 13th, and the
24 application and all papers are made available for
25 viewing for whoever wants to come see it. That is

1 common in all applications -- in all applications
2 that lead to hearings.

3 So regardless of this particular
4 hearing here, I'm not trying to defend or
5 prosecute, I'm just saying, in general, when we do
6 this, every time we have a hearing, we have a
7 public notice and it tells everybody in the world
8 the application is available within the Office of
9 Legislative Affairs, which is Sheila Tarnowski, she
10 is down there, and she has the entire box and
11 so-called end maps and mailings and so forth, okay.

12 So I'm sorry I interrupted your
13 question.

14 SUPERVISOR SALADINO: Mr. Scalera, in
15 terms of this hearing, a claim has been made that
16 the Town didn't follow the proper procedures.

17 Has the Town of Oyster Bay adhered to
18 all notification law as it applies to this hearing.

19 MR. SCALERA: Correct.

20 We satisfied both the New York State
21 laws and our own internal Town Code and Town Rules
22 and Regulations as to notification to the public,
23 and in this particular hearing -- and in this
24 particular application, I understand that there is
25 a posting requirement on the property, I believe

1 so, Sheila is not in her head, which is required by
2 the applicant, so the applicant here posted on
3 their property an actual posting was --

4 SUPERVISOR SALADINO: And anyone with
5 internet access can readily --

6 MR. SCALERA: Internet access, driving
7 by the property --

8 SUPERVISOR SALADINO: -- see the
9 notification?

10 MR. SCALERA: Right. Right.

11 SUPERVISOR SALADINO: Thank you,
12 Mr. Scalera. It's so important that individuals
13 cannot dispel false information.

14 Thank you.

15 Okay.

16 There are no other slips on this
17 application, so I'm going to ask Mr. Weber to come
18 up for his conclusion, please.

19 MR. WEBER: Thank you.

20 I think a substantive point on the
21 traffic study, which I'm happy to address, but
22 just, also, because I did bring it, and I'm happy
23 to do so, we did post the property.

24 This is the Affidavit of Posting
25 (indicating). It has the pictures in it of the

1 signs that were posted and where they were posted.
2 This is on file as well as this is the notice of
3 mailing. These are all the green cards for the
4 Return receipts that were brought back to us, all
5 these residents in the Town of Oyster Bay and
6 Jericho received the notice, so all this was done
7 appropriately pursuant to Town requirements, and
8 that public notice was done.

9 Substantively, on the traffic study,
10 which I think was a good point, and I just wanted
11 to address it just to allay the concerns that were
12 raised. Both the Hamlet, which was mentioned, as
13 well as the Bristal were studied in that report.

14 The original traffic counts were from
15 2016, and Andrew can certainly address this better
16 than I can, but based on his testimony, the
17 original counts were done in 2016. Appropriate
18 build and growth factors were added to that.

19 In addition, the Marriott Milleridge
20 Inn Hotel, as well as the Bristal, were added to
21 that traffic study to come up with the ultimate
22 results, so all of those new developments were,
23 actually, in fact, studied and, certainly, Andrew
24 can answer any more questions if I didn't do that
25 correctly.

1 MR. VILLARI: Correct.

2 MR. WEBER: Thank you.

3 So that's the end of our presentation,
4 but we are available to answer any more questions
5 the Board has.

6 SUPERVISOR SALADINO: Thank you,
7 Mr. Weber.

8 We appreciate it. I understand with
9 you -- I see wit you, there's a stately gentleman
10 with a white beard, clearly someone who is very
11 scholarly, and I'm glad that you have been here as
12 well.

13 MR. WEBER: You're going to make me
14 emotional.

15 Thank you.

16 (Whereupon, there was some laughter in
17 the audience.)

18 SUPERVISOR SALADINO: I'd like to
19 thank, before we close out this hearing, I'd like
20 to thank all our residents, the representatives of
21 our workforce, our union members. It's very
22 important that everyone's voices are heard, and I'm
23 so proud and appreciative of your professionalism
24 and the way we come together to deliberate and to
25 exchange information in such a professional manner.

1 Thank you to all of you.

2 Are there any other postings and
3 correspondence.

4 MR. LaMARCA: The attorney for the
5 applicant has filed the Affidavits of Service and
6 Disclosure.

7 Communications are as follows:

8 We have memos from the Department of
9 Planning and Development including a view of the
10 required off-street parking.

11 The Nassau County Land and Tax Map
12 indicates the property as Section 11, Block 355,
13 Lots 31 and 32.

14 According to the Town of Oyster Bay
15 Zoning maps, the property is located within an "OB"
16 Office Building Zone. There are no open or prior
17 Code Enforcement Bureau cases; however, there are
18 variances and Town Board Resolutions on file.

19 There is no further correspondence.

20 SUPERVISOR SALADINO: May I have a
21 motion?

22 COUNCILWOMAN JOHNSON: Supervisor, I
23 make a motion that this public portion of the
24 hearing be closed, the record be kept open for 30
25 days and decision be reserved.

1 COUNCILMAN IMBROTO: Second the motion.

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

4 ALL: "Aye."

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

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

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

11 (TIME NOTED: 1:16 P.M.)

12 SUPERVISOR SALADINO: Thank you.

13 Does anyone need a break or are we
14 going to --

15 COUNCILMAN IMBROTO: Yeah, the court
16 reporter needs a break.

17 SUPERVISOR SALADINO: Would you like a
18 break?

19 THE STENOGRAPHER: Yes, please.

20 SUPERVISOR SALADINO: We're going to
21 take brief break for our stenographer, and then we
22 will return with our regular Action Calendar.

23 (TIME NOTED: 1:17 p.m.)

24

25

TOWN BOARD
TOWN OF OYSTER BAY
ACTION CALENDAR
July 13, 2021
1:53 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 VICKI WALSH

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

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

A B S E N T:

COUNCILWOMAN LAURA L. MAIER

Minutes of the meeting
taken by:

TRACIE A. CINQUEMANI
Reporter/Notary Public

1 (Whereupon, the proceedings resumed at
2 1:53 p.m. with the absence of Councilwoman Maier.)

3 SUPERVISOR SALADINO: Will the Town
4 Clerk please call the Regular Action Calendar of
5 the day?

6 MR. LaMARCA: May I have a motion to
7 suspend the rules and add Resolution Nos. 406-2021
8 through 412-2021?

9 **RESOLUTION NO. 406-2021;** Resolution
10 granting request from the Chamber of Commerce of
11 the Massapeguas, Inc., for Town assistance in
12 conducting their Annual Community Street Festival
13 to be held August 15, 2021 with a rain date of
14 August 22, 2021 as well as the use of Town
15 equipment for the event. (M.D. 7/6/21 #11).

16 **RESOLUTION NO. 407-2021;** Resolution
17 authorizing a Limited Access Agreement between the
18 Town and the First National Bank of Long Island for
19 Street Sign Dedication Ceremony to be held July 11,
20 2021 at the parking lot owned by First Bank of
21 Long Island, Glen Head Road, Glen Head, and for the
22 Supervisor, or his designee to execute said
23 Agreement. (M.D. 7/6/21 #12).

24 **RESOLUTION NO. 408-2021;** Resolution
25 granting request from Expedia Cruises, for Town

1 assistance in conducting their Grand Opening Event
2 to be held July 19, 2021, for the use of municipal
3 parking field H-10 in Hicksville and for use of
4 various Town equipment for the event. (M.D. 7/6/21
5 #13).

6 **RESOLUTION NO. 409-2021;** Resolution
7 directing the Town Clerk to publish a Notice of
8 Hearing in connection with the 2021 Fire Protection
9 Agreements for Bayville Fire Company No. 1, Inc.,
10 Roslyn Highlands Hook & Ladder, Engine & Hose
11 Company, Inc., Rescue Company Hook & Ladder Company
12 No. 1 (aka Roslyn Rescue), Atlantic Steamer Fire
13 Company No. 1, Inc., Oyster Bay Fire Department,
14 Inc. And Wantagh Fire District. Hearing Date:
15 August 17, 2021. (M.D. 7/6/21 #14).

16 **RESOLUTION NO. 410-2021;** Resolution
17 directing the Town Clerk to publish a Notice of
18 Hearing for the Application of the Oyster Bay Water
19 District for the Extension of Oyster Bay Water
20 District within the Incorporated Village of Cove
21 Neck, Oyster Bay, New York. Hearing Date:
22 August 17, 2021. (M.D. 7/6/21 #15).

23 **RESOLUTION NO. 411-2021;** Resolution
24 authorizing an Inter-Municipal Agreement with the
25 Hicksville Water District for highway cleaning

1 services, for the period August 1, 2021 through
2 July 31, 2023, and for the Supervisor, or his
3 designee, to execute said Agreement. (M.D. 7/6/21
4 #16).

5 **RESOLUTION NO. 412-2021;** Resolution
6 directing the Town Clerk to publish a Notice of
7 Hearing to consider the condemnation of real
8 property known as N/E/C/ West Barclay Street &
9 Wyckoff Street, Hicksville, New York (a/k/a 47 West
10 Barclay Street). Hearing Date: August 17, 2021.
11 (M.D. 7/6/21 #17).

12 On the motion.

13 COUNCILWOMAN JOHNSON: So moved.

14 COUNCILMAN IMBROTO: Second.

15 MR. LaMARCA: Motion made by
16 Councilwoman Johnson and seconded by Councilman
17 Imbroto.

18 On the vote:

19 Supervisor Saladino?

20 SUPERVISOR SALADINO: "Aye."

21 MR. LaMARCA: Councilwoman Johnson?

22 COUNCILWOMAN JOHNSON: "Aye."

23 MR. LaMARCA: Councilman Imbroto?

24 COUNCILMAN IMBROTO: "Aye."

25 MR. LaMARCA: Councilman Hand?

1 COUNCILMAN HAND: "Aye."

2 MR. LaMARCA: Councilman Labriola?

3 COUNCILMAN LABRIOLA: "Aye."

4 MR. LaMARCA: Councilwoman Walsh?

5 COUNCILWOMAN WALSH: "Aye."

6 MR. LaMARCA: Motion to suspend the
7 rules and add Resolution No. 406 through 412-2021
8 passes with six "Ayes" and zero "Nays."

9 (TIME NOTED: 1:54 P.M.)

10 MR. LaMARCA: May I have a motion to
11 resuspend the rules and add Walked-on Resolution
12 No. 413-2021, which is a Resolution authorizing the
13 Town's storage tank third-party liability insurance
14 for the period July 31, 2021 through July 31, 2022;
15 and Resolution 414-2021, which is a Resolution
16 authorizing a license agreement for a commuter
17 parking lot use at 47 West Barclay Street,
18 Hicksville, New York, for the period January 1,
19 2021 through December 31, 2021, and authorizing the
20 Supervisor or his designee to execute said
21 agreement.

22 On the motion, please.

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 Walsh?

15 COUNCILWOMAN WALSH: "Aye."

16 MR. LaMARCA: Motion to resuspend the
17 rules and add Walked-on Resolution No. 413 and 414
18 passes with six "Ayes" and zero "Nays."

19 (TIME NOTED: 1:55 P.M.)

20 MR. LaMARCA: May I have a motion to
21 adopt Resolution Nos. P-12-2021 through 414-2021?

22 **PERSONNEL RESOLUTION NO. P-12-21;**

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

25 **TRANSFER OF FUNDS RESOLUTION NO.**

1 **TF-10-21**; Resolution pertaining to transfer of
2 funds within various departments' accounts for the
3 Year 2021.

4 **RESOLUTION NO. 380-2021**; Resolution
5 authorizing reimbursement of a Pesticide
6 Applicator/Technician Certification Fee in
7 connection with the maintenance for the Town of
8 Oyster Bay Parks Department; Account No. PKS A 7110
9 44900 000 0000. (M.D. 6/22/21 #4).

10 **RESOLUTION NO. 381-2021**; Resolution
11 pertaining to the Dock Application of the Diasparra
12 Residence, 126 Riviera Drive South, Massapequa,
13 New York. (M.D. 6/22/21 #7).

14 **RESOLUTION NO. 382-2021**; Resolution
15 pertaining to the Dock Application of the Pogan
16 Residence, 310 Riviera Drive South, Massapequa,
17 New York. (M.D. 6/22/21 #8).

18 **RESOLUTION NO. 383-2021**; Resolution
19 authorizing payment of membership dues for the
20 Department's Code Enforcement Officials in the
21 Building Inspectors Association of Nassau County
22 (BIANCO) for the period May 1, 2021 through
23 April 30, 2022. Account No. PAD B 3620 44140 000
24 0000. (M.D. 6/22/21 #9).

25 **RESOLUTION NO. 384-2021**; Resolution

1 granting request from Church of St. Rose of Lima in
2 Massapequa for Town assistance in conducting their
3 Family Festival to be held July 15 through July 24,
4 2021, for posting of temporary "no parking" signs
5 on various streets and for use of various Town
6 equipment for the event. (M.D. 6/22/21 #15).

7 **RESOLUTION NO. 385-2021;** Resolution
8 authorizing acceptance of a donation of a memorial
9 plaque and bench from S. Anderson, to be placed in
10 Marjorie R. Post Community Park, Massapequa, in
11 memory of Ira Blatt. (M.D. 6/22/21 #16).

12 **RESOLUTION NO. 386-2021;** Resolution
13 authorizing an agreement to retain a Yoga
14 Instructor for the Senior Citizen Services Program
15 commencing July 15, 2021 through December 31, 2021,
16 and for the Supervisor, or his designee, or the
17 Commissioner of Community and Youth Services to
18 execute said agreement. Account No. CYS A 7020
19 47660 000 0000. (M.D. 6/29/21 #7).

20 **RESOLUTION NO. 387-2021;** Resolution
21 authorizing an agreement to retain musicians for
22 various dates and locations, and for the
23 Supervisor, or his designee, or the Commissioner of
24 Community and Youth Services to execute said
25 agreements; Account No. CYS A 7020 47660 000 0000.

1 (M.D. 6/29/21 #8).

2 **RESOLUTION NO. 388-2021;** Resolution
3 authorizing the "Shootout for Soldiers" Lacrosse
4 event at Field of Dreams Massapequa, in cooperation
5 with USA Lacrosse, to be held July 22, 2021 through
6 July 23, 2021, for use of DJ and/or audio services,
7 and for the waiver of the provisions of Chapter 173
8 Peddlers for the event. Account Nos. PKS A 7110
9 47670 000 0000 and TWN A 0001 02770 590 0000. (M.D.
10 6/29/21 #9).

11 **RESOLUTION NO. 389-2021;** Resolution
12 authorizing the second one-year option to renew the
13 agreement for Electronic Security Assessment
14 Services for the period August 20, 2021 through
15 August 19, 2022. Account No. DIG A 1345 44800 000
16 0000. (M.D. 6/29/21 #11).

17 **RESOLUTION NO. 390-2021;** Resolution
18 authorizing the second one-year option to renew the
19 agreement for Automated Vendor Monitoring Services
20 for the period August 20, 2021 through August 19,
21 2022. Account No. DIG A 1345 44900 000 0000. (M.D.
22 6/29/21 #12).

23 **RESOLUTION NO. 391-2021;** Resolution
24 authorizing the property cleanup assessment of
25 280 Boundary Avenue, Massapequa, performed on

1 April 5, 2021, be referred to the County of Nassau
2 for placement on the Nassau County Tax Assessment
3 Rolls. (M.D. 6/29/21 #15).

4 **RESOLUTION NO. 392-2021;** Resolution
5 authorizing the property cleanup assessment of
6 Newbridge Road, Hicksville, Section 45, Block 70,
7 Lot 49, performed on May 18, 2021, be referred to
8 the County of Nassau for placement on the Nassau
9 County Tax Assessment Rolls. (M.D. 6/29/21 #16).

10 **RESOLUTION NO. 393-2021;** Resolution
11 authorizing the property cleanup assessment of
12 4 Vivian Place, Plainview, performed on
13 September 9, 2020, be referred to the County of
14 Nassau for placement on the Nassau County Tax
15 Assessment Rolls. (M.D. 6/29/21 #17).

16 **RESOLUTION NO. 394-2021;** Resolution
17 authorizing the acceptance of the design and
18 entrance into the bid & multiple construction
19 phases of Contract No. DP21-216, Renovations to the
20 Mill Pond House, Oyster Bay, New York. (M.D.
21 6/29/21 #18).

22 **RESOLUTION NO. 395-2021;** Resolution
23 pertaining to Contract No. PWC31-20, On-Call
24 Engineering Services Relative to Operation and
25 Development of the Old Bethpage Solid Waste

1 Disposal Complex in connection with preparation of
2 the RFP for management of solid waste and
3 recyclables. Account No. DER SR05 8160 44800 000
4 0000. (M.D. 6/29/21 #19).

5 **RESOLUTION NO. 396-2021;** Resolution
6 pertaining to Contract No. PWC18-20, On-Call
7 Technical Assistance relative to Electrical
8 Engineering in connection with design of two new
9 transfer switches at the Tobay Maintenance Facility
10 and Tobay Beach area. Account No. PKS H 7197 20000
11 000 2102 001. (M.D. 6/29/21 #20).

12 **RESOLUTION NO. 397-2021;** Resolution
13 pertaining to Contract No. PWC07-20, On-Call
14 Consultant Services Relative to Civil Engineering
15 in connection with design, construction drawings,
16 and full time inspection services for the
17 installation of three diffusion wells and pavement
18 restoration at Linden Place Glen Head. Account No.
19 HWY H5197 20000 000 2003 008. (M.D. 6/29/21 #21).

20 **RESOLUTION NO. 398-2021;** Resolution
21 pertaining to Contract No. PWC22-20, On-Call
22 Engineering Services Relative to Architecture in
23 connection with design, bid and inspection of
24 shoring and demolition services regarding the
25 renovation and historic preservation of the

1 Mill Pond House. Account No. PKS H 7197 20000 000
2 1902 001. (M.D. 6/29/21 #23).

3 **RESOLUTION NO. 399-2021;** Resolution
4 pertaining to Contract No. PWC23-20, On-Call
5 Engineering Services Relative to Environmental
6 Engineering in connection with sampling and
7 permitting services regarding the proposed dredging
8 of the North Canal, and for use of sub-consultants
9 for the project. Account No. PKS H 7197 20000 000
10 2102 001. (M.D. 6/29/21 #24).

11 **RESOLUTION NO. 400-2021;** Resolution
12 directing the Town Clerk to publish a Notice of
13 Hearing on a Proposed Local Law entitled: "A Local
14 Law to Amend Chapter 196 Shellfish and Marine Life,
15 to Add a New Article VI Aquaculture, to the Code of
16 the Town of Oyster Bay, and to Amend Sections
17 196-2, Purpose and Findings; applicability, 196-3,
18 Penalties for Offenses, 196-5(B), Permits Required
19 and 196-15, Restrictions, of the Code of the Town
20 of Oyster Bay, to Add Related Language Regarding
21 Aquaculture to these Sections." Hearing date:
22 August 17, 2021. (M.D. 6/29/21 #26).

23 **RESOLUTION NO. 401-2021;** Resolution
24 relating to the filing of Town of Oyster Bay
25 Comprehensive Annual Financial Report for the

1 period ended December 31, 2020 and ratifying the
2 actions of the Town Clerk in publishing said report
3 as required by law. (M.D. 6/29/21 #27).

4 **RESOLUTION NO. 402-2021;** Resolution
5 authorizing the endorsement of the Trust for Public
6 Land's grant application to the Environmental
7 Protection Fund for the purpose of completing
8 design and engineering work in connection with a
9 proposed 25-mile multi-use recreational trail from
10 Eisenhower Park to Bethpage State Park to Brentwood
11 State Park. (M.D. 6/29/21 #13 & 7/6/21 #4).

12 **RESOLUTION NO. 403-2021;** Resolution
13 pertaining Site Plan Review and Approval for CMNY
14 Yoga and Meditation Temple, 129 Woodbury Road,
15 Woodbury, NY. (M.D. 6/29/21 #14 & 7/6/21 #6).

16 **RESOLUTION NO. 404-2021;** Resolution
17 pertaining to the application of Red Barn Dogs Ops
18 LI, LLC, Lessee, and Bethpage Group LLC, fee owner,
19 for a Special Use Permit to allow for construction
20 and operation of a dog boarding facility at
21 premises located at 4070 Hempstead Turnpike,
22 Bethpage, New York. Hearing held: May 4, 2021.
23 (M.D. 5/4/21 #4).

24 **RESOLUTION NO. 405-2021;** Resolution
25 authorizing the issuance of a refund of a Town of

1 Oyster Bay 2021 Summer Recreation fee at Plainview
2 Community Park to X. Lin. Account No. PKS A 0001
3 02001 510 0000. (M.D. 6/22/21 #6).

4 **RESOLUTION NO. 406-2021;** Resolution
5 granting request from the Chamber of Commerce of
6 the Massapequas, Inc., for Town assistance in
7 conducting their Annual Community Street Festival
8 to be held August 15, 2021 with a rain date of
9 August 22, 2021 as well as the use of Town
10 equipment for the event. (M.D. 7/6/21 #11).

11 **RESOLUTION NO. 407-2021;** Resolution
12 authorizing a Limited Access Agreement between the
13 Town and the First National Bank of Long Island for
14 Street Sign Dedication Ceremony to be held July 11,
15 2021 at the parking lot owned by First Bank of Long
16 Island, Glen Head Road, Glen Head, and for the
17 Supervisor, or his designee to execute said
18 Agreement. (M.D. 7/6/21 #12).

19 **RESOLUTION NO. 408-2021;** Resolution
20 granting request from Expedia Cruises, for Town
21 assistance in conducting their Grand Opening Event
22 to be held July 19, 2021, for the use of municipal
23 parking field H-10 in Hicksville and for use of
24 various Town equipment for the event. (M.D. 7/6/21
25 #13).

1 **RESOLUTION NO. 409-2021;** Resolution
2 directing the Town Clerk to publish a Notice of
3 Hearing in connection with the 2021 Fire Protection
4 Agreements for Bayville Fire Company No. 1, Inc.,
5 Roslyn Highlands Hook & Ladder, Engine & Hose
6 Company, Inc., Rescue Company Hook & Ladder Company
7 No. 1 (aka Roslyn Rescue), Atlantic Steamer Fire
8 Company No. 1, Inc., Oyster Bay Fire Department,
9 Inc. And Wantagh Fire District. Hearing Date:
10 August 17, 2021. (M.D. 7/6/21 #14).

11 **RESOLUTION NO. 410-2021;** Resolution
12 directing the Town Clerk to publish a Notice of
13 Hearing for the Application of the Oyster Bay Water
14 District for the Extension of Oyster Bay Water
15 District within the Incorporated Village of Cove
16 Neck, Oyster Bay, New York. Hearing Date:
17 August 17, 2021. (M.D. 7/6/21 #15).

18 **RESOLUTION NO. 411-2021;** Resolution
19 authorizing an Inter-Municipal Agreement with the
20 Hicksville Water District for highway cleaning
21 services, for the period August 1, 2021 through
22 July 31, 2023, and for the Supervisor, or his
23 designee, to execute said Agreement. (M.D. 7/6/21
24 #16).

25 **RESOLUTION NO. 412-2021;** Resolution

1 directing the Town Clerk to publish a Notice of
2 Hearing to consider the condemnation of real
3 property known as N/E/C/ West Barclay Street &
4 Wyckoff Street, Hicksville, New York (a/k/a 47 West
5 Barclay Street). Hearing Date: August 17, 2021.
6 (M.D. 7/6/21 #17).

7 **RESOLUTION NO. 413-2021;** Resolution
8 authorizing the Town's storage tank third-party
9 liability insurance for the period July 31, 2021
10 through July 31, 2022.

11 **RESOLUTION No. 414-2021;** Resolution
12 authorizing a license agreement for a commuter
13 parking lot use at 47 West Barclay Street,
14 Hicksville, New York, for the period January 1,
15 2021 through December 31, 2021.

16 On the motion.

17 COUNCILWOMAN JOHNSON: So moved.

18 COUNCILMAN IMBROTO: Second.

19 MR. LaMARCA: Motion made by
20 Councilwoman Johnson and seconded by Councilman
21 Imbroto.

22 I think we have some speakers,
23 Supervisor, correct.

24 SUPERVISOR SALADINO: Yes.

25 Arthur, please stop forward.

1 COUNCILMAN IMBROTO: Arthur told me
2 earlier he'll be very brief because there's not
3 much to talk about.

4 (Whereupon, there was some laughter in
5 the audience.)

6 MR. ADELMAN: Arthur Adelman,
7 110 Dubois Avenue, Sea Cliff, New York.

8 First question is, I would ask the Town
9 Clerk to --

10 MS. FAUGHNAN: How many resolutions?

11 MR. ADELMAN: Two.

12 MS. FAUGHNAN: Thank you.

13 MR. ADELMAN: I would ask the Town
14 Clerk to read into the record the proposed
15 Resolutions 413 and 414 as they were not listed on
16 the Regular Calendar.

17 Next, on Resolution 412, are we going
18 to have to run an appraisal on this land like we
19 did for the golf course land before we move into
20 condemnation proceedings? And, I guess, that will
21 end with looking at condemning and grabbing --
22 taking is the same property that we're under this
23 Resolution 414 that we're -- the parking lot that
24 we're renting -- licensing --

25 SUPERVISOR SALADINO: We'll bring the

1 Town Attorney up when you're done.

2 MR. ADELMAN: I just wish that would be
3 all cleared up --

4 SUPERVISOR SALADINO: That's the
5 intent.

6 MR. ADELMAN: You know, if we're
7 looking for condemnation or purchase of this
8 property as opposed to renting it for \$50,000 a
9 year, I would be well for that.

10 SUPERVISOR SALADINO: For condemnation
11 of the property?

12 MR. ADELMAN: If we can get it at a
13 reasonable price.

14 SUPERVISOR SALADINO: Thank you.

15 MR. ADELMAN: You're welcome.

16 SUPERVISOR SALADINO: So do you need
17 Mr. Scalera to give an answer on that, or are you
18 satisfied with what you've been told?

19 MR. ADELMAN: I think we should read
20 413 and 414 into the record, or I don't know if you
21 need to do that.

22 SUPERVISOR SALADINO: We don't need to
23 legally do that.

24 Our Town Attorney indicates no.

25 MR. ADELMAN: And my question was

1 regarding if we will be expending money to do an
2 appraisal --

3 SUPERVISOR SALADINO: -- for the
4 Hicksville property, okay.

5 Thank you.

6 MR. SCALERA: Good afternoon, Frank
7 Scalera, Town Attorney.

8 The only question that seems to be
9 answered is the appraisal for that property at
10 47 Barclays Street in Hicksville, and, Arthur, you
11 weren't paying attention.

12 (Whereupon, there was some laughter in
13 the audience.)

14 MR. SCALERA: We did an appraisal. It
15 was on a Resolution, so I will get you -- it was
16 done some time ago.

17 MR. ADELMAN: Okay, good.

18 MR. SCALERA: So the appraisal has
19 already been done. Okay?

20 I'll get you the details of how much it
21 was and when it was. Okay.

22 MR. ADELMAN: No, no. As long as it's
23 done, because I don't recall --

24 SUPERVISOR SALADINO: Please share the
25 information with Mr. Adelman.

1 Thank you, Arthur.

2 We don't have anyone else, so I don't
3 believe there are any other speakers on these
4 Resolutions, so at this time, I'll call for a vote.

5 MR. LaMARCA: Supervisor Saladino?

6 SUPERVISOR SALADINO: I "recuse" myself
7 on Resolution No. 406.

8 "Aye" on the rest.

9 MR. LaMARCA: Councilwoman Johnson?

10 COUNCILWOMAN JOHNSON: I vote "Aye" on
11 all.

12 MR. LaMARCA: Councilman Imbroto?

13 COUNCILMAN IMBROTO: I vote "Aye" on
14 all.

15 MR. LaMARCA: Councilman Hand?

16 COUNCILMAN HAND: "Aye."

17 MR. LaMARCA: Councilman Labriola?

18 COUNCILMAN LABRIOLA: "Aye" on all
19 except Resolution No. 398.

20 I vote "No" on 398.

21 MR. LaMARCA: Councilwoman Walsh?

22 COUNCILWOMAN WALSH: "Aye" on all.

23 MR. LaMARCA: Motion to adopt

24 Resolution No. P-12-21 through 397-2021 passes with
25 six "Ayes."

1 Motion to adopt Resolution No. 398-2021
2 passes with five "Ayes" and one "No."

3 Motion to adopt Resolution No. 399
4 through 405-2021 passes with six "Ayes."

5 Motion to adopt Resolution No. 406-2021
6 passes with five "Ayes" and one "Recusal."

7 And Motion to adopt Resolution No.
8 407-2021 through 414-2021 passes with six "Ayes"
9 and zero "Nays."

10 The Calendar is complete.

11 (TIME NOTED: 2:00 P.M.)

12 SUPERVISOR SALADINO: Thank you.

13 Thank you, everyone, for your
14 participation and cooperation.

15 COUNCILWOMAN JOHNSON: Supervisor, I
16 make a motion that this meeting be closed.

17 COUNCILMAN IMBROTO: Second the motion.

18 SUPERVISOR SALADINO: All in favor,
19 please signify by saying, "Aye."

20 ALL: "Aye."

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

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

25 SUPERVISOR SALADINO: The "Ayes" have

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it.

Thank you.

(TIME NOTED: 2:00 P.M.)