

TOWN BOARD
TOWN OF OYSTER BAY
SPECIAL PRESENTATION
December 8, 2020
10:15 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:

HOLLY DALOIA OSTEEEN
Reporter/Notary Public

1 SUPERVISOR SALADINO: Good morning,
2 ladies and gentlemen and welcome to the Town of
3 Oyster Bay Town Board meeting for Tuesday,
4 December 8, 2020, here at Town Hall North in Oyster
5 Bay.

6 We wish everyone happy and healthy
7 holidays. I'll point out that the residents are
8 spaced out throughout the room. Everyone is
9 wearing their masks. We ask you to keep your masks
10 on throughout, even though you're seated
11 throughout, the entire Board meeting. Obviously,
12 you can remove it while speaking at the podium
13 which will be cleaned down with disinfectant
14 between every speaker.

15 We thank you all for taking part in
16 Town government.

17 To lead us in prayer, please welcome
18 Father Chris Costigan of St. Martin of Tours Roman
19 Catholic Church in Bethpage.

20 Father Costigan, the floor is yours.

21 (Whereupon, a prayer was recited; the
22 Pledge of Allegiance was then recited, followed by
23 a moment of silence.)

24 SUPERVISOR SALADINO: Before starting
25 our regular business, we have several presentations

1 to make involving exceptional members of the
2 community.

3 As we start this morning, we recognize
4 an incredible educator in our community and that's
5 Oyster Bay-East Norwich Central School District
6 Superintendent Dr. Laura Seinfeld who will be
7 retiring from the District after an exceptional
8 career. She will continue in the field of
9 education as a Dean at Long Island University.

10 And Dr. Seinfeld would you please rise,
11 Dr. Seinfeld. Great to see you.

12 Dr. Seinfeld is joined by her husband
13 David, as well as Assistant Superintendent Lisa
14 Mulhall. The School Board President Laurie
15 Kowalski and School Board Vice President Nancy
16 Castrogiovanni.

17 We appreciate you all being here, and
18 Dr. Seinfeld to you, jobs in government are not
19 easy, especially in leadership. You're pulled in
20 ten directions. You always have to make difficult
21 decisions. There's all the State mandates, oh boy,
22 do we understand that; but there's also another big
23 issue. There's the issue of educating our
24 children.

25 Whenever you're dealing with our

1 children, it's even more complicated but you've
2 done an credible job. You partnered with everyone
3 in government, everyone in education. You built
4 bridges with the community, the PTA, the parents
5 and especially the kids. The young people in the
6 Oyster Bay-East Norwich Central School District,
7 the students have greatly benefitted because of all
8 you have done.

9 Since embarking on her tenure with the
10 District, Dr. Seinfeld quickly earned the respect
11 of her peers. You are dedicated and you show
12 tremendous professionalism. As Superintendant, the
13 Doctor strived to promote positive relations among
14 the board members, the teacher, parents,
15 administrators students and community. She
16 embraced an important philosophy and that is the
17 philosophy of encouraging students to seek and
18 reach their potential and the staff members as
19 well.

20 Dr. Seinfeld has been the
21 Superintendent of the Oyster Bay-East Norwich
22 Central School District for the last seven and a
23 half years and throughout her career. She has
24 lived by the caring motto choose kind. That is
25 more important today than ever before.

1 Let's all embrace Dr. Seinfeld's
2 ideology. And let's choose a kind approach to each
3 other, especially in this great time of need. My
4 colleagues and I on the Oyster Bay Town Board do
5 hereby take this opportunity to commend Dr. Laura
6 Seinfeld on her years of exemplary service.

7 And I do want to point that our Town
8 Clerk Rich LaMarca is a product of this school
9 district and well, you weren't there yet quite
10 obviously, did you study by gas lanterns, Rich? At
11 my age, I can make that joke. But you have
12 continued to speak about -- Rich has been active
13 and continues to be active in just about every
14 organization in the community.

15 And, Rich, you have consistently spoken
16 about what Dr. Seinfeld has done for this
17 community. You've made it very clear that
18 education outcomes have been phenomenal and it's
19 really the example for all of us to follow through
20 your kindness and your professionalism.

21 So, Rich LaMarca, if you would kindly
22 help us in making this presentation to Dr. Seinfeld
23 while her family and the members of the district
24 are all here.

25 We'll take a photo at the front with

1 the doctor and then one with her husband and our
2 Superintendent and Board President and Rich
3 LaMarca, someone who is very proud to have been
4 raised and continues now to raise your family in
5 this district, would you kindly lead us in making
6 this presentation.

7 MR. LaMARCA: I would be honored,
8 Supervisor.

9 (Whereupon, a presentation was made to
10 Dr. Laura Seinfeld at this time and the proceedings
11 resumed as follows:)

12 SUPERVISOR SALADINO: Our next
13 presentation is to a woman that, personally, I've
14 known a very long time. She is an amazing woman of
15 distinction.

16 She was unable to be with the Town when
17 we held our annual Women of Distinction ceremony
18 back in August. That ceremony was particularly
19 meaningful as the Town proudly celebrated Woman of
20 Distinction, Women's Equality, and the 100th
21 Anniversary of Women's Suffrage.

22 Many of you have heard this story over
23 and over about my grandmother, the first woman in
24 the New York Metropolitan area to be inducted into
25 the United States Navy in American History. So we

1 hold the bar high when it comes to women in
2 leadership.

3 And oh, boy, the woman I'm about to
4 announce to you has got it all. She is focused.
5 She has great concern and love for her family and
6 the community. She shows it every day, and she's
7 got that great balance of love and a great ability
8 to let you know the direction you should be going
9 and we love her for that.

10 And we are -- in this fight for women's
11 rights and women's suffrage, it began in New York
12 State. The only thing missing from the day that
13 was wonderful was one of our honorees. She is just
14 an incredible resident to the Town of Oyster Bay.

15 Ladies and gentlemen, put your hands
16 together for Dolores Genovese.

17 (Applause.)

18 SUPERVISOR SALADINO: For those of us
19 who grew up in her community, such as Councilman
20 Steve Labriola, where Jeff Pravato is now raising
21 his family, as well as Councilman Hand and
22 Councilwoman Laura Maier, you have been a staple,
23 not only in Massapequa, but throughout our region.

24 I grew up with your son Johnny. We
25 both enjoyed drumming and which gives you -- which

1 proves great patience. Any mom whose child learns
2 drumming from scratch has got to have great
3 patience. No disrespect to Johnny's abilities.
4 Thank God you didn't -- you weren't in my house
5 back in those days.

6 Dolores has been a Massapequa resident
7 since 1940, and she's always shown a great love for
8 the greater community. She taught in the
9 Massapequa School District for 29 years and became
10 an active volunteer -- she was always an active
11 volunteer, but just heightened her volunteerism
12 after she retired.

13 She's touched the lives of countless
14 students and children in need, and she's helped so
15 many friends, stories we will never hear about
16 because she did it quietly but effectively. People
17 who sought out help in so many different ways.

18 For instance, for twenty years she
19 volunteered her time to tutor elementary-aged
20 children and has served as the Chairlady of the
21 Child's Welfare Group of the Women's Club of
22 Massapequa. Through this group, funds are raised
23 to assist needy families in our community who are
24 experiencing temporary financial hardship. And
25 boy, oh boy, if we don't see that each and every

1 day through this pandemic, I don't know what it
2 would take to recognize the tremendous needs of
3 folks out there.

4 She's also volunteered at The INN soup
5 kitchen for many years. You probably taught them
6 how to cook is what I'm thinking. She's partnered
7 with her school district as well as Yes Community
8 Counseling Center to identify and assist children
9 and families with a wide variety of hardships.
10 Some you can see and, obvious, some you'll never
11 see. We don't always see the pain people are
12 walking through life with, but through God's
13 intervention you do and you do know how to make a
14 difference in their lives. You know how to help
15 and save so many people, and you're a wonderful
16 example to us in Town government and to volunteers
17 and communities throughout this Town. We're very
18 lucky.

19 Each and every community is very
20 special here in Oyster Bay from the North Shore all
21 the way down to the South Shore. And we have
22 exemplary people, and it is right and important to
23 highlight them because people like you, Dolores,
24 serve as the template for the rest of us to follow.
25 And we appreciate that.

1 Dolores was inducted into the
2 Massapequa High School Hall of Fame in 2017 and was
3 also honored as Nassau County's Senior Citizen of
4 the Year, but I think we're going to need to see
5 your I.D. because that's hard to believe.

6 Today, Dolores, the Town of Oyster Bay
7 is very pleased to officially recognize you as a
8 2020 Woman of Distinction. We congratulate you and
9 your family members. Some of them are here today.
10 Others, like your son Johnny, not able to be with
11 us -- is he here? You know, I thought we had law
12 enforcement. Would you frisk this guy.

13 Johnny, good to see you. God bless
14 you, your brother, the whole family on mom's
15 distinction. But the reality is, she's earned
16 this. It's important for us to come together.

17 So all of the elected officials in Town
18 of Oyster Bay would like to present you with a
19 citation and this very special Woman of Distinction
20 Town of Oyster Bay pin.

21 And I'm going to ask our Massapequa
22 residents, including Councilman Steve Labriola,
23 Councilman Tom Hand, and virtually through the
24 phone, Councilwoman Laura Maier to lead the rest of
25 us in presenting this to you.

1 And as someone who knows you going back
2 to high school, I want to, specifically, thank you
3 for your patience and kindness, your cookies, but
4 you're always there to give a kind and instructive
5 word how to keep people like your sons, myself, and
6 other young people in the community, how keep us on
7 the right path. That's big deal. We appreciate
8 all that we see in you, and we are filled with
9 respect, love and appreciation for you, Dolores
10 Genovese. Let's hear it for her.

11 (Applause.)

12 (Whereupon, a presentation was made to
13 Dolores Genovese at this time and the proceedings
14 resumed as follows:)

15 SUPERVISOR SALADINO: Before we move
16 forward with the business of the day, our hearings,
17 and our regular Town Resolution Calendar, I would
18 like take a moment to thank all of the residents of
19 the Town of Oyster Bay who opened their hearts and
20 came forward with their generosity in a give back
21 to children in need during the holidays.

22 This past weekend, Councilman Tom Hand,
23 our Clerk Rich LaMarca, Receiver Jeff Pravato,
24 Councilwoman Laura Maier, with the assistance and
25 the support of all the elected officials in this

1 Town, joined the United States Marine Corps in a
2 cruise through the Town's first Cruise Through Toys
3 for Tots Toy Drive.

4 Very creative idea, and by having a
5 cruise through, residents were able to pass the
6 toys through the window of their vehicle the same
7 way in which they did their -- the Town of Oyster
8 Bay held the record-breaking food drive earlier in
9 the year.

10 Well, to give you an idea of the
11 success, last year we did a toy drive and the
12 residents were very helpful and we appreciated it.
13 We collected 1,900 toys. They did a great job.

14 Well, this year they did slightly
15 better. From 1,900, the Town of Oyster Bay working
16 with the United States Marine Corps and Major Chuck
17 Kilbride, who we all tremendously admire and
18 appreciate, working with our Town employees with
19 their talent and their passion, under the
20 leadership of people like Parks Commissioner Joe
21 Pinto, as well as Andy Rothstein, who really
22 shepherded quite a bit of this, he and his team,
23 our Town employees, our Town Public Safety team, we
24 went from 1,900 toys last year, now during a
25 pandemic, the Town of Oyster Bay collected 16,000

1 toys.

2 (Applause.)

3 SUPERVISOR SALADINO: 16,000 toys.

4 Broke all records.

5 And just envision the hearts and the
6 smiles of the faces of those children in need who
7 are in difficult circumstances. Quite frankly, far
8 more this year. Parents who have lost their jobs;
9 families in a tough way; some of them dealing with
10 actually getting the disease; others losing the
11 lives of their loved ones, be it a grandparent or
12 parent. Think of their faces and how much you
13 warmed their hearts.

14 So, we as a Town Board, as a family
15 here in the Town of Oyster Bay want to thank our
16 residents for their tremendous generosity in making
17 the Cruise-Thru Holiday Toy Drive the largest
18 single-day collection in all of Long Island.

19 Once again, the Town of Oyster Bay is
20 leading the way. So, thank you again to the staff,
21 thank you to my colleagues, and especially thank
22 you to all of our residents.

23 And for those who would still wish
24 donate an unwrapped toy for a girl or boy or
25 teenager, please consider visiting the collection

1 boxes throughout the Town of Oyster Bay at a
2 variety of places, including here at Town Hall
3 North, Town Hall South, our community centers and
4 the Hicksville Recreation Center.

5 We will be collecting those toys
6 through Monday, December 14th, and the locations
7 are Town Hall North, Town Hall South, Department of
8 Public Works, as I mentioned, Hicksville Athletic
9 Center, the Town's ice skating center in Bethpage.

10 We thank you very much.

11 Another item -- there have been a
12 number of remarkable efforts on behalf of our
13 employees and our communities in the Town of Oyster
14 Bay, one after another. They're all worthy of
15 mentioning, but to -- because of time constraints,
16 I do want to point out the holiday light show that
17 the Department of Community and Youth Services put
18 together for the first time, which was a
19 drive-thru, including a drive-thru movie and video
20 clips of our many holiday shows. That's the
21 Department of Community and Youth Services led by
22 Commissioner Maureen Fitzgerald, the Deputy
23 Commissioner Pat Beckerly, a tremendous success and
24 that whole department as well, again, Public Safety
25 and the Department of Community and Youth Services.

1 Let's give them a hand.

2 (Applause.)

3 SUPERVISOR SALADINO: And yesterday, in
4 terms of giving, giving food, giving toys, but then
5 there's giving love, and there's another way giving
6 love took place yesterday at the Hicksville
7 Athletic Center. It was a blood drive that was
8 held. And the community and our Town employees
9 came out in droves to donate blood for others in
10 need. Because of the pandemic, there's a greater
11 need and less people have been donating because of
12 concerns and fear. We get that.

13 But our Town employees and the
14 community came out yesterday, and I'd like to
15 dedicate these efforts to Georgie Ritter, one of
16 our lifeguards had a -- as I mentioned earlier, had
17 a horrific accident. He has so many surgeries
18 coming. Please keep Georgie Ritter in your prayers
19 and the whole Ritter family. They are tremendous
20 family of people who just give and give and give
21 from their heart, so please keep Georgie Ritter in
22 your prayers. May he have full and speedy recovery.

23 God bless everyone. We all, this Town
24 family, wishes you very healthy and happy holidays.

25 (TIME NOTED: 10:45 A.M.)

TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
December 8, 2020
10:46 a.m.

HEARING - FINANCE

To consider a petition from the Hicksville Water District for consent to issue Hicksville Water District bonds for the District's 2020 Capital Improvement Program. (M.D. 11/3/20 #30).

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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COUNCILWOMAN MICHELE M. JOHNSON
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A L S O P R E S E N T:

RICHARD LaMARCA, TOWN CLERK
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Minutes of the meeting
taken by:

HOLLY DALOIA OSTEEN
Reporter/Notary Public

1 SUPERVISOR SALADINO: With that, would
2 you please, Mr. LaMarca, please poll the Board?

3 MR. LaMARCA: Supervisor Saladino?

4 SUPERVISOR SALADINO: Present.

5 MR. LaMARCA: Councilwoman Johnson?

6 I believe she's on the phone.

7 COUNCILWOMAN JOHNSON: Present.

8 MR. LaMARCA: Thank you.

9 Councilman Imbroto?

10 COUNCILMAN IMBROTO: Present.

11 MR. LaMARCA: Councilman Hand?

12 COUNCILMAN HAND: Here.

13 MR. LaMARCA: Councilman Labriola?

14 COUNCILMAN LABRIOLA: Present.

15 MR. LaMARCA: Councilwoman Maier?

16 COUNCILWOMAN MAIER: Councilwoman Maier
17 present.

18 MR. LaMARCA: Councilwoman Walsh?

19 COUNCILWOMAN WALSH: Present.

20 SUPERVISOR SALADINO: It's also, just

21 as a reminder, if any of the Board members,

22 especially virtually, would like to speak, and we

23 encourage that, please begin your statement by

24 giving us your name each time so that those here or

25 watching on their computers will know who is

1 speaking as we move forward to protect everyone and
2 to follow the rules set forth by New York State in
3 terms of protecting everyone and social distancing.

4 Would you please call the first
5 hearing, Mr. LaMarca?

6 MR. LaMARCA: Supervisor, today's first
7 hearing is to consider a petition from the
8 Hicksville Water District for consent to issue
9 Hicksville Water District bonds for the District's
10 2020 Capital Improvement Program.

11 SUPERVISOR SALADINO: Yes, Paul, would
12 you please come up and make your presentation?

13 MR. GRANGER: Good morning.

14 And I must say, what a positive way to
15 start the morning with these presentations. It was
16 fantastic.

17 SUPERVISOR SALADINO: And with prayer.
18 I'm sure we could all use it.

19 MR. GRANGER: We need prayer. That's
20 for sure.

21 SUPERVISOR SALADINO: Paul, would you
22 please give us your full name and make your
23 presence known?

24 MR. GRANGER: Sure.

25 My name is Paul Granger. I'm the

1 Superintendent for the Hicksville Water District.

2 I want to thank you, Supervisor
3 Saladino, and Members of the Town Board, for
4 affording the Hicksville Water District with an
5 opportunity for us to provide a brief overview of
6 our Capital Improvement Program and our petition
7 for the \$50 million bond.

8 I'd also like to thank you and the
9 Board for providing an effective and safe venue for
10 conducting the important business of the Town.

11 As I said, my name is Paul Granger.
12 I'm the Superintendent for the Water District.

13 The requested funding will strictly be
14 used for financing wellhead treatment upgrades for
15 our critical water supply infrastructure and to
16 fulfill our mission to provide the highest quality
17 drinking water at the lowest possible cost to the
18 48,000 residents we mutually serve.

19 Over 85 percent of our supply wells
20 have been impacted by 1,4 dioxane, and I'm sure
21 you've had other Districts petition and deal with
22 the same issues, so we're not alone. This is an
23 emergent contaminate that was recently regulated by
24 the New York State Department of Health.

25 The Water District, even though this is

1 a new contaminate, we had this on our radar, so the
2 Water District has undertaken swift emergency
3 action to implement wellhead treatment at key
4 facilities. However, much more work needs to be
5 done in order to comply with the new regulations,
6 and, obviously, to further enhance and improve our
7 drinking water supply.

8 The \$50 million of financing requested
9 under the 2020 Capital Improvement Program adopted
10 by the Water District Board of Commissioners will
11 provide vital treatment upgrades to ten supply
12 wells located at five plant sites throughout the
13 District. These wells collectively provide
14 20 million gallons per day of drinking water
15 capacity.

16 The cutting edge -- the cutting edge
17 treatment, which has been successfully tested and
18 implemented, consists of an advanced oxidation
19 process and filtration. These systems will remove
20 various emerging contaminate such as 1,4 dioxane,
21 PFOA, PFOS, as these are detected in a part per
22 trillion range. I want to put that in perspective.
23 A part per trillion is one second in 32,000 years.

24 So, with technology, we are being more
25 proactive. We are finding more and more of these

1 compounds. They are not acute hazards, but it's
2 the part of life, as life is improving, COVID
3 aside, and public health is improving, that, you
4 know, life spans are increasing and public health
5 is getting better.

6 Once again, one every 100 years we deal
7 with a pandemic, but we are dealing with improved
8 quality of life, and the underpending of our
9 improved quality of life is our drinking water
10 structure.

11 So, you know, once again, thank you for
12 providing the Hicksville Water District with the
13 opportunity to address you, and if you have any
14 questions, I'm certainly available to answer them.

15 SUPERVISOR SALADINO: Paul, I'd just
16 like to make a quick statement for those who are
17 just visiting us for first time or maybe watching
18 on their computer as compared to those who
19 regularly either attend or view our meetings.

20 Many people realize -- some people
21 realize that this is -- we are not borrowing as the
22 Town normally borrows for Town function.

23 Because of New York State law, for
24 decades and decades, smaller municipalities like
25 Water Districts and some fire companies have to

1 come to the Town Board in order to secure their
2 bonding, so this is something solely for the
3 Hicksville Water District, but it's not new to just
4 Hicksville.

5 Because of State mandates, you know,
6 Paul, that Water District after District has to
7 implement new systems to filter out 1,4 dioxane and
8 probably other unregulated contaminates that are
9 coming down the pike.

10 The water is clean. The water is
11 drinkable. As you know, your resume is phenomenal.
12 If people realize, we are in the presence of
13 scientific greatness. Paul Granger is renowned in
14 his field and he is one of the nation's experts in
15 water purity.

16 The District is lucky to have you,
17 Paul.

18 MR. GRANGER: Thank you very much.

19 SUPERVISOR SALADINO: So you are asking
20 the Town Board to approve a \$50 million bond, which
21 the District will go out and secure, and the
22 District will tax its ratepayers, the water users
23 in the Hicksville Water District company's
24 customers only, as opposed to the Town. But the
25 process by which you raise that revenue is by

1 coming to Town of Oyster Bay.

2 So it's a unique situation in the law,
3 but we'll continue to follow the mandate. But this
4 is nothing new or different from every other
5 District that now must comply with the New York
6 State legislature's mandate. The State Legislature
7 where both Steve Labriola and I served has mandated
8 that -- that they must filter out this 1,4 dioxane
9 and that requires building a facility to do that,
10 and that's why you're asking for the money.

11 Is that, Paul, correct?

12 MR. GRANGER: That is absolutely
13 correct.

14 SUPERVISOR SALADINO: Will you be doing
15 any other infrastructure improvements with this
16 money?

17 MR. GRANGER: No. Strictly wellhead
18 treatment upgrades.

19 SUPERVISOR SALADINO: Okay.

20 Do any of the Members of the Board have
21 questions?

22 COUNCILMAN HAND: Superintendent, real
23 quick, will Hicksville Water District be seeking
24 restitution from Navy and Grumman to potentially
25 offset some of these costs?

1 MR. GRANGER: Well, we'll be going
2 after the responsible parties. Our District is not
3 impacted by the Grumman Navy Plume, luckily, but we
4 are unfortunately impacted by other plumes.

5 So, we have retained counsel, and we
6 are proactively going after responsible party --
7 parties -- and we will do everything in our powers
8 to mitigate financial impact to the residents we
9 serve.

10 COUNCILMAN HAND: Thank you.

11 SUPERVISOR SALADINO: Does anyone
12 else -- yes, Steve.

13 COUNCILMAN LABRIOLA: Hi, Mr. Granger.
14 Thanks for the presentation today.

15 Can you hear me? Is my microphone on?
16 Here we go.

17 You know, you're not the first Water
18 District, as you said, that's come before us.
19 There's been 100s of millions of dollars being
20 borrowed in order to meet the State mandate, and it
21 disturbs each and every one of us that this has
22 been imposed upon us. Of course, you're going -- I
23 know that the Supervisor's made it very clear that
24 you're going to -- and Mr. Hand has also made it
25 clear that you're going to try to recoup as much of

1 these funds as you possibly can.

2 What is the estimate of the cost of
3 this borrowing to the Hicksville Water District
4 users?

5 MR. GRANGER: Okay. In terms --

6 COUNCILMAN LABRIOLA: -- I should say.

7 MR. GRANGER: Right now, we're
8 forecasting based on our financial studies, We're
9 looking at quarterly rate increase of \$6 per
10 quarter, which will be \$24 per year, so it's a
11 rather low impact.

12 Right now, we are taking measures as we
13 move forward to value Ingenuity's -- value
14 Ingenuity's projects, perhaps using prefabricated
15 structures, which have durability, but also gives
16 you an extended life. So, we predict, you know,
17 there will be rate increases, but right now we're
18 looking at it to be around \$24 per year for the
19 average resident rate.

20 COUNCILMAN LABRIOLA: Do you think the
21 District will be able to the meet the State's
22 deadline?

23 MR. GRANGER: Yes.

24 As a matter of fact, we've implemented
25 emergency wellhead treatment at key facilities. We

1 are constructing through the Winter at additional
2 facilities. This approval of financing will help
3 us meet our goals. We've applied for the deferral
4 through this New York State program, and we're
5 taking measures to keep drinking water standards in
6 accordance with State Regulations.

7 COUNCILMAN LABRIOLA: Thank you,
8 Mr. Granger.

9 I appreciate your response.

10 MR. GRANGER: Thank you.

11 SUPERVISOR SALADINO: Does any other
12 Board member have any questions?

13 (No response.)

14 SUPERVISOR SALADINO: All right.

15 We'll turn to the public and see if
16 anyone would like to be heard on this.

17 Is there anyone who would like to be
18 heard on this hearing?

19 (Audience member responds.)

20 SUPERVISOR SALADINO: Yes.

21 Would you kindly take a seat,
22 Superintendent Granger, and we'll see if there is
23 an issue for you to address?

24 I do want to point out that this
25 borrowing has nothing to do with the Town of Oyster

1 Bay's capital debt. That is separate.

2 We have reduced that capital debt by
3 well over \$160 million net, and this does not
4 affect the Town's capital debt, which has greatly
5 been reduced through our conservative budgeting
6 practices and efforts, but this is separate to the
7 District, as is the case when all of the Water
8 Districts who have been coming up asking for
9 permission to bond; same cases as all of them.

10 Yes, Arthur?

11 MR. ADELMAN: Yes.

12 Arthur Adelman, Sea Cliff, New York.

13 My only question for Mr. Granger is,
14 will the Water District be seeking money out of
15 Governor Cuomo's about \$400 million he has set
16 aside to help municipal water companies pay for
17 these mandated fixes, money that people --
18 residents who are customers of New York American
19 Water do not get a piece on?

20 That was my question.

21 SUPERVISOR SALADINO: And Mr. Granger,
22 nodded his head, yes, they are -- they will be
23 seeking money from that pool of resources from
24 Albany, from New York State government.

25 I see no one else has put a slip in to

1 speak on this issue.

2 So, are there any communications?

3 MR. LaMARCA: We have Affidavits of
4 Posting and Publication.

5 There is no other correspondence.

6 SUPERVISOR SALADINO: Would
7 Councilwoman Michelle Johnson please make a motion?

8 COUNCILWOMAN JOHNSON: Supervisor, I'll
9 make -- this is Councilwoman Johnson.

10 I'll make the motion that this hearing
11 be adjourned and decision be reserved.

12 We close; decision be reserved.

13 COUNCILMAN IMBROTO: Second the motion.

14 SUPERVISOR SALADINO: Motion seconded.

15 Thank you, Councilwoman Johnson, for
16 making the motion.

17 Motion is seconded by Councilman
18 Imbroto.

19 All in favor, please signify by saying,
20 "Aye."

21 ALL: "Aye."

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

24 (No response.)

25 SUPERVISOR SALADINO: The "Ayes" have

it.

Thank you.

(TIME NOTED: 10:57 A.M.)

TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
December 8, 2020
10:58 a.m.

HEARING - Z-5-20

To consider the application of Zapgrande, LLC, Fee Owner, for a Change of Zone at premises located at 770 Cedar Street, Syosset, New York. (M.D. 11/3/20 #22).

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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

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

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

Minutes of the meeting
taken by:

HOLLY DALOIA OSTEEN
Reporter/Notary Public

1 SUPERVISOR SALADINO: Would you please
2 call our second hearing?

3 MR. LaMARCA: Second hearing today is
4 to consider the application of Zapgrande, LLC, Fee
5 Owner, for a change of zone at the premises located
6 at 770 Cedar Street, Syosset, New York.

7 SUPERVISOR SALADINO: Just to let the
8 public know, we have slips from seven speakers who
9 would like to be heard on this. We will hear the
10 hearing and ask questions of the applicant and then
11 after that's done, we will bring up our residents
12 who wish to be heard on this particular hearing.

13 And then after that, we will be
14 breaking for -- no. We have one more hearing. I'm
15 sorry. And then we'll be breaking to listen to our
16 presentation from our attorneys, and then we'll
17 come back to continue our Town business. So, this
18 way you have a sense of where we're at time-wise.

19 Please proceed, sir.

20 MR. SNIPAS: Good morning, Supervisor
21 Saladino and Members of the Town Board.

22 My name is Erik Snipas. I'm an
23 attorney with the law firm of Forchelli Deegan
24 Terrana, 333 Earle Ovington Boulevard, Uniondale,
25 New York. Here on behalf of the applicant today,

1 Zapgrande, LLC. Present with me today I also have
2 doctor -- Doctors Gregory and Maddy Zapantis. They
3 are members of Zapgrande, LLC, and the owner of
4 New York Reproductive Wellness, the proposed tenant
5 of the site.

6 I also have with me Lou Gileno, the
7 architect of record; Mike Rant from North Coast
8 Civil; Ethan Schukoske from Atlantic Traffic, the
9 project traffic engineer; and Mike Lynch from Lynch
10 Appraisal, the project real estate expert.

11 Before I begin, for the sake of time, I
12 just want to submit an exhibit packet which I
13 prepared, and it has certain exhibits I will be
14 referencing throughout my presentation.

15 COUNCILMAN IMBROTO: Counselor, was
16 there a different law firm representing Zapgrande
17 before you?

18 MR. SNIPAS: Yes.

19 COUNCILMAN IMBROTO: Did they submit
20 the original petition?

21 MR. SNIPAS: Yes, they did.

22 COUNCILMAN IMBROTO: Got it.

23 MR. SNIPAS: I believe that was 2016.
24 I think that our law firm took over about 2018,
25 early 2019.

1 I also would like to submit -- I have
2 in my hand a stack of petitions, approximately 50
3 or so petitions, from members of the Syosset
4 community, staff members, patients and family,
5 friends familiar with the practice New York
6 Reproductive Wellness all consenting to the
7 application, if I may (handing).

8 The property is owned by Zapgrande and
9 has been the owner since 2015. The property is
10 known as 770 Cedar Street, Syosset. It's on the
11 Nassau County Tax Map as Section 15, Block 36, Lots
12 65 and 73. The premises is a 16,781 square-foot
13 parcel of land on, essentially, an island of land
14 surrounded on all sides by Cedar Street, Oak
15 Street, Jericho Turnpike, and the Seaford-Oyster
16 Bay Expressway entrance ramp.

17 Interestingly enough, this property was
18 not included as part of the State's taking for the
19 construction of the Seaford-Oyster Bay Expressway.

20 Now, from the aerial that's in your
21 packet marked Exhibit 1, the property appears to be
22 part of an over half mile long strip of contiguous
23 property that is used as landscape buffer for the
24 Seaford-Oyster Bay Expressway.

25 The premises is currently located in

1 the R1-10 Zoning District and is presently improved
2 with a one-and-a-half-story brick dwelling, which
3 is approximately 1,000 square feet.

4 The premises is also the only property
5 in the immediate surrounding area that has frontage
6 on Jericho Turnpike that is residentially zoned.
7 The dwelling has been vacant since Dr. Zapantis
8 bought property in 2015, with the exception of a
9 six-month period when the Zapantis family allowed
10 their nanny to stay at the house while she fell on
11 hard times and was looking for a new home.

12 Now, despite the fact the house has
13 been vacant for majority of the five years that the
14 Zapantis family has owned the property, they've
15 landscaped and maintained the property and plan to
16 continue to do so if this application is granted.

17 The applicant today, more specifically
18 New York Reproductive Wellness, and Dr. Gregory
19 Zapantis, he's a reproductive endocrinologist,
20 Board certified in reproductive endocrinology and
21 infertility by the American Board of Obstetrics and
22 Gynecology. His practice, New York Reproductive
23 Wellness, is a reproductive endocrinology and
24 infertility practice which focuses mainly on
25 infertility diagnosis and treatment and has offices

1 currently at 300 South Oyster Bay Road in Syosset.

2 In short, he helps make the miracle of
3 birth happen for couples and individuals, and as a
4 man who became a father just a little over three
5 weeks ago, you can really appreciate the work that
6 he does.

7 COUNCILMAN IMBROTO: Congratulations.

8 COUNCILMAN LABRIOLA: Congratulations.

9 MR. SNIPAS: Thank you. Thank you very
10 much.

11 Now, back on June 22, 1982, an
12 application was made before this Town Board for a
13 change of zone from Resident C to the RO District.
14 Now, that was in connection with a real estate
15 management office.

16 At the public hearing, then-Supervisor
17 Joseph Colby stated, "I can better see this
18 application as a doctor's office or even an
19 accountant."

20 Our application today proposes a change
21 of zone from the R1-10 District to the Neighborhood
22 Business District in order for the site to be
23 redeveloped as an office building, more
24 specifically, Dr. Zapantis is proposing to move a
25 small portion of his existing practice to the

1 premises.

2 Before I get into the application
3 itself, I just want to talk to the Members of the
4 Board about the community outreach.

5 This application was originally
6 scheduled for the Town Board meeting of
7 September 15, 2020.

8 On August 26, 2020, we mailed out the
9 notices to all owners within the required radius.
10 On September 2, 2020, we submitted a letter to the
11 neighbors outlining the proposed project, including
12 the alignment plan and building elevations. We
13 also invited the neighbors to call my office with
14 any questions or to simply discuss the project.

15 Shortly after submitting the
16 September 2, 2020 letter, we became aware of
17 concerns expressed by the residents. Rather than
18 going forward with the public hearing and hashing
19 out everything with the neighbors in the public
20 forum, we decided to adjourn the public hearing in
21 order meet with the neighbors discuss the project.

22 By letter dated September 8, 2020, our
23 office informed the neighbors that the
24 September 15th public hearing would be adjourned
25 until today's date. The letter also invited the

1 neighbors to contact my office to schedule an
2 appointment to meet with the applicants in small
3 groups at the current New York Reproductive
4 Wellness office at 300 South Oyster Bay Road, and
5 in the event the residents were not comfortable due
6 to COVID, we also offered a telephone conference.

7 Following the September 8th letter,
8 Dr. Zapantis sent a personal letter to the
9 neighbors dated September 28, 2020.

10 In the letter, he discussed how he and
11 his family live in Syosset, how his wife grew up in
12 Syosset, and explained the need for the 770 Cedar
13 Street location. He closed out the letter
14 expressing his desire to be accepted by the
15 community and to meet with the neighbors.

16 Finally, notice of today's hearing was
17 accompanied by a letter from my office dated
18 November 20, 2020, which, once again, summarized
19 the application and invited the neighbors to
20 contact me to discuss the project and answer any
21 questions they may have. I submitted the copies of
22 the September 2nd, 8th, 28th and November 20th
23 letters, and that's marked as Exhibit 2 in the
24 packets you have before you.

25 To date, we have not received one

1 single e-mail, phone call, or any other form of
2 correspondence from the neighbors. And I don't
3 mean to say that in way of showing adversarial
4 process, I just mean to say that we have tried
5 very, very hard to reach out to the neighbors to
6 discuss the project.

7 Now, going into the surrounding area.
8 As I mentioned earlier, the property is surrounded
9 on all four sides by roadways. To the north,
10 abutting the premises is Jericho Turnpike and the
11 southbound entrance ramp to the Seaford-Oyster Bay
12 Expressway. Both sides of Jericho Turnpike are
13 commercial properties and they're zoned NB.

14 To the east is the southbound entrance
15 ramp to Seaford-Oyster Bay Expressway. South of
16 the premises is Park Drive East and residential
17 properties located in the R1-10 Zoning District.

18 To the west on the opposite side of
19 Cedar Street is the Syosset Animal Hospital located
20 in the NB Zoning District. Further west along
21 Jericho Turnpike is Rare 650, Chase Bank and other
22 commercial establishments.

23 Now, interestingly enough, directing
24 your attention to Exhibit 8 in the packet, Page 3,
25 the Town's zoning map indicates that 16 and

1 18 Cedar Street, both are which presently improved
2 with single-family residences, are both located in
3 the Town's Neighborhood Business Zoning District.

4 Now, in 1954, this property was
5 actually previously granted a change of zone from
6 Residence D to Business F, and that was in
7 connection with Lot 65, that's the small lot on the
8 property, for use as an architect's office.

9 That use was actually abandoned, and
10 it's my understanding that it was abandoned when
11 the Seaford-Oyster Bay Expressway was constructed,
12 and that's Exhibit 3 in your packet.

13 The application before this Board also
14 came for change of zone in 1967, '81 and '82.

15 Now, in reviewing the Town Board file,
16 I also came across photographs that were submitted
17 at the 1970 Town Board hearing for a change of
18 zone. The photographs depict the immediate
19 surrounding area -- area of the premises.

20 What I then did was I went on Google
21 street view and attempted to capture the same
22 photographs in current times from the same vantage
23 points, and those photographs are actually in
24 Exhibits 4 through 6. The first photographs are
25 the 1970 photographs and then following them are

1 the Google street views that were taken, I believe,
2 it was July 2019.

3 Exhibit 4 depicts the northwest corner
4 of the intersection of Cedar Street and Jericho
5 Turnpike from the vantage point of the southeast
6 corner of the intersection. The 1970 photograph
7 depicts the Exxon gas station, McDonald's and
8 Syosset Animal Hospital.

9 Turning to the 2019 photo from the same
10 vantage point, you can see that the surrounding
11 area became drastically more commercial since 1970.
12 There are now traffic signals, more vehicles on the
13 road, you can see part of Syosset Plaza, part of
14 Bagga Plaza and 7-Eleven.

15 Exhibit 5 depicts the view from the
16 south side of Cedar Street, Jericho Turnpike
17 intersection looking north down Cedar Street. That
18 1970 photograph shows the intersection without a
19 traffic signal.

20 Now, looking at the 2019 photograph,
21 the intersection is now improved with a traffic
22 signal and you can see more of Syosset Plaza.

23 Exhibit 6 depicts the premises from the
24 middle islands of the intersection of Cedar Street
25 and Jericho Turnpike. And then, once again,

1 turning to the 2019 photograph, once again shows a
2 much busier intersection with traffic signals and
3 more vehicles.

4 Now, these comparison photographs all
5 show how the immediate surrounding area;
6 particularly Jericho Turnpike, has become
7 commercialized since 1970.

8 Our application today seeks a change of
9 zone from the R1-10 Zoning District to the NB
10 Zoning District and site plan approval to redevelop
11 the premises with a two-story building with a
12 basement with a footprint of 20,391 square feet,
13 with a total square footage of 4,782 square feet.

14 The proposed building will be located
15 on the south side of the property and will utilize
16 fencing and landscaping along with the building to
17 screen the parking lot from the community to the
18 south.

19 The proposed building meets all
20 dimensional zoning and parking requirements. It
21 provides 24 parking spaces where 24 parking spaces
22 are required. Site access will be provided via one
23 curb cut on Cedar Street.

24 The applicant is proposing to relocate
25 part of his practice to the premises. If you break

1 down New York Reproductive Wellness medical
2 practice, it can be broken down into four parts.
3 There are initial consultations, ambulatory
4 surgery, invitro fertilization lab, and then
5 follow-up visits.

6 The ambulatory surgery and invitro
7 fertilization lab will stay at 300 South Oyster Bay
8 Road, and the initial consultations as well as the
9 follow-up visits will then be relocated to the
10 premises if this application is granted.

11 The new location will operate with a
12 total staff of 15 people with a maximum of seven
13 employees per shift. And this is consistent with
14 the current staffing at 300 South Oyster Bay Road.

15 New York Reproductive Wellness is not a
16 typical medical office in that the practice takes
17 limited number of appointments to ensure privacy
18 for its patients.

19 As Dr. Zapantis stated in his
20 September 28th letter, quote, "Due to the fact that
21 fertility treatments are very personal and often an
22 emotional experience, I strive to ensure my
23 patients receive the highest level of care in a
24 private and comfortable setting," closed quote.

25 This was one of the main reasons

1 Dr. Zapantis purchased the premises, as it allowed
2 him to build a freestanding building that would
3 ensure his patients would have privacy when they
4 arrive for their visits as opposed to a shopping
5 center.

6 Dr. Zapantis goes above and beyond to
7 ensure his practice is not a high volume, high
8 traffic practice like you would see at an urgent
9 care facility or primary care doctor. The majority
10 of the appointments occur in the morning periods
11 with a minimal number of afternoon appointments due
12 to the fact that their duration is longer and it
13 requires a one-on-one appointment with the
14 physician. At all times, there would be only one
15 physician on duty.

16 As will be explained in a few minutes,
17 the proposed site design has gone through multiple
18 revisions; most notably, the building location was
19 flipped from the north side to the south side of
20 the lot.

21 The Town's Department of Environmental
22 Resources reviewed all of the relevant documents
23 submitted in connection with the application,
24 including both sets of plans with building on the
25 north side as well as with the building on the

1 south side and the traffic impact statement
2 prepared by Atlantic Traffic Design.

3 Even though the State's DEC
4 environmental assessment form workbook sets forth
5 that the -- that vehicle trip generation of less
6 than 100 trips per peak hour are typically
7 considered not to pose a significant adverse
8 environmental impact, DER requested and the
9 applicant prepared a complete analysis of any
10 potential impacts to transportation resources in
11 accordance with the Town of Oyster Bay
12 transportation information request addendum.

13 After both reviews, DER issued Town
14 Environmental Quality Review Reports. These
15 reports were dated July 27, 2018 and May 15, 2020,
16 and are included in your Exhibit packet as
17 Exhibits 7 and 8.

18 Both TEQRA reports classify the project
19 as an unlisted action and recommend a negative
20 declaration with respect to SEQRA.

21 Now, turning to the specifics of the
22 site and the proposed building, as you can see from
23 the renderings, the building was designed to be
24 aesthetically pleasing with residential-like
25 architecture to conform with the surrounding

1 neighborhood. To discuss this further, I'm going
2 to ask Lou Gileno to come speak to you about the
3 building design.

4 SUPERVISOR SALADINO: Just one moment,
5 please.

6 Thank you very much.

7 Please proceed.

8 MR. GILENO: Good morning.

9 My name is Lou Gileno, architect. I'm
10 the architect for Zapgrande.

11 And to the right are the renderings my
12 office prepared for the proposed new office
13 building for our client. Even though the building
14 use is for offices, we took the approach to design
15 and build to fit in the character of the
16 residential neighborhood to the south of the
17 property.

18 The proposed building has a form
19 presence of two-story single-family residence. The
20 footprint is 2,390 -- 91 square feet with an
21 overall floor area on the first and second floor of
22 4,782 square feet. It was designed with a main hip
23 roof with reverse gables. It also has an entrance
24 canopy with deposit columns at the main entrance
25 that mimics the front covered porch of a

1 single-family residence.

2 In designing the building, we also
3 chose to use exterior finishes that are typically
4 used on homes being built or remodelled in the
5 surrounding areas.

6 For example, the roof is an
7 architectural asphalt-shingled roof use painted
8 aluminum gutters and leaders and the siding is a
9 painted composite lab siding similar to HardiePlank
10 or CertainTeed.

11 We also used white trim boards, corner
12 boards, fascia, soffits throughout the building,
13 again in keeping with a single-family residence
14 feel. And we also incorporated some stone base
15 around the building and used it as a little bit of
16 a feature element at the entrance and the rear of
17 the building.

18 Lastly, the windows that we chose were
19 double-hung residential style window units that
20 have a six over one grill configuration. That
21 gives it an even more residential feel.

22 Lastly, the landscaping around the
23 building also gives is a presence of a
24 single-family residence. So the overall design and
25 feel of the building is consistent with a

1 single-family residence's character of the
2 surrounding neighborhood.

3 Any questions.

4 SUPERVISOR SALADINO: Does the Board
5 have any questions for the architect?

6 (No response.)

7 MR. GILENO: Thank you.

8 SUPERVISOR SALADINO: Yes, Councilman
9 Labriola.

10 COUNCILMAN LABRIOLA: Just one moment.

11 I noticed that you stated that you're
12 moving the premises over.

13 You said you're moving them to the
14 south side?

15 MR. GILENO: Further away from Jericho
16 Turnpike, yes, so the parking is on the Jericho
17 Turnpike side of the property.

18 COUNCILMAN LABRIOLA: That's the
19 reasoning that you had to move -- because I was
20 just wondering why you wouldn't put it closest to
21 Jericho Turnpike, the structure, and have the
22 parking, you know, in the back, on the side.

23 MR. GILENO: We originally did have
24 that, the same building, but we flipped it based on
25 some Building Department Environmental comments.

1 COUNCILMAN LABRIOLA: So the setbacks
2 that were originally designed in the residential
3 zone now in this zone that you're proposing --

4 MR. GILENO: Is for the Neighborhood
5 Business District.

6 COUNCILMAN LABRIOLA: Is for the
7 Neighborhood Business District.

8 MR. GILENO: So it meets all the
9 requirements of the Neighborhood Business District.

10 COUNCILMAN LABRIOLA: So what will be
11 your setback from the -- from the residential
12 section, from Cedar and from --

13 MR. GILENO: 10 feet, I believe.

14 COUNCILMAN LABRIOLA: The current
15 structure is 30 feet and 33 feet on the side?

16 MR. GILENO: Correct.

17 COUNCILMAN LABRIOLA: And 30 feet in
18 the front.

19 Again, you're moving the structure
20 closer to the residential community?

21 MR. GILENO: That is correct.

22 But as stated, the structure, if you
23 look at the rendering here, it has a residential
24 feel to it. So even though it is -- yes, it is
25 closer to -- in fact, we feel that the structure

1 being that it looks like a residence is more
2 appealing to the residents in the area looking at
3 that building instead of a parking lot.

4 COUNCILMAN LABRIOLA: Okay. Thank you.

5 MR. GILENO: Sure.

6 SUPERVISOR SALADINO: Thank you.

7 MR. SNIPAS: Just to clarify, the
8 application has been pending since 2016 and has
9 actually gone through four rounds of review and
10 comments from Planning and Development.

11 As Lou Gileno stated, the original plan
12 proposed for the parking to be located on the north
13 side -- on the south side of the property, the
14 building on the north side.

15 We received a comment letter dated
16 March 4, 2019, and in response to that letter, the
17 applicant redesigned the site and parking located
18 on the northern portion of the property closer to
19 Jericho Turnpike in order to, as Planning and
20 Development stated in its letter, limit the
21 negative impact to be -- and to be in harmony with
22 the surrounding residential properties.

23 At this point, I'm going to ask Mike
24 Rant from North Coast Civil to discuss the site
25 design and civil engineering.

1 MR. RANT: Good morning, Supervisor
2 Saladino, Members of the Board.

3 My name is Michael Rant from the firm
4 Northcoast Civil, and I'm here this morning
5 representing the owners of 77 -- 770 Cedar Street.

6 Our office prepared the site survey as
7 well as the site engineering for the proposed
8 building.

9 As previously mentioned, the building
10 itself is located on the south side of the parcel
11 and we've gone through many iterations as far as
12 the building location, and some of the thought
13 behind situating the home -- building application
14 was it would screen the parking areas from the
15 residential properties to the south as well as
16 place the curb cut closer to the intersection,
17 which would limit traffic onto Cedar Street.

18 So because of the short distance of the
19 proposed entrance from Jericho Turnpike, vehicles
20 that would enter the property would not need to
21 navigate through Cedar Street and it would prevent
22 -- and limit the amount of traffic in the
23 residential properties.

24 So we felt that by screening the
25 parking areas, minimizing trip generation, it would

1 help be a benefit to the surrounding properties and
2 the areas that are directly across the street on
3 Cedar Street, which are also commercial in nature,
4 would be in character with those properties.

5 So currently the property is situated
6 with a single-family dwelling, which would be
7 removed, and a new park parking lot would be
8 constructed with 24 parking spaces, which is the
9 minimum required as per Town code, which we comply
10 with.

11 As mentioned, the proposed project
12 itself is fully zoned in compliance with the
13 Neighborhood Business District.

14 The lot is adjacent to Seaford-Oyster
15 Bay entrance ramp so although we're not doing work
16 on the state right-of-way, we did make an
17 application to New York State DOT to see if they
18 had any objections to the application. They had no
19 objections to the proposed project.

20 The one requirement that they asked for
21 was to provide a new handicapped ramp at the corner
22 of Cedar Street and Jericho Turnpike. That allowed
23 us to create a handicapped -- an ADA accessible
24 handicapped ramp and sidewalk along that Cedar
25 Street portion of the property, which currently

1 does not have a sidewalk. So it allows for
2 pedestrian safety, pedestrian traffic along that
3 area which currently does not exist.

4 From a site engineering standpoint,
5 minimal site work is necessary to construct a home.
6 It's a fairly flat property with approximately
7 three feet of grade change throughout.

8 Currently, the existing dwelling does
9 not comply with the Town's regulations regarding
10 containment of storm water runoff. So all the
11 storm water run off washes from the north to the
12 south onto the roadway system.

13 So by implementing this plan, we'll be
14 providing an entirely new drainage system that will
15 contain all the runoff on site greatly reducing
16 amount of run off that contributes to the Town
17 system as well as the neighboring residential
18 properties. So, I think from that aspect, it's a
19 vast improvement over currently what's there.

20 As Mr. Gileno had mentioned, we are
21 providing new landscaping around the building that
22 will be in character with typical foundation
23 plantings that you'd see on a residential home
24 along the south side which borders the residential
25 properties. We have a row of arborvitae evergreen

1 vegetation to help with screening, as well as a
2 six-foot privacy solid fence which would mitigate
3 any visual impacts to the parking lot from
4 residential properties.

5 And throughout the property itself,
6 rather than have just single row of one type of
7 plant, we have a variety of different evergreen and
8 insidious trees and plantings that will help give
9 more of a natural feel and more of a residential
10 scenery.

11 That concludes my presentation. If the
12 Board has any questions, I'd be happy to answer
13 them.

14 SUPERVISOR SALADINO: Are the majority
15 of these trees evergreens and will continue to
16 block the view from the residents' side throughout
17 the year, not just in the foliage seasons?

18 MR. RANT: Correct.

19 So the parking lot perimeter screening
20 would be an evergreen screening that will provide
21 vegetation year-round and planted throughout there
22 would be -- we have mixture of maple trees, some
23 Kousa dogwoods that would shed their leaves in the
24 Fall and the Winter, but there would be year-round
25 screening with evergreen plantings throughout.

1 SUPERVISOR SALADINO: Including on the
2 southerly perimeter of the property on Park?

3 MR. RANT: On the parking lot.

4 Around the building, there's smaller
5 mix of plants. There's some evergreen and some
6 deciduous foundation plantings.

7 SUPERVISOR SALADINO: Would the -- if
8 it is the desire of the residents and the
9 community, these adjacent homes, would the
10 applicant be amenable to some evergreen plantings
11 along that park -- on Park along the southerly
12 border to screen the structure from their
13 dwellings?

14 MR. RANT: I would have to discuss with
15 my client and see if they would be open to that
16 suggestion.

17 SUPERVISOR SALADINO: Okay. Thank you.

18 MR. RANT: Thank you.

19 COUNCILWOMAN WALSH: Do you have -- I
20 see in both -- all the photos of the shots looking
21 at Jericho Turnpike, are there any photos of the
22 street -- the actual street, the homes that are
23 next to this property, a view from Jericho onto --

24 SUPERVISOR SALADINO: There are photos
25 of the homes further in --

1 COUNCILWOMAN WALSH: The neighboring
2 homes, the ones that -- you said 10 foot, is there
3 10 feet?

4 MR. RANT: The 10-foot setback to the
5 south -- the homes to the south are located on the
6 opposite side of the street, so there's a 10-foot
7 setback. There's a 50-foot wide right-of-way, and
8 the homes would be further to the south.

9 The properties directly to the west,
10 those fall within the Neighborhood Business
11 District, so those are not zoned residential. So
12 the only properties adjacent would be to south, and
13 they're separated by a roadway.

14 COUNCILMAN LABRIOLA: Have you
15 considered -- have you considered a curb access
16 over by the Seaford-Oyster Bay ramp or is that
17 something DOT has frowned on?

18 MR. RANT: The DOT would not allow, you
19 know, a right-of-way use for entering a highway to
20 act as our main entrance, and if it did, it
21 wouldn't allow us access to Jericho Turnpike. We
22 would have to do -- anyone leaving the property
23 would have go onto the Seaford-Oyster Bay since
24 it's a one-way ramp.

25 COUNCILMAN LABRIOLA: Would you care to

1 discuss your lighting plan and the impact it may
2 have upon adjoining neighbors in the evening?

3 MR. RANT: Sure.

4 So the lighting plan, all proposed
5 lighting would be maximum 14 feet height. It would
6 be fully dark-side compliant, downward shielding,
7 downward lighting. It would be located along the
8 perimeter.

9 The majority of the fixtures would be
10 along the Seaford-Oyster Bay Expressway. All the
11 lights, again, would be directed away from
12 residential properties.

13 COUNCILMAN LABRIOLA: Okay.

14 MR. RANT: Unless there's any other
15 questions, we can move onto the next --

16 SUPERVISOR SALADINO: Any questions
17 from the Board?

18 Thank you very much.

19 Counselor, just one moment, please.

20 COUNCILMAN IMBROTO: Counsel, I have a
21 couple of questions for you.

22 I don't know how much more you have on
23 your presentation.

24 MR. SNIPAS: Sure.

25 COUNCILMAN IMBROTO: But you spoke

1 about the community outreach that you've done.

2 MR. SNIPAS: Yes.

3 COUNCILMAN IMBROTO: I know that there
4 are a lot of residents here today.

5 Did you speak to any of them before the
6 meeting.

7 MR. SNIPAS: No. We had --

8 COUNCILMAN IMBROTO: Did you come here
9 early to have a meeting with them or converse with
10 them.

11 MR. SNIPAS: No. We have not spoken
12 with them today. No.

13 As I stated, we did try to reach out
14 and haven't heard from anybody. I've spoken with
15 the client before, but we have not and we're
16 willing to speak with them if need be.

17 COUNCILMAN IMBROTO: Well, I hope that
18 you'll, you know, keep an open mind, listen to
19 everything that they say, take their concerns
20 seriously because we will.

21 MR. SNIPAS: Absolutely.

22 COUNCILMAN IMBROTO: And if there's any
23 way that they can be accommodated, we'd appreciate
24 that.

25 MR. SNIPAS: Absolutely.

1 COUNCILMAN IMBROTO: How many tenants
2 are there going to be in this office building?

3 MR. SNIPAS: It's just one tenant. I
4 know that you see from the plans prepared by Lou
5 Gileno it mentions Tenant 1A, 1B. That was one of
6 the first concepts, but, however, we decided it was
7 just going to be one single tenant, which would be
8 New York Reproductive Wellness.

9 COUNCILMAN IMBROTO: Okay. There's
10 nothing that would prevent them from subletting
11 that space in the future, right?

12 MR. SNIPAS: No. But that's -- the
13 intention is right now -- and, actually, if we
14 reduced -- you know, if it was subletted, New York
15 Reproductive Wellness wouldn't even actually be
16 able to occupy this space because of the fact that
17 when you have exam rooms, nursing stations,
18 ultrasound equipment, it just would not fit with
19 two tenants.

20 COUNCILMAN IMBROTO: How many patients
21 can this facility accommodate at a single time?

22 MR. SNIPAS: The amount that it can
23 accommodate versus the amount that is expected --

24 COUNCILMAN IMBROTO: Well, why don't
25 you give me both. Because you talked about --

1 earlier you talked about how there's very few
2 patients that come in at a time for their privacy.

3 If that's the case, why do you need so
4 much space?

5 MR. SNIPAS: Well, because of fact
6 that, you know, you'll have about three -- three
7 patients being seen at single time, a maximum of
8 three.

9 I want to make sure -- you know, at
10 this point, I'm just going to ask, actually,
11 Dr. Zapantis to come up just to explain a little
12 bit about his practice so that you have a better
13 understanding of his practice as well as the amount
14 of patients. Because it's going to be about
15 approximately three coming to be able to be seen,
16 but each one needs an exam room, obviously.

17 If you -- if I may --

18 COUNCILMAN IMBROTO: While I still have
19 you here.

20 MR. SNIPAS: Yes.

21 COUNCILMAN IMBROTO: You spoke about
22 the prior change of zone application.

23 What was the result of those?

24 MR. SNIPAS: The 1967 application was
25 denied.

1 The 1970 application was withdrawn
2 without prejudice. It was in contemplation of
3 preparation of the Town of Oyster Bay master plan.

4 Then the '81 and the '82 applications
5 were both denied.

6 COUNCILMAN IMBROTO: Was there any
7 indication on the record as to why they were
8 denied?

9 MR. SNIPAS: No. I was not able to
10 uncover them.

11 COUNCILMAN IMBROTO: The comments by
12 Supervisor Colby, I can see this as a doctor's
13 office or an accountant's office, was that
14 application for a change of zone for a real estate
15 office that would be a residence that would also
16 share a real estate office?

17 MR. SNIPAS: Yes. It was for the -- it
18 was going to use the existing dwelling as a
19 residential management office -- real estate
20 management office, I apologize.

21 COUNCILMAN IMBROTO: So he probably
22 meant a doctor's office or an accountant's office
23 where the doctor lived there and just had a single
24 office and a small practice, right?

25 MR. SNIPAS: I can't speak to what he

1 meant.

2 COUNCILMAN IMBROTO: Okay. But you're
3 the one that quoted it, so that's why --

4 MR. SNIPAS: I know, but...

5 COUNCILMAN IMBROTO: Thank you.

6 That's all my questions.

7 MR. SNIPAS: Okay.

8 In order to prevent a staff member to
9 come up and clean every single time that I go to
10 introduce one of the next presenters, I would just
11 ask if I can hand up the report of Michael Lynch as
12 well as I'm going to have Dr. Zapantis speak at
13 this time.

14 Following him, if you have any
15 questions I would ask Mike Lynch come up to speak.
16 And then following Mike Lynch, I would ask that
17 Ethan Schukoski, the traffic engineer come up and
18 speak, and then I will come up and answer any other
19 questions, if that's acceptable to the Board.

20 SUPERVISOR SALADINO: Absolutely
21 acceptable.

22 Please present those reports to the
23 Town Clerk.

24 DR. ZAPANTIS: Good morning, Supervisor
25 Saladino and Councilmen.

1 SUPERVISOR SALADINO: If you'd turn the
2 microphone --

3 COUNCILMAN IMBROTO: Can you speak up a
4 little bit? It's hard with the mask.

5 SUPERVISOR SALADINO: Yes. And if you
6 would kindly turn and direct the microphone more
7 toward your mouth, it would also help in hearing
8 you.

9 DR. ZAPANTIS: Sure.

10 Good morning.

11 SUPERVISOR SALADINO: Good morning.

12 Would you kindly start off by giving us
13 your full name and address? State your presence.

14 DR. ZAPANTIS: Gregory Zapantis.

15 My home address?

16 SUPERVISOR SALADINO: Yes. Or your
17 work address is fine.

18 DR. ZAPANTIS: Okay.

19 300 South Oyster Bay Road in Syosset.

20 SUPERVISOR SALADINO: Thank you,
21 Doctor.

22 DR. ZAPANTIS: Thank you.

23 SUPERVISOR SALADINO: Are there
24 questions for the doctor?

25 COUNCILMAN IMBROTO: Yes.

1 The question that I asked your attorney
2 earlier was simply, how many patients can you
3 accommodate under this proposed facility at a
4 single time and how many do you anticipate seeing
5 at a single time?

6 DR. ZAPANTIS: There should be --

7 COUNCILMAN IMBROTO: And if there's a
8 discrepancy between the two, could you please
9 explain it, why you would need more space than you
10 anticipate using?

11 DR. ZAPANTIS: Well, a lot of the
12 spacing has to do with the staff members and
13 privacy for the patients. It's a very discreet
14 type of, you know, field of medicine, and patients
15 need to have the utmost privacy.

16 So a lot of what we do is monitoring of
17 fertility treatment patients in the morning, and we
18 propose to have between five and six exam rooms,
19 which will have a quick turnover and each patient
20 will stay in the room for maybe ten or fifteen
21 minutes, so we may have as many as five or six at a
22 time. Then they are turned over quickly and
23 replaced by other patients. And that timeframe is
24 mostly around a two-hour period.

25 The rest of the day consists of

1 follow-up patients and new patient consultations,
2 which happen over a half an hour to an hour period,
3 in which case there's only a patient and her
4 partner who's in the office, so it's very, very
5 light at those times. But that's in the afternoon.

6 COUNCILMAN IMBROTO: So how many total
7 people do you anticipate coming through your
8 facility in a single day?

9 DR. ZAPANTIS: We may have as many as
10 -- right now we have as many as 30 or 40 patients
11 for short visits. And we have a lot of --

12 COUNCILMAN IMBROTO: Are those
13 concentrated during a certain time of the day? Do
14 you have appointments in the morning, in the
15 afternoon, in the evening?

16 DR. ZAPANTIS: We do. We start at 6:00
17 or 6:30 in the morning, and probably the highest
18 rush is over an hour and a half to two-hour period.

19 COUNCILMAN IMBROTO: When is that?

20 DR. ZAPANTIS: 6:00 to 8:00.

21 COUNCILMAN IMBROTO: In the morning?

22 DR. ZAPANTIS: Yes.

23 COUNCILMAN IMBROTO: That's the busiest
24 time of the day?

25 DR. ZAPANTIS: Yes.

1 COUNCILMAN IMBROTO: The average
2 fertility appointment is two hours and the average
3 consultation is thirty minutes to an hour, you
4 said?

5 DR. ZAPANTIS: No. For -- while
6 they're undergoing fertility treatment monitoring,
7 it's a ten to fifteen-minute appointment, and for a
8 followup or a new patient consultation, it's half
9 an hour or an hour, respectively.

10 COUNCILMAN IMBROTO: So what was the
11 two-hour appointment that you referred to?

12 DR. ZAPANTIS: Did I mention two hours?

13 COUNCILMAN IMBROTO: You said something
14 about two hours. I wasn't --

15 DR. ZAPANTIS: Oh, I'm sorry.

16 So when we're monitoring patients in
17 the morning during -- the biggest concentration of
18 patients is during a two-hour period, but there's
19 quick turnover during that time --

20 COUNCILMAN IMBROTO: Okay.

21 DR. ZAPANTIS: -- because each patient
22 is scheduled for a fifteen-minute time slot.

23 COUNCILMAN IMBROTO: How many
24 appointments would you say you have between 6:00
25 and 8:00 a.m.?

1 DR. ZAPANTIS: Maybe about thirty.

2 COUNCILMAN IMBROTO: And then the rest
3 of the day you have how many?

4 DR. ZAPANTIS: Ten or so.

5 COUNCILMAN IMBROTO: So you have thirty
6 patients just concentrated in that two-hour window
7 and then the rest of day it's just a slow trickle
8 in?

9 DR. ZAPANTIS: It's very light, yeah.

10 May I also add, a lot of our business
11 is doing fertility treatment, our ambulatory
12 surgery center and our IVF lab, so patients will be
13 going to the South Oyster Bay Road facility for
14 that.

15 COUNCILMAN IMBROTO: Okay.

16 Thank you, Doctor.

17 DR. ZAPANTIS: Thank you.

18 SUPERVISOR SALADINO: Are there any
19 other questions from Board members?

20 (No response.)

21 SUPERVISOR SALADINO: Doctor, have you
22 had an opportunity to speak to the residents in the
23 vicinity of this location via telephone, in person,
24 or Zoom or in any other way.

25 SPEAKER: I have not, no.

1 My staff members were alerted to the
2 possibility of community members reaching out. So
3 I made sure to notify them of that -- the interest
4 in speaking with them, and I did not hear from
5 anyone yet, but I'm certainly very willing to speak
6 with anyone.

7 SUPERVISOR SALADINO: Communication is
8 so important in these types of applications that
9 the Town feels -- with on a very regular basis,
10 might I suggest that you and counsel take this
11 opportunity -- we have a number people who would
12 like to speak, so you'll get a sense to what their
13 concerns are, and be it here, be it at a future
14 date by collecting up e-mails, contact names and
15 phone numbers and so forth, it's always better when
16 there is the best communication between the local
17 residents and the applicant.

18 Sometimes it's about fear that they
19 don't know what's going to go on there. Sometimes
20 it's about a particular concern that you might feel
21 reasonable to address and to adjust on your plan.
22 So it's always great advice to take some time to
23 communicate with the residents. They will be
24 speaking today, but as a followup, I highly suggest
25 that you consider that.

1 DR. ZAPANTIS: Yes, sir.

2 I prepared a very short presentation.

3 May I?

4 SUPERVISOR SALADINO: Please. Whatever
5 you'd like to present.

6 I would like ask one quick question. I
7 know what the answer is, but to get this off the
8 table and put this aside -- and it's not your field
9 of medicine, I do realize that, but just to elude
10 any concerns. We travel by medical facilities all
11 the time, there's a long -- these days, there's a
12 long line wrapping around the building, sometimes
13 around the block, sometimes cars parked all the way
14 down the street.

15 Will you at this time or any time in
16 future be testing individuals for COVID-19 at your
17 facility.

18 DR. ZAPANTIS: We screen patients for
19 COVID-19 before they come into the office with a
20 questionnaire and then once again once they arrive
21 to the office we take their temperature, we space
22 out patients intentionally.

23 Prior to the COVID era because of, you
24 know, privacy issues, but certainly now with the
25 COVID pandemic, you know, gives us extra reason to

1 space out patients.

2 SUPERVISOR SALADINO: Do -- I'm sorry.

3 DR. ZAPANTIS: We also screen patients
4 for COVID-19 by a nasal swab before their operating
5 procedures, any type of procedure.

6 SUPERVISOR SALADINO: Can the public
7 presume that these are only your patients utilizing
8 your reproductive services and not screening the
9 general public for COVID-19?

10 DR. ZAPANTIS: That's correct.

11 SUPERVISOR SALADINO: Okay.

12 Thank you.

13 DR. ZAPANTIS: Thank you.

14 So once again --

15 SUPERVISOR SALADINO: Please proceed,
16 sir.

17 DR. ZAPANTIS: Thank you.

18 Supervisor Saladino and council
19 persons, thank you for considering our application.

20 With a great reputation and a lot of
21 hard work, New York Reproductive Wellness has grown
22 busier than I could have ever dreamt.

23 In turn, we've been able provide high
24 quality and high paying jobs for Long Island staff
25 and high quality care for our patients. As a

1 result, however, we have outgrown our current space
2 at 300 South Oyster Bay Road in Syosset. With the
3 increase need for clinical and office space, the
4 development of the new office at 770 Cedar Street
5 has become pressing.

6 Having built our state-of-the-art
7 invitro fertilization lab and ambulatory surgery
8 center at South Oyster Bay Road, it is impractical
9 to ever move those parts of the practice, so we are
10 currently proposing to relocate only the office
11 operations to Cedar Street.

12 Because the traffic volume at South
13 Oyster Bay office never overwhelms our parking,
14 splitting the operations will only mean low volume
15 at the new office. Most of the commuting is before
16 school buses are on the road and before the morning
17 rush starts.

18 The relationship of our practice to our
19 community at 300 South Oyster Bay Road is
20 excellent, especially toward our immediate
21 neighbors. As an example, I recently became
22 concerned over the safety of our staff -- patients
23 and staff due to the high winds we recently
24 experienced.

25 Our neighbor Stan has several enormous

1 and frail evergreen trees which partly overhung our
2 property. Before any trimming were ordered, I made
3 sure to contact Stan directly to discuss the matter
4 and to coordinate the work with his blessing and
5 with thought given to the viability and appearance
6 of his trees after the work. He expressed relief
7 in support of the gesture.

8 Concern for community is important to
9 me. I value the connections I have with my
10 neighbors and my community. Syosset is especially
11 dear to me and my family as we have lived at Clear
12 View Village in Syosset since 2001. My kids have
13 attended Baylis Elementary, H.B. Thompson Middle
14 School and Syosset High School.

15 My wife's family are also long-term
16 Syosset residents. My mother-in-law, Malda
17 Casagrande, who also lives in Clearview Village,
18 moved to her current home in 1976. So my family
19 and I are proud Syosset residents who care about
20 our fellow residents, the beauty of our town, our
21 stellar school district, which needs strong and
22 profitable businesses to support it through the tax
23 base and our local economy, which benefits from
24 high-quality jobs and the prestige that a build --
25 a business like our stellar fertility practice

1 provides.

2 I believe our proposed new building
3 will be an asset to our shared community, and I
4 hope you will agree to support its approval.

5 Thank you once again for your kind
6 consideration.

7 SUPERVISOR SALADINO: Thank you,
8 Doctor, for your presentation. It's much
9 appreciated.

10 Do you have anything else that the
11 Board or the public might want to hear?

12 DR. ZAPANTIS: No.

13 Thank you.

14 SUPERVISOR SALADINO: Thank you.
15 Stay safe.

16 DR. ZAPANTIS: Thank you.

17 You, too.

18 MR. ZEIDMAN: Supervisor, I'm an
19 attorney and I want to speak on behalf --

20 SUPERVISOR SALADINO: You're going to
21 have to go up to the microphone because I can't
22 hear what you're saying.

23 MR. ZEIDMAN: My name is David Zeidman.
24 I'm an attorney and part of the community affected
25 by this application.

1 I'm asking you if you would be kind
2 enough to take me out of turn, because I have --
3 with the Appellate Division, a hearing that I must
4 attend to and I can't postpone that.

5 SUPERVISOR SALADINO: I'm going to ask
6 counsel for the applicant for his feelings on this.

7 MR. SNIPAS: I think it should be fine.

8 Let me just, if you may, let me talk to
9 my client.

10 SUPERVISOR SALADINO: Certainly.

11 We'll get you an answer. As you know,
12 we want to be fair to all sides as to our process,
13 but I don't see any issue with providing you this
14 opportunity.

15 MR. SNIPAS: That's fine.

16 SUPERVISOR SALADINO: Please state your
17 presence, sir.

18 MR. ZEIDMAN: Sure.

19 First of all, good morning, Supervisor
20 and Council members.

21 My name is David Zeidman. I'm an
22 attorney and I reside at 16 Donald Drive in
23 Syosset, which is part of the Syosset Woods
24 community, and I'm speaking here today in
25 opposition to the proposed application to change

1 the zoning law for 770 Cedar Street and thereafter
2 building a two-story medical building with at least
3 24 parking spaces.

4 Yesterday you were sent by e-mail a
5 copy of six pages of signed petitions from all the
6 residents living in the immediate area of Cedar
7 Street. I will hand up today the originals for
8 your records.

9 Given more time and not being in the
10 midst of the pandemic, I'm sure that everyone or
11 almost everyone in the community would have signed.

12 I know that many other residents have
13 written to the Board directly, and I believe those
14 letters were directed to Mr. Scalera, and I hope
15 those letters were also made part of the record.

16 More often --

17 SUPERVISOR SALADINO: I can assure you
18 they are. Our Town Clerk is indicating that he has
19 them and Mr. Scalera, our Town Attorney, is nodding
20 in agreement.

21 MR. ZEIDMAN: Thank you.

22 Also, Mr. Superintendent, I believe you
23 received many calls from the community members
24 expressing their opposition.

25 As you've heard, there have been three

1 prior attempts to change the zoning for this
2 property in '68, '70 and '81. All three were
3 either denied or withdrawn.

4 This application is very similar to the
5 request to change the zoning of this property in
6 1981. In July of 1982, the Town Board denied the
7 application, and I have the letter by Councilman
8 Diamond sent to the residents advising them of the
9 denial, which I included in my e-mail.

10 It's interesting to note that the 1981
11 application was denied and involved a much less
12 ambitious project than we have today. The intended
13 building was only going to be 1,600 square feet as
14 opposed to the huge structure in today's
15 application of 4,800 square feet.

16 The number of parking spaces in 1981
17 was 16 as opposed to today's 24 parking spaces.

18 The Board found it prudent to deny the
19 more modest application for many of the same
20 reasons that exist today.

21 Contrary to what you've heard today,
22 this property does not front Jericho Turnpike in
23 any way. In fact, the property is 50 feet from
24 Jericho Turnpike. In between Jericho Turnpike and
25 the property is the southbound ramp to the

1 Seaford-Oyster Bay Expressway. Visitors to the
2 proposed building would have to enter and leave on
3 Cedar Street.

4 Cedar Street is a very narrow two-way
5 street with no stopping, no standing or parking on
6 either side and is barely wide enough for two-way
7 traffic. We will be showing you pictures that
8 clearly make this point later in the presentation
9 that you'll see after the petitioner concludes.

10 Cedar Street is the only route to
11 egress from much of this community. From my
12 street, Donald Drive, I turn onto Cedar Street to
13 reach Jericho Turnpike. There are approximately
14 200 homes in this area that use Cedar Street.

15 Across from the site is an animal
16 hospital, and next to the animal hospital is a
17 two-family home. Both have access to Cedar Street
18 and also provide a great deal of traffic.

19 Two schools, Thompson Middle School and
20 Willits Elementary School use Cedar Street as a
21 point of egress for the buses and cars that
22 transport the children as well as the teachers that
23 work there.

24 During the course of any weekday,
25 dozens of buses on Cedar Street travel. Currently,

1 this heavy traffic creates a serious back up and
2 problem for the residents on Cedar Street. There
3 are several no standing, no parking signs that
4 surround the perimeter of this property.

5 There's one school bus at Cedar and
6 Lenore Street and a second one further on Cedar
7 Street. Adding to the additional traffic
8 anticipated by this structure would result in a
9 daily traffic nightmare for all the local
10 residents, as well as the children and buses and
11 cars who would be in store for a very uncomfortable
12 ride after a long day in school.

13 It is very important to note that the
14 path between Cedar Street and Lesley Drive is a
15 priority emergency street for egress, especially
16 designated by the Town of Oyster Bay Highway
17 Department. I've included a copy of the Town of
18 Oyster Bay Public Works booklet designation.

19 This means that there is a special need
20 to keep the traffic flowing from Thompson Middle
21 School and Willits Elementary with no additional
22 stress on the roadway.

23 If there is an emergency, God forbid,
24 that requires a quick evacuation, time is of the
25 essence. This additional stress on the priority

1 road can be very dangerous and could result in
2 possible tragic consequences to the children,
3 teachers or residents.

4 Other community residents are here and
5 want to speak out against this petition. My wife,
6 Susan Zeidman, will show you some very revealing
7 pictures about the current congestion on Cedar
8 Street, but I would just like to end with a vivid
9 personal memory that I have.

10 Years ago when a single occupant lived
11 in the building at 770 Cedar Street, I would
12 frequently be waiting in a long line at the light
13 on Jericho Turnpike and Cedar. And I would see the
14 owner on many occasions in his car in the same
15 driveway which is the subject of this hearing and
16 be the cutout for this building. He was trapped in
17 the driveway and traffic would not let him exit.
18 He desperately would yell and honk his horn out of
19 frustration at the traffic just trying to cut
20 through the line to leave his home.

21 Can you imagine what would be the case
22 with so many people at that location?

23 So in conclusion, I would strongly urge
24 the Board to deny this petition, and I will submit
25 my comments for the record.

1 Thank you.

2 SUPERVISOR SALADINO: Thank you,
3 Counselor.

4 (Applause.)

5 SUPERVISOR SALADINO: I ask the
6 applicants to come back up, please, to finish their
7 presentation.

8 Good morning.

9 MR. LYNCH: Good morning, Supervisor
10 Saladino, Members of the Board.

11 My name is Michael Lynch. I'm a
12 State-certified real estate appraiser with offices
13 at 15 Dewey Street in Huntington. I have appeared
14 before this Board on many occasions as well as the
15 Zoning Board.

16 I prepared a report of my findings for
17 this proposed application for the change of zone.
18 I visited the property on November 23rd. I took a
19 series of photographs of the property and the
20 surrounding neighborhood.

21 As Mr. Snipas described, the property
22 is essentially an island. It's at the corner of
23 Park Drive East and Cedar Street and on its
24 northerly and northeasterly side is the on ramp to
25 the Seaford-Oyster Bay Expressway. While

1 technically it does not touch Jericho Turnpike, the
2 reason it's 50 feet off is because the on ramp
3 width is 50 feet. So from a practical standpoint,
4 it appears as the corner of Jericho Turnpike. And
5 as you're driving up and down Jericho Turnpike,
6 again, it appears that it's on the corner of
7 Jericho, even though technically it is not.

8 (Applause.)

9 MR. LYNCH: The existing house that has
10 sat there was recorded in Nassau County Assessment
11 was built in 1939. It's a small brick cape style
12 house. The overall size of the parcel is .39
13 acres. The zoning, as was described earlier by
14 planning, Mr. Snipas, is NB -- I'm sorry, R1-10.
15 The proposal this afternoon and this morning is for
16 that change of zone from the R1-10 to the NB Zone
17 to facilitate the construction and redevelopment of
18 the site with a professional medical building.

19 The architect described that the
20 building itself will have many architectural
21 details to its facade and its roof pitch,
22 et cetera, so as to blend in better with the
23 residential community to the south and to the
24 southeast.

25 The nearby and adjacent parcels to the

1 north of the property on Jericho Turnpike on the
2 north side, which is all NB Zone, you have the
3 Syosset Plaza. To the west of that, you have a
4 7-Eleven and a McDonald's. East -- west of the
5 property directly is the animal hospital as was
6 described. South of the animal hospital is a NB
7 Zone two-family house.

8 At 16 Cedar Street and south of
9 16 Cedar Street, diagonally opposite the property
10 to the southwest is a one-family residence that's
11 also in the NB Zone. Then further west of the
12 animal hospital is a steakhouse, there's a Chase
13 Bank, there's a beverage center, and there's an
14 urgent care pediatric center on the south side of
15 Jericho Turnpike.

16 In fact, if you go from the Seaford-
17 Oyster Bay Expressway, which defines the easterly
18 boundary of the Hamlet of Syosset, and you run
19 westerly approximately two miles to the westerly
20 boundary on Robbins Lane, there are no other corner
21 residentially-zoned parcels.

22 So this property, again, is unique in
23 that it is a residentially-zoned parcel on this
24 Cedar Street, which, again, while technically not
25 touching Jericho Turnpike from all practical

1 purposes, it is a corner, and access, however, will
2 be strictly from Cedar Street.

3 Mr. Snipas described that the property
4 will be owner occupied by a local resident, a local
5 physician. It will not be a multi tenanted.

6 Again, it's a single tenant,
7 owner-occupied facility. The professional building
8 itself will be pushed back towards the southwesterly
9 corner of the property so as to screen the parking
10 lot of the property.

11 As Mr. Rant indicated, there will be
12 substantial buffering with respect to plantings and
13 fencing along the north side of Park Drive East
14 against -- for additional screening of the proposed
15 parking area of the professional building, and
16 there will be compliant lighting, dark sky
17 compliant lighting, which will be downshielded and
18 I believe it will also be timed. So it will be --
19 the lighting will be off when office hours are not
20 in operation.

21 Just getting back to the zoning for a
22 moment, as described, the property is opposite NB
23 Zone immediately to the west on the westerly side
24 of Cedar Street.

25 The two residences, the two-family and

1 the one-family are both zoned NB. So
2 theoretically, those properties, if the developer
3 were ever interested or if the adjoining commercial
4 properties could raise those properties and
5 demolish a fully conforming professional building
6 if the two lots were combined or those lots could
7 be purchased by the additional commercial
8 steakhouse as well as the animal house for
9 additional parking, again, because they are zoned
10 NB.

11 So the proposal for this professional
12 doctor's office is not something that will be out
13 of character with the area considering the
14 immediate surrounding zoning to the north and to
15 the west and the fact that it's adjacent on its
16 immediate north and northeasterly by State
17 highways.

18 So it is my opinion based on existing
19 conditions in the area and a pattern of development
20 that the proposed professional building would be
21 out of character.

22 Now, what I did as well to reenforce my
23 opinion is I did look at -- if you turn to Pages 3,
24 4, and 5 of my report, I looked at a professional
25 medical building on the corner of James Street and

1 South Oyster Bay Road in the Syosset Grove section
2 of Syosset. If you're familiar with South Oyster
3 Bay Road in that section of Syosset, there are a
4 few professional medical buildings along the
5 westerly side of South Oyster Bay Road.

6 This particular example that I would
7 like to illuminate here is the building at the
8 corner of -- that's 38 South Oyster Bay Road, which
9 is the southwest corner of South Oyster Bay and
10 James Street, as well as the easterly side of
11 Southwood Circle.

12 That area of Syosset is under
13 transition as far as new construction. Many of the
14 old '50s and '60s splits and ranches are being
15 raised to make way for new luxury homes.

16 Immediately to the south of that
17 professional building at the southwest corner of
18 Southwoods Road and James is a newly constructed
19 home at 171 Southwood Circle, which again abuts
20 that professional building immediately to the south
21 as well as abutting the parking area, that sold in
22 2018, in November of 2018, for 970,000 or \$345 per
23 square foot.

24 I then looked at other newly
25 constructed homes that sold in and around that time

1 period, south of that home, but not within view of
2 the professional building, and those are also
3 listed -- you can see the chart that I prepared on
4 Page 4 of the other homes that sold in the
5 immediate area of the professional building, but
6 not within view or not abutting that said
7 professional building.

8 What I found was that on a price per
9 square foot basis that the other homes, again, that
10 were not abutting or within immediate view of that
11 professional building, did not sell for any less on
12 a per square-foot basis. These are all
13 identically-sized lots all backing to South Oyster
14 Bay Road, all fronting on Southwoods Circle, but
15 not abutting the professional building.

16 So the presence of that particular
17 professional building, which is occupied by a
18 pediatrics office in addition to a couple of other
19 profession -- medical professions, did not appear
20 to have any adverse impact to the sale price of an
21 immediately abutting new luxury residence.

22 So, in sum, this proposed application
23 for this new professional medical building,
24 considering the existing conditions in the area, as
25 well as my experience with other professional

1 buildings in the Hamlet of Syosset, should it be
2 built, will not have any deleterious effect to
3 nearby property values, nor the out of character or
4 out of pattern of development in the immediate
5 area.

6 On sum, the benefits of the applicant
7 greatly outweighs any detriment to the
8 neighborhood.

9 At this point, I can answer any
10 questions, Mr. Sal -- Supervisor Saladino.

11 SUPERVISOR SALADINO: Councilman?

12 COUNCILMAN LABRIOLA: Thank you,
13 Mr. Lynch, for you presentation.

14 I just wanted to bring up a point that
15 you said you were making a comparison to property
16 that was given a Special Use Permit, not a change
17 of zone.

18 MR. LYNCH: Correct.

19 COUNCILMAN LABRIOLA: So does that
20 figure into your calculations as to the deleterious
21 effect on the community?

22 I mean, a change of zone, a property
23 like this could actually -- if some day in the
24 future could actually handle different types of
25 business in a Neighborhood Business Zone.

1 (Speaking from the audience.)

2 COUNCILMAN LABRIOLA: It's not a
3 Special Use Permit where they were specifically
4 granted that use by that Town Board in the 1950s
5 so -- and by the way, back then, many times doctors
6 resided on their property.

7 MR. LYNCH: Yes.

8 COUNCILMAN LABRIOLA: And I don't know
9 if that was the case and -- or originally maybe our
10 Planning Commissioner can speak to that because
11 you're using this as a comparison for us to weigh
12 our decision.

13 So I just wanted --

14 MR. LYNCH: Yes.

15 COUNCILMAN LABRIOLA: -- to bring those
16 points up.

17 MR. LYNCH: In fact, that it is 100
18 percent occupied professionally.

19 In fact, if you drive by that property,
20 there are three or four professional tenants other
21 than the pediatrics office, which was originally
22 granted the Special Use Permit, So it was granted
23 from a practical standpoint.

24 A typical buyer in any of these
25 neighborhoods is not going make a distinction

1 between the property having a specific use permit
2 for professional use versus the NB Zone because the
3 highest and best use for this site is as a -- is as
4 a professional building.

5 So, again, the neighborhood is not
6 going to make a distinction between the property
7 having a Special Use Permit for use as a
8 professional building versus the property being
9 zoned NB.

10 Again, this -- again, effectively
11 fronts along Jericho Turnpike. It appears to be --

12 SPEAKER FROM AUDIENCE: Does not.

13 MR. LYNCH: It appears to be a pattern
14 of development up and down Jericho Turnpike.

15 You're not -- you don't look at the
16 site and say, that doesn't abut Jericho Turnpike.

17 The reason it technically doesn't abut
18 Jericho Turnpike is because the width of the on
19 ramp to the Seaford-Oyster Bay Expressway, but from
20 a visual standpoint and from a practical
21 standpoint, it appears to be the pattern
22 development up and down Jericho Turnpike.

23 So to your point, again, a buyer of a
24 residence nearby to this is not going to make a
25 distinction between having secured a Special Use

1 Permit for professional use versus it being a NB
2 Zone.

3 COUNCILMAN IMBROTO: Why do you say a
4 buyer wouldn't make that distinction?

5 MR. LYNCH: I don't feel that it's --
6 there's any distinction.

7 COUNCILMAN IMBROTO: What are some
8 other things that can be built in a Neighborhood
9 Business Zone?

10 MR. LYNCH: There are other retail uses
11 certainly as you see along Jericho Turnpike.

12 COUNCILMAN IMBROTO: It's not just a
13 doctor's office.

14 MR. LYNCH: Correct.

15 COUNCILMAN IMBROTO: So a change of
16 zone is forever until we change it back.

17 SPEAKER FROM AUDIENCE: Right.

18 MR. LYNCH: Yes.

19 But, again, a typical buyer of a
20 property is not going to make the distinction in
21 their decision to buy a house should it be adjacent
22 to this home, which is -- this -- this building,
23 which is going to have residential elements. And,
24 again, they've gone to great details --

25 COUNCILMAN IMBROTO: I understand,

1 Mr. Lynch.

2 But if we change the zone, it's not
3 just for this building; it's for the parcel. It's
4 for the parcel and whatever is built there that
5 could be built in a Neighborhood Business Zone
6 after.

7 MR. LYNCH: Correct.

8 COUNCILMAN IMBROTO: So I think that
9 residents would make a distinction, and we'll ask
10 them when they come up and talk -- we'll ask them
11 if they would, but I don't agree with that.

12 MR. LYNCH: Well, I'm just showing you
13 the data.

14 And, Mr. Imbroto, the property directly
15 across the street, you can make the same argument.
16 You've got two residences that are zoned NB. A
17 developer could come in and raise both of those
18 houses and build fully conforming -- whatever we
19 want to do, other retail uses. It would be more
20 likely to be a professional-type use or those
21 buildings could be raised and the steakhouse or the
22 animal hospital could be expanded with respect to
23 their parking.

24 COUNCILMAN IMBROTO: But this one
25 couldn't.

1 MR. LYNCH: We're talking about --

2 COUNCILMAN IMBROTO: If we don't change
3 the zone.

4 MR. LYNCH: But, again, to get to the
5 character of the immediate area and any existing
6 conditions, theoretically, if you're stating that
7 somebody's going to make the distinction between
8 this being NB Zone, well, they're already looking
9 at two residences that are NB Zone that could be
10 raised to make way for any of those other myriad of
11 uses that the NB zoning permits.

12 COUNCILMAN IMBROTO: And were this
13 change of zone to be granted, would those also be
14 uses that could be applied to this zone, to this
15 property?

16 MR. LYNCH: Yes.

17 Again, the area immediately across the
18 street, they're both zoned NB, both those
19 residences, either the steakhouse or animal
20 hospital, and I think in this particular instance,
21 this has even -- because of the existing conditions
22 siding along the on ramp to the expressway and the
23 proximity to the Jericho Turnpike, it's not really
24 a suitable use for single-family residences. The --

25 COUNCILMAN IMBROTO: What else is on

1 Cedar Street? What other types of uses?

2 MR. LYNCH: The animal hospital.

3 COUNCILMAN IMBROTO: If you go --

4 SPEAKER FROM AUDIENCE: That's on
5 Jericho.

6 SPEAKER FROM AUDIENCE: They're all
7 houses.

8 SUPERVISOR SALADINO: Please, folks.

9 MR. LYNCH: Zoned Neighbor Business --
10 correct -- directly opposite this property. And
11 then diagonally opposite to the southwest is
12 another residence, again, zoned NB.

13 COUNCILWOMAN WALSH: Right. Excuse me.
14 So this is the one diagonal?

15 MR. LYNCH: Yes. That's zoned NB.

16 COUNCILWOMAN WALSH: Right. But if I
17 was to buy this house -- because I'm also a
18 realtor -- if I were to buy this house, my view
19 would be this?

20 MR. LYNCH: No. You would have to
21 combine that with the two-family to be conforming
22 within the NB minimum lot area.

23 COUNCILMAN IMBROTO: I think there are
24 a lot of residents on Cedar Street that would
25 disagree that a single-family home is an

1 inappropriate use for a property on Cedar Street.

2 SPEAKER FROM AUDIENCE: Exactly.

3 MR. LYNCH: I didn't catch -- it is
4 single family.

5 COUNCILMAN IMBROTO: I think there's a
6 lot of residents on Cedar Street that think that a
7 single-family home is perfectly appropriate on
8 Cedar Street.

9 MR. LYNCH: But it's not really
10 appropriate for a tenant or an occupant of that
11 property given existing conditions.

12 Did you see my photographs in my report
13 with the -- not only the on ramp to the Seaford-
14 Oyster Bay -- in fact, the Nassau County Assessment
15 has indicated on the homes that are on Park Drive
16 East to the south of this that face the Seaford-
17 Oyster Bay Expressway, that there's highway
18 influence and commercial -- not commercial
19 influence, but highway influence due to their
20 proximity facing the on ramp to the Seaford-Oyster
21 Bay Expressway.

22 The same with this property. Nassau
23 County Assessment indicates that has commercial
24 influence and influence from the Jericho Turnpike
25 and the on ramp to the Seaford-Oyster Bay

1 Expressway. So a use such as a professional for
2 this is far more appropriate than that residential
3 dwelling that presently exists.

4 COUNCILWOMAN WALSH: No. But that's on
5 Jericho, but on Cedar it's residential.

6 SPEAKER FROM AUDIENCE: Correct.

7 COUNCILMAN IMBROTO: You're saying that
8 the -- this is not appropriate for residential use
9 due to its proximity to other nonresidential uses.

10 MR. LYNCH: No.

11 COUNCILMAN IMBROTO: Primarily, if we
12 made this a nonresidential use then the rest of
13 Cedar Street would be that much closer to
14 nonresidential use. Just like you're saying.

15 MR. LYNCH: Well, the nearest home,
16 which is to the south of this, is opposite an NB
17 Zone residence. And as I explained to you
18 earlier --

19 COUNCILMAN IMBROTO: It's a residence.

20 MR. LYNCH: It's zoned -- it's a
21 residence that's zoned NB that, theoretically,
22 shouldn't be raised, could either be expanded for
23 the steakhouse for additional parking --

24 SPEAKER FROM AUDIENCE: It's too small.

25 MR. LYNCH: Well, the two lots, if they

1 were combined --

2 SUPERVISOR SALADINO: Excuse me,
3 Mr. Lynch, for just a moment.

4 MR. LYNCH: Yes.

5 SUPERVISOR SALADINO: I can assure
6 everyone that you will all have an opportunity to
7 be heard. We're going to listen to the applicant.
8 We're going to then listen to each and every one of
9 you. We are not deciding on this today. We are
10 going to leave the roles open for residents or,
11 frankly, anyone who would like to continue.

12 So while I understand the passions
13 involved in the community, by continuing to follow
14 the structure of our hearing, I think we're all
15 going to do better, but everyone will be heard. If
16 you need to jot notes down now for something you'd
17 like say to us when you come up, wonderful.
18 Everyone will be heard. I don't want anyone to be
19 concerned that they won't get a chance to be heard.

20 COUNCILMAN IMBROTO: Thank you,
21 Mr. Lynch.

22 MR. LYNCH: Just to clarify, they said
23 the parcel is too small. The two parcels, if
24 combined, would be fully conforming NB, and each
25 lot on its own could be utilized with the adjacent

1 commercial properties, that being either the
2 steakhouse or the animal hospital, for additional
3 expansion with respect to parking.

4 So, again, existing conditions are
5 already there with respect to zoning. This is not
6 a suitable site for a residence and the proposed
7 plan as outlined will be in keeping with the
8 character of the area up and down Jericho Turnpike
9 as well as on Cedar Street given the lengths that
10 the applicant has carried out with respect to
11 architectural design and the placement of the
12 house -- of the building on the property as well as
13 the plant screening.

14 SUPERVISOR SALADINO: Are there any
15 other questions for Mr. Lynch?

16 (No response.)

17 SUPERVISOR SALADINO: Thank you, sir.

18 MR. LYNCH: Thank you.

19 MR. SCHUKOSKE: I can go mask off,
20 right?

21 SUPERVISOR SALADINO: Yes, you may.

22 MR. SCHUKOSKE: Thank you.

23 COUNCILMAN IMBROTO: If you could pull
24 the microphone down.

25 MR. SCHUKOSKE: Yes.

1 COUNCILMAN IMBROTO: Thank you.

2 I have THE same problem.

3 MR. SCHUKOSKE: Height challenged.

4 Hi. My name is Ethan Schukoske. I'm
5 with Atlantic Traffic and Design Engineering.
6 We're at 2929 Expressway Drive North, Hauppauge,
7 New York.

8 I'm a licensed professional engineer in
9 the State of New York as well as two other states.
10 I've testified as a traffic expert at this Board
11 and many other Boards across Long Island.

12 We prepared our traffic impact
13 statement dated in March of 2020 and revised in
14 April 2020. I just want to note based on that
15 date, we also did a parking analysis based on the
16 original concept back in 2016 and that the data we
17 collected for this site was conducted in November
18 of 2019, well before the pandemic.

19 Sometimes that runs a red flag when you
20 say you finished a report in the middle of a
21 pandemic.

22 Our report was to evaluate the
23 potential traffic effects associated with the
24 operations of the proposed small office building
25 and site access along Cedar Street. You know, in

1 the existing condition -- you know, obviously, we
2 spoke a lot about it, so I won't reiterate all the
3 points, but the applicant's proposing to construct
4 a small office building consultations approximately
5 fourteen to fifteen employees, seven per shift.

6 The hours of operation are proposed to
7 remain similar to the site at 300 South Oyster Bay
8 Road in Syosset where they open at 6:00 a.m. and
9 most appointments are in that morning timeframe as
10 was already discussed.

11 As the site engineer Mike Rant already
12 explained, the access was presented to New York
13 State DOT, you know, because of site frontage on
14 the Expressway ramp and Jericho Turnpike. And, you
15 know, they had no objection to what was being
16 proposed from a site access point of view.

17 So for the proposed building, we
18 calculated the potential increase in site traffic
19 using data published by the Institute of
20 Transportation Engineers and their trip generation
21 manual. This is the standard way that we project
22 new traffic to and from a site.

23 We used land use -- the land-use code
24 for small office buildings. So, this would be any
25 general small office building. You know, if the

1 doctor decided to move out and a new office -- you
2 know, a new tenant were to occupy the office, this
3 is the trip generation that we calculated for that
4 size building.

5 You know, the size of an office
6 building like this is only expected to generate a
7 maximum of seven to nine additional vehicle trips
8 during any peak hour.

9 You know, ITE and New York State DOT
10 considers an increase of 100 trips to be a
11 significant impact of traffic and generate below
12 that less detail analysis.

13 However, for this application, you
14 know, we did conduct a parking count of vehicles
15 exiting at the existing facility. The data
16 collection found that there were 17 trips to the
17 facility prior to 8:00 a.m., which is, you know,
18 correlates to what he said, right. 30 patients
19 over a two-hour timeframe, you can expect 17
20 vehicles at the most during peak hour.

21 Data obtained from New York State DOT
22 found that Jericho Turnpike has a peak hour between
23 8:00 a.m. and 9:00 a.m. So, you know, as was
24 previously mentioned, you know, the bulk of the
25 patients would be arriving and exiting prior to the

1 adjacent road peak hours.

2 Additionally, it can be reasonably
3 expected that trips to and from the facility would
4 be from Jericho Turnpike turning onto Cedar Street
5 and then immediately making a left into the
6 facility and vice versa when exiting. I wouldn't
7 expect to cut through traffic to go south through
8 the residential neighborhoods.

9 We also looked at the parking. The
10 Town requires one space per 200 square feet of
11 gross floor area for office space. 24 parking
12 stalls would be meeting the proposed parking here
13 with one ADA accessible stall.

14 According to our research at the
15 existing facility, they had a maximum of 17 parked
16 vehicles, which could readily accommodated by the
17 24 parking stalls.

18 So, in conclusion, the pros parking
19 design and site design meet current standards and
20 engineering practice and the Town requirement as
21 well. A maximum of only 17 vehicle trips are
22 expected during weekday peak hour based on IT
23 land-use code for small office buildings of this
24 size. And as discussed previously, the bulk of
25 traffic is expected during that a.m. peak hour

1 prior to 8:00 a.m.

2 Based on research conducted by our
3 office as I presented here today, in my
4 professional opinion the proposed project will not
5 have a significant adverse impact on the traffic on
6 this surrounding roadway network.

7 I'm here for any additional questions.

8 SUPERVISOR SALADINO: That concludes
9 your presentation?

10 MR. SCHUKOSKE: Yes.

11 SUPERVISOR SALADINO: Do any of the
12 Board members have questions?

13 Councilman Labriola.

14 COUNCILMAN LABRIOLA: A quick question.

15 MR. SCHUKOSKE: Sure.

16 COUNCILMAN LABRIOLA: You said that you
17 assume they're not going to go down Cedar Street.

18 Does the plan that you created here,
19 does it have a prohibition on left turns out of the
20 lot?

21 MR. SCHUKOSKE: I don't believe so, but
22 that's certainly something we can look into.

23 COUNCILMAN LABRIOLA: That would be the
24 only way to really try to reassure the residents
25 that they won't be going down Cedar Street.

1 MR. SCHUKOSKE: Sure.

2 COUNCILMAN LABRIOLA: Because they'd
3 have to exit out with a right turn only.

4 MR. SCHUKOSKE: You know, I can speak
5 with the site engineer and the applicant, but
6 there's ways that we could maybe implement a median
7 in the driveway and signing to direct traffic to
8 right turn only on the egress.

9 COUNCILMAN LABRIOLA: Earlier I asked,
10 I believe it was your attorney -- the attorney if
11 you considered having traffic exit onto the on ramp
12 to Seaford-Oyster Bay and possibly be timed with
13 the light that's there so that there wouldn't be
14 any kind of conflicting traffic, and I was told
15 that that's not something that DOT would permit.

16 Is that your experience as a
17 professional engineer, as a professional traffic
18 engineer?

19 MR. SCHUKOSKE: Yeah. My experience,
20 you know, especially onto an acceleration ramp such
21 as that, you know, that's a tough area as far as
22 having the proper acceleration and site distance to
23 enter onto a freeway and it be a safe condition,
24 you know.

25 With people coming around that bend

1 especially, I just don't feel like the DOT would be
2 receptive to that design, and I don't feel like
3 you'd have enough site distance and, you know,
4 space for deceleration of high speed vehicles
5 entering the freeway. I don't believe that's a
6 viable option.

7 COUNCILMAN LABRIOLA: Thank you.

8 I just was concerned -- I know there's
9 a traffic light that controls getting onto the
10 entrance ramp. I'm just wondering if whether or
11 not that's something that could be timed.

12 MR. SCHUKOSKE: You could look to time
13 it, but I don't think that --

14 COUNCILMAN LABRIOLA: Not like exiting
15 the --

16 MR. SCHUKOSKE: There would be a lot of
17 design constraints. I don't think it's something
18 that would be feasible, and I don't think the DOT
19 would agree to something like that.

20 COUNCILMAN LABRIOLA: Okay.

21 Well, thank you.

22 SUPERVISOR SALADINO: Are there any
23 other questions for the expert witness?

24 (No response.)

25 SUPERVISOR SALADINO: No.

1 Thank you.

2 MR. SCHUKOSKE: Thank you.

3 MR. SNIPAS: Just three items that came
4 up in -- while the experts were testifying that I
5 just wanted to address and then that would conclude
6 my presentation.

7 Supervisor Saladino, you had asked Mike
8 Rant about the evergreen planting along the
9 building on the south side of the property. I did
10 speak with Dr. Zapantis and he is fine with making
11 those plantings in order to further screen the
12 building.

13 Additionally, with respect to the
14 change of zone impacting the parcel and potential
15 future uses of the parcel, the applicant is willing
16 to covenant to no further -- no retail use of this
17 site. You know, retail being the most intense use
18 of the parcel in the NB District and would have the
19 greatest traffic impact. The applicant has
20 recognized that and is willing to covenant to no
21 retail use.

22 Councilman Labriola, with respect to
23 the no left turn, we have spoken to the client
24 about it. I did speak to Mike Rant about it. It's
25 quite possible we can, if necessary, put a "no left

1 turn" sign at the egress onto Cedar Street, as well
2 as a channel median which directs traffic out of
3 the site onto -- to head toward Jericho and
4 prevents them from making any left turn.

5 With that, I'd be happy to answer any
6 other questions; otherwise, that concludes my
7 presentation.

8 COUNCILWOMAN WALSH: I guess Councilman
9 Imbroto mentioned before, with three or four --
10 three to five patients at one time, does this have
11 to be this large? 4,000 square foot --
12 330-something hundred square feet, this almost
13 looks like down the road it could be an urgent care
14 facility.

15 COUNCILMAN IMBROTO: Right.

16 Is there anything stopping this from
17 being converted to an urgent care?

18 COUNCILWOMAN WALSH: Yes.

19 COUNCILMAN IMBROTO: To a Planned
20 Parenthood, to any other type of use?

21 COUNCILWOMAN WALSH: Across the street,
22 this could be a physician's office down the road
23 and it doesn't look like -- and this could probably
24 have five patients in the house that's across
25 street. This looks like it could be an urgent care

1 and that's, like, I guess what the residents, you
2 know, are concerned about.

3 MR. SNIPAS: So, just to go back, the
4 2016 application actually proposed a building that
5 was approximately I believe 6,100 square feet. We
6 did reduce the size of the building over 1,000
7 square feet.

8 In speaking with Dr. Zapantis and going
9 over preparing for the hearing, we did discuss the
10 possibility of reducing the size of the building
11 and it's just not feasible here due to the fact
12 that, you know, we have the nursing stations, we
13 have ultrasound equipment, and that he needs the
14 four exam rooms in order to accommodate the fact
15 that there will be about three to five patients
16 seen at a time.

17 With respect to Councilman Imbroto's
18 question about the urgent care facility, Dr. Zapantis
19 intends to operate at this site for the rest of his
20 career. He wants to make this home. He wants to
21 do right by the neighbors.

22 You know, as far as if we're willing to
23 covenant to it, I have to talk to him about selling
24 it, but at this point, there is no intention now or
25 in the future for it to operate as an urgent care

1 facility.

2 COUNCILWOMAN WALSH: What happens if
3 the South Oyster Bay location closes? Would this
4 become an area where procedures are being done and
5 that would change it all?

6 MR. SNIPAS: This site, you know, to
7 have the operation as well as the invitro
8 fertilization lab at this site, it's just not large
9 enough at 4,000 square feet. It's just not large
10 enough for him to take the 300 South Oyster Bay
11 location and put everything there.

12 COUNCILMAN IMBROTO: Putting aside
13 Dr. Zapantis' practice, Dr. Zapantis is going to
14 retire some day, right?

15 MR. SNIPAS: Correct.

16 COUNCILMAN IMBROTO: I mean, this is
17 still going to be a Neighborhood Business Zone when
18 he's long gone. That's what we're doing today is a
19 change of zone. This isn't specific to his
20 practice. It's not specific to his building.

21 MR. SNIPAS: I fully understand that.
22 Yes, that is correct.

23 COUNCILMAN IMBROTO: I think that's a
24 concern that a lot of the residents have. I think
25 it's a concern lot of us have.

1 MR. SNIPAS: I understand that.

2 And that is a concern, but, as I
3 stated, right now, the intention is for the rest of
4 his career is to keep it as New York Reproductive
5 Wellness.

6 COUNCILMAN IMBROTO: Well, if you think
7 of any ideas to address that particular concern,
8 we'd be willing to hear them.

9 MR. SNIPAS: Absolutely.

10 COUNCILMAN LABRIOLA: Did your client
11 purchase the property subject to the change of zone
12 or did he purchase it outright?

13 MR. SNIPAS: I believe it was purchased
14 outright. I just want to -- yes. It was purchased
15 outright.

16 COUNCILMAN IMBROTO: Was this occupied
17 as a single-family residence prior to Dr. Zapantis
18 purchasing it?

19 MR. SNIPAS: It was --

20 COUNCILMAN IMBROTO: I know it has been
21 vacant since he purchased it.

22 MR. SNIPAS: Yeah. So there's a
23 history of the property being rented out. I know
24 there were a lot of concerns in the -- I may be
25 mistaken -- the '70 hearing or it might have been

1 the '81 about the condition of the property and
2 that the landlord at the time was not, you know,
3 not taking good care of the property, but
4 throughout the history of the property, it has been
5 rented out to single families.

6 SUPERVISOR SALADINO: Are there any
7 other questions?

8 (No response.)

9 SUPERVISOR SALADINO: Thank you,
10 Counselor.

11 MR. SNIPAS: Thank you.

12 SUPERVISOR SALADINO: At this time, we
13 will hear from -- excuse me.

14 Our stenographer needs a brief break
15 before we begin listening to the public. We are
16 here for you. We will stay here as long as you
17 need. There is a time limit per speaker, but
18 please know that this decision will not be made
19 today. You will all be heard.

20 So, we will take a five-minute break
21 for our stenographer and then we will begin
22 listening to the public on this application.

23 Thank you.

24 (Whereupon, a recess was taken at
25 12:30 p.m. and the proceedings resumed at 12:40 p.m.)

1 as follows:)

2 SUPERVISOR SALADINO: Ladies and
3 gentlemen, at this time, we are going to proceed to
4 the public comment period on this application.

5 Is there anyone who would like to be
6 heard?

7 Excuse me, ladies and gentlemen. We're
8 going to now proceed to the public comment portion
9 of this application.

10 If there is someone who would like to
11 be heard on this application and you have not yet
12 filled out a slip, I ask you to come up by the
13 Clerk's desk to please fill out a slip to be heard
14 on this application.

15 As you heard earlier, there is a time
16 limit per speaker. I ask that you observe that,
17 but I want to make it clear that asking people to
18 speak within a certain time limit is no reflection
19 on the information, no reflection on the weight of
20 your comments. Everyone's comments will be
21 listened to and everyone's comments will be
22 consider equally.

23 And, in addition, we'll be keeping the
24 rolls open -- for 30 days? -- for 30 days, so that
25 everyone, if you think of something after you

1 speak, if you think of something tonight, tomorrow,
2 a week from now, you can still get that information
3 to us and we will see it. And we also have our
4 Town Attorney's office here to assist you if you
5 have any questions as that goes.

6 So, Mr. Zeidman, we took that out of
7 order because he had a legal matter to attend to.

8 So, next, I will ask Susan Zeidman to
9 please step forward.

10 We're going to ask you to, please, each
11 and everyone start by giving us your full name and
12 -- it feels good to take that off and breathe for a
13 moment -- your full name and your address for the
14 record, please. And between each speaker, we will
15 be using a solution to wipe down the microphone and
16 podium.

17 Please proceed.

18 MS. ZEIDMAN: So my name is Susan
19 Zeidman. I live at 16 Donald Drive in Syosset.

20 I'd like to thank you and good
21 afternoon to you, Supervisor, and Council members,
22 for hearing us.

23 So I'd like to get to -- I've been
24 living in Syosset in the same neighborhood for
25 forty years. I'm not going to show you a lot of

1 drawings. I'm going show you pictures which are
2 worth a thousand words.

3 Let's look at the picture and I will,
4 of course, submit this for the record.

5 SUPERVISOR SALADINO: Thank you.

6 MS. ZEIDMAN: Let's look at the picture
7 of the 770, the property. Around this property,
8 you will see, when you get the picture, there are
9 signs that say -- there are at least seven signs
10 that say, "No Stopping, No Standing, No Parking."

11 Because Cedar Street is a very narrow
12 street. There's one way in and there is one way
13 out. The residents of Cedar Street use this to get
14 to Jericho Turnpike. This house is not, is not on
15 Jericho Turnpike.

16 The only way to get to this residence
17 currently is on Cedar Street. So you need this --
18 this very narrow Cedar Street and there the
19 perimeter is loaded with these no stopping, no
20 standing signs.

21 Let's look at a typical day. In the
22 morning or the afternoon, there are buses and cars
23 lined up to make a turn onto Jericho Turnpike.
24 This is throughout the morning, throughout the
25 afternoon, and then the residents use it -- that

1 Cedar Street throughout the entire day. Okay.

2 The line up is tremendous. Okay. The
3 line up of the buses and the cars is tremendous.
4 The teachers use it, this street. The parents use
5 it. The buses use it. This street feeds into two
6 schools, Thompson Junior High School, which half of
7 Syosset goes to, and Willits Elementary School. So
8 these are the buses and the cars of all of the
9 parents. This is the other way and here you see
10 more(indicating).

11 So let's say you are a car -- by the
12 way, these buses are hiding 770 Cedar Street, so
13 behind these buses in each of these pictures is
14 770 Cedar Street.

15 COUNCILMAN IMBROTO: Ms. Zeidman, what
16 time were these pictures taken?

17 MS. ZEIDMAN: All different times of
18 the day. I tried to make sure that we went in the
19 morning. We went in the afternoon. And buses
20 don't just to go in the morning and the afternoon.
21 They go throughout the -- COVID time is a little
22 different, but during normal school days, the buses
23 go from morning to evening because there are
24 activities with children. The teachers go in and
25 out. The parents go in and out. The community of

1 over 200 people, we go in and out. This is our way
2 to get to 135. This is our way to get to Jericho
3 Turnpike.

4 So here you see a car going in the
5 other direction. If this car needs to make a turn
6 into that -- into Cedar Street, they have no way of
7 doing it. It's a tremendous source of frustration.
8 But this car is coming from Jericho Turnpike, so
9 this car, if it needs to go into that driveway, is
10 backing up all of the other cars on Jericho
11 Turnpike. Because see, this 770 Cedar Street is
12 only 50 feet from the traffic light on Jericho
13 Turnpike.

14 COUNCILMAN IMBROTO: Ms. Zeidman, would
15 a Don't Block the Box or something like that help?

16 MS. ZEIDMAN: It's there right now.

17 COUNCILMAN IMBROTO: Nobody really
18 follows it?

19 MS. ZEIDMAN: Can't. They can't
20 because it's -- you have -- the space is so small.
21 It's so narrow, you know, so...all right.

22 Just in case that wasn't enough, now we
23 have another visual. Here is the property,
24 770 Cedar Street. Here are all the cars in front.
25 Now, they are snaking around the back of -- around

1 the corner on Oak Street, also known as Park Drive
2 East. So the cars snake around the entire
3 perimeter of the property of 770. So it's not just
4 Cedar Street that's affected by the traffic. This
5 is currently -- this is happens to -- right now we
6 have a traffic problem.

7 Take a look at all the cars in Thompson
8 Junior High School parking lot. They all have to
9 get in and out through Cedar Street. Take a look
10 at all the cars on Willits parking lot. They have
11 to get out through Cedar Street. This is a traffic
12 nightmare currently, currently.

13 I've lived there for forty years. I've
14 watched this day in and day out. You can show me a
15 million maps, but I live it. The people in the
16 community and the ones who are afraid to come here
17 because of COVID, they live it also.

18 This is from the Town of Oyster Bay to
19 Department of Public Works map booklet. Cedar
20 Street is a priority emergency street. It is used
21 as an emergency street. You're not supposed to
22 stand there, park there or do anything there except
23 to get out.

24 So I hope that -- and this also, my
25 final diagram is just to show you that there is a

1 50-foot space distance between 770 Cedar Street and
2 Jericho Turnpike.

3 This property is not on Jericho
4 Turnpike, it is in a residential area, and it is
5 already a traffic nightmare, as you can see from
6 these pictures.

7 I'm strongly opposed to rezoning in any
8 way, shape or -- anything because of what currently
9 exists right now.

10 And I thank you for your attention.

11 COUNCILMAN IMBROTO: Ms. Zeidman, do
12 you have copies of these photos for us?

13 MS. ZEIDMAN: Yes.

14 COUNCILMAN IMBROTO: Okay.

15 Thank you.

16 MS. ZEIDMAN: These photos are for you.

17 COUNCILMAN IMBROTO: Do you think that
18 a single-family residence at 770 Cedar Street is an
19 inappropriate use?

20 MS. ZEIDMAN: A single?

21 COUNCILMAN IMBROTO: What's there right
22 now?

23 MS. ZEIDMAN: What's there right now is
24 fine.

25 COUNCILMAN IMBROTO: It's fine.

1 MS. ZEIDMAN: It's a residential
2 neighborhood.

3 COUNCILMAN IMBROTO: It was described
4 as inappropriate before, so I'm just trying --

5 MS. ZEIDMAN: No. It's been there
6 forever. Everything across the street from them is
7 residential. And the only -- the only thing on
8 Jericho Turnpike which has an entrance in and out
9 is the Syosset Animal Hospital, but that has an
10 entrance on Jericho Turnpike. A very different
11 situation to put an entrance and an exit on an
12 already loaded up street where, you know, people
13 have to turn. It's...

14 COUNCILMAN IMBROTO: Could you describe
15 the location of the two schools, Thompson and
16 Willits?

17 MS. ZEIDMAN: Yes. Okay.

18 So, when you go down Cedar Street and
19 you go down two blocks, you make a right on Lesley.
20 That's where Thompson is. And if you go a little
21 further, that's where Willits is.

22 So these schools, you know, feed into
23 that entrance and exit onto Jericho Turnpike
24 because that's how everybody gets -- that's how we
25 all get onto 135 in the neighborhood, and that's

1 how we all get onto Jericho Turnpike.

2 There are approximately 200 to 250
3 homes that are affected by that little tiny narrow
4 street, which, you know, that's just the way it is,
5 of course.

6 COUNCILMAN IMBROTO: What time of day
7 would you say the traffic is the worst?

8 MS. ZEIDMAN: It's tremendous during,
9 of course, 8:00, 7:00, 8:00, 9:00 in the morning,
10 and very heavy -- the worst traffic is between 2:00
11 and 4:00 in the afternoon.

12 Currently, during COVID, but it's
13 always bad in the morning because you have people
14 that cross over -- even all the homes across
15 Jericho Turnpike where the Syosset Plaza is,
16 there's a whole area there that feeds into Thompson
17 Junior High. Clearview feeds into Thompson Junior
18 High.

19 It's not just our immediate area that's
20 affected. You know, there's a school bus -- a
21 school stop on Cedar Street and Lenore. I mean,
22 it's a very, very congested busy area currently.

23 SUPERVISOR SALADINO: Thank you.

24 COUNCILMAN LABRIOLA: I'm sorry,
25 Supervisor.

1 MS. ZEIDMAN: Any other questions?

2 COUNCILMAN LABRIOLA: I'm just curious
3 as to why -- you and your husband are so
4 well-spoken.

5 How come you haven't made your views
6 known to the applicant? He is a Syosset resident
7 also.

8 MS. ZEIDMAN: He has never contacted
9 us.

10 COUNCILMAN IMBROTO: Have the
11 attorneys?

12 MS. ZEIDMAN: We have never received
13 any letters. We have never received anything from
14 him ever.

15 COUNCILMAN IMBROTO: We took a little
16 break earlier.

17 Did anybody try to speak to you during
18 that break.

19 MS. ZEIDMAN: Yes.

20 COUNCILMAN IMBROTO: How did that go?

21 MS. ZEIDMAN: Well, it's a five-minute
22 discussion.

23 COUNCILMAN IMBROTO: It would have been
24 nice if they spoke to you earlier, right?

25 MS. ZEIDMAN: Well, the thing is, you

1 know, there's appropriate use and then there's
2 inappropriate use of a property.

3 When you have residential neighborhood
4 that is already a congested residential
5 neighborhood, now you want to put extra stress on
6 the neighborhood for no reason. There are many
7 other places within the Syosset-Woodbury community
8 that could be looked at for, you know, for
9 commercial purposes.

10 Truly, we have enough that we can look
11 at that. So to look at -- to change something so
12 drastically for no -- and not to do the kind of
13 real research by actually staying there. I mean,
14 you can have somebody come in and do a report and
15 doesn't live in the neighborhood and they just
16 watch it for half an hour or fifteen minutes and
17 say everything is fine.

18 Oh, I came at Sunday at 6:00 a.m. in
19 morning, I didn't see any traffic. Well, come back
20 a different time and then you'll see what it really
21 looks like. That's why the pictures are really
22 important. The maps look nice, but the pictures
23 show -- tell the story of what we are experiencing
24 here in the neighborhood.

25 SUPERVISOR SALADINO: Thank you.

1 MS. ZEIDMAN: Thank you.

2 SUPERVISOR SALADINO: Any other
3 questions?

4 (No response.)

5 SUPERVISOR SALADINO: Thank you,
6 Ms. Zeidman, for so professionally communicating
7 your views. I have to compliment you. You're
8 obviously are a very educated person.

9 MS. ZEIDMAN: Well, my career was
10 learning and development for corporations.

11 SUPERVISOR SALADINO: It's obvious.

12 MS. ZEIDMAN: Thank you.

13 SUPERVISOR SALADINO: Thank you.

14 David Borrok, Mr. Borrok?

15 MR. BORROK: Good afternoon.

16 SUPERVISOR SALADINO: Good afternoon.

17 MR. BORROK: Good afternoon, Supervisor
18 Saladino, Councilmen, Councilwomen.

19 My name is David Borrok. I live at
20 11 Lesley Drive in Syosset.

21 SUPERVISOR SALADINO: Thank you.

22 MR. BORROK: Thank you.

23 Syosset -- Lesley Drive where I live is
24 about four or five homes off of Cedar Street, which
25 is obviously the street where this wants to be

1 constructed. I have no doubt the doctor, the
2 applicant, is a fine doctor and a fine member of
3 our society. He's obviously a resident of Syosset
4 and he's helped his community greatly.

5 My question is a question of scale for
6 this particular building. The property itself is a
7 very irregularly sized property and putting this
8 building of this scale closer to the south side
9 would actually impact the neighborhood even more
10 rather than closer to the north side, which is the
11 on ramp to the Seaford-Oyster Bay Expressway.

12 So in terms of putting a curb cut in
13 Cedar Street for an egress, it's going to greatly
14 impact -- first of all, that space between Park
15 Drive East to the corner is not a very long stretch
16 of property. So putting a curb cut in there, you
17 know, especially the time when the buses come in,
18 in the morning anywhere between 7:10 to 9:40,
19 somewhere around there, and where his business is,
20 obviously, he said between 6:20 and 8:00, it's
21 going to create not only a traffic jam for Cedar
22 Street, but also his clients looking to -- if
23 there's to peak to get into that particular
24 property.

25 Secondly, I'm just curious, you said

1 the property has a 24-spot parking lot. I believe
2 he said there would be about seven employees there
3 at the time, so where are they going park.

4 Are they going to take seven spots out
5 of the 24 leaving 17 left, and we're going to have
6 20 or 30 people within a short span of time? Are
7 they going to be parking in the neighborhood, not
8 take up spots for his business.

9 So this business is being constructed
10 because he's outgrown his current location. So
11 being outgrown, he is looking to expand his
12 business. So when you look at the numbers of
13 patients that he has currently, being as wanting to
14 expand his business, that's going to increase
15 exponentially, which will also affect the traffic
16 patterns of that particular section.

17 So because of this, I don't believe the
18 zoning should be allowed because of the negative
19 aspect as to what it'll affect the entire
20 neighborhood.

21 SUPERVISOR SALADINO: All right. Thank
22 you.

23 Just one question from me; have you had
24 an opportunity to communicate these positions with
25 the applicant's representatives?

1 MR. BORROK: No. I, myself, have a
2 variance for my house, so I know there has to be a
3 legal outreach to a specific area.

4 SUPERVISOR SALADINO: Yes.

5 MR. BORROK: Which I believe they did.

6 The real matter is that you're bringing
7 this into a neighborhood, it would behoove them to
8 go to a greater radius than what is legally
9 required. Because it is residential neighborhood,
10 there are, as we stated, over 200 homes. I mean,
11 the cost would be negligible to at least reach out.
12 Everybody's address is public record, and it could
13 be -- it could have been -- I think it would
14 behoove them better to do that before we even got
15 to this point.

16 The other thing is that I have a
17 concern as to -- let's say this does not get built.
18 All right.

19 I believe the applicant owns the
20 property; am I correct?

21 SUPERVISOR SALADINO: That's what was
22 stated earlier today.

23 MR. BORROK: My concern also is what's
24 going to -- let's say this doesn't get built.
25 What's going to take its place? Is he just going

1 to leave the property? I mean, he has the right
2 to, it's his property, but what is going to be
3 built there instead?

4 So I'm a little worried about that
5 moving forward. Even if he does build private
6 homes, they're not really a great location for
7 private homes, so what else will be done with this
8 property.

9 SUPERVISOR SALADINO: You bring up an
10 excellent question and we, as the Board, tried to
11 communicate that on every application.

12 In addition to that, as those attorneys
13 in the room know and other realize that property
14 owners have constitutional rights.

15 So we tried to explain that on other
16 applications. I recall a long explanation on a gas
17 station that had been a gas station for many years,
18 and the community wanted that application to be
19 denied. We explained to them that in something
20 called an Article 78 proceeding, it would then be
21 in a judge's hands, and the community should
22 consider working out some compromises rather
23 than -- well, it's up to the community and so forth
24 and the applicant, but they have an opportunity to
25 work these out. If you don't, then it can be in a

1 Judge's hands who may say 24 hours of operation.

2 So the point that you bring up is very
3 true and something that the community should
4 consider. Because, as I said, property owners do
5 have certain rights, too. But rest assured, I will
6 suggest to the applicant today in front of you and
7 everyone else, that it's a very, very good idea to
8 increase their outreach and communication with the
9 community.

10 There may be ways to find compromises
11 to address all of these issues, and that's
12 something that would behoove all involved. So
13 please know I will be making that suggestion to the
14 applicant today.

15 MR. BORROK: Lastly, I'm just very
16 curious as to why this particular parcel was even
17 purchased when you look at the zoning that was
18 denied over course of time and if you want to
19 expand your business and you want to do that, I
20 mean, looking down South Oyster Bay Road, there are
21 offices, after offices, after offices, why you
22 would choose this particular property and have to
23 fight to build this building to expand your
24 business when there -- especially now in times of
25 COVID when -- I mean, I don't know when he

1 purchased it, but if you look down -- down South
2 Oyster Bay Road, I'm sure there are other
3 properties where there's less of a fight, and he'd
4 be able to still be able to expand his business.

5 SUPERVISOR SALADINO: I hope you will
6 be given the opportunity to ask that question to
7 the applicant's attorney today.

8 MR. BORROK: Okay. Thank you.

9 COUNCILMAN LABRIOLA: Mr. Borrok, one
10 quick question before you walk away.

11 MR. BORROK: Yes.

12 COUNCILMAN LABRIOLA: I was trying to
13 elicit from the attorney earlier in the
14 presentation what was the logic in thinking about
15 moving the structure further closer to residential
16 property as opposed to putting it closer to Jericho
17 Turnpike.

18 And the answer, I'm not sure if you
19 were listening, he said it was because this way
20 they would see the structure rather than parked
21 cars.

22 So I'm just trying to elicit from you
23 if you are more likely to support a project that is
24 on the northern side of the property, perhaps even
25 smaller, with proper landscaping, and would you

1 rather face the parking lot than the structure?

2 That's what I'm trying to get at.

3 MR. BORROK: I would prefer if it
4 doesn't get built at all, but --

5 COUNCILMAN LABRIOLA: Well, you heard
6 what the Supervisor said that's important --

7 MR. BORROK: Well, the problem is on
8 that particular property, if you put it on the
9 northern side -- first of all, I don't think it
10 would be able to be seen as well from Jericho
11 Turnpike, so I'm sure that's not going to increase
12 his appeal to, you know, the general public as an
13 operation.

14 The other thing is that it's a
15 two-story building. So, yes, you can fence off
16 around on Cedar Street and on Park Drive East, but
17 it's still going to rise considerably above
18 whatever fencing is there. So even if you move it
19 back, it's still going to be apparent.

20 I understand they built it
21 aesthetically to fit in as a -- to look as a
22 residential entity, but the reality is, is that it
23 happens be a very large entity for that particular
24 spot. Because it's also a irregularly-sized,
25 shaped, form property, I don't think there is any

1 real great place you can put it that would change
2 my feelings about that particular -- even if it
3 were smaller in scale because it's still going to
4 be seen still. You still have the issue with
5 parking. You still have the issues with egress.
6 You still have the problems dealing with traffic in
7 that particular location.

8 COUNCILMAN LABRIOLA: Thank you.

9 SUPERVISOR SALADINO: Just to bring
10 clarity, what I was referring to within Article 78,
11 that would be in the event the Board turns down any
12 application. That applicant then has the right to
13 sue and then it goes to a Judge's hands not related
14 to the Town at all. That would be out of our hands
15 entirely.

16 MR. BORROK: I know. I appreciate
17 that.

18 COUNCILMAN IMBROTO: This being a
19 change of zone, that's -- an application for a
20 change of zone is less of a concern in this hearing
21 than it normally would be.

22 MR. BORROK: Right.

23 It's also in gratuity [phonetic]. So
24 once that changes, you know, he finishes his
25 practice, I don't know what would come there. So

1 thank you.

2 SUPERVISOR SALADINO: Thank you, sir.
3 Have a good day. Happy holidays.

4 Our next speaker will be Ann -- is it
5 Strimer or Strumer.

6 SPEAKER FROM AUDIENCE: I think she had
7 to leave.

8 SUPERVISOR SALADINO: She had to leave.

9 If she returns during this hearing, we
10 will be happy to bring her right back up. She and
11 anyone else, even if you have spoken today, can
12 give any additional information you'd like mailed
13 in, e-mailed, can be phoned in.

14 Judy Friedman. Mrs. Friedman.

15 MS. FRIEDMAN: Good afternoon,
16 Supervisor, Board members.

17 I'm Judy Friedman. I live at 12 Lesley
18 Drive, Syosset, across from David who you've just
19 heard from.

20 I would just like to say that because
21 nothing is written in stone, it concerns me very
22 much, even if we agreed to this variance or you
23 agree to this variance, how do we know that the
24 business won't be switched up? How do we know that
25 something else will not come into that particular

1 spot?

2 And, you know, aside from that, there
3 is so much, so much traffic that is an issue. And
4 it really does start at 6:00 in morning and goes on
5 until at least 9:00 in the morning and begins at
6 around 2:00 and lasts probably until 5:00 or 6:00
7 because there are extra school activities that the
8 children attend.

9 So we're always busy on Cedar Street.
10 Now, I spoke to Senator Gaughran's office and he
11 said that he's going to -- well, one of his help
12 said that he will be initiating a traffic study to
13 find out exactly what is going on, on Cedar Street.

14 The gentleman who spoke about traffic
15 told us that he went out to see the site March
16 2020. Well, March 2020 was the beginning of COVID
17 and all the schools were closed at that time. So
18 he, obviously, didn't see what was going on in the
19 morning or in the afternoon when the children left
20 to go home.

21 I also wanted to mention that we never,
22 ever got a letter from anybody stating that that
23 particular property was looking to get a variance
24 and become a commercial area. The attorney met
25 with us for the brief five minutes that we were

1 waiting, and he said that he sent out some
2 notification, but it was probably just to some
3 people who were living on Cedar Street. So Lesley
4 or Donald did not get notification.

5 So, really, the first time we ever
6 heard about a variance was when a sign was put up
7 by the property. The property is really a strange
8 piece of property and the house is partially
9 boarded up now. It's not -- it's unsightly. It's
10 not taken care of as we would like people to see as
11 they come into the community.

12 It would be great if the doctor were
13 able to decide on building a one-family house. I
14 don't see that anybody in the community is going to
15 be keen on this particular medical building that he
16 would like to put up right now.

17 That's all I can say.

18 SUPERVISOR SALADINO: Thank you.

19 MS. FRIEDMAN: Thank you so much.

20 SUPERVISOR SALADINO: Ms. Friedman,
21 first of all, thank you for coming here to present
22 this information.

23 And I do want you to rest assured that
24 I will remind the applicant that it's a very good
25 idea to continue outreach and communication with

1 the community. I will make sure that he hears that
2 loud and clear, okay, the applicant's
3 representative.

4 I hope they are collecting people's
5 information today to contact each and every one of
6 you. That would certainly be looked at rather
7 positively to increase communication with you in
8 the community.

9 MS. FRIEDMAN: All right.

10 But, by the way, I would like to
11 mention that now in COVID times with people coming
12 from the city in droves trying to find housing or,
13 you know, purchasing houses on Long Island, I think
14 that it would be an opportune time if the doctor
15 were willing to build a one-family house. I don't
16 think that he'd have trouble selling it to
17 somebody.

18 Thank you.

19 SUPERVISOR SALADINO: Thank you for
20 being here today.

21 Our next speaker will be Frank
22 Guastafeste, Jr. I hope I pronounced your name
23 correctly, sir.

24 MR. GUASTAFESTE, JR: Yeah. Please,
25 don't worry about it.

1 Hello. I'm not a professional speaker.
2 I don't do this often, so if I stutter a little
3 bit, bear with me. I'm going to put this over here
4 for a second.

5 SUPERVISOR SALADINO: Please.

6 Would you begin by giving us your full
7 name and address for the record, sir?

8 MR. GUASTAFESTE, JR: I'm not going to
9 put it there.

10 SUPERVISOR SALADINO: You can hold it
11 up if you'd like. Please don't be nervous.

12 MR. GUASTAFESTE, JR: Sure. So my name
13 is --

14 COUNCILMAN IMBROTO: Doesn't fit.

15 MR. GUASTAFESTE, JR: It doesn't fit
16 width-wise. My name is Frank Guastafeste, Jr. I'm
17 an analyst. I analyze data. So I tend to look at
18 things from a slightly different perspectives than
19 many other people.

20 My concern with this whole thing is
21 very much about the traffic pattern. I think it
22 was me that mentioned earlier that there is a
23 serious concern because there are two schools in
24 the area. And those two schools have bus -- lots
25 of bus traffic, and we've got lots of children that

1 we, as a community, are responsible for. The
2 impact to the community in this case is what I'm
3 really concerned about.

4 It's not necessarily what the building
5 looks like. I think the aesthetics of the building
6 are fine. I think if that building were in a
7 different place, I think it makes perfect sense.
8 If there was access to Jericho Turnpike, there is
9 no access to Jericho Turnpike, and I think that's
10 the critical point here.

11 The point is, you've got Cedar Street
12 and this is -- this thing I drew, but it is to
13 scale as far as everything's equal. So what you're
14 seeing as far as all the traffic lanes, all the
15 traffic lanes are standard. So it's all
16 proportionately correct.

17 So you've got two lanes of traffic.
18 One in and one out on Cedar Street, but those two
19 lanes of traffic are actually going in and out of
20 nine lanes across Jericho Turnpike. There are five
21 traffic lanes -- five lanes of traffic going
22 eastbound and four lanes of traffic going
23 westbound. This -- and then you've got an
24 entranceway onto the parkway. This is actually
25 very much a bit of a traffic nightmare.

1 You've heard about it, people have
2 talked about it, but I'm trying to illustrate the
3 actual patterns. So what's happening here is
4 you've got five lanes coming here. This lane turns
5 immediately right. When Susan Zeidman was up
6 speaking earlier about what the traffic would look
7 like if somebody tried to turn left into this space
8 where they're trying to build the facility, you
9 would back up all the traffic down Jericho
10 Turnpike. This is exactly why. Because the right
11 lane would turn here and the entrance into the
12 driveway is right here.

13 So when she showed you the pictures of
14 the school buses, when the school buses are coming
15 out on Cedar Street, they would completely back up
16 onto Cedar Street. So this is where the trouble
17 begins as far as a traffic jam. This is what
18 actually happens from an analysis perspective.

19 The second lane here is actually the
20 entranceway to the parkway. However, most of these
21 people don't realize that. If you're not very
22 familiar with that area and you don't travel it
23 often, and I would imagine the patients that would
24 be going to this facility are not going to be going
25 there year after year after year. The idea is you

1 help somebody with their fertility and you move
2 them on.

3 So it's not the same patients all time.
4 The idea is you need new patients, younger people,
5 constant different people. Well, bringing
6 different people to an area like this where the
7 traffic pattern is very unique is not a good idea.
8 You don't need more people who are not experienced.

9 I taught two children how to drive. I
10 had them on the parkway before I had them navigate
11 this entranceway. This is a nightmare. My son
12 actually avoided this for the first year after he
13 got his license just because it is a very confusing
14 intersection. You have to understand the
15 intricacies.

16 In addition to the fact that there are
17 only two lanes here and no side parking because
18 there is literally no space, as was mentioned
19 earlier, it's very narrow; you've got three lanes
20 of traffic on the opposite side. And this middle
21 lane here, as odd as it sounds, is not only a left
22 turn only; it's actually both left turn and
23 straight. So you never know what these people are
24 doing when you're coming out of here. If you're
25 not experienced in this intersection, you're in

1 trouble. This is not a good thing.

2 So people who are going and bringing
3 their children to school are doing this day in and
4 day out. They do it often. They get used to it.
5 They understand what the patterns are like. But if
6 you're not familiar with this and you happen to be
7 going for a doctor's visit, you don't need to draw
8 more of that because it's a very unusual
9 intersection.

10 So, I just wanted to bring that up and
11 illustrate that. I have a couple of other points I
12 wanted to make. If you give me a second, I just
13 want to --

14 SUPERVISOR SALADINO: Yes, of course.

15 MR. GUASTAFESTE, JR: -- open up my
16 cell phone.

17 As I mentioned, the drawing is not to
18 scale, but it is proportionally correct. That's --
19 you guys can take that or toss it. It's your
20 choice.

21 Cedar Street is only allowing for two
22 lanes. Got one lane in, one lane out. There's no
23 extra room on the left or right side. There's
24 nowhere to go.

25 No disrespect to the medical facility

1 looking for the new zoning, but we do not know, as
2 mentioned previously a number of times, we do not
3 know what comes next. I think that uncertainly --
4 I've been there twenty years, I'd like to be there
5 another thirty.

6 I do not know whether this practice
7 will stay in place for the next thirty years, but
8 the impact to the community behind that is what's
9 critical. Because as was mentioned, this is a
10 priority road. It gets snow removal priority.
11 It's used for the schools and the students. You've
12 got lots of children, and we don't need to add more
13 risk to that already congested, crazy intersection.

14 There was a comment made earlier -- I'm
15 sorry, I'll make this real short -- there was a
16 comment made earlier about South Oyster Bay Road.
17 Yes, South Oyster Bay Road there are lots of
18 doctor's building and so on and so forth converted
19 homes to medical facilities and so on and so forth.

20 But, again, none of the area on South
21 Oyster Bay has an intersection that looks quite
22 like this with the entranceway onto the parkway, as
23 well as nine lanes of traffic that are being
24 traversed.

25 I think this is kind of important for

1 people to understand. I think it's worth taking a
2 closer look at.

3 SUPERVISOR SALADINO: Certainly.

4 Thank you for presenting your testimony
5 as well as that pictorial evidence. It will be
6 considered.

7 MR. GUASTAFESTE, JR: Thank you.

8 SUPERVISOR SALADINO: Thank you for
9 being here today.

10 Our next speaker will be Roberta Glick.

11 MS. FRANCO-GLICK: Thank you.

12 THE STENOGRAPHER: Roberta, how do you
13 spell your last name.

14 MS. FRANCO-GLICK: It's Franco-Glick.
15 F-R-A-N-C-O-G-L-I-C-K, 12 Donald Drive, Syosset,
16 New York.

17 Hi. Thank you so much. Really
18 appreciate this.

19 I wish that the morning -- we had a
20 little more of the morning and all good well wishes
21 than having right now, but this is so very
22 important.

23 SUPERVISOR SALADINO: Certainly.

24 MS. FRANCO-GLICK: I'm not going to
25 take up too much of your time because a lot of what

1 I want to say has already been said. I just really
2 want to reiterate a couple different things.

3 PreCOVID it was already a nightmare.
4 It was nightmare then. God willing, we will go get
5 vaccinated and we'll get back to whatever the new
6 normal is, but it's still going to be a very
7 difficult driving experience.

8 Having this facility come in, which I
9 am not against the facility, but I am against --
10 well, I am against the facility. I'm against any
11 facility being built there that's not a residential
12 home, but really what comes -- what was stated
13 multiple times is that what's going to be next.
14 You never know when somebody is going to decide,
15 "You know something? I'm going to retire."

16 So we don't know what is going to come
17 next and that's a huge concern of mine. And the
18 question about can that be a residential home?
19 There is a house for everyone. I think that that's
20 something that we all know. You might not buy my
21 house and I might not buy your house, but someone
22 else will.

23 So I do believe that that can be a
24 residential -- a one-family house without a
25 problem, especially now. So many houses are being

1 sold in our neighborhood alone. So that's it.

2 Oh, two other things. If you had a
3 right on red at the traffic light, it would be
4 brilliant, though it's kind of hard to do because
5 you do have the entranceway onto Seaford-Oyster Bay
6 Expressway or the right on red into -- onto Cedar
7 Drive, Cedar Street and look -- yeah. That's it.

8 SUPERVISOR SALADINO: Okay. Thank you.

9 MS. FRANCO-GLICK: You're welcome.

10 SUPERVISOR SALADINO: Thank you sharing
11 this information with us today. It will certainly
12 be considered.

13 MS. FRANCO-GLICK: Thank you.

14 SUPERVISOR SALADINO: Jolene Knope. I
15 hope I pronounced that properly.

16 MS. KNOPE: Nobody ever does.

17 SUPERVISOR SALADINO: Sorry.

18 MS. KNOPE: It's terrible. I married
19 into it.

20 THE STENOGRAPHER: Just spell it, too.

21 MS. KNOPE: K-N-O-P-E, Knope. Jolene
22 Knope.

23 SUPERVISOR SALADINO: Knope. Jolene, I
24 got that right.

25 MS. KNOPE: Yes. That one is easy.

1 SUPERVISOR SALADINO: Could you give us
2 your address for the record, please?

3 MS. KNOPE: Sure.

4 2 Nassau Avenue, Plainview.

5 SUPERVISOR SALADINO: Thank you.

6 MS. KNOPE: I actually happen to be
7 doctor and Dr. Zapantis' former nanny who happened
8 to do a short stay at Cedar Street. So there's a
9 lot of things that I can talk about from the
10 owner's perspective because I literally lived
11 there.

12 You want to talk about the traffic
13 lights and how many times any resident there would
14 have to get all upset because we weren't let in or
15 out? There's one reason why. Nobody was kind
16 enough to pay attention to a driveway. To a
17 driveway.

18 I have no problem -- I used to wait all
19 the time for my turn to pull into my driveway when
20 I was coming up from Cedar Street. If I'm pulling
21 onto Cedar Street to make a left into the driveway,
22 nobody would leave it clear, ever, because they
23 were used to it being vacant. And I was only there
24 for a very brief time.

25 Nobody cared the fact that all of a

1 sudden somebody was living there. That's what
2 upset me. Not the fact that I had to wait. It's a
3 light. I live on a corner now of Nassau Avenue and
4 South Oyster Bay Road. I have to wait all the time
5 to make a left onto my street. That's not a big
6 deal.

7 When I applied to get a license, it is
8 not Cedar Street in New York State. The DMV
9 doesn't recognize it as Cedar Street. I had get
10 770 Jericho Turnpike put on my license. When I
11 called to get the lights put on and told them
12 770 Cedar Street, it's not recognized. It's
13 770 Jericho Turnpike.

14 There is not much space that goes onto
15 Jericho Turnpike, but my husband had to mow it. It
16 sits partially, very little on Jericho Turnpike,
17 but by the State's standards, I lived at
18 770 Jericho Turnpike, not Cedar Street.

19 Across the street the hospital has
20 their lights on 24 hours a day. Never really
21 bothered me. The dogs barked. It's an animal
22 hospital. This is where I was living. They were
23 nice enough -- I was on hard times. They were
24 letting me stay there for a peep because they loved
25 me, and I raised their children for ten years.

1 This is the kind of people that they are.

2 But there's two entrances from the
3 animal hospital. One in the back and one in the
4 front onto Cedar Street. Clients would turn onto
5 Cedar Street from one way or the other all the
6 time, all the time. The parking -- the no parking
7 signs all over. Very simple, simple explanation.
8 We're at 650.

9 Have you ever gone there especially on
10 Thursday night when it's Cooper night?

11 Have you tried to go down Jericho
12 Turnpike to go there and the cars are lined down
13 the road on Jericho Turnpike because it's a very
14 small parking lot and their parking -- their valets
15 are going as fast as they can.

16 Well, the signs are all there because
17 it's a very short distance for the valets to drive
18 down, park in front of the houses right there, run
19 back, and get somebody's house.

20 At some point, somebody was -- came and
21 probably said, this isn't fair, there are all these
22 cars in front of my house and blah, blah, blah. So
23 the signs were all put up.

24 I could also say that I can bring some
25 very great photographic evidence as well. I

1 happened to have suffered from infertility and
2 Dr. Zapantis being the close family member that he
3 is has helped me and I have a 21 month old now. So
4 my photographic evidence is -- he is an integral
5 part of this society. He has helped people fulfill
6 their dreams.

7 And he has. I have been to his
8 300 South Oyster Bay Road. It's a very tight
9 squeezed office, and with COVID, you're on top of
10 each other. He needs more space. He needs more
11 space for people who don't want to be as recognized
12 and don't want to share their journeys. And he
13 needs more space to have nurses not on top of each
14 other or where I'm having my blood taken and
15 there's three people in a very tiny room because
16 that's their station.

17 There is a lot that can go on that --
18 that it really is, you're in and out in fifteen
19 minutes. I go in. I get my blood taken. I get my
20 monitoring. I'm out the door.

21 SUPERVISOR SALADINO: Ms. Knope, first
22 of all, thank you for sharing this information
23 today.

24 Congratulations on your child. That's
25 wonderful.

1 MS. KNOPE: Thank you.

2 SUPERVISOR SALADINO: My question -- I
3 just have one question.

4 Is there currently a box painted, a Do
5 Not Stop box painted with sort of an X through it --

6 MS. KNOPE: There was. I mean, I
7 haven't been there for quite a while.

8 SUPERVISOR SALADINO: Okay.

9 MS. KNOPE: Because, again, they
10 were -- you know, they had bought it to have it
11 transferred. Then I fell on hard times and it was
12 empty, and they were kind enough to say, hey, if
13 you do the lawn and, you know, keep the lights on
14 and stuff, stay for a little while until you get
15 your feet on, and then it was, you know, preferred
16 to be a zombie house. So now it's falling into
17 disrepair because they don't want anyone living
18 there.

19 SUPERVISOR SALADINO: Just to get back
20 to my question.

21 While you were living there --

22 MS. KNOPE: There was at one -- there
23 is no box there.

24 SUPERVISOR SALADINO: There is no box.

25 MS. KNOPE: There's no box on the

1 street. There was a yellow paint at some point on
2 the driveway, but it's faded over the years.

3 SUPERVISOR SALADINO: So there never
4 was that --

5 MS. KNOPE: There never was --

6 SUPERVISOR SALADINO: -- traditional
7 box perhaps with an X in it --

8 MS. KNOPE: No.

9 SUPERVISOR SALADINO: -- that stops
10 people from standing there while they're --

11 MS. KNOPE: No.

12 SUPERVISOR SALADINO: -- waiting for
13 the light?

14 MS. KNOPE: No. And to be honest, I
15 don't think the neighborhood would have anyway.
16 They're so used to it being, like, vacant. They're
17 so enamored about getting out so quickly and stuff
18 like that, the little -- the stopping for the
19 driveway just doesn't happen.

20 COUNCILMAN IMBROTO: What was the
21 yellow that was painted there?

22 MS. KNOPE: Just a tiny bit on either
23 side of the dibs and it was probably --

24 COUNCILMAN IMBROTO: Was it intended to
25 mark the driveway?

1 MS. KNOPE: Probably not, to be honest,
2 if it was even there still.

3 COUNCILMAN IMBROTO: In your
4 experience, how long would you typically have to
5 wait to get out of your driveway?

6 MS. KNOPE: I was a nanny. I was out
7 the door to get to somebody's house before they
8 left to get into the city. I was leaving when some
9 of the first buses were coming. I very rarely had
10 a problem once the light turned once because then I
11 would back -- tend to back in as much as possible.
12 Then usually someone can see I'm there and they
13 give me my turn.

14 The traffic does get congested. When
15 there would be concerts or something, there would
16 be some lines, but it happens at the mall at
17 Christmas. It happens --

18 COUNCILMAN IMBROTO: I'm just asking
19 very specifically, when you would leave your
20 driveway in the morning, how long would you wait?

21 MS. KNOPE: A light.

22 COUNCILMAN IMBROTO: Which is how many
23 minutes?

24 MS. KNOPE: Two minutes, three minutes.

25 COUNCILMAN IMBROTO: What time was that

1 normally?

2 MS. KNOPE: I would be leaving at 6:00,
3 sometimes I would be leaving at 7:00. I'd be
4 coming back at 9:00. I'd be leaving again in the
5 afternoon. Again, I was a nanny. I do the exact
6 schools, you know, and coming back at 6:30.

7 COUNCILMAN IMBROTO: How long would you
8 have to wait to get into the driveway?

9 MS. KNOPE: Getting into driveway, you
10 know, only on the times it was really, really busy
11 if there was something going on, the buses would
12 flow pretty quickly. The normal stuff flows. It
13 sometimes would take me two or three lights to get
14 through a cycle for people to get out, but, you
15 know, you wait because that's how it is.

16 You know, my biggest concern -- and I
17 think that's the only problem is, my thing was you
18 see me sitting there. You see me with my
19 directional on. Have some decent human kindness.
20 This is my house. Like how many times I would do
21 this (indicating).

22 COUNCILMAN IMBROTO: Understood.

23 But in your experience of that, of
24 going in and out of that rotation is --

25 MS. KNOPE: It's not -- I mean, it's

1 congested, but it is not --

2 COUNCILMAN IMBROTO: -- difficult.

3 MS. KNOPE: I've never seen an
4 accident. I've never seen a fender bender. I
5 mean, it's busy, but it's not the end of the world.

6 And it's a corner property that I don't
7 think any resident's really going to want to live
8 on because of the animal hospital being across the
9 street. I can testify, 2 o'clock in the morning,
10 you can hear dogs sometimes. Sometimes.

11 COUNCILMAN IMBROTO: So do you think
12 thirty cars would be able to turn in no problem
13 between 6:00 and 8:00 a.m.?

14 MS. KNOPE: Yeah. I think it would
15 come back and forth. Just have to have -- it's
16 alternate merging. You go, I go. If people were
17 decent people.

18 COUNCILMAN IMBROTO: Was it your
19 experience that that's what they did?

20 MS. KNOPE: Once they saw that I was
21 going and stuff, yeah. I feel like a couple of
22 people really finally realized that somebody was
23 living there and several times it would be better,
24 but I think it's also just an adjustment. They're
25 used to it be this decrepit, falling down,

1 abandoned house that needs to be something else. I
2 don't think many people are going to want --
3 nobody's going to buy that.

4 COUNCILMAN IMBROTO: Would you describe
5 the house as a "zombie house" now?

6 MS. KNOPE: I mean, there's nobody
7 living there.

8 COUNCILMAN IMBROTO: Is the property
9 well-maintained?

10 MS. KNOPE: The grass is always done of
11 course, but, you know, there's only -- what can you
12 do to a house that nobody's living there?

13 COUNCILMAN IMBROTO: Does someone come
14 and cut the grass?

15 MS. KNOPE: Of course.

16 COUNCILMAN IMBROTO: Do they?

17 MS. KNOPE: Of course. They have a
18 service, actually, the ones I used to use.

19 SUPERVISOR SALADINO: Thank you.

20 MS. KNOPE: Thank you.

21 SUPERVISOR SALADINO: Thank you very
22 much.

23 Our next speaker will be -- I hope I'm
24 pronouncing this correctly -- Mary Batkiewicz.
25 Yes? Come on up, please.

1 THE STENOGRAPHER: If you would just
2 spell your name when you get up there, please.

3 MS. BATKIEWICZ: B, as in boy,
4 A-T-K-I-E-W-I-C-Z.

5 So I just want to say --

6 SUPERVISOR SALADINO: Just kindly begin
7 by giving us your full name and address.

8 MS. BATKIEWICZ: Sure.

9 Mary Batkiewicz. I live on 16 Chadwick
10 Road in Syosset.

11 SUPERVISOR SALADINO: Thank you.

12 MS. BATKIEWICZ: I just want to let
13 everybody know that Dr. Zapantis had obtained his
14 medical office at 300 South Oyster Bay Road, and
15 through the years, I've watched that building
16 transform into a gorgeous building. It added pride
17 to the community. Both Dr. Zapantises are
18 hardworking people. They only want to improve the
19 neighborhood. They live in this neighborhood.
20 They raise kids in this neighborhood. They're
21 continuing to raise their young children, too,
22 older and younger. And I think they would only be
23 an asset if they got a chance to do something on
24 this property because they are an asset to the
25 community. They have a beautiful home in Syosset.

1 I walk my dog by there. I'm astonished at how
2 beautiful they maintain the aesthetics for their
3 neighborhood. They're not trying to radically
4 change anything.

5 And I just think it would be an asset
6 if they're allowed to do what they want to do on
7 this property. They are hardworking people and
8 they're honest people. I don't think they're going
9 anywhere soon. They have lovely children in the
10 neighborhood and they're not leaving.

11 So thank you.

12 SUPERVISOR SALADINO: Thank you very
13 much.

14 COUNCILMAN LABRIOLA: Thank you.

15 I called this name out earlier -- is
16 Ann Strumer here?

17 (No response.)

18 SUPERVISOR SALADINO: I don't have any
19 other slips, so I'm going to assume there is no one
20 else that has asked to speak on this application.

21 I'm going to ask for a motion -- oh,
22 first, do we have any correspondence.

23 MR. LaMARCA: The attorney for the
24 applicant has filed his Affidavit of Service and
25 Disclosure.

1 The communications are as follows: We
2 have memos from the Department of Planning and
3 Development, including review of required
4 off-street parking.

5 The Nassau County Land and Tax Map
6 indicates the property is Section 15, Block 36, Lot
7 65 and 73.

8 According to the Town of Oyster Bay
9 zoning maps, the property is located within R1-10
10 zoning district. There are no variances or open
11 prior code enforcement bureau cases; however, there
12 are Town Board Resolutions on file. There are
13 letters on file from residents which have been
14 distributed to the Town Board.

15 SUPERVISOR SALADINO: Thank you, Town
16 Clerk.

17 And before I ask Councilwoman Johnson
18 for a motion, I'm going to ask the applicant's
19 representative, does that conclude your
20 presentation?

21 MR. SNIPAS: If I may, just a couple of
22 things.

23 You know, I understand completely the
24 neighbors and right now it's a -- tempers are
25 flying a little bit in light of the situation. I

1 did reach out to the neighbors during this short
2 break to discuss -- and I did say I wanted to meet
3 with them at 300 South Oyster Bay Road just to see
4 the -- you know, see how the operation is. I will
5 be staying after this meeting to give out my
6 contact information and be able to meet with
7 anybody.

8 COUNCILMAN IMBROTO: If you could do
9 your best to accommodate any of their concerns
10 about COVID, if they want to meet by Zoom --

11 MR. SNIPAS: Absolutely.

12 COUNCILMAN IMBROTO: -- or video
13 conferencing because a lot of people are
14 uncomfortable.

15 SUPERVISOR SALADINO: Telephone.

16 MR. SNIPAS: Absolutely.

17 On a lighter note, I just wanted to
18 speak about the condition of the property.

19 About a month ago, I actually met with
20 Dr. Zapantis at 300 South Oyster Bay Road. After I
21 met with him, I went over by the site to visit just
22 to look to see the existing conditions. The front
23 door was wide open. So I called Maddy Zapantis,
24 Dr. Zapantis' wife, and I said, "Maddy, the front
25 door is open. Are you expecting anybody?"

1 She said, "No. Somebody must have
2 broke in. Would you mind going in the house and
3 checking to see if anybody's there."

4 I said, "Sure." You know, I spent
5 almost three and a half years as a prosecutor in
6 Queens and, you know, gang members, violent
7 criminals, nobody ever threatened me, but going
8 into here, I don't know what's going to happen.

9 Sure enough, nobody was in the house.
10 We did secure it, but that is the existing
11 condition of the house right now is that it's
12 vacant. We don't know, you know, who opened the
13 door, whether it be kids or somebody -- a squatter,
14 you know, whatever it may be.

15 COUNCILMAN IMBROTO: Is there a lock on
16 the door?

17 MR. SNIPAS: Yes. There was a lock on
18 the door. It was bolted. I looked to see if there
19 was any sign of forced entry. There was none.

20 COUNCILMAN IMBROTO: Are the windows
21 intact?

22 MR. SNIPAS: For the most part, yes.

23 COUNCILMAN IMBROTO: Does Dr. Zapantis
24 perform regular inspections of the property to make
25 sure that --

1 MR. SNIPAS: Yes.

2 COUNCILMAN IMBROTO: -- nobody's living
3 there and nobody's breaking in?

4 MR. SNIPAS: Yeah. Once in a while he
5 does go by there. The landscaping is maintained,
6 but it is a vacant house. You know, people in the
7 neighborhood they will know that -- kids or
8 anything to that effect will know that it's a
9 vacant house.

10 COUNCILWOMAN WALSH: Can I make a
11 comment?

12 MR. SNIPAS: Sure.

13 COUNCILWOMAN WALSH: We have a family
14 place that's vacant, we use in the Summer out east.
15 It's locked. The windows are locked. All the
16 neighbors know it's vacant. Probably only check on
17 it once month or so. It shouldn't -- it makes no
18 sense to me that if he's in Syosset, he should be
19 able to drive past it. I don't understand why it
20 has to look vacant. Maybe there's ways to keep a
21 light on or -- it shouldn't look vacant because he
22 stills owns it.

23 MR. SNIPAS: I understand that
24 completely.

25 COUNCILMAN IMBROTO: It's not an

1 abandoned property. It's a property that's owned
2 by a doctor in the neighborhood that's coming to
3 the Town Board asking to expand the use of the
4 property. So, you know, you'd think it would be in
5 his interest to maintain it very well.

6 MR. SNIPAS: When I said that people
7 know that it's vacant, I mean by the fact that
8 there's no cars there, parked in there. If anybody
9 is driving by on a regular basis, they can see that
10 there's no car parked in the driveway. Nobody's
11 leaving. The house does -- the windows are intact.
12 The door is intact.

13 SPEAKER FROM AUDIENCE: It's boarded
14 up.

15 SUPERVISOR SALADINO: While this is
16 very important.

17 MR. SNIPAS: Yes.

18 SUPERVISOR SALADINO: I want to stress
19 the bottom line here. The bottom line is that we
20 highly suggest, strongly suggest improved
21 communication immediately with the residents far
22 greater than just the immediate neighbors to this
23 property.

24 MR. SNIPAS: Understood.

25 SUPERVISOR SALADINO: It would behoove

1 the community, it would behoove the application, it
2 would behoove everyone to get involved in increased
3 communication via Zoom, telephone calls, however
4 you want to get it done, and then to consider the
5 issues that have been brought up.

6 And I have to compliment every resident
7 here today in the way of which they have acted very
8 professionally. And, quite frankly, it's a real
9 pleasure to hold a hearing with all of you the way
10 in which they've communicated. They've proven that
11 they approached this maturely and properly.

12 COUNCILMAN IMBROTO: And Dr. Zapantis
13 as well, seems very sincere --

14 SUPERVISOR SALADINO: Dr. Zapantis as
15 well.

16 COUNCILMAN IMBROTO: He's a valued
17 member of the community, and I know he wants to do
18 the right thing.

19 SUPERVISOR SALADINO: There's been no
20 challenge of his character in any way, shape or
21 form.

22 So, you really have an ideal situation
23 because you have great residents here. We would
24 strongly suggest you put a focus on communicating
25 with them at length and then considering their

1 ideas and seeing if there are compromises that the
2 applicant would embrace.

3 MR. SNIPAS: What I would propose, in
4 addition to the fact I'm going to be waiting after
5 this hearing, if I can get a copy of the petition
6 that was submitted by the neighbors and we'll take
7 all the addresses on that to reach out to any of
8 the people that were on the petition that were not
9 able to attend today as well.

10 I think that would reach --

11 SUPERVISOR SALADINO: It's Public
12 Information and that will be made available.

13 COUNCILMAN IMBROTO: Counsel, just one
14 more question for you.

15 I don't want to belabor this, but the
16 entity Zapgrande, is that just Dr. Zapantis or are
17 there other members of that entity, partners?

18 MR. SNIPAS: It's Dr. Zapantis and his
19 wife Maddy Zapantis, correct? Yes.

20 COUNCILMAN IMBROTO: They own the
21 property? Is that also the entity that would
22 operate --

23 MR. SNIPAS: Yes. Zapgrande --
24 Zapgrande owns the property and then New York
25 Reproductive Wellness, for which Dr. Zapantis is

1 principal, will be occupying the property.

2 COUNCILMAN IMBROTO: Thank you.

3 MR. SNIPAS: You're welcome.

4 SUPERVISOR SALADINO: Thank you very
5 much.

6 That concludes your application?

7 MR. SNIPAS: Yes, it does.

8 Thank you.

9 SUPERVISOR SALADINO: Thank you very
10 much.

11 You spoke to communications on this
12 application --

13 COUNCILMAN IMBROTO: Supervisor, there
14 was somebody in the audience that raised their
15 hand. I don't know if they --

16 SPEAKER FROM AUDIENCE: I wanted to
17 explain why there's no electricity or water in the
18 building. That's why there are no lights on, but I
19 drive by it four times a week to drop my son off.

20 SUPERVISOR SALADINO: See, these are
21 the kinds of issues that I think would best be
22 brought up with meeting -- with a meeting or
23 meetings, preferably meetings, with the residents
24 with the community to address these short-term
25 issues and then the long-term issues as they relate

1 to the application.

2 COUNCILMAN IMBROTO: For clarity, did
3 you say that there's no electricity and no water?

4 SPEAKER FROM AUDIENCE: Yes.

5 SUPERVISOR SALADINO: It's probably
6 shut off for a property that's not being used we
7 would assume.

8 COUNCILMAN IMBROTO: I believe they're
9 required to have --

10 SPEAKER FROM AUDIENCE: We're required
11 to pay the bill.

12 SUPERVISOR SALADINO: Well, all of
13 these things -- items can be addressed going
14 forward.

15 MR. SNIPAS: Yes. And if I just may
16 add, even our traffic expert has come up with some
17 ideas to help alleviate the situation with the
18 ingress and egress onto the site that we can
19 discuss with the neighbors at the meeting as well.

20 I just wanted to put that on the
21 record.

22 SUPERVISOR SALADINO: I would highly
23 suggest that. And because you -- I bring this up
24 because you have presented some proposals for
25 covenants.

1 MR. SNIPAS: Yes.

2 SUPERVISOR SALADINO: And Frank
3 Scalera, our Town Attorney, I believe would inform
4 the public that some of their concerns of -- the
5 possibility of future development could be
6 addressed through those covenants, because it's
7 obvious, the public has made that very clear that
8 one of their concerns as well what would happen in
9 the future, and they need to understand how
10 covenants would restrict what might occur there in
11 the future to give them a peace of mind.

12 So, you have a lot of communicating to
13 do with the residents.

14 MR. SNIPAS: Absolutely.

15 SUPERVISOR SALADINO: We strongly
16 suggest you get right to that in a very thorough
17 matter.

18 MR. SNIPAS: We will. We will.

19 SUPERVISOR SALADINO: Thank you.

20 MR. SNIPAS: Thank you.

21 SUPERVISOR SALADINO: Anything else
22 from the Board?

23 (No response.)

24 SUPERVISOR SALADINO: Councilwoman
25 Johnson, may we have a motion?

1 COUNCILWOMAN JOHNSON: This is
2 Councilwoman Johnson.

3 Supervisor, I will make a motion that
4 this public hearing be closed and decision be
5 reserved -- I'm sorry, public hearing be adjourned
6 for a 30-day period upon which decision be
7 reserved.

8 COUNCILMAN IMBROTO: I second the
9 motion.

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

12 ALL: "Aye."

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

15 (No response.)

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

18 We thank everyone for their
19 participation, the applicant and the residents. We
20 greatly appreciate the way in which you've
21 conducted yourselves for this hearing.

22 Thank you very much.

23 Now, Councilwoman Johnson, may I please
24 have a motion to enter into Executive Session to
25 discuss pending or proposed litigation?

1 COUNCILWOMAN JOHNSON: This is
2 Councilwoman Johnson.

3 Supervisor, I make a motion to enter
4 into Executive Session to discuss pending or
5 proposed litigation.

6 COUNCILMAN IMBROTO: I second that
7 motion.

8 SUPERVISOR SALADINO: All in favor,
9 please signifying by saying, "Aye."

10 ALL: "Aye."

11 SUPERVISOR SALADINO: Those opposed,
12 please signify by saying, "Nay."

13 (No response.)

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

16 Thank you.

17 Ladies and gentlemen, we will return
18 for our regular Action Calendar and the rest of the
19 Town Board's business for today after we confer
20 with our legal team and we will be reporting any
21 action taken.

22 Thank you.

23 (Whereupon, the Executive Session began
24 at 1:39 p.m. and ended at 1:40 p.m.; then a recess
25 was taken at 1:40 p.m. and the proceedings resumed

1 at 2:23 p.m. as follows:)

2 SUPERVISOR SALADINO: Thank you very
3 much.

4 We are back. We appreciate your
5 patience.

6 Councilwoman Johnson, may we have --
7 I'm sorry, Councilman Imbroto, would you please
8 give us a motion?

9 COUNCILMAN IMBROTO: Supervisor, I move
10 that the Executive Session be closed.

11 No action was taken.

12 COUNCILMAN HAND: Second.

13 COUNCILWOMAN JOHNSON: Councilwoman
14 Johnson, second.

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

17 ALL: "Aye."

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

20 (No response.)

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

23 Thank you.

24 (TIME NOTED: 2:24 P.M.)

25

TOWN BOARD
TOWN OF OYSTER BAY
ACTION CALENDAR
December 8, 2020
2:25 p.m.

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

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

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

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

Minutes of the meeting
taken by:

HOLLY DALOIA OSTEEEN
Reporter/Notary Public

1 SUPERVISOR SALADINO: At this time,
2 will the Clerk please call the regular Action
3 Calendar?

4 MR. LaMARCA: Supervisor, we're going
5 to remove two Resolutions from the table -- from
6 the calendar, excuse me. They are Resolutions 700
7 and 727-2020.

8 SUPERVISOR SALADINO: May I have a
9 motion, Councilman?

10 COUNCILMAN IMBROTO: Supervisor, I move
11 to table Resolutions 727 and 700.

12 SUPERVISOR SALADINO: May I have a
13 second?

14 COUNCILMAN HAND: Second.

15 MR. LaMARCA: Motion was made by
16 Councilman Imbroto. Seconded by Councilman Hand.

17 On the vote:

18 Supervisor Saladino?

19 SUPERVISOR SALADINO: "Aye."

20 MR. LaMARCA: Councilwoman Johnson?

21 COUNCILWOMAN JOHNSON: "Aye."

22 MR. LaMARCA: Councilman Imbroto?

23 COUNCILMAN IMBROTO: "Aye."

24 MR. LaMARCA: Councilman Hand?

25 COUNCILMAN HAND: "Aye."

1 MR. LaMARCA: Councilman Labriola?

2 COUNCILMAN LABRIOLA: "Aye."

3 MR. LaMARCA: Councilwoman Maier?

4 COUNCILWOMAN MAIER: Councilwoman

5 Maier, "Aye."

6 MR. LaMARCA: Councilwoman Walsh?

7 COUNCILWOMAN WALSH: "Aye."

8 MR. LaMARCA: Motion to table

9 Resolutions Nos. 700 and 727, excuse me, 2020

10 passes with seven "Ayes."

11 May I have a motion, please, to suspend

12 the rules and add Resolution Nos. 730 through

13 753-2020?

14 On the motion?

15 COUNCILMAN IMBROTO: So moved.

16 MR. LaMARCA: Motion made by Imbroto.

17 COUNCILMAN HAND: Second.

18 MR. LaMARCA: Seconded by Councilman

19 Hand.

20 On the vote:

21 Supervisor Saladino?

22 SUPERVISOR SALADINO: "Aye."

23 MR. LaMARCA: Councilwoman Johnson?

24 COUNCILWOMAN JOHNSON: "Aye."

25 MR. LaMARCA: Councilman Imbroto?

1 COUNCILMAN IMBROTO: "Aye."

2 MR. LaMARCA: Councilman Hand?

3 COUNCILMAN HAND: "Aye."

4 MR. LaMARCA: Councilman Labriola?

5 COUNCILMAN LABRIOLA: "Aye."

6 MR. LaMARCA: Councilwoman Maier?

7 COUNCILWOMAN MAIER: Councilwoman

8 Maier, "Aye."

9 MR. LaMARCA: Councilwoman Walsh?

10 COUNCILWOMAN WALSH: "Aye."

11 MR. LaMARCA: Motion to suspend the
12 rules and add Resolution Nos. 730 through 753-2020
13 passes with seven "Ayes."

14 We have seven Walk-on Resolutions and
15 I'll just briefly state what those pertain to.

16 Resolution 754 is a Resolution
17 authorizing acceptance of donation for 30 pieces of
18 office furniture.

19 Resolution 755 is a Resolution
20 authorizing a municipal agreement with the
21 Incorporated Village of Sea Cliff in which the Town
22 would provided storm basin, storm drain cleaning
23 services to said Village.

24 Resolutions 756 authorizes the first
25 extension for appellate printer services for the

1 period of October 1, 2020 through September 30,
2 2021. Account number 0TAA1420441100000000.

3 Resolution No. 757-2020 is a Resolution
4 authorizing a municipal agreement with the Town of
5 Brookhaven for the purpose of disposing street
6 sweepings at the Brookhaven landfill facility.

7 Resolution No. 758-2020 authorizes the
8 Supervisor to execute an agreement for the Oyster
9 Bay/Hempstead joint community hall and swimming
10 pool district.

11 Resolution No. 759-2020 is a Resolution
12 to secure the New York State Volunteer Firefighters
13 Benefit Law Policy town wide.

14 Lastly, Resolution No. 760-2020 is to
15 secure the New York State Volunteer Firefighters
16 Benefit Law Policy for East Norwich.

17 May I have a motion to resuspend the
18 rules and add the following Walk-on Resolutions 754
19 through 760-2020?

20 On the motion:

21 COUNCILMAN IMBROTO: So moved.

22 COUNCILMAN HAND: Second.

23 MR. LaMARCA: Motion made by Councilman
24 Imbroto.

25 Seconded by Councilman Hand.

1 On the vote:

2 Supervisor Saladino?

3 SUPERVISOR SALADINO: "Aye."

4 MR. LaMARCA: Councilwoman Johnson?

5 COUNCILWOMAN JOHNSON: Councilwoman

6 Johnson, "Aye."

7 MR. LaMARCA: Councilman Imbroto?

8 COUNCILMAN IMBROTO: "Aye."

9 MR. LaMARCA: Councilman Hand?

10 COUNCILMAN HAND: "Aye."

11 MR. LaMARCA: Councilman Labriola?

12 COUNCILMAN LABRIOLA: "Aye."

13 MR. LaMARCA: Councilwoman Maier?

14 COUNCILWOMAN MAIER: Councilwoman

15 Maier, "Aye."

16 MR. LaMARCA: Councilwoman Walsh?

17 COUNCILWOMAN WALSH: "Aye."

18 MR. LaMARCA: Motion to resuspend the

19 rules and add Walk-on Resolution Nos. 754 through

20 760-2020 passes with seven "Ayes."

21 May I have a motion please to adopt

22 Resolution Nos. P-18-20 through 760-2020?

23 **PERSONNEL RESOLUTION NO. P-18-20,**

24 **P-1-21 and PA-1-21, PA-2-21;** Resolution pertaining

25 to personnel of various departments within the Town

1 of Oyster Bay.

2 **TRANSFER OF FUNDS RESOLUTION NO.**

3 **TF-18-20;** Resolution pertaining to transfer of
4 funds within various departments' accounts for the
5 Year 2020.

6 **RESOLUTION NO. 632-2020;** Resolution
7 authorizing to accept a donation of a memorial
8 plaque and a tree from D. LoGiudice, to be placed
9 in Marjorie R. Post Community Park in memory of
10 Richard T. Betz. (M.D. 11/10/20 #4).

11 **RESOLUTION NO. 633-2020;** Resolution
12 authorizing issuance of a refund to Michelle
13 Aragona, for the TOBAY Summer Recreation Program,
14 due to COVID-19. Account No. PKS A 0001 02001 510
15 0000. (M.D. 11/10/20 #5).

16 **RESOLUTION NO. 634-2020;** Resolution
17 authorizing payment for professional services
18 pertaining to COVID testing. Account No. TWN A
19 1989 47900 000 0000. (M.D. 11/10/20 #14).

20 **RESOLUTION NO. 635-2020;** Resolution
21 authorizing the Supervisor, or his designee, to
22 enter into a Community Development Public Service
23 Contract Agreement with Boys & Girls Club of Oyster
24 Bay/East Norwich, Inc., for the period January 1,
25 2021 through December 31, 2021. Account No. IGA CD

1 8676 48280 741 CD21. (M.D. 11/10/20 #15).

2 **RESOLUTION NO. 636-2020;** Resolution
3 authorizing the Supervisor, or his designee, to
4 enter into a Community Development Public Service
5 Contract Agreement the Grenville Baker Boys and
6 Girls Club, Inc., for the period January 1, 2021
7 through December 31, 2021. Account No. IGA CD 8676
8 48280 743 CD21. (M.D. 11/10/20 #16).

9 **RESOLUTION NO. 637-2020;** Resolution
10 authorizing the Supervisor, or his designee, to
11 enter into a Community Development Public Service
12 Contract Agreement with Hicksville Teenage Council,
13 Inc./Hicksville Boys and Girls Club, Inc., for the
14 period January 1, 2021 through December 31, 2021.
15 Account No. IGA CD 8676 48280 744 CD21. (M.D.
16 11/10/20 #17).

17 **RESOLUTION NO. 638-2020;** Resolution
18 authorizing the Supervisor, or his designee, to
19 enter into a Community Development Public Service
20 Contract Agreement with Veterans of Foreign Wars of
21 the U.S., William M. Gouse, Jr., Post #3211, for
22 the period January 1, 2021 through December 31,
23 2021. Account No. IGA CD 8676 48280 749 CD21.
24 (M.D. 11/10/20 #18).

25 **RESOLUTION NO. 639-2020;** Resolution

1 authorizing the Supervisor, or his designee, to
2 enter into a Community Development Public Service
3 Contract Agreement with Plainedge Senior Citizens,
4 Inc., for the period January 1, 2021 through
5 December 31, 2021. Account No. IGA CD 8676 48280
6 748 CD21. (M.D. 11/10/20 #19).

7 **RESOLUTION NO. 640-2020;** Resolution
8 authorizing the Supervisor, or his designee, to
9 enter into a Community Development Public Service
10 Contract Agreement with Island Harvest, LTD, for
11 the period January 1, 2021 through December 31,
12 2021. Account No. IGA CD 8676 48280 754 CD21.
13 (M.D. 11/10/20 #20).

14 **RESOLUTION NO. 641-2020;** Resolution
15 authorizing the Supervisor, or his designee, to
16 enter into a Community Development Public Service
17 Contract Agreement with Greater Long Island Running
18 Club, Inc., for the period January 1, 2021 through
19 December 31, 2021. Account No. IGA CD 8676 48280
20 750 CD21. (M.D. 11/10/20 #21).

21 **RESOLUTION NO. 642-2020;** Resolution
22 authorizing the Supervisor, or his designee, to
23 enter into a Community Development Public Service
24 Contract Agreement with Doubleday Babcock Senior
25 Center, Inc., d/b/a The Life Enrichment Center, for

1 the period January 1, 2021 through December 31,
2 2021. Account No. IGA CD 8676 48280 740 CD21.
3 (M.D. 11/10/20 #22).

4 **RESOLUTION NO. 643-2020;** Resolution
5 authorizing the Supervisor, or his designee, to
6 enter into a Public Service Contract Agreement with
7 YES Community Counseling Center, Inc., relating to
8 domestic violence and/or abuse, for the period
9 January 1, 2021 through December 31, 2021. Account
10 No. IGA A 8686 47630 000 0000. (M.D. 11/10/20 #23).

11 **RESOLUTION NO. 644-2020;** Resolution
12 authorizing the Supervisor, or his designee, to
13 enter into a Community Development Public Service
14 Contract Agreement with YES Community Counseling
15 Center, Inc., relating to family and peer pressures
16 and substance abuse, for the period January 1, 2021
17 through December 31, 2021. Account No. IGA CD 8676
18 48280 745 CD21. (M.D. 11/10/20 #24).

19 **RESOLUTION NO. 645-2020;** Resolution
20 authorizing the Supervisor to enter into an
21 Agreement for Stenographic Services for the Zoning
22 Board of Appeals for the Calendar Year 2021,
23 commencing January 1, 2021 through December 31,
24 2021, with an option for two (2) one (1) year
25 extensions. Account No. PAD B 8010 44120 000 0000.

1 (M.D. 11/10/20 #25).

2 **RESOLUTION NO. 646-2020;** Resolution
3 authorizing the Supervisor to exercise the renewal
4 option with HIP Health Plan of New York for the
5 year 2021, for the period January 1, 2021 through
6 December 31, 2021. Account No. TWN AMM 9060 80010
7 000 0000 000. (M.D. 11/10/20 #27).

8 **RESOLUTION NO. 647-2020;** Resolution
9 authorizing renewal of a performance license with
10 the American Society of Composers, Authors and
11 Publishers (ASCAP) for all music performed at all
12 Town sponsored performances and events, to be
13 ratified and continued from January 1, 2021 through
14 December 31, 2021. Account No. CYS A 7020 47660
15 000 0000. *Special Events*. (M.D. 11/17/20 #5).

16 **RESOLUTION NO. 648-2020;** Resolution
17 authorizing renewal of a performance license with
18 Broadcast Music, Incorporated (BMI), representing
19 songwriters, composers, and music publishers, in
20 order to comply with music copyright laws, to be
21 ratified and continued from December 1, 2020
22 through November 30, 2021. Account No. CYS A 7020
23 47660 000 0000. *Special Events*. (M.D. 11/17/20
24 #6).

25 **RESOLUTION NO. 649-2020;** Resolution

1 authorizing renewal of a performance license with
2 Society of European Stage Authors & Composers
3 Incorporated (SESAC) for music performed through
4 the Town sponsored performances and events, to be
5 ratified and continued from January 1, 2021 through
6 December 31, 2021. Account No. CYS A 7020 47660
7 000 0000. *Special Events* (M.D. 11/17/20 #7).

8 **RESOLUTION NO. 650-2020;** Resolution
9 authorizing videotaping and editing services as
10 well as the purchase of DVD's for the Department of
11 Community & Youth Special Events with EKOPLEX,
12 Incorporated d/b/a EKO Productions, for the period
13 January 1, 2021 through December 31, 2021. Account
14 No. CYS A 7020 47660 000 0000. *Special Events*
15 (M.D. 11/17/20 #8).

16 **RESOLUTION NO. 651-2020;** Resolution to
17 establish fees for the 2021 Arts and Crafts for
18 Toddlers Ages 2-4 Program with no fee increases
19 from the prior year. (M.D. 11/17/20 #9).

20 **RESOLUTION NO. 652-2020;** Resolution
21 authorizing the 2021 Town of Oyster Bay Men's
22 Softball League including the adoption of an entry
23 fee at no increase from the prior year; Account No.
24 TWN TA 0000 00085 472 0000. (M.D. 11/17/20 #10).

25 **RESOLUTION NO. 653-2020;** Resolution

1 authorizing payment to instructors for 2021 fitness
2 classes held at various Town facilities. Account
3 No. PKS A 7110 47660 000 0000. (M.D. 11/17/20 #11).

4 **RESOLUTION NO. 654-2020;** Resolution to
5 establish fees for the Town of Oyster Bay sponsored
6 2021 Co-Ed Adult Hicksville Athletic Center Sports
7 and Fitness Programs with no fee increases from the
8 prior year. (M.D. 11/17/20 #12).

9 **RESOLUTION NO. 655-2020;** Resolution
10 authorizing the acceptance of a donation of a
11 memorial plaque and bench from C. Sims, to be
12 placed in Marjorie R. Post Community Park in memory
13 of Leonard Lafond. (M.D. 11/17/20 #13).

14 **RESOLUTION NO. 656-2020;** Resolution
15 pertaining to the Dock application of Anthony
16 Ruberti, 53 Stillwater Avenue, Massapequa,
17 New York. (M.D. 11/17/20 #18).

18 **RESOLUTION NO. 657-2020;** Resolution
19 pertaining to the Dock application of Gianni
20 Ottaviano, 21 Club Drive, Massapequa, New York.
21 (M.D. 11/17/20 #19).

22 **RESOLUTION NO. 658-2020;** Resolution
23 pertaining to the Dock application of Susan
24 Tricola, 292 Bay Avenue, Massapequa, New York.
25 (M.D. 11/17/20 #20).

1 **RESOLUTION NO. 659-2020;** Resolution
2 pertaining to the Dock application of Henry Romer,
3 23 Biltmore Blvd., Massapequa, New York. (M.D.
4 11/17/20 #21).

5 **RESOLUTION NO. 660-2020;** Resolution
6 pertaining to the Dock application of Dean D'Amico,
7 25 Roosevelt Blvd., Massapequa, New York. (M.D.
8 11/17/20 #22).

9 **RESOLUTION NO. 661-2020;** Resolution
10 authorizing renewal of membership in the New York
11 Government Finance Officers' Association for 2021.
12 Account No. CMP A 1315 47900 000 0000. (M.D.
13 11/17/20 24).

14 **RESOLUTION NO. 662-2020;** Resolution
15 pertaining to Contract No. PWC17-20, On-Call
16 Engineering Services Relative to Laboratory
17 Analysis in connection with Laboratory Analysis for
18 the 2020 Landfill Monitoring Program; Account No.
19 DER SR05 8160 44800 000 0000. (M.D. 11/17/20 #25).

20 **RESOLUTION NO. 663-2020;** Resolution
21 authorizing an Agreement for professional lighting
22 equipment and services used during Movies Under the
23 Stars concerts and various other events for the
24 period January 1, 2021 through December 31, 2021
25 with three one-year extension options, and for the

1 Supervisor and/or his designee or the Commissioner
2 of Community and Youth Services to execute said
3 Agreement. Account No. CYS A 7020 47660 000 0000.
4 (M.D. 11/24/20 #4).

5 **RESOLUTION NO. 664-2020;** Resolution
6 authorizing an Agreement for professional sound
7 equipment and services used during Movies Under the
8 Stars concerts and various other special events,
9 for the period January 1, 2021 through December 31,
10 2021 with three one-year extension options, and for
11 the Supervisor and/or his designee or the
12 Commissioner of Community and Youth Services to
13 execute said Agreement. Account No. CYS A 7020
14 47660 000 0000. (M.D. 11/24/20 #5).

15 **RESOLUTION NO. 665-2020;** Resolution
16 authorizing a contract with the Long Island
17 Developmental Disabilities Regional Office for a
18 Program for Children with Autism, which will be
19 administered by the Group Activities Program (GAP),
20 from January 1, 2021 through December 31, 2021, and
21 for the Supervisor and/or his designee or the
22 Commissioner of Community and Youth Services to
23 execute said contract. (M.D. 11/24/20 #6).

24 **RESOLUTION NO. 666-2020;** Resolution
25 authorizing a contract with the Long Island

1 Developmental Disabilities Regional Office for
2 Family Support Services rendered to the
3 developmentally disabled persons through the GAP
4 program from January 1, 2021 through December 31,
5 2021, and for the Supervisor and/or his designee or
6 the Commissioner of Community and Youth Services to
7 execute said contract. (M.D. 11/24/20 #7).

8 **RESOLUTION NO. 667-2020;** Resolution
9 authorizing the Town of Oyster Bay Waterfront
10 Festival and Marine Expo to be held at Tobay Marina
11 on September 12, 2021 (rain date September 19,
12 2021), for the waiver of the provisions of Chapter
13 173, and for the addition of sponsors, vendors
14 and/or exhibitors to said event. Account Nos. TWN
15 A 0001 02770 590 0000 & PKS A 7110 47670 000 0000.
16 (M.D. 11/24/20 #8).

17 **RESOLUTION NO. 668-2020;** Resolution
18 authorizing acceptance of a donation of a memorial
19 plaque and bench from A. Eberhardt, to be placed in
20 Theodore Roosevelt Memorial Park and Beach in
21 memory of Edward Clark. (M.D. 11/24/20 #9).

22 **RESOLUTION NO. 669-2020;** Resolution
23 authorizing publication of a legal notice
24 pertaining to the 2021 General Tax; Account No. ROT
25 A 1330 44100 000 0000. (M.D. 11/24/20 #13).

1 **RESOLUTION NO. 670-2020;** Resolution
2 pertaining to expenditures for the Department of
3 Planning and Development's Planning Advisory Board
4 Meetings for the 2021 calendar year. Account No.
5 PAD B 8020 44800 000 0000. (M.D. 11/24/20 #14).

6 **RESOLUTION NO. 671-2020;** Resolution
7 pertaining to expenditures for outside counsel for
8 the Zoning Board of Appeals in connection with
9 legal services for a legal proceeding that carried
10 over into the 2019 and 2020 fiscal years. Account
11 No. PAD B 8010 44800 000 0000. (M.D. 11/24/20 15).

12 **RESOLUTION NO. 672-2020;** Resolution
13 authorizing an agreement for Planning Consultant
14 Services, commencing January 1, 2021 through
15 December 31, 2021, with an option for two (2) one
16 (1) year extensions, and for the Supervisor and/or
17 his designee to execute said agreement. (M.D.
18 11/24/20 #16).

19 **RESOLUTION NO. 673-2020;** Resolution
20 authorizing an agreement for Consultant Services
21 for Technical Assistance with Engineering and
22 Architectural Services for the Department of
23 Planning and Development, commencing January 1,
24 2021 through December 31, 2021, with an option for
25 two (2) one (1) year extensions, and for the

1 Supervisor and/or his designee to execute said
2 agreement. (M.D. 11/24/20 #17).

3 **RESOLUTION NO. 674-2020;** Resolution
4 authorizing issuance of a refund to Smart Home
5 Energy Source, LLC, for a building permit issued in
6 error. Account No. PAD B 0001 02555 000 0000.
7 (M.D. 11/24/20 #18).

8 **RESOLUTION NO. 675-2020;** Resolution
9 pertaining to re-appointments for the Landmarks
10 Preservation Commission commencing January 1, 2021.
11 (M.D. 11/24/20 #23).

12 **RESOLUTION NO. 676-2020;** Resolution
13 pertaining to a re-appointment for the Zoning Board
14 of Appeals for a five-year period, January 1, 2021
15 through December 31, 2025. (M.D. 11/24/20 #24).

16 **RESOLUTION NO. 677-2020;** Resolution
17 pertaining to a re-appointment for the Planning
18 Advisory Board for a term effective January 1,
19 2021. (M.D. 11/24/20 #25).

20 **RESOLUTION NO. 678-2020;** Resolution
21 authorizing a first one-year extension of an
22 agreement for the Employee Drug & Alcohol Testing
23 (non-DOT and US-DOT) for the period January 1, 2021
24 through December 31, 2021. Account No. AMS 1910
25 43020 603 0000 000. (M.D. 11/24/20 #26).

1 **RESOLUTION NO. 679-2020;** Resolution
2 authorizing a first one-year extension of an
3 agreement for the Employee Physical Examination
4 Program, Rabies Vaccinations and Hepatitis B
5 Vaccines for the period January 1, 2021 through
6 December 31, 2021. Account No. DHR A1430 44130 000
7 0000. (M.D. 11/24/20 #27).

8 **RESOLUTION NO. 680-2020;** Resolution
9 authorizing a first one-year extension of an
10 agreement for Actuarial Consulting Services for the
11 period January 1, 2021 through December 31 2021.
12 Account No. CMP A 1315 44800 000 0000. (M.D.
13 11/24/20 #37).

14 **RESOLUTION NO. 681-2020;** Resolution
15 authorizing the Supervisor to enter into an
16 agreement for Financial Advisor Services for the
17 period January 1, 2021 through December 31, 2023
18 with an option for one three-year extension.
19 Account No. 29999, (M.D. 11/24/20 #38).

20 **RESOLUTION NO. 682-2020;** Resolution
21 pertaining to the issuance of refunding bonds.
22 (M.D. 11/24/20 #39).

23 **RESOLUTION NO. 683-2020;** Resolution
24 ratifying the use of an expert witness and
25 directing the Comptroller to encumber funds in

1 connection with litigation relative to deficiencies
2 in the design, construction, inspection and
3 remedial work of the Town of Oyster Bay Garage,
4 Hicksville. Account No. OTA A 1420 44110 000 0000.
5 (M.D. 11/24/20 #40).

6 **RESOLUTION NO. 684-2020;** Resolution
7 authorizing the property cleanup assessment of
8 18 Melissa Lane, Old Bethpage, New York, performed
9 on August 25, 2020, be referred to the County of
10 Nassau for placement on the Nassau County Tax
11 Assessment Rolls. (M.D. 11/24/20 #41).

12 **RESOLUTION NO. 685-2020;** Resolution
13 authorizing the property cleanup assessment of
14 30 Columbia Road, Hicksville, New York, performed
15 on July 29, 2020, be referred to the County of
16 Nassau for placement on the Nassau County Tax
17 Assessment Rolls. (M.D. 11/24/20 #43).

18 **RESOLUTION NO. 686-2020;** Resolution
19 authorizing the property cleanup assessment of
20 35 Gardner Avenue, Hicksville, New York, performed
21 on August 25, 2020, be referred to the County of
22 Nassau for placement on the Nassau County Tax
23 Assessment Rolls. (M.D. 11/24/20 #44).

24 **RESOLUTION NO. 687-2020;** Resolution
25 authorizing the property cleanup assessment of

1 107 Lawrence Street, Farmingdale, New York,
2 performed on July 29, 2020, be referred to the
3 County of Nassau for placement on the Nassau County
4 Tax Assessment Rolls. (M.D. 11/24/20 #45).

5 **RESOLUTION NO. 688-2020;** Resolution
6 authorizing the property cleanup assessment of
7 201 Jerusalem Avenue, Massapequa, New York,
8 performed on July 21, 2020, be referred to the
9 County of Nassau for placement on the Nassau County
10 Tax Assessment Rolls. (M.D. 11/24/20 #46).

11 **RESOLUTION NO. 689-2020;** Resolution
12 authorizing the property cleanup assessment of
13 280 North Boundary Avenue, Massapequa, New York,
14 performed on August 3, 2020, be referred to the
15 County of Nassau for placement on the Nassau County
16 Tax Assessment Rolls. (M.D. 11/24/20 #47).

17 **RESOLUTION NO. 690-2020;** Resolution
18 authorizing the property cleanup assessment of
19 361 Eastern Parkway, Farmingdale, New York,
20 performed on July 29, 2020, be referred to the
21 County of Nassau for placement on the Nassau County
22 Tax Assessment Rolls. (M.D. 11/24/20 #48).

23 **RESOLUTION NO. 691-2020;** Resolution
24 authorizing the property cleanup assessment of
25 581 Hicksville Road, Massapequa, New York,

1 performed on July 31, 2020, be referred to the
2 County of Nassau for placement on the Nassau County
3 Tax Assessment Rolls. (M.D. 11/24/20 #49).

4 **RESOLUTION NO. 692-2020;** Resolution
5 authorizing the property cleanup assessment of the
6 corner of Old Country Road and East Avenue,
7 Hicksville, New York, performed on July 28, 2020,
8 be referred to the County of Nassau for placement
9 on the Nassau County Tax Assessment Rolls. (M.D.
10 11/24/20 #50).

11 **RESOLUTION NO. 693-2020;** Resolution
12 authorizing the property cleanup assessment of
13 11 Shannon Drive, Woodbury, New York, performed on
14 July 15, 2020, be referred to the County of Nassau
15 for placement on the Nassau County Tax Assessment
16 Rolls. (M.D. 11/24/20 #51).

17 **RESOLUTION NO. 694-2020;** Resolution
18 authorizing the property cleanup assessment of
19 12 Barbara Lynn Court, Plainview, New York,
20 performed on August 3, 2020, be referred to the
21 County of Nassau for placement on the Nassau County
22 Tax Assessment Rolls. (M.D. 11/24/20 #52).

23 **RESOLUTION NO. 695-2020;** Resolution
24 authorizing the property cleanup assessment of
25 12 Barbara Lynn Court, Plainview, New York,

1 performed on September 8, 2020, be referred to the
2 County of Nassau for placement on the Nassau County
3 Tax Assessment Rolls. (M.D. 11/24/20 #53).

4 **RESOLUTION NO. 696-2020;** Resolution
5 authorizing the property cleanup assessment of
6 430 Jericho Turnpike, Jericho, New York, performed
7 on September 3,2020, be referred to the County of
8 Nassau for placement on the Nassau County Tax
9 Assessment Rolls. (M.D. 11/24/20 #54).

10 **RESOLUTION NO. 697-2020;** Resolution
11 authorizing the property cleanup assessment of
12 63 Vandewater Street, Farmingdale, New York,
13 performed on July 8,2020, be referred to the County
14 of Nassau for placement on the Nassau County Tax
15 Assessment Rolls. (M.D. 11/24/20 #55).

16 **RESOLUTION NO. 698-2020;** Resolution
17 authorizing Change Order No. 1 for a net increase
18 on Contract No. H19-186R, Construction of Highway
19 Improvements for the Fairwater Avenue Area,
20 Massapequa, New York. Account No. HWY H5197 20000
21 000 2003 008. (M.D. 11/24/20 #58).

22 **RESOLUTION NO. 699-2020;** Resolution
23 authorizing the use of a sub-consultant under
24 Contract No. H17-161, Highway Retrofit of Existing
25 Streetlights to LED with Solar Power and Battery

1 Backup, as part of the NY Rising Community
2 Reconstruction Program. (M.D. 11/24/20 #59).

3 **RESOLUTION NO. 701-2020;** Resolution
4 pertaining to Contract No. PWC31-20, On-Call
5 Engineering Services Relative to Operation and
6 Development of the Old Bethpage Solid Waste
7 Disposal Complex in connection with an assessment
8 of damages from a brush fire on the landfill cap.
9 Account No. DER SR05 8160 44800 000 0000. (M.D.
10 11/24/20 #61).

11 **RESOLUTION NO. 702-2020;** Resolution
12 pertaining to payment of an Industrial Discharge
13 Permit Fee in connection with the Old Bethpage
14 Solid Waste Disposal Complex Leachate Treatment
15 Facility, for the period September 1, 2020 through
16 August 31, 2023. Account No. DER SR05 8160 42200
17 000 0000. (M.D. 11/24/20 #62).

18 **RESOLUTION NO. 703-2020;** Resolution
19 pertaining to Quantity Increase/Decrease No. 1,
20 Acceptance and Final payment on Contract No.
21 DP19-200, Littauer Estate Roof Replacement. (M.D.
22 11/24/20 #63).

23 **RESOLUTION NO. 704-2020;** Resolution
24 authorizing a first one-year extension of an
25 agreement for Professional Dog Training Services,

1 for the period January 1, 2021 through December 31,
2 2021. Account No. DER A 3510 44900 000 0000. (M.D.
3 11/24/20 #67).

4 **RESOLUTION NO. 705-2020;** Resolution
5 authorizing an extension of an Agreement for
6 After-hours Emergency Care for sixty days from
7 December 31, 2020 to allow the Animal Shelter the
8 appropriate time to issue a Request for Proposal.
9 Account No. DER A 3510 44900 000 0000. (M.D.
10 11/24/20 #68).

11 **RESOLUTION NO. 706-2020;** Resolution
12 authorizing an extension of an Agreement for Trap,
13 Neuter and Return (TNR) Services for sixty days
14 from December 31, 2020 to allow the Animal Shelter
15 the appropriate time to issue a Request for
16 Proposals. Account No. DER A 3510 44900 000 0000.
17 (M.D. 11/24/20 #69).

18 **RESOLUTION NO. 707-2020;** Resolution
19 authorizing an extension of an Agreement for Basic
20 Medical Care of Animals for sixty days from
21 December 31, 2020 to allow the Animal Shelter the
22 appropriate time to issue a Request for Proposals.
23 Account No. DER A 3510 44900 000 0000. (M.D.
24 11/24/20 #70).

25 **RESOLUTION NO. 708-2020;** Resolution

1 authorizing award Contract No. H18-171-P1,
2 Massapequa Flood Diversion and Control Project #1
3 Outfalls 126 & 67 (Harbor Place & Cabot Road West).
4 Account No. IGA CD 8689 27000 556 CN17. (M.D.
5 11/24/20 #71).

6 **RESOLUTION NO. 709-2020;** Resolution
7 authorizing award Contract No. H18-171-P3,
8 Massapequa Flood Diversion and Control Project #3
9 Brockmeyer Drive, Clearwater Avenue and Iroquois
10 Place, Massapequa. Account No. IGA CD 8689 27000
11 555 CN17. (M.D. 11/24/20 #72).

12 **RESOLUTION NO. 710-2020;** Resolution
13 authorizing award Contract No. H18-171-P4,
14 Massapequa Flood Diversion and Control Project #4
15 Outfall 38 (Division Avenue). Account No. IGA CD
16 8689 27000 554 CN17. (M.D. 11/24/20 #73).

17 **RESOLUTION NO. 711-2020;** Resolution
18 authorizing award Contract No. H18-171-P15,
19 Massapequa Flood Diversion and Control Project #5
20 Philadelphia Avenue & Atlantic Avenue Massapequa
21 Park Account No. IGA CD 8689 27000 557 CN17. (M.D.
22 11/24/20 #74).

23 **RESOLUTION NO. 712-2020;** Resolution
24 directing the Town Clerk to advertise a Public
25 Notice in connection with a proposed Local Law

1 entitled: "A Local Law to Amend Chapter 145
2 Landscaping, Section 145-5, Fees, and Section
3 145-6, Expiration of License; Renewal" of the Code
4 of the Town of Oyster Bay, New York. Hearing Date:
5 January 12, 2021. (M.D. 11/24/20 #75).

6 **RESOLUTION NO. 713-2020;** Resolution
7 pertaining to Contract No. PWC31-20, On-Call
8 Engineering Services Relative to Operation and
9 Development of the Old Bethpage Solid Waste
10 Disposal Complex in connection with operational and
11 regulatory assistance with solid waste issues.
12 Account No. DER SR05 8160 44800 000 0000. (M.D.
13 11/24/20 #76).

14 **RESOLUTION NO. 714-2020;** Resolution
15 authorizing a first one-year extension of an
16 Agreement for Stenographic Services for Town Board
17 Hearings, for the period January 1, 2021 through
18 December 31, 2021, at the same prices, conditions
19 and terms provided for in the current agreement
20 Account No. OTC A 1410 44120 000 0000. (M.D.
21 11/24/20 #77).

22 **RESOLUTION NO. 715-2020;** Resolution
23 authorizing a first one-year extension of an
24 Agreement for Support Services under the Workforce
25 Investment Opportunity Act and the Community Block

1 Grant Program for the period January 1, 2021
2 through December 31, 2021. Account Nos. IGA CD
3 6293 48080 000 CW20, IGA CD 6293 48080 000 CW21 and
4 CMP A 1315 48080 000 0000. (M.D. 11/24/20 #78).

5 **RESOLUTION NO. 716-2020;** Resolution
6 authorizing a third one-year extension and
7 modification to the Professional Services Contract
8 for the provision of Computerized Accounting and
9 One Stop System Support Services for the period
10 January 1, 2021 through December 31, 2021. Account
11 No. IGA CD 6293 48080 000 CW20. (M.D. 11/24/20
12 #79).

13 **RESOLUTION NO. 717-2020;** Resolution
14 authorizing a first one-year extension of a
15 contract for assistance with Creating and
16 Maintaining a Mortgage in Default Registry for the
17 Town of Oyster Bay Department of Planning and
18 Development, for the period January 1, 2021 through
19 December 31, 2021. (M.D. 11/24/20 #19 & 12/1/20
20 #11).

21 **RESOLUTION NO. 718-2020;** Resolution to
22 exercise a first one-year extension of a contract
23 for Outside Legal Services for the Zoning Board of
24 Appeals for the period January 1, 2021 through
25 December 31, 2021. Account No. PAD B 8010 44800

1 000 0000. (M.D. 11/24/20 #20 & 12/1/20 #12).

2 **RESOLUTION NO. 719-2020;** Resolution
3 authorizing for a second one (1) year extension of
4 the Comprehensive Employee Safety and Health
5 Program for the period January 1, 2021 through
6 December 31, 2021. Account No. TWN AMW 9040 84040
7 000 0000 000. M.D. 11/24/20 #28 & 12/1/20 #22).

8 **RESOLUTION NO. 720-2020;** Resolution
9 authorizing payments be made directly to designated
10 insurance companies to cover the cost of premiums
11 for employees participating in the various Flexible
12 Spending Plan insurance programs for the 2021
13 calendar year. Account No. TWN TA 0000 00020 400
14 0000 000. (M.D. 11/24/20 #30 & 12/1/20 #40).

15 **RESOLUTION NO. 721-2020;** Resolution
16 authorizing award for the Town of Oyster Bay Dental
17 Plan Agreement for the period January 1, 2021
18 through December 31, 2021 and for the Comptroller
19 to make payment. Account No. TWN AMM 9060 80000
20 000 0000 000. (M.D. 11/24/20 #33 & 12/1/20 #30).

21 **RESOLUTION NO. 722-2020;** Resolution
22 authorizing continuation of New York State Health
23 Insurance Program (NYSHIP, a/k/a "Empire Plan") for
24 an additional twelve (12) months, effective
25 January 1, 2021 through December 31, 2021. Account

1 No. TWN AMM 9060 80000 000 0000 000. (M.D. 11/24/20
2 #34 & 12/1/20 #19).

3 **RESOLUTION NO. 723-2020;** Resolution
4 authorizing an extension of the Contract PWC 72-18,
5 On-Call Technology Consulting Services for a 90-day
6 period, commencing January 1, 2021 through and
7 including March 31, 2021, to allow the department
8 appropriate time to issue and review a Request for
9 Proposal. Account Nos. CMP A 1680 46410 000 0000,
10 CMP H 1997 26000 000 2007 001, ROT H 1997 26000 000
11 1409 001. (M.D. 11/24/20 #35 & 12/1/20 #13).

12 **RESOLUTION NO. 724-2020;** Resolution
13 authorizing the third one-year extension of On-Call
14 Technology Consulting Services to assist in data
15 migration from the Town's IBM AS400 mainframe to
16 Microsoft AX system for a period commencing
17 January 1, 2021 through December 31, 2021. Account
18 Nos. CMP A 1680 46410 000 0000 and CMP H1997 26000
19 000 1508 001. (M.D. 11/24/20 #36 & 12/1/20 #14).

20 **RESOLUTION NO. 725-2020;** Resolution
21 authorizing Northrop Grumman Systems Corporation to
22 conduct pre-design activities within Town roadways
23 in Bethpage to facilitate the construction and
24 operation of the RW-21 area hotspot remedial
25 system. (M.D. 11/24/20 #57 & 12/1/20 #21).

1 **RESOLUTION NO. 726-2020;** Resolution
2 pertaining to the decision on the application of
3 Halm Industries Co., Inc., fee owner and JSF
4 Management, LLC, contract vendee, for a
5 Modification of Restrictive Covenants on premises
6 located at 180 Glen Head Road, Glen Head, New York.
7 Hearing held: September 15, 2020. (M.D. 8/4/20
8 #26).

9 **RESOLUTION NO. 728-2020;** Resolution
10 pertaining to the decision on the application of
11 Bolla Operating L.I. Corp. and Ates Azra Realty
12 Corp., for a Change of Zone and Special Use Permit
13 on premises located at 630 Main Street,
14 Farmingdale, New York. Hearing held: August 18,
15 2020. (M.D. 8/18/20 #4).

16 **RESOLUTION NO. 729-2020;** Resolution
17 pertaining to the decision on a petition from the
18 Hicksville Water District for consent to issue
19 Hicksville Water District bonds for the District's
20 2020 Capital Improvement Program. Hearing held:
21 December 8, 2020. (M.D. 11/3/20 #30).

22 **RESOLUTION NO. 730-2020;** Resolution
23 authorizing an Inter-Municipal Agreement with the
24 Incorporated Village of Lattintown under which the
25 Town will provide sand and salt to said Village,

1 effective December 8, 2020 through September 30,
2 2025. (M.D. 12/1/20 #41).

3 **RESOLUTION NO. 731-2020;** Resolution
4 pertaining to Litigation Settlement; Claimant:
5 Patricia Villalba, Nassau County Index No.
6 608748/2017, Claim No. 2016-5624. (M.D. 12/1/20
7 #15).

8 **RESOLUTION NO. 732-2020;** Resolution
9 pertaining to payment of Independent Consultant
10 fees to satisfy the outstanding fees, disbursements
11 and expenses of the Court ordered fees. Account
12 No. OTA A 1420 44110 000 0000. (12/1/20 #16).

13 **RESOLUTION NO. 733-2020;** Resolution
14 granting request from the Oyster Bay Main Street
15 Association, in conducting their Holiday Market and
16 Christmas Stroll on December 12, 2020, for use of
17 Parking Lot O-8 in Oyster Bay and for use of
18 various Town equipment for the event. (M.D. 12/1/20
19 #17).

20 **RESOLUTION NO. 734-2020;** Resolution
21 pertaining to a concession stipend for the Friends
22 of Raynham Hall, Inc. for the years 2021, 2022 and
23 2023 in order to continue operating expenses of the
24 museum and the expectation of greater operational
25 expenses following the opening of an Educational

1 Annex in Spring 2021. (M.D. 12/1/20 #18).

2 **RESOLUTION NO. 735-2020;** Resolution
3 authorizing settlement of Property Damage Claim in
4 connection with fence damage at Roosevelt Park,
5 Oyster Bay. Account No. TWN AMS 00001 02680 000
6 0000 000. (M.D. 12/1/20 #20).

7 **RESOLUTION NO. 736-2020;** Resolution
8 pertaining to payment for outside counsel to
9 satisfy outstanding invoices and to provide funding
10 for future costs in connection with Town of Oyster
11 Bay v. Manija Ghaqfoorzada v. Barakah 786. Account
12 No. OTA A 1420 44110 000 0000. (M.D. 12/1/20 #23).

13 **RESOLUTION NO. 737-2020;** Resolution
14 authorizing the first one-year extension of
15 contract for Independent Medical Examinations in
16 connection with civil actions, for the period
17 January 1, 2021 through December 31, 2021. Account
18 No. OTA A 1420 44110 000 0000. (M.D. 12/1/20 #24).

19 **RESOLUTION NO. 738-2020;** Resolution
20 authorizing the one-year extension of contract to
21 provide Legal Services in Connection with Town's
22 Self-Insurance Program for the period January 1,
23 2021 through December 31, 2021. Account No. TWN
24 AMS 1910 43010 602 0000 000 and TWN AMS 1910 43020
25 602 0000 000. (M.D. 12/1/20 #25).

1 **RESOLUTION NO. 739-2020;** Resolution
2 authorizing the first one-year extension of
3 contract for Stenographic Services Employee
4 Relations Matters for the period January 1, 2021
5 through December 31, 2021. Account No. OTA A 1420
6 44110 000 0000. (M.D. 12/1/20 #26).

7 **RESOLUTION NO. 740-2020;** Resolution
8 authorizing an Inter-Municipal Agreement with the
9 Hicksville Fire District under which the Town will
10 provide sand and salt to said District, effective
11 December 8, 2020 through September 30, 2025. (M.D.
12 12/1/20 #27).

13 **RESOLUTION NO. 741-2020;** Resolution
14 authorizing an Inter-Municipal Agreement with the
15 Incorporated Village of Centre Island under which
16 the Town will provide sand and salt to said
17 Village, effective December 8, 2020 through
18 September 30, 2025. (M.D. 12/1/20 #28).

19 **RESOLUTION NO. 742-2020;** Resolution
20 authorizing an Inter-Municipal Agreement with the
21 Incorporated Village of Brookville under which the
22 Town will provide sand and salt to said Village,
23 effective December 8, 2020 through September 30,
24 2025. (M.D. 12/1/20 #29).

25 **RESOLUTION NO. 743-2020;** Resolution

1 authorizing an Inter-Municipal Agreement with the
2 Jericho Fire District under which the Town will
3 provide sand and salt to said District, effective
4 December 8, 2020 through September 30, 2025. (M.D.
5 12/1/20 #31).

6 **RESOLUTION NO. 744-2020;** Resolution
7 authorizing Inter-Municipal Agreement with the
8 Jericho School District under which the Town will
9 provide sand and salt to said District, effective
10 December 8, 2020 through September 30, 2025. (M.D.
11 12/1/20 #32).

12 **RESOLUTION NO. 745-2020;** Resolution
13 authorizing an Inter-Municipal Agreement with the
14 Jericho Water District under which the Town will
15 provide sand and salt to said District, effective
16 December 8, 2020 through September 30, 2025. (M.D.
17 12/1/20 #33).

18 **RESOLUTION NO. 746-2020;** Resolution
19 authorizing an Inter-Municipal Agreement with the
20 Massapequa Fire District under which the Town will
21 provide sand and salt to said District, effective
22 December 8, 2020 through September 30, 2025. (M.D.
23 12/1/20 #34).

24 **RESOLUTION NO. 747-2020;** Resolution
25 authorizing an Inter-Municipal Agreement with the

1 Incorporated Village of Mill Neck under which the
2 Town will provide sand and salt to said Village,
3 effective December 8, 2020 through September 30,
4 2025. (M.D. 12/1/20 #35).

5 **RESOLUTION NO. 748-2020;** Resolution
6 authorizing an Inter-Municipal Agreement with the
7 Incorporated Village of Old Brookville under which
8 the Town will provide sand and salt to said
9 Village, effective December 8, 2020 through
10 September 30, 2025. (M.D. 12/1/20 #36).

11 **RESOLUTION NO. 749-2020;** Resolution
12 authorizing an Inter-Municipal Agreement with the
13 Plainview Volunteer Fire Department under which the
14 Town will provide sand and salt to said Department,
15 effective December 8, 2020 through September 30,
16 2025. (M.D. 12/1/20 #37).

17 **RESOLUTION NO. 750-2020;** Resolution
18 authorizing an Inter-Municipal Agreement with the
19 Syosset Fire District under which the Town will
20 provide sand and salt to said District, effective
21 December 8, 2020 through September 30, 2025. (M.D.
22 12/1/20 #38).

23 **RESOLUTION NO. 751-2020;** Resolution
24 authorizing an Inter-Municipal Agreement with the
25 Incorporated Village of Upper Brookville under

1 which the Town will provide sand and salt to said
2 Village, effective December 8, 2020 through
3 September 30, 2025. (M.D. 12/1/20 #39).

4 **RESOLUTION NO. 752-2020;** Resolution
5 authorizing the utilization of the legal services
6 of various listed previous procured Outside Counsel
7 for the year 2021. Account No. OTA A 1420 44110
8 000 0000. (M.D. 12/1/20 #42).

9 **RESOLUTION NO. 753-2020;** Resolution
10 authorizing the first two-year extension of the
11 Inter-Municipal Agreement between the Town of
12 Oyster Bay and the Town of Hempstead Sanitary
13 District No. 1 for the Pickup and Acceptance of
14 Recyclable Materials, for the term through
15 December 31, 2022. (M.D. 12/1/20 #43).

16 **RESOLUTION NO. 754-2020;** Resolution
17 authorizing acceptance of donation for 30 pieces of
18 office furniture.

19 **RESOLUTION NO. 755-2020;** Resolution
20 authorizing municipal agreement with the
21 Incorporated Village of Sea Cliff in which the Town
22 would provided storm basin, storm drain cleaning
23 services to said Village.

24 **RESOLUTIONS NO. 756-2020;** Resolution
25 authorizes the first extension for appellate

1 printer services for the period of October 1, 2020
2 through September 30, 2021. Account number
3 0TAA1420441100000000.

4 **RESOLUTION NO. 757-2020;** Resolution
5 authorizing municipal agreement with the Town of
6 Brookhaven for the purpose of disposing street
7 sweepings at the Brookhaven landfill facility.

8 **RESOLUTION NO. 758-2020;** Resolution
9 authorizes the Supervisor to execute the agreement
10 for the Oyster Bay/Hempstead joint community hall
11 and swimming pool district.

12 **RESOLUTION NO. 759-2020;** Resolution is
13 a Resolution to secure the New York State Volunteer
14 Firefighters Benefit Law Policy town wide.

15 **RESOLUTION NO. 760-2020;** Resolution to
16 secure the New York State Volunteer Firefighters
17 Benefit Law Policy for East Norwich.

18 On the motion:

19 COUNCILMAN IMBROTO: So moved.

20 COUNCILMAN HAND: Second.

21 MR. LaMARCA: Motion made by Councilman
22 Imbroto.

23 Seconded by Councilman Hand.

24 We have a number of speakers,
25 Supervisor.

1 SUPERVISOR SALADINO: Our first speaker
2 is Arthur Adelman.

3 MR. ADELMAN: I'm speaking for
4 everybody else.

5 Arthur Adelman, 110 Dubois Avenue, Sea
6 Cliff, New York.

7 Before I get to my official Resolution
8 comments, in lieu of the fact that we currently
9 don't have a decorum to rule or address one of the
10 Board members directly, Councilman Lou Imbroto, I
11 would like to congratulate you on your engagement.

12 COUNCILMAN IMBROTO: Thank you very
13 much.

14 MR. ADELMAN: Resolution number one, I
15 want to talk about P-18-2020.

16 As I have in previous meetings, I don't
17 understand why the public is not allotted to view
18 the changes in personnel wages or salaries being
19 that it's Freedom of Information dictates that we
20 should be allowed this information prior to the
21 voting just as you are permitted to see it as well.

22 After the last meeting, the Town
23 Attorney Scalera did supply me with information of
24 the last meetings exchanges and there is nothing
25 there I would have objected to, in particular.

1 I would have had questioned --

2 SUPERVISOR SALADINO: I'm sorry, sir.

3 I couldn't hear that last part.

4 Could you please repeat yourself?

5 MR. ADELMAN: I did get the changes
6 personnel changes from the November meetings
7 afterwards from Town Attorney Scalera and there was
8 nothing there that I might have questioned had I
9 had them prior to the meeting to review and
10 possibly discuss, but as I have written to the Town
11 Attorney, this information should be made available
12 based on how I understand the New York State Open
13 Meetings Law.

14 I don't want to get into a long
15 discussion about it, but I think you should rethink
16 your policy regarding the sharing of that
17 information that you have, that you are keeping
18 from the public's eye. That's P-18-2020.

19 Next, I'd like to comment on Resolution
20 634 regarding testing for the COVID virus. This is
21 the second time in three months we are asking to
22 vote on an emergency enactment. I, at this time,
23 am curious what we're being charged per test;
24 specifically, a test that gets the results back
25 within 24 hours.

1 From what I read and understand, it
2 looks like we are spent since September 9th, we
3 will have spent at this point up to \$50,000. If
4 so, I would like to know what we are paying per
5 test and when -- why don't we -- if we're going to
6 continue with this, why isn't an RFP put out there
7 to get some competitive bidding for this testing.

8 Next -- actually, it's all grouped --
9 maybe I should group them in one question is
10 Resolutions 705, 706, 707 a 60-day extension of
11 contracts with our -- with Carman Avenue Veterinary
12 Services, why the Department of Environmental
13 Resources; in particular, the Town Shelter, can't
14 get it together to issue an RFP in a timely manner
15 is beyond me.

16 I don't understand why Mr. Scalera
17 would request an additional allotment of \$1,500 a
18 month for TNR services when the only numbers I have
19 frankly are from 2019 where we spent for the total
20 year \$9,600, why we're looking for 1,500 a month
21 now, but I really feel that considering that the
22 budget process is done, an RFP should have been
23 prepared well in advance so we could possibly get
24 the services of veterinarians at a better deal than
25 we are getting today.

1 I'm not going to get into my objections
2 to how the veterinarian submits his billing to the
3 Town. That is something I'll go over in public
4 comment, but I do want to know -- my position on
5 705 through 707 is that I think we are allotting
6 too much money for these services for a 60-day
7 period. And I want to know why the shelter has not
8 generated an RFP in a timely manner so we wouldn't
9 have to do this.

10 Number 704 is in the same vein. It
11 pertains to the behaviors where someone we
12 contracted for \$25,000 in 2020 was supposed to be
13 budgeted at \$25,000. Mr. Scalera wants to add to
14 the budget item now, I think we budgeted
15 behaviorist for \$50,000 based on her request for --
16 what does she request -- yes, it was -- I can't
17 tell you. It just seems that she's requesting --

18 SUPERVISOR SALADINO: Just so you know,
19 it's up to -- it depends on the volume of work. In
20 many -- virtually, in almost every instance that
21 you referred to, they still have to put in their
22 time sheets. They still have to prove they did
23 that work. That enables the Town's function --
24 remember, we presented in a budget. We put this
25 budget out publically. We listened to the public.

1 We approve a budget and then for every expenditure
2 and change, it comes back to the Town, so we're
3 doing this entirely transparently.

4 I am going to bring Mr. Scalera up on
5 this issue of the animal shelter to bring more
6 clarification.

7 I am glad you brought up the term "time
8 sheet." This opens a big Pandora box which I don't
9 know if this is the right venue to talk about it,
10 but as a layman and as a resident and as someone
11 who is getting cooperation through the Clerk's
12 office and FOILs are requested, I see tremendous
13 abuse by vendors of the shelter, of possibly
14 employees of the shelter for overtime, and I really
15 think, however, they're doing and double checking
16 time sheets is not the way if you were running a
17 business -- if we were all running a business, it's
18 no way to approve billings from people that do it
19 via time sheets.

20 I will await Mr. Scalera's comments on
21 why the RFPs are behind and why we can't get the
22 information and personnel data prior to the
23 meetings.

24 Thank you.

25 SUPERVISOR SALADINO: Please take your

1 seat, sir.

2 Thank you very much.

3 MR. SCALERA: Good afternoon.

4 Frank Scalera, Town Attorney.

5 For the purposes of those four
6 Resolutions having to do with the animal shelter
7 60-day retainages for professional services, we
8 have waited patiently, Kristi -- is it Trentinella.
9 We have Kristi Trentinella from the animal shelter
10 who will explain exactly why the 60 days was asked
11 for and what exactly is going on with the
12 professional services.

13 Okay?

14 THE STENOGRAPHER: Wait. No one is
15 cleaning the mic.

16 SUPERVISOR SALADINO: Can we please
17 have it quiet in the gallery so that the next
18 person can be heard? There's a bit of talking out
19 there. Makes it difficult to hear them.

20 Would you please proceed by giving us
21 your name and your position at the Town of Oyster
22 Bay.

23 MS. TRENTINELLA: Kristi Trentinella,
24 Dog Warden for the animal shelter.

25 Good afternoon, everybody.

1 So for his first question, Arthur's
2 first question on the three Resolutions for the
3 doctor, we originally went into contract with the
4 doctor in 2018 for a one-year contract with four
5 one-year extensions.

6 There has been a change to current
7 policy that is making us go out to RFP again before
8 we can use those extensions. So, we didn't know
9 that when we were preparing the documents for this
10 Board meeting.

11 So in order to prepare an RFP to go out
12 in a timely manner, we asked for a 60-day
13 extension. We could have prepared an RFP and did
14 it in a rush manner and gotten responses back, but
15 didn't feel we'd get an adequate amount of
16 responses.

17 It's been very difficult at the animal
18 shelter. There's a group of advocates that make it
19 very difficult for professional people to want to
20 work with us. They get harassed. They get phone
21 calls. They have people showing up at their
22 practices.

23 So, it's very hard to get enough
24 responses that want to work at the animal shelter
25 at this time. So that is why did the 60-day

1 extension.

2 To answer Arthur Adelman's question
3 about the TNR additional fund, that was just a
4 roundabout -- I did the twelve months and divided
5 them by what the contract price was, so it's just
6 broken down by twelve months. So the price that he
7 was saying was in there is just for 60 days.

8 So the whole contract is for twelve
9 months. The contract price per TNR is 20,000
10 divided by 12 is where I got that money from. So
11 whether we use all that money or not, it's just an
12 average to say.

13 Then to answer your question about the
14 professional services, in the beginning of 2020, we
15 had a different trainer. We had Canine Commander.
16 His contract was for \$25,000.

17 We acquired Gia in the middle of the
18 year, so her contract pricing is a little bit more
19 money as well as the fact that she evaluates our
20 dogs and cats. So her contract was a broader span,
21 so she is getting a little bit more money.

22 SUPERVISOR SALADINO: You mentioned
23 something that we've had discussions about and
24 quite frankly as an animal lover concerns me
25 greatly.

1 You made the statement that there are
2 not anywhere as many responders as we've had in the
3 past and you came to the conclusion that the reason
4 for that is that certain -- a small number of
5 certain individuals are acting in a way that the --
6 that those professionals feel as though they're
7 being harassed.

8 MS. TRENTINELLA: Yes.

9 SUPERVISOR SALADINO: That concerns me
10 greatly and it should concern every resident in the
11 Town of Oyster Bay.

12 Could you briefly expand on that?

13 MS. TRENTINELLA: Sure.

14 I mean, it's one of the reasons why
15 Canine Commander pulled out of his contract was
16 because of these people. He lives in this
17 community. He serves in this community. He was
18 doing this more for giving back than he was for
19 profit. But he pulled out of the contract because
20 he was -- his livelihood was at stake.

21 They were defaming him on line. They
22 were -- our contracted vet pulled out of our
23 euthanasia contract because they were showing up at
24 his office causing commotion. There have been
25 people that showed up there and ask questions.

1 They'd get phone calls telling them not to
2 euthanize dogs that really should not be adopted
3 out.

4 So for that reason it's very difficult
5 for them to serve us as a town and then continue
6 their livelihood and be able to provide for their
7 family, grandparents, grandchildren, children. So
8 it's hard for them to keep their practices in a
9 positive light when they're were being so
10 negatively looked upon.

11 SUPERVISOR SALADINO: And the other
12 piece just for clarification to the public, people
13 watching this online, there's been articles and so
14 forth about the animal shelter and questions asked
15 by members of the public, when we went out to
16 replace that professional, we went out and hired
17 someone with, in my opinion, has an extensive
18 background in training as a dog behaviorist.

19 I am told and I am told that this
20 person as an applicant in their interview, admitted
21 that they were the whistle-blower in terms of
22 stories we saw in the media that another entity,
23 not a municipality, another organization that
24 adopts out animals was and this is what I was told,
25 and I watched News 12 coverage of this, for

1 instance, that the claims were made in the media
2 that this organization was adopting out animals
3 that had done damage to people that clearly were
4 dangerous.

5 Am I correct in assuming that.

6 MS. TRENTINELLA: You are correct.

7 There is just an additional portion to
8 that. They were adopting out animals that did
9 cause injuries to people and not disclosing that
10 information. So, that's the second part of that.

11 SUPERVISOR SALADINO: An our
12 behaviorist that we have hired and is the question
13 -- is the subject of the question being asked was
14 the, in fact, the whistle-blower who went to the
15 public to display that this other organization was
16 adopting out animals that should not have been
17 adopted out.

18 MS. TRENTINELLA: Yes.

19 SUPERVISOR SALADINO: Then I ask this
20 question rhetorically, if we had anything to hide,
21 why on earth would we hire the self-proclaimed
22 whistle-blower?

23 MS. TRENTINELLA: Exactly.

24 SUPERVISOR SALADINO: Thank you for
25 your time.

1 MS. TRENTINELLA: You're welcome.

2 Thank you.

3 SUPERVISOR SALADINO: Thank you. We
4 appreciate it.

5 COUNCILMAN LABRIOLA: I just have --
6 just have --

7 MS. TRENTINELLA: Sure.

8 COUNCILMAN LABRIOLA: A quick thing.
9 It's not really a question. It's a statement to
10 take back to the administration of the animal
11 shelter. I'm going to be voting favorably on the
12 60-day extension.

13 MS. TRENTINELLA: Thank you.

14 COUNCILMAN LABRIOLA: I understand how
15 things happen like this, but I just want you --
16 when you're formulating the RFP for the TNR
17 program, I'm of the opinion we should try to expand
18 it if possible and if you can do it within the same
19 amount of dollars, that would be great. And if
20 not, I'm not opposed to expanding the program a
21 little more.

22 I was very curious about the surgical
23 trailer we had over there that used to do TNR in
24 the trailer. I know it's not available now. I
25 know a few of the residents in the area have spoken

1 to me about it and our current program limits them.
2 They don't have weekend access to the vet.

3 And we have weekend employees, correct.

4 MS. TRENTINELLA: We do.

5 COUNCILMAN LABRIOLA: I was just
6 wondering if you could consider that in the RFP if
7 we can expand the TNR program on the weekends so
8 that our residents can bring these feral cats in
9 and we can try to control this cat population a
10 little better. I think that we can always improve.

11 I know we're doing a great job and
12 we've been doing it for many years before the
13 Township got involved in it. I know you have great
14 experience in that regard. I just want the RFP to
15 see if you can broaden it a little, give our
16 residents that weekend out. Maybe we can update
17 and utilize the surgical trailer and possibly
18 include that and let the veterinarians go out there
19 and try to bid on it and hope that they will.

20 MS. TRENTINELLA: Yeah.

21 COUNCILMAN LABRIOLA: I wish you a lot
22 of luck.

23 MS. TRENTINELLA: Thank you.

24 COUNCILMAN LABRIOLA: If it goes beyond
25 60 days; I mean, I'm all ears.

1 MS. TRENTINELLA: Thank you very much.

2 SUPERVISOR SALADINO: And I just to
3 dovetail to Councilman Labriola's comments, first
4 of all thank you for your dedication to animals and
5 to the services of the Town. I hope and plan that
6 we will continue to move forward in a way that will
7 make more entities want to apply, that the select
8 few who have created their dust storm don't
9 discourage more quality professionals from wanting
10 to apply. The widest number of applicants is
11 always best and we hope that that will encourage
12 more companies to apply to these -- for these
13 services.

14 MS. TRENTINELLA: I agree.

15 SUPERVISOR SALADINO: Thank you so
16 much.

17 MS. TRENTINELLA: You're welcome.

18 SUPERVISOR SALADINO: I appreciate it.

19 MS. TRENTINELLA: Have a great week.

20 SUPERVISOR SALADINO: The next speaker
21 is Kevin McKenna.

22 SPEAKER FROM AUDIENCE: Wait. The
23 Personnel Resolution.

24 SPEAKER FROM AUDIENCE: You never
25 answered with Personnel Resolutions.

1 MR. SCALERA: Personnel Resolutions is
2 available for Mr. Adelman, whenever we're finished
3 up here. Like last time, come right to me and I'll
4 be glad to give it to him.

5 SUPERVISOR SALADINO: Thank you.

6 Our next speaker will be Kevin McKenna.

7 MR. McKENNA: Kevin McKenna, Edna
8 Drive, Syosset, New York.

9 On Resolution No. 670, which is the
10 Resolution pertaining to expenditures for the
11 Department of Planning and Development's Planning
12 Advisory Board meetings for the 2021 calendar year,
13 I just recently became familiar with the Planning
14 and Advisory Board, and I see that you're looking
15 to put moneys towards this department and I'm
16 wondering if that department is going to have the
17 same cancellation of meetings this year. I don't
18 understand why they need money.

19 Last year -- last year there were
20 thirteen Planning and Advisory Board meetings
21 scheduled and nine were cancelled.

22 I would like to know how much money was
23 spent in 2020 or how much was budgeted -- budgeted
24 toward the Planning Advisory Board for last year
25 when they cancelled nine meetings.

1 If anybody would like to tell us why
2 nine meetings were canceled, that would be helpful.

3 Resolution 676, it's a Resolution
4 pertaining -- and I'm reading this so that the
5 public that's following that doesn't have a copy of
6 what I'm looking at can follow along -- Resolution
7 676 is a Resolution pertaining to the reappointment
8 of the Zoning Board of Appeals for a five-year
9 period, January 1, 2021 through December 31, 2025.

10 My question is, before you go ahead and
11 reappointment these members, has any consideration
12 been given, has the public been asked if anyone
13 else would be interested in stepping forward to get
14 new members to be considered for this board?

15 I request that you hold off on this
16 vote until you can give new members an opportunity
17 to see if they are interested, to step forward.

18 Resolution 683. It's regarding the
19 lawsuit -- the ongoing lawsuit with the Hicksville
20 Garage.

21 Supervisor Saladino, when you first
22 came on board, you told the taxpayers that you were
23 going to get back the money that was -- I will use
24 the word absconded by certain companies on the
25 Hicksville garage.

1 I would like to know -- my question is
2 on Resolution 683, how much money and legal fees
3 have we spent up to date on this lawsuit regarding
4 the Hicksville garage.

5 Resolution 698 is a Resolution, it's
6 authorizing a change order, the first change order
7 for a net increase on a contract that is for
8 highway improvements for the Fairwater Avenue area
9 in Massapequa.

10 I'd like to know how much money was
11 budgeted and why -- and how much this change order
12 is for and -- and how much was budgeted that now we
13 need to increase the contract.

14 Resolution 703, the Resolution
15 pertaining to the quantity increase or decrease,
16 acceptance and final payment on the roof
17 replacement for the Littauer Estate.

18 We, the public, would like to know what
19 the square footage is of that roof in order to
20 determine how much we are paying per square foot to
21 replace a roof for \$426,653.91. If you look at the
22 detail that was provided in the backup, Item Number
23 3 on the invoice states that out of that \$426,000
24 and change, Item Number 3 is a line item that says,
25 "temporary facilities and control." \$40,882 was

1 put into this contract for temporary facilities and
2 control.

3 What is temporary facilities and
4 control for \$40,882?

5 And, also, on the detail, the
6 contractor is charging the taxpayers \$200 per foot
7 for a gutter. There is 100 -- 100 feet worth of
8 gutters at \$200 a foot.

9 Are the gutters made out of diamonds or
10 gold or both?

11 I'd like to also know, we'd like to
12 know, the public, this is a huge amount of money to
13 replace a roof. Some houses could be built for
14 \$426,000. I believe that when this was approved, I
15 was at the meeting, I believe that two of the Town
16 Board members were not here when this was approved.

17 I would like to know what detail the
18 Board members have looked at this and, hopefully,
19 today before you vote on this, I would -- I would
20 expect that the Board members here would also want
21 to question -- you know, I don't see anybody in the
22 back of the room from any of the departments.

23 It behooves you to ask questions as a
24 Board as to how you can justify paying \$426,000 for
25 this roof replacement. I hope today that the Board

1 members that are supposed to represent the public,
2 I hope, that today before you vote on this, that
3 you have questions about this invoice and,
4 hopefully, that this is not going to be the last we
5 hear about this invoice.

6 On Resolution 716, this has to do with
7 a third one-year extension and modification to the
8 public services contract, for computerized
9 accounting and one-stop system.

10 My question is, is the Town still
11 utilizing manual time sheets for the employees?
12 Does this extension, does this have anything to do
13 with converting the manual time sheets for the
14 employees? Are we going over to computerized time
15 sheets for the employees?

16 In the year 2020, almost 2021, for the
17 Town to still be utilizing manual time sheets for
18 employees is outrageous. There must be a reason
19 that you continue to do that.

20 Resolution 718, outside legal services
21 for the Zoning Board of Appeals. With all the Town
22 Attorneys that we have in the Town and Town
23 Attorney Frank Scalera, who by the way -- well,
24 I'll get into that in public session -- with all
25 the Town Attorneys we have, why do we need to go

1 outside for outside legal services for the Zoning
2 Board of Appeals.

3 Resolution 723, technology consultant,
4 I would like no know who the technology consultant
5 is that we are renewing the contract for.

6 I want to remind you that the public --
7 we, the public, we are the CEOs of the Town and you
8 are obligated, you're paid by the taxpayer and
9 you're obligated to answer the questions that I
10 just posed.

11 Thank you very much.

12 SUPERVISOR SALADINO: Thank you very
13 much, Mr. McKenna.

14 Our next speaker will be Mike Margolis.
15 Mr. Margolis, will you please step
16 forward?

17 SPEAKER FROM AUDIENCE: Say something.

18 MR. MARGOLIS: Good afternoon,
19 everyone.

20 SUPERVISOR SALADINO: Good afternoon,
21 Mr. Margolis.

22 By the way, before you get started, I
23 want thank you very much.

24 Over the weekend, we had that United
25 States Marine Corps Toys for Tots toy drive. I saw

1 you there. I saw you pull up. I think one or two
2 of your children were in the car at the time?

3 MR. MARGOLIS: Both.

4 SUPERVISOR SALADINO: You helped make
5 donation that help it had Town received 16 -- and
6 of course, the United States Marine Corps received
7 16,000 toys. A remarkable difference from last
8 year where we are received 1,900. A tremendously
9 successful program. I dare say perhaps now the
10 most successful one-day toy collection that the
11 United States Marine Corps conducts on Long Island.
12 Certainly, the best ever in the history of Town of
13 Oyster Bay, if not the best ever on Long Island.
14 It was very successful. A lot of caring and,
15 generous people helped out. I saw you there. I
16 saw you donate toys with your sons in the car. I
17 thank you very much for participating in the
18 program.

19 MR. MARGOLIS: I thank you and
20 Councilman Hand for doing the program.

21 I think it's very generous and
22 important especially during --

23 SUPERVISOR SALADINO: It was the entire
24 Town Board, all of our officials, our
25 administration, Parks Department. The list goes on

1 and on about everyone responsible for the success.

2 MR. MARGOLIS: I think -- I think it
3 speaks volumes that so many toys were donated, that
4 people do realize the time that everybody's --
5 everybody's in and so willing to give back to. The
6 Town as a whole should be commended.

7 SUPERVISOR SALADINO: Thanks, Mike.

8 MR. MARGOLIS: Thank you.

9 There's a lot of Resolutions. I'm
10 really only going to talk on 703 which Mr. McKenna
11 touched, the Littauer Estate roof.

12 And the reason I picked this one, many
13 of you might not know, my family happens to be in
14 the roofing business. My father's been on the roof
15 for the last fifty years, is on the roof today in
16 the cold. He's, you know, he's a physical worker,
17 and he happens to probably be the most expensive
18 roofer in the world. People wait a year, year and
19 a half for him to work on their projects. He's --
20 he's ultra successful and does high quality,
21 quality work.

22 With that said, I, myself, am not an
23 expert in this field, but I have seen his invoices
24 and stuff over the years. And this, this invoice
25 while it may be -- it is accurate -- I guess it

1 could be -- I sent him the information the one page
2 that was provided on the line and a picture of the
3 one building at the Littauer Estate and I guess
4 there could be other buildings that were worked on.

5 With that stated, you know, it just
6 seems -- according to him, that this -- that this
7 is an astronomical bill and undetailed bill. And
8 the one thing that really stuck out, the only thing
9 you can go on, the only thing that gives an
10 example, one of the line items was the gutters
11 which did say \$200 a foot.

12 Now, my father is the most expensive
13 roofer. He won't even bid a job because he tells
14 people straight up, unless he's worked for you
15 before -- you're paying top dollar because you're
16 paying for him and his services and the right
17 insurance and all that. And, according to him,
18 even if these were, which I hope they were, copper
19 gutters, the most a copper gutter he ever has
20 charged is \$60 a foot.

21 So you're talking about, you know, 250
22 percent increase based on the amount of square
23 footage that they gave
24 and the rest of the stuff, you know --

25 COUNCILMAN IMBROTO: Mike, they're wood

1 with copper and rubber inserts. This is a historic
2 building. It's not a typical roof replacement.
3 It's, you know, there's a historic character that
4 was maintained for this building.

5 SUPERVISOR SALADINO: We will get to
6 that, but please keep the clock rolling. Let's let
7 Mike make his statement.

8 COUNCILMAN IMBROTO: I thought the
9 clock was still rolling. I don't know why it's
10 not.

11 MR. MARGOLIS: I wouldn't expect -- I'm
12 not saying that there's any, you know -- I wouldn't
13 expect anyone up here to even know -- know this
14 information or anything like that. All I'm -- it
15 seems to be --

16 SUPERVISOR SALADINO: But we do and
17 you're going to get an answer in just a moment
18 that's going to satisfy you and everyone in the
19 public.

20 MR. MARGOLIS: So all I'm saying is
21 that, you know, while there could be a great
22 explanation for this, just on its face and what was
23 provided to the public in terms of that, it makes
24 it -- it makes it not look like this should be
25 approved today before somebody that knows what

1 they're actually looking at and the details of what
2 they're looking at can at least go there.

3 Thank you very much.

4 SUPERVISOR SALADINO: Thank you, Mike.

5 Just to speak a moment about the
6 Littauer Estate, and, I thank you, Councilman
7 Imbroto, for your knowledge of this, too.

8 There are a few factors going on. One
9 is that this is not a normal house. This house
10 requires the specialization of companies that know
11 how to deal with a historic home which is a
12 different type of construction than using the
13 typical asphalt shingles and so forth. Highly
14 specialized to continue the continuity of how the
15 way the house was built to protect one of our
16 historic sites that the Town owns.

17 Second of all, 12,000 square foot house
18 is what we're talking about. We're talking about
19 an enormous house with an abundance of features
20 that are complicated. It's not a straight roof.

21 Third of all, I would like to point out
22 that when the Town -- and I understand that you may
23 not be aware of this and many in the public aren't
24 but the Town of Oyster Bay follows a procedure that
25 was set in place quite -- I think two decades ago,

1 way before we were here, that includes paying a --
2 using -- utilizing union labor and/or living wage.
3 And that does increase the cost of some of these --
4 the projects that we're involved in.

5 The Town has been doing this for some
6 time. It has been a procedure that the public has
7 not complained about and it ensures that the
8 employees on these jobs are the best and most
9 highly skilled. But the real good news here is
10 that we're voting on a Resolution to decrease the
11 amount that we are paying to the vendor.

12 We are decreasing saving our taxpayer
13 dollars while still protecting one of the historic
14 homes in the Town of Oyster Bay where history is
15 important for a Town that dates back to 1653. And
16 a wide variety of people in this Town have realized
17 the importance and have communicated the importance
18 of protecting the antiquity and historical
19 significance of these structures that we own.

20 I use this opportunity to encourage
21 more people to bring their families, bring your
22 sons to some of our historic homes, the Whitman
23 house, the house that housed George Washington's
24 spies that helped win the American Revolution.
25 It's right across the street here.

1 There's an abundance of history. To
2 lose these buildings because water penetrates the
3 roof and destroys the structures and animals and
4 all the different issues that make -- that can
5 create a situation where the structure might having
6 to be raised instead of protected.

7 That's important to our history and
8 it's important to who we are and it's important to
9 our children's education. You've got an extremely
10 large building that requires a technical level of
11 skill that's very high. We do operate by law,
12 under prevailing wage which is a factor and you
13 understand that. And materials are used that are
14 specifically designed to stay in line with the
15 historical significance of these properties, but
16 the Resolution we are voting on today is to
17 decrease the amount the Town is spending by --
18 decrease by \$7,544.

19 We're proud to watch over every dollar
20 spent. We're proud of the professionals that
21 assist our Town, and this is one of many cases
22 where through that, inspect -- quality inspection
23 level we have determined that we are owed \$7,544
24 and the vendor agrees. And this Town Board is
25 voting to change this contract to decrease the

1 payment, saving the taxpayers \$7,544.

2 So really I'm so thrilled you're here
3 today because you give us the opportunity to, once
4 again, show the many ways that we are putting our
5 taxpayers first while still protecting our services
6 and the quality of our township.

7 Thank you for bringing this up so we
8 can inform our public of what we're doing to save
9 our taxpayers' dollars.

10 Let's see on slips, that's it. That's
11 all I have, so I ask for correspondence.

12 MR. LaMARCA: No further
13 correspondence, Supervisor.

14 SUPERVISOR SALADINO: Okay. At this
15 time, let me ask for a vote.

16 MR. LaMARCA: Just to clarify that
17 we're voting on Resolutions P-18-20 through 760-202
18 noting that Resolutions No. 700, 7-2020 -- 727
19 excuse me have been tabled.

20 On the vote:

21 Supervisor Saladino?

22 SUPERVISOR SALADINO: "Aye."

23 MR. LaMARCA: Councilwoman Johnson?

24 COUNCILWOMAN JOHNSON: Councilwoman
25 Johnson, I abstain on Resolution 672.

1 "Aye" on the rest.

2 MR. LaMARCA: I'm sorry, did you say
3 672, Councilwoman Johnson?

4 COUNCILWOMAN JOHNSON: Yes, Mr. Clerk,
5 thank you.

6 MR. LaMARCA: Councilman Imbroto?

7 COUNCILMAN IMBROTO: I abstain on 718
8 and I vote "Aye" on all the rest.

9 MR. LaMARCA: Councilman Hand?

10 COUNCILMAN HAND: "Aye" on all.

11 MR. LaMARCA: Councilman Labriola?

12 COUNCILMAN LABRIOLA: "Aye."

13 MR. LaMARCA: Councilwoman Maier?

14 COUNCILWOMAN MAIER: Councilwoman
15 Maier, "Aye" on all.

16 MR. LaMARCA: Councilwoman Walsh?

17 COUNCILWOMAN WALSH: "Aye."

18 MR. LaMARCA: Resolutions P-18 through
19 671-2020 passes with seven "Ayes."

20 Resolution 672-2020 passes with six
21 "Ayes" and one "Abstention."

22 Resolutions 673 through 699 passes with
23 seven "Ayes."

24 Resolution 700-2020 has been tabled.

25 Resolutions 701 through 717 passes with

1 seven "Ayes."

2 Resolution 718 passes with six "Ayes"
3 and one "Abstention."

4 Resolutions 719 through 726 passes with
5 seven "Ayes."

6 Resolution 727-2020 has been tabled.

7 Resolutions 728 through 740 passes with
8 seven "Ayes."

9 The calendar is complete, Supervisor.

10 SUPERVISOR SALADINO: Thank you.

11 With that in mind, we will continue to
12 hold -- continue on with our hearing this evening
13 where we have a hearing in Hicksville for Local Law
14 to amend Chapter 246 zoning code of the Town of
15 Oyster Bay and a hearing to consider Local Law
16 entitled Local Law to amend Chapter 242 wireless
17 communication facilities.

18 So with that said, may I please have a
19 motion to adjourn this meeting until 7:00 p.m. this
20 evening at the Hicksville Athletic Center for the
21 purposes of presenting these hearings to the
22 public?

23 COUNCILMAN IMBROTO: So moved.

24 COUNCILMAN HAND: Second.

25 SUPERVISOR SALADINO: All in favor,

1 please signify by saying, "Aye."

2 ALL: "Aye."

3 SUPERVISOR SALADINO: Those opposed,

4 "Nay."

5 (No response.)

6 SUPERVISOR SALADINO: The "Ayes" have

7 it.

8 Thank you very much.

9 (TIME NOTED: 3:10 P.M.)

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