

TOWN BOARD
TOWN OF OYSTER BAY
SPECIAL PRESENTATION
August 18, 2020
10:24 a.m.

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

SUPERVISOR JOSEPH S. SALADINO
COUNCILWOMAN MICHELE M. JOHNSON
COUNCILMAN THOMAS P. HAND
COUNCILMAN STEVE L. LABRIOLA
COUNCILWOMAN LAURA L. MAIER

ABSENT:

COUNCILMAN LOUIS B. IMBROTO
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: Good morning,
2 ladies and gentlemen and welcome to the Town of
3 Oyster Bay's August 18, 2020 Town Board meeting.

4 My colleagues and I on the Town Board,
5 as well as our Receiver of Taxes and Town Clerk,
6 welcome you as we celebrate accomplished women in
7 the Town of Oyster Bay and recognize the important
8 milestones in women's history, including the fact
9 that today is the 100th anniversary of the passage
10 of the 19th Amendment giving women the right to
11 vote.

12 (Clapping.)

13 SUPERVISOR SALADINO: Leading us in
14 prayer today, those of you who have not been to
15 Board meetings don't yet know that when I came on
16 Board in 2017, one of first changes we made was to
17 include prayer to start every Board meeting and
18 now --

19 (Clapping.)

20 SUPERVISOR SALADINO: Thank you. Thank
21 you.

22 That's important to say that that came
23 with the blessing of all of my colleagues, the
24 elected officials in the Town, so I thank them as
25 well.

1 So, leading us in prayer today is a
2 rather amazing woman, Pastor Deborah Valentine, a
3 minister with the Assembly of God who serves as the
4 New York District Women's Representative for Long
5 Island.

6 Reverend Valentine is a long-time
7 resident of Long Island actively supports the
8 community through a plethora of outreach including
9 food pantries, visitations at hospitals, nursing
10 homes, providing good counsel to all in her flock.
11 We greatly appreciate her.

12 Reverend, the floor is yours.

13 (Whereupon, a prayer was recited by
14 Pastor Deborah Valentine.)

15 (Whereupon, the Pledge of Allegiance
16 was then recited, followed by a moment of silence.)

17 SUPERVISOR SALADINO: We're also taking
18 the time today to recognize, along with health care
19 heros, the essential workers in Town of Oyster Bay.
20 Women and men in our town workforce who responded
21 recently -- who have been responding throughout
22 COVID. I've said this many times. We did not miss
23 even one day of Sanitation pickup, of Highway work,
24 of all the work as we kept our services up and
25 running while adhering to the Guidelines for

1 safety. But our brave women and men came to work
2 everyday throughout COVID and continue to keep the
3 Town running and to continue to provide you, the
4 people we work for, these essential services.

5 And they did it again --

6 (Clapping.)

7 SUPERVISOR SALADINO: Some of our
8 employees here in the room but so many of employees
9 hopefully have their computer tuned to
10 Oysterbaytown.com where they're listening in on our
11 Town Board meeting. We thank you, each and every
12 one of you, for what you did throughout COVID, in
13 some cases putting yourself on the line for our
14 residents while we did do everything possible and
15 continue to protect their safety.

16 It happened again on August 4th, when a
17 tropical storm slammed the Town of Oyster Bay.
18 Nearly two weeks ago, 800 trees, full trees, fell
19 in our town and thousands of branches. There was
20 the same -- virtually, the same volume of trees and
21 branches that fell during this storm, this tropical
22 storm as fell during Superstorm Sandy. So it
23 really puts in perspective the enormous job our
24 Highway workers and employees had and they arose to
25 the occasion.

1 To assist our residents, we informed
2 them that living -- that those living on Town of
3 Oyster Bay roadways could cut their trees and limbs
4 and drag them to the curb, leave them curbside and
5 we will pick them up. There is no need to pay
6 someone to haul them away because we will continue
7 to provide this service to rescue our residents.

8 In some cases, it was horrific the
9 amount of trees that fell. Thank goodness no one
10 was injured or seriously injured in the Town of
11 Oyster Bay among our residents or workforce. We
12 approximately two weeks away from the final
13 clearing of all debris that's dragged to the curb.

14 So, we want to continue to get that
15 message across to our residents. We commend our
16 dedicated employees for their efforts in cleaning
17 up the debris throughout the Town.

18 We commend all those on the telephone,
19 all of those working in Administration and
20 Communications for their work. And in the storm's
21 aftermath, this Town Board opened charging stations
22 and cooling centers for people without power. We
23 also issued generator safety guidance to prevent
24 senseless deaths to related to carbon monoxide
25 poisoning from running generators accidentally,

1 running generators improperly, running them indoors
2 or in partially enclosed area such as garages or
3 quite frankly, just too close to a home.

4 And, again, we are very happy that
5 there were no deaths related to carbon monoxide
6 poisoning and we'd like to thank Public Safety,
7 among others, for their assistance.

8 Due to power and WiFi outages, we also
9 joined with our Tax Receiver Jeffrey Pravato in
10 urging New York State to extend last Monday's
11 property tax payment deadline.

12 Last week I met with the Chairman of
13 the Public Service Commission and we called for a
14 greatly improved communication and performance.

15 We also stated that all future rate
16 hikes should be put on hold until we determine how
17 the over \$100 million spent since Superstorm Sandy
18 to revitalize the system, how that was spent and
19 analyze what the effect is and has been.

20 But moving on to a very positive topic
21 and that's the celebration of women in the Town of
22 Oyster Bay. Today we proudly celebrate Women of
23 Distinction, women's equality and the 100th
24 anniversary of women's suffrage.

25 (Clapping.)

1 SUPERVISOR SALADINO: In fact, we
2 commemorate the centennial of the fight for women's
3 rights being heard and ratified by our 19th
4 Amendment in the United States.

5 Women have been involved in ensuring
6 equal rights. They've paved the way for all other
7 women, including the Rosie the Riveters that
8 followed during World War II, following in their
9 footsteps, being inspired by their work and they've
10 made such a difference in the lives of others and
11 that's why we're honoring just some of the many
12 incredible women in the Town of Oyster Bay.

13 I, for one, am very proud. People will
14 say Supervisor, you're a man. Why are you so
15 connected to this issue?

16 Well, in my Sicilian family, with one
17 or two strong-minded people, we have a story and
18 I'll keep it brief, but I am so proud of my
19 grandmother. The year was 1917, my grandmother,
20 her sisters and some of the neighbors, the women in
21 the neighborhood in Brooklyn got jobs working at
22 the Brooklyn Navy Yards where they were placed,
23 because of their skills, they were placed in the
24 office of the commanding officer.

25 At the Brooklyn Navy Yards, they did

1 the clerical work, they did the ordering, they ran
2 the office, they did the ordering of the parts and
3 supplies needed to build the ships to win World War I.

4 During this time, my grandmother was
5 processing paychecks on a typewriter. I have a
6 photo of that old typewriter. You can imagine the
7 old fan up in the corner, that metal fan was the
8 only way they could keep cool. While processing
9 paper -- these paper checks, she noticed that men
10 who had just come there recently were getting paid
11 more than she and the other women in the commanding
12 officer's office, even though they had been there
13 for quite some time and these men were new.

14 So during this Suffrage Movement, she
15 clearly was part of that movement and she had the
16 -- I'll use the Sicilian word -- the chutzpah to
17 confront the commanding officer and why are these
18 men getting so much more than we are. We've been
19 here for two years now and they're new. The
20 commanding officer calmly told her Jesse, that's
21 because they enlisted. So grandma said, "Well, we
22 want to be enlisted too."

23 And he laughed. He laughed at my
24 Sicilian grandmother. Big mistake. So what she
25 did is she organized the women in that office and

1 followed the role of incredible people like
2 Elizabeth Stanton and Susan B. Anthony because
3 that's what the timing was. That was the
4 motivation and the inspiration.

5 She organized the women in a work
6 slowdown and the commanding officer was not going
7 to meet his date to get those ships done that
8 Washington needed done in order win World War I.

9 It was at this time in 1917 that the
10 United States Congress finally got wise enough to
11 realize that a place for women is not only in the
12 home, not only in the business area, but in the
13 Armed Forces.

14 (Clapping.)

15 SUPERVISOR SALADINO: The United States
16 Congress acted to now grant the ability for women
17 to serve in the Armed Forces because of my
18 grandmother's leadership and that Sicilian
19 chutzpah, my grandmother, I'm so proud to tell you,
20 was the first woman in the New York Metropolitan
21 area to be inducted into the United States Navy.

22 (Clapping.)

23 SUPERVISOR SALADINO: I'm so proud of
24 my Grandma Jesse and that has sent the message and
25 provided the motivation for both the women and the

1 men in our family to excel. And that's exactly
2 what's going on with the women we are honoring
3 today. They have set a message. They've done
4 incredible things and in doing so -- in their
5 variety of fields -- and in doing so, have set the
6 bar for all other women to follow, men and women,
7 for all of society to follow, in their chosen
8 fields and in their work with the community. We
9 are so proud of them.

10 So, this is really an inspirational day
11 for me, for our colleagues on the Board, for all of
12 our employees and all of the Town of Oyster Bay
13 family. That fight for women's rights and women's
14 suffrage began right here in New York State. A
15 Women's Rights Convention took place in Seneca
16 Falls and was organized by two amazing and
17 influential leaders. Those names should sound very
18 familiar to all of us, Elizabeth Cady Stanton and
19 Susan B. Anthony. And that's why today we take
20 this opportunity to honor two individuals with
21 awards named in the honor of Susan B. Anthony and
22 Elizabeth Cady Stanton, as they too are influential
23 leaders making a tremendous difference.

24 Elizabeth Cady Stanton was certainly a
25 leading figure of the early women's rights

1 movement. While many women involved in the
2 movement at the time primarily focused on the right
3 to vote, Stanton was a true trailblazer and her
4 concerns covered the gamut of issues that were very
5 problem and disrespectful to women then and
6 throughout time.

7 These included women's parental and
8 custody rights, property rights, employment and
9 income rights, the issue of divorce and the
10 economic health to the family to name but a few.
11 She covered it all. The same could be said about
12 our first honoree.

13 Juliana Terian. Let's start off giving
14 her a hand.

15 (Clapping.)

16 SUPERVISOR SALADINO: Juliana Terian is
17 a leader in the Tristate region and in her
18 industry. She is the president and CEO of the Long
19 Island based Rallye Motor Corporation, an
20 automobile group which includes several local
21 dealerships. This 600-employee company has
22 consistently ranked among the top dealerships in
23 the Tri-State Region, as well as in our nation, and
24 that takes a lot to achieve at this level.

25 Juliana took on the reigns as President

1 and CEO in 2002. As anyone can imagine, this is no
2 easy feat. She navigated through what many would
3 consider to be a nontraditional role. She overcame
4 obstacles. The obstacles that any man would have
5 Juliana took on these obstacles and succeeded over
6 and over and over and, quite frankly, it's one of
7 many reasons that we're so proud of Juliana.

8 But she also found balance. She worked
9 tirelessly to overcome whatever was in her path.
10 She took the legacy left behind by her husband and
11 she built on that legacy tremendously, putting her
12 own stamp on it and paving her own way. She set
13 out on a mission and she has been directing this
14 company to new heights and new successes, setting
15 an example, a fine example, and showing women
16 everywhere what it means to achieve, that if you
17 believe, you can achieve. That's a very important
18 example for young women, for women of all ages, but
19 for all of us, for all of us. It's an amazing
20 example.

21 An architect by training, she's put her
22 background to good use when it comes to designing
23 new facilities, including one dealership that was
24 made completely environmentally friendly. In fact,
25 she makes environmental initiatives a priority in

1 planning facilities and encourages designers and
2 architects to always look for sustainable ways to
3 protect Mother Nature, perhaps the strongest of all
4 women.

5 As she continued to grow the business,
6 she supported her hundreds of employees but
7 introducing new, innovative and very helpful
8 training programs. She also strengthened
9 opportunities for women in the company. Her focus
10 on promoting women in the workplace is quite
11 frankly inspirational to us all. Juliana has truly
12 set an example for all women.

13 Juliana Terian, the Town of Oyster Bay
14 is pleased to honor you with the Elizabeth Cady
15 Stanton Leadership Award.

16 Would you please step forward?

17 (Clapping.)

18 SUPERVISOR SALADINO: I will ask my
19 colleagues to please step forward and we can do
20 this together?

21 (Whereupon, the presentation of the
22 Women of Distinction Elizabeth Cady Stanton
23 Leadership Award was bestowed upon Juliana Terian
24 at this time.)

25 SUPERVISOR SALADINO: Well-deserved and

1 you already have made us tremendously proud. We
2 know you will continue to do that.

3 Our next honoree is the recipient of
4 our very prestigious Susan B. Anthony Leadership
5 Award.

6 Just like our last honoree, this woman
7 has enriched the lives of so many and has inspired
8 women to advance, to lead and to make a difference
9 for others in the business world, as well as in
10 government mas well as in volunteer service. And
11 that person I'm very proud to call my friend, that
12 person is someone special to all of us in the Town
13 of Oyster Bay and that role model for so many
14 reasons is Bernadette Castro.

15 (Clapping.)

16 SUPERVISOR SALADINO: Not a lot of you
17 are as life experienced as I am. It's a nice way
18 of saying it's old, but some of you may be familiar
19 with the furniture enterprise Castro Convertibles,
20 but you may not know that Bernadette Castro's
21 involvement in the company started long before she
22 became its chairwoman and CEO.

23 Bernadette actually became very
24 involved with the family business at only four
25 years old, amazing. When she famously -- it's

1 true -- I remember the commercials. When she
2 famously became the most televised child in
3 America, at that time, after appearing on the
4 brand's iconic television commercials. So easy,
5 even a child can open the Castro Convertible, and
6 then she never looked back.

7 She remained involved ever since,
8 improving the brand and ultimately taking the
9 reigns of the company following her father's
10 passing and eventually relaunching the legendary
11 brand.

12 While her involvement in the business
13 world is something to be recognized, honored and a
14 tremendous achievement on its own, she did not stop
15 there. She continued on as a trailblazer.

16 Bernadette served as Commissioner of
17 the New York State Office of Parks, Recreation and
18 Historic Preservation, a cabinet post she held with
19 the Governor for twelve years. Both then
20 Assemblyman Steve Labriola and then myself as a
21 State Assemblymen, we were both very lucky to serve
22 with you and assist the State.

23 Under her tenure, the State preserved
24 one million acres of land. I have to applaud that
25 on its own.

1 (Clapping.)

2 SUPERVISOR SALADINO: Those million
3 acres are still preserved today. Her vast
4 preservation efforts help protect drinking water
5 and secured thousands of acres of forest space for
6 the many species of fauna, flora and just making a
7 tremendous difference.

8 She also secured the U.S. Open for the
9 Bethpage State Park. This was the first time the
10 U.S. Open had ever been held at a public golf
11 course anywhere in America. Think about that.
12 With these --

13 (Clapping.)

14 SUPERVISOR SALADINO: Yes, absolutely,
15 with exclusive golf clubs around -- courses around
16 America, Bernadette Castro was able to convince
17 them to come to a public course on Long Island,
18 thank you, in the Town of Oyster Bay, thank you, a
19 little partial.

20 Because of your drive because you knew
21 you had a product, a great product and because you
22 made that course and our State Parks Department the
23 best that it had ever been. That's a real big
24 deal.

25 Her great work earned her an

1 appointment as Vice Chair of the Advisory Counsel
2 on Historic Preservation by the United States
3 President George W. Bush.

4 Her efforts were also recognized by the
5 National Recreation of Parks Association which
6 designated the New York State Parks system naming
7 it the best parks system in the United States
8 because of you, Bernadette Castro.

9 (Clapping.)

10 SUPERVISOR SALADINO: We would be here
11 all day if we listed all of the accolades, but I
12 want to specifically -- I think Steve Labriola and
13 I and our whole Board and quite frankly, all of
14 Long Island, wants to thank you for bringing the
15 Air Show to Long Island. We love the Air Show at
16 Jones Beach, also one of the hallmarks of your
17 work.

18 Bernadette's passion for protecting the
19 environment extends to her community and charity
20 work as well, including working with great
21 organizations such as Tomorrow's Hope, the
22 Interfaith Nutrition Network and the New York
23 Landmark's Conservancy, just to name but a few.

24 Bernadette Castro, it's truly an honor,
25 not only is it an honor to recognize you for all of

1 the great accomplishments you achieved, but just as
2 important to thank you. It was honor for Steve and
3 I to serve with you in New York State, and it's an
4 honor just as it is have to Juliana here, it is a
5 tremendous honor to have Bernadette Castro here as
6 well.

7 Bernadette Castro, the Town of Oyster
8 Bay is pleased to honor you with the well-deserved
9 Susan B. Anthony Leadership Award.

10 (Clapping.)

11 SUPERVISOR SALADINO: The Susan B.
12 Anthony Leadership Award. This is in recognition
13 of the 100th Anniversary of Women's Suffrage.

14 The Town of Oyster Bay hereby awards
15 you, Bernadette Castro, with the Susan B. Anthony
16 Leadership Award in honor and celebration of women
17 who have inspired other women of all ages to
18 advance and lead.

19 Well-deserved and congratulations.

20 (Whereupon, the presentation of the
21 Women of Distinction Susan B. Anthony Leadership
22 Award was bestowed upon Bernadette Castro at this
23 time.)

24 SUPERVISOR SALADINO: And thank you to
25 Angela Susan Anton for joining us. Thank you for

1 all of your leadership in the communications field
2 and as a business owner and one hopes two things,
3 A, that you continue on to get the news out and B,
4 you give a little coverage to this event.

5 Thank you for being with us.

6 Ladies and gentlemen, we now move on to
7 our Women of Distinction program to honor all of
8 those, and for those who don't know, the Town of
9 Oyster Bay has been running an annual Women of
10 Distinction program which is typically celebrated
11 with a special event in the Springtime.

12 Due to COVID-19, we were forced to
13 modify this program this year, but we were not
14 going to miss out in the very important program in
15 honoring special women in our town.

16 For more on our program, I am pleased
17 to introduce a Councilwoman who is on an attorney,
18 she's a mom, she works at a law firm, a very
19 prestigious law firm, she brings quite a bit to the
20 table here in the Town of Oyster Bay and I'm lucky
21 to call her my good friend, Councilwoman Michele
22 Johnson.

23 (Clapping.)

24 COUNCILWOMAN JOHNSON: Thank you for
25 being so patient this morning. We're so pleased to

1 have you here.

2 Typically, the Women of Distinction
3 committee, which is comprised of commissioners and
4 department heads throughout our Town, meets in late
5 February to early March to start navigating all of
6 the nominations that we receive for the Women of
7 Distinction program.

8 This year, since the pandemic hit
9 mid-March, we waited to schedule our traditional
10 Women of Distinction ceremony; however, it soon
11 became very apparent that we'd have to make some
12 modifications.

13 Certainly, as you'll all hear in a few
14 moments, we couldn't let this year go by without
15 recognizing our own Class of 2020 in giving these
16 recipients the recognition they deserved.

17 With today being the anniversary of the
18 passing of the 19th Amendment and already having
19 plans to do some impressive recognitions, we
20 thought what better opportunity to move forward
21 with the ceremony. So while this year is different
22 in so many ways, we really wanted to make sure you
23 all received the recognition and thanks that you
24 deserved.

25 So it would be my honor to present

1 first three awards this morning. We're going to
2 begin in no particular order and afterwards if each
3 recipient individually would come up and take a
4 photo and if you want to say a few words, that
5 would be great, but you don't have to.

6 Our first recipient is Laura Escobar.

7 (Clapping.)

8 COUNCILWOMAN JOHNSON: Laura is
9 involved in several local civic and charitable
10 organizations. As a member of the YOLO Strong
11 Foundation based here in Oyster Bay, Laura joins
12 with other strong women who have the passion,
13 determination and unwavering ambition to give back
14 and make a meaningful impact.

15 These amazing women have made such an
16 impact on the lives of many sick children and
17 families through fundraising and hosting events to
18 raise money and to help those in need.

19 Further helping our community, Laura is
20 also an active leader in the Boys and Girls Scouts
21 organizations and the local Civic Association.

22 Her new business Mocking Bird Wings
23 here in the Downtown helps connect local artisans
24 and bringing tourism through a monthly market.
25 Laura's various involvements always help bring

1 others together and create a true sense of
2 community.

3 Laura, we honor you today and we
4 recognize all of your achievements.
5 Congratulations.

6 (Clapping.)

7 (Whereupon, the presentation of the
8 Women of Distinction Award was bestowed upon Laura
9 Escobar at this time.)

10 SUPERVISOR SALADINO: I'm going to ask
11 all the recipients to stay and at the end of the
12 program. We'll ask you all to come up with all the
13 elected officials for one large family photo.

14 COUNCILWOMAN JOHNSON: Our next
15 recipient -- and please correct my pronunciation if
16 I don't get it correct -- Uzma Syed, correct?
17 Okay.

18 Uzma's involvement in her community
19 consists of bringing people close together. Very
20 active in the Syosset School District, Uzma is a
21 member of the PTA involved in various school events
22 and programs. Further assisting young people reach
23 their goals, Uzma runs a non for profit Align U.S.
24 Organization which helps mentor high school
25 students. Through this program, students have the

1 opportunity to bridge from the classroom into the
2 real world experiences. They are emersed in
3 one-on-one experiences with professionals in many
4 fields and industries, such as health care,
5 business and technology.

6 She also participates in many
7 interfaith activities including Jewish, Muslim teen
8 dialogue helping to teach the importance of
9 tolerance and acceptance. A medical doctor, as
10 well as a mom and a business owner, Uzma is an
11 inspirational role -- role model for young women as
12 well as all who have benefited from her great
13 community involvement.

14 Uzma, on behalf of the Board, we
15 congratulate you. We thank you for all you do.

16 (Clapping.)

17 (Whereupon, the presentation of the
18 Women of Distinction Award was bestowed upon Uzma
19 Syed at this time.)

20 COUNCILWOMAN JOHNSON: Our next
21 recipient is Misha Khan.

22 Misha is a seventh grade teacher
23 Plainview-Old Bethpage Middle School where she goes
24 and above beyond her position as an educator to
25 encourage and inspire her students.

1 Among the many inspiring projects she's
2 undertaken with her students, one that particularly
3 stands out is that she raised thousands of dollars
4 to have a well built -- a well built in South Sudan
5 which brings clean water to thousands of people.

6 This is one example of how she has
7 inspired both students and teachers and instill a
8 love of learning and benevolence in her classroom.

9 After the pandemic hit, Misha furthered
10 her efforts to help others by initiating a
11 non-for-profit called Long Island Helpers which
12 helps ensure that those impacted by COVID-19 are
13 able to provide food for their families. They have
14 assisted single mothers in shelters, domestic abuse
15 survivors, struggling immigrant families and those
16 impacted by the illness and have already assisted
17 more than 1,000 families.

18 Misha Khan, we honor you today. We
19 thank you for all that you do.

20 (Clapping.)

21 (Whereupon, the presentation of the
22 Women of Distinction Award was bestowed upon Misha
23 Khan at this time.)

24 SUPERVISOR SALADINO: Thank you,
25 Councilwoman Michelle Johnson.

1 Let's give Councilwoman Michelle
2 Johnson a big round of applause to thank her --

3 (Clapping.)

4 SUPERVISOR SALADINO: -- and leading up
5 to today.

6 COUNCILWOMAN JOHNSON: Thank you.

7 SUPERVISOR SALADINO: I'd like to now
8 introduce someone who led us in the Pledge of
9 Allegiance. She does an amazing job. She will be
10 presenting the next three awards.

11 She is a business owner, a mom, a civic
12 activist. The list goes on and on. She is new to
13 the Town Board, but now not new to helping people
14 in the Town of Oyster Bay, Councilwoman Laura
15 Maier.

16 (Clapping.)

17 COUNCILWOMAN MAIER: Thank you,
18 Supervisor.

19 Our next recipient is Gina Bajaj.

20 Gina is a practicing optometrist, one
21 that goes out of her way to assist and guide
22 patients that are dealing with vision loss or
23 vision issues.

24 She's spent multiple hours volunteering
25 in her quest to becoming a medical professional,

1 all of which helped to benefit those in need.

2 She has performed vision screening in
3 shelters, spent time coordinating fundraisers and
4 charity walks, spent time with elderly patients at
5 nursing homes, all while completing her doctorate,
6 one of the optometry -- one of the top optometry
7 colleges in the nation. What an amazing
8 accomplishment.

9 Gina is not only a constant
10 professional, but she's a natural leader. We're
11 sure that she's getting started and will motivate
12 other young women to do the same.

13 Gina, the Town of Oyster Bay is pleased
14 to recognize you as a Woman of Distinction. Please
15 meet me up front for a citation.

16 (Clapping.)

17 (Whereupon, the presentation of the
18 Women of Distinction Award was bestowed upon Gina
19 Bajaj at this time.)

20 COUNCILWOMAN MAIER: I'm going to try
21 to get through this next one without tearing up a
22 little bit.

23 Shanon Trauchina. Shanon is an avid
24 community activist in addition to being emersed in
25 events in her local Village of Massapequa Park,

1 Shanon is heavily involved in her local school
2 district.

3 A mother of three young children,
4 Shanon is very active in the education system. She
5 is currently the President of the PTA of McKenna
6 Elementary School in Massapequa, in addition to
7 serving as recording secretary of the Massapequa
8 Elementary Counsel PTA.

9 As if all this didn't keep her busy
10 enough, she with three young children at home,
11 Shanon and her family were thrown into a crazy time
12 in 2017 when their daughter, Quinn, was diagnosed
13 with Leukemia at the early age of four. See, told
14 ya.

15 Truly acting as an inspiration to
16 others, Shanon and her family have used this
17 experience to help work with charities and raise
18 awareness about the world of pediatric cancer.

19 As the condition is more prevalent than
20 most realize, yet pediatric cancer research only
21 receives four percent of funding.

22 Shanon's strength, courage and
23 commitment helped others, especially our young
24 people shine through everything that she does.

25 Shanon, the Town of Oyster Bay is

1 pleased to recognize you as Woman of Distinction.

2 Please meet up front for a citation.

3 (Clapping.)

4 (Whereupon, the presentation of the
5 Women of Distinction Award was bestowed upon Shanon
6 Trauchina at this time.)

7 COUNCILWOMAN MAIER: So those of you
8 who don't know, my son, Mason, who is four now, has
9 Leukemia and tomorrow's actually the one-year
10 anniversary of the day he was diagnosed, and one of
11 those early days, you feel like you're all alone
12 and, you know, no one else knows what you're going
13 through. But I remember Shanon reached out to me
14 and said, listen, if you need anyone to talk to, a
15 shoulder to cry on, any of that, I'm here, so thank
16 you for that. Listen, tomorrow's a year and I see
17 Quinn and see how much she's thriving. That to me,
18 makes it two years when he's finished his
19 treatment, so --

20 (Clapping.)

21 COUNCILWOMAN MAIER: I'm sorry. I'm
22 not a crier, but when it comes to kids.

23 The next honoree is Janice Seaman.

24 Janice Seaman has long been involved in
25 the organization as CO Family of Services based in

1 Seacliff. This organization helps in (inaudible)
2 and local communities to support family life and
3 personal well-being providing everyone with the
4 opportunity to succeed.

5 Janice's involvement furthers her
6 mission to build a strong foundation for the
7 future, helping young people and strengthening
8 families. Janice has organized and is a majority
9 contributor to the Fun Fund which holds several
10 events local handicapped children and ensures that
11 they can celebrate holidays with customary
12 traditions.

13 She is also a counselor for the Life
14 Center, an organization which assists pregnant
15 women in need and participates in the Champions for
16 Charity. Simply put, Janice is someone who puts
17 the needs of those less fortunate first and truly
18 is an inspiration.

19 Janice, the Town of Oyster Bay is
20 pleased to recognize you as a Woman of Distinction.

21 Please met up front for a citation.

22 (Clapping.)

23 (Whereupon, the presentation of the
24 Women of Distinction Award was bestowed upon Janice
25 Seaman at this time.)

1 SUPERVISOR SALADINO: Thank you,
2 Councilwoman.

3 Let's hear it for Laura Maier.

4 (Clapping.)

5 SUPERVISOR SALADINO: I'd like to
6 introduce someone who works closely with the women
7 in his office, continues to make a difference, and
8 he listens to his wife every single day and that's
9 our Town Clerk Rich LaMarca.

10 MR. LaMARCA: Thank you, Supervisor.

11 I think my wife might not agree with
12 that statement.

13 Supervisor, I am proud to present the
14 2020 Town of Oyster Bay Women of Distinction Award
15 to Samina Subzwari.

16 Samina's vast community involvement
17 stems from her great desire to help others. She
18 has volunteered at local assisted living centers
19 leading weekend school and local community center
20 for women and children and assists those with
21 hardships through donations of food and clothing
22 and finances.

23 As a volunteer with the ICNA, Samina
24 helps provide religious education to women in the
25 community. Through this organization, she has

1 helped respond to the growing need for supportive
2 Muslim community and enriching its values.

3 Samina is recognized as a selfless
4 individual who inspired women to help one another.

5 Thank you for all you do for the
6 community, Samina. Congratulations to you.

7 (Clapping.)

8 (Whereupon, the presentation of the
9 Women of Distinction Award was bestowed upon Samina
10 Subzwari at this time.)

11 SUPERVISOR SALADINO: Clerk, would you
12 present the next award, please?

13 MR. LaMARCA: Our next honoree is Kim
14 Melkun, an avid hockey fan; particularly, a
15 New York Rangers fan. Kim created and oversees a
16 ticket exchange program for sports enthusiasts who
17 may not be able to otherwise purchase tickets for
18 these events.

19 Since the pandemic began just a few
20 months ago, Kim spearheaded the not-for-profit
21 Cover Your Faceoff, whose main objective is to
22 produce and distribute face masks to essential
23 employees across the world who are in need.

24 Because the team that works with her on
25 this initiative was built on a foundation of

1 diehard hockey fans, they've collected hundreds of
2 Rangers T-shirts and produced masks that have been
3 sold to fans. This has allowed them to donate at a
4 one-to-one ratio for every mask sold, one mask is
5 donated to an essential employee. Her compassion
6 and kindness for others shows in every task that
7 she undertakes and Kim strives to be a voice for
8 people who may not otherwise have one.

9 Kim, you are truly an inspiration.

10 Congratulations to you.

11 (Clapping.)

12 (Whereupon, the presentation of the
13 Women of Distinction Award was bestowed upon Kim
14 Melkun at this time.)

15 SUPERVISOR SALADINO: Kim, we want to
16 thank you for all your courage, your passion and
17 all of your work in what you're doing with this
18 incredible program and for promoting hockey.

19 We're big hockey fans and just to show
20 balance, Kim is wearing a beautiful Rangers mask.
21 We're fans of the Rangers and we're also fans -- I
22 asked Jeff Pravato to show his mask so that we show
23 we're big fans of both the Rangers and the
24 Islanders in this town.

25 Thank you, Kim.

1 Next, I would like to introduce Town
2 Councilman who continues to make a big impact in
3 our Town, supports the work of women and continues
4 to do the right thing for all of our residents and
5 that's Councilman Tom Hand.

6 (Clapping.)

7 COUNCILMAN HAND: Thank you,
8 Supervisor.

9 I'm proud to present a well-deserved
10 Women of Distinction Award to Kathleen Kalt.

11 Kathleen Kalt has proudly served her
12 community as a fifth generation member of the NYPD.

13 Kathleen, thank you, law enforcement
14 and our first responders.

15 Kathleen became a staple at the Towers
16 of Freedom Organization, a group which formed to
17 help memorialize those who were lost during the
18 events of September 11th, as well as fallen members
19 of our military and subsequent war on terror.

20 Towers of Freedom Monument stands
21 proudly at John Burns Park as an important reminder
22 that freedoms are never free and of the sacrifices
23 made by our men and women in uniform.

24 Kathleen is also involved in the Long
25 Island Shields Organization, the group comprised of

1 and in support of local police officers.

2 Throughout her community involvement as well as her
3 professional work, Kathleen has always puts other
4 before herself and acts as a role model for others.

5 So, on behalf of the Town of Oyster
6 Bay, congratulations on your selection as the women
7 of the Year [sic].

8 (Clapping.)

9 (Whereupon, the presentation of the
10 Women of Distinction Award was bestowed upon
11 Kathleen Kalt at this time.)

12 SUPERVISOR SALADINO: Thank you,
13 Kathleen. Congratulations.

14 COUNCILMAN HAND: Our next honoree is
15 Carol McGrorty.

16 Carol has been an inspiration for our
17 youth of our community for many years. As a coach
18 and active member of the Long Island Junior Soccer
19 League, she has helped train young players with an
20 avid proficiency and high skill of the game. Her
21 teams have won sportsmanship awards and
22 consistently advanced in the sport.

23 More importantly, Carol has instilled a
24 strong sense of teamwork and mutual respect for
25 players, giving them not only the love of the game,

1 but a deep satisfaction of seeing the rewards that
2 come from working together. The invaluable life
3 lessons she taught have impacted countless young
4 people in our community and her dedication is
5 evident both on and off the field.

6 Let's join together in congratulating
7 Carol.

8 (Clapping.)

9 (Whereupon, the presentation of the
10 Women of Distinction Award was bestowed upon Carol
11 McGrorty at this time.)

12 SUPERVISOR SALADINO: If there is
13 anything any of the recipients would like to say,
14 please feel free.

15 Thank you, Councilman Tom Hand. Let's
16 give Councilman Tom Hand a hand. You're doing a
17 great job.

18 (Clapping.)

19 SUPERVISOR SALADINO: Next, I'd like to
20 introduce someone that is -- we know very well in
21 the Town of Oyster Bay in Massapequa as someone who
22 was my predecessor in the New York State Assembly
23 where he worked to protect women and children from
24 sex offenders. He worked on so many important
25 pieces of legislation and, quite frankly, set the

1 tone for my work which followed.

2 I would like to introduce for the next
3 two presentations Councilman Steve Labriola.

4 (Clapping.)

5 COUNCILMAN LABRIOLA: Thank you very
6 much. Thank you, Supervisor.

7 And I want to say how happy I am to
8 join with all of you in recognizing our Women of
9 Distinction in the Town of Oyster Bay on what is
10 the 100th anniversary of the women's right to vote,
11 such a significant moment in history and for us to
12 be commemorating our local heros and our local role
13 models is great timing, and thank you, Supervisor,
14 for doing that.

15 You know, as a father of two strong,
16 independent women that I raised and so proud of,
17 you know, you learn a lot in a household filled
18 with women. It's taken me quite a few years to
19 understand how -- first of all, I've got to make
20 sure that seat is always down. That's a very
21 important factor in my house. And of course, my
22 pups, you know, I only have one companion who's a
23 male in my household, my little Bacci. He's a
24 little dog that me and him sometimes feel
25 outnumbered, but we are also very much loved by the

1 givers of life and the givers of love and that of
2 course the women in our household.

3 So let me begin with my first honoree
4 Barbara Russo, who is recognized for her impact in
5 the local community in so many different ways, but
6 one that is very close and near and dear to me is
7 the organization called the YES Community
8 Counseling, which she is the President of the Board
9 of Directors.

10 This organization has helped thousands
11 of children in the community, not just in
12 Massapequa, but through all of Nassau County.

13 One of my dear friends for many, many
14 years in the audience is the founding member
15 Jamie Bogenschutz, one of Women of Distinction also.

16 This organization has done so much.
17 Oftentimes mental health, children's mental health
18 and the things that they go through in life are
19 sometimes the last thing that are our schools and
20 our government look towards, and there are
21 organizations like YES Community Counselling that
22 has really shown the light on how important it is
23 that we recognize the issues that -- the traumatic
24 issues - that some of our young teenagers go
25 through and some of our children go through.

1 I know Barbara has dedicated her life
2 to that and she's empowered countless young people
3 with tools of success and bettered their mental
4 health.

5 She has volunteered her time in various
6 ways, whether it be at Sunday School offered
7 through her church, the Ashley Rose Foundation,
8 which focuses on research and education related to
9 spina bifida, her local civic association or as a
10 troop leader for Girl Scouts.

11 During Superstorm Sandy, Barbara helped
12 start a disaster relief center, coordinating
13 cleanups and providing concrete resources to the
14 South Shore communities. She is a role model who
15 unselfishly gives of her time and talents for the
16 benefit of others.

17 Would you join me in congratulating and
18 recognizing Barbara Russo as a Woman of
19 Distinction?

20 (Clapping.)

21 (Whereupon, the presentation of the
22 Women of Distinction Award was bestowed upon
23 Barbara Russo at this time.)

24 COUNCILMAN LABRIOLA: It's also my
25 pleasure, I'm proud to recognize another Woman of

1 Distinction, our Town, Cindi St. George.

2 Cindi is well-known in her Town of
3 Massapequa for her tremendous support of the school
4 district. She is someone who has been an integral
5 part of the community by continuously contributing
6 her time and efforts to children and their parents.
7 She promotes child advancement in the school
8 system, involved in countless school programs and
9 is also an integral part of the PTA.

10 Currently, a copresident of the
11 Executive Board of the PTA at her local elementary
12 school, a school that my girls graduated from and
13 went through, Cindi has continued the schools
14 longstanding tradition of going far beyond routine
15 in order to achieve truly superior results.

16 Cindi's great involvement in making the
17 education experience better for young people is
18 reflected in the school's motto, Learners Today,
19 Leaders Tomorrow, while Cindi's leadership both
20 today and tomorrow serves as an example to us all.

21 Would you join with me in
22 congratulating Cindi St. George as a Woman of
23 Distinction?

24 (Clapping.)

25 (Whereupon, the presentation of the

1 Women of Distinction Award was bestowed upon Cindi
2 St. George at this time.)

3 SUPERVISOR SALADINO: Thank you.
4 Congratulations.

5 Let's give Steve Labriola a hand for
6 doing a great job.

7 (Clapping.)

8 SUPERVISOR SALADINO: Next, I would
9 like to introduce a man who understands the impact
10 of women because he lives with a household of very
11 strong and accomplished women. He'd be the first
12 one to tell you that. He is our Receiver of Taxes
13 Jeffrey Pravato.

14 (Clapping.)

15 MR. PRAVATO: Thank you, Supervisor.

16 Just in my office, every leadership
17 position is filled by women in my office, Deputy
18 Maura Fahey; the other, Deputy Kathy Tobin, my two
19 supervisors, Barbara Dowd and Lorraine Fuller. All
20 four outstanding individuals and are women that all
21 leadership post -- every leadership post. I'm
22 proud to have them.

23 So, my first presentation is going to
24 be Dr. Pamela Beth Wasserman.

25 Dr. Wasserman is an active member of

1 the Jericho community and has been involved in the
2 local school system for many years. By day, she's
3 a licensed clinical psychologist who assists
4 families, groups and individuals through various
5 practices.

6 Outside of her impressive career,
7 Dr. Wasserman can be found at school and community
8 events always supporting students and residents in
9 her community. She recently began her second term
10 as a member of the Jericho Board of Education,
11 furthering on her efforts to make an impactful
12 difference.

13 As a Board Member, her focus is
14 advancing the Board's work on safety, mental
15 health, and emotional wellbeing, as well as the
16 importance of respecting different world views and
17 maintaining an open dialogue within the diverse
18 Jericho community.

19 Pamela is described as a wonderful
20 example of a working mother, parent, community
21 member and public service minded individual.

22 Pamela, congratulations on being a
23 Woman of Distinction.

24 (Clapping.)

25 (Whereupon, the presentation of the

1 Women of Distinction Award was bestowed upon
2 Dr. Pamela Beth Wasserman at this time.)

3 MR. PRAVATO: Our next honoree is
4 Patti Wukovits.

5 Patti is a Registered Nurse, a
6 meningitis advocate who lost her 17-year-old
7 daughter Kimberly to Meningitis B in 2012.

8 After her daughter's passing, she
9 created the Kimberly Coffey Foundation to improve
10 awareness of bacterial meningitis and the two
11 vaccines available to help prevent it.

12 As the foundation's Executive Director,
13 Patti speaks at various medical conferences,
14 colleges and high schools, both locally and
15 throughout the country, to educate people about the
16 condition and its symptoms, transmission and the
17 importance of prevention.

18 Most recently, she cofounded the
19 Meningitis B Action Project Nationwide Disease
20 Awareness and Advocacy Initiative.

21 As a result of her efforts as part of
22 the project, Meningitis B education materials are
23 being used to educate patients and 3,000 plus
24 doctors' offices, examination rooms, as well as
25 hundreds of schools and colleges across the

1 country.

2 There's no telling how many lives were
3 potentially saved by Patti's efforts, but it's
4 clear that her diligence and persuasiveness
5 following a terrible family tragedy have helped
6 countless people.

7 Congratulations, Patti, on being one of
8 our Women of Distinction.

9 Would you meet me up front?

10 (Clapping.)

11 (Whereupon, the presentation of the
12 Women of Distinction Award was bestowed upon
13 Patti Wukovits at this time.)

14 SUPERVISOR SALADINO: Patti, I'd like
15 to take a moment to thank you where the thanks
16 really is deserved and where it belongs.

17 Your advocacy in Albany and across Long
18 Island has been second to none. Countless people
19 will be saved because of your efforts.

20 And like all our recipients, that is an
21 amazing example. There is no issue too big to take
22 on. And it is the strong and productive and
23 effective women in our lives who we have to thank,
24 people like you.

25 God bless you.

1 (Clapping.)

2 SUPERVISOR SALADINO: I, too, have a --
3 let's hear it for Jeff.

4 What a great job he did, Jeff.

5 (Clapping.)

6 SUPERVISOR SALADINO: Everyone in the
7 room appreciates you. I'm not sure the Ranger
8 fans, but the rest of them think you are tops. No,
9 we all do.

10 So, I'm blessed to also be able to
11 introduce and award three of our Women of
12 Distinction honorees.

13 The first is Rachel Margolin.

14 Rachel is inspiring young woman and at
15 just 22 years of age has impacted the lives of
16 countless children in need.

17 As a teenager still in high school,
18 Rachel launched an organization called Royal Events
19 Princess Parties, a company she fully created. The
20 concept was all hers and she ran the company on her
21 own.

22 Royal Events provides princess
23 characters for parties and events all over Long
24 Island. And many of their engagements involve
25 working with local charities to visit children who

1 are ill or otherwise in need.

2 Rachel not only created and runs the
3 company, she also transforms into several favorite
4 fairytale characters. In addition, she does all
5 the preparation, all necessary hiring, she books
6 the gigs and the costume maintenance she does as
7 well for each and every event.

8 And while every entrepreneur wants to
9 see their business succeed, Rachel's greatest
10 reward is seeing the expression on the children's
11 faces. Children beaming with happiness who don't
12 ordinarily get to experience that happiness in many
13 cases. She sees them beaming, she gets to interact
14 with the -- as the children interact with their
15 favorite princess. She is literally making dreams
16 come true.

17 Ladies and gentlemen, Rachel Margolin.

18 (Clapping.)

19 (Whereupon, the presentation of the
20 Women of Distinction Award was bestowed upon Rachel
21 Margolin at this time.)

22 SUPERVISOR SALADINO: Before we move on
23 to our next honoree, I'd like to mention that one
24 of our recipients was unfortunately not able to
25 join with us this morning. Her name is Dolores

1 Genovese, someone I've known for many years. I
2 know her family and they're all tremendous
3 community advocates because of the message and the
4 lessons that Dolores taught them.

5 Dolores Genovese is a tremendous
6 community advocate who's touched the lives of
7 countless students and children in need through
8 various volunteer efforts. She's helped raise
9 funds to assist families in our community who are
10 experiencing temporary financial hardship,
11 something that we are seeing more than ever before
12 in these days.

13 She's also volunteered at the INN Soup
14 Kitchen for many years. She partnered with her
15 school district and YES Community Counselling
16 Center to identify and assist children and families
17 with hardship, and we did have the Executive
18 Director of YES here, Jamie Bogenschutz, thank you,
19 Jamie, for all of your work.

20 Of course, you know what a pleasure it
21 is to work with Dolores Genovese.

22 Dolores was inducted into the
23 Massapequa High School Hall of Fame, and in 2017
24 was honored as Nassau County Senior of the year.

25 Mrs. Genovese is presently recovering

1 from hip surgery. We wish her a speedy recovery
2 and we thank her as a Woman of Distinction.

3 (Clapping.)

4 SUPERVISOR SALADINO: She's from
5 Massapequa as is our next honoree, Kerry Wachter.

6 Kerry's been volunteering in her
7 hometown of Massapequa for over a decade. After
8 first joining the PTA, she quickly became an
9 integral part of the organization and is always
10 looking for ways to improve and streamline
11 procedures; in essence, making education more
12 effective.

13 She's someone who's always strived to
14 improve upon local schools and recently took on the
15 reigns as President of the Massapequa Board of
16 Education.

17 Kerry's given so much of her time and
18 talent to the students of the community and she is
19 determined to provide every child in the district
20 with the best experience possible, the most
21 effective education, and quite frankly, the keys to
22 a wonderful future.

23 Kerry, the Town of Oyster Bay is
24 pleased to recognize you as a Woman of Distinction.
25 Please come up.

1 (Clapping.)

2 (Whereupon, the presentation of the
3 Women of Distinction Award was bestowed upon Kerry
4 Wachter at this time.)

5 SUPERVISOR SALADINO: Congratulations,
6 Kerry.

7 Our last, but certainly not least,
8 honoree today is Eugenia Mazzara.

9 Mrs. Mazzara is a woman pioneer in so
10 many ways. She exemplifies what it means to be a
11 modern woman way ahead of her time.

12 In 1942, she graduated from RIT which
13 was very unusual for a woman in the 1940s. Just
14 ten years later, she opened an insurance and real
15 estate business where she was an equal partner with
16 her husband, also unusual for the time.

17 When they sold their business, Jean
18 went back to Old Westbury to earn a Bachelor of
19 Arts degree which she then used to work at an
20 insurance personnel company, a very successful one.
21 She has worked for that company until she was 90
22 years of age, clearly an early retirement incentive
23 program. Mrs. Mazzara, she's so wonderful.

24 Mrs. Mazzara has been involved in the
25 Bethpage Against Drug Abuse Organization, Family

1 and Children's House and has even volunteered on a
2 weekly basis for a homebound senior woman who lives
3 in her community. She proves to us that you
4 continue to serve others with every single day and
5 every drop of energy you have.

6 Jean, we are so proud of you. You are
7 an incredible example to all of us, men and women
8 of all ages.

9 Ladies and gentlemen, I'm so proud to
10 introduce one of our Town of Oyster Bay Women of
11 Distinction, Jean Mazzara.

12 (Clapping.)

13 (Whereupon, the presentation of the
14 Women of Distinction Award was bestowed upon
15 Eugenia Mazzara at this time.)

16 SUPERVISOR SALADINO: At this time, I'd
17 like to ask all of our Women of Distinction if you
18 could join us up front. We'd like to get a photo
19 with each and everyone of you.

20 As you're coming up front, I would also
21 like to thank all of the women on the committee who
22 made this possible, led by the Committee Chair
23 Michelle Johnson, a tremendous thanks to you
24 Councilwoman Maier, a tremendous thanks to
25 Councilwoman Vicki Walsh, and I'm very proud to say

1 that we have more women in leadership positions in
2 the Town of Oyster Bay than ever before in our
3 history.

4 I would like to thank all of our female
5 Commissioners, Deputy Commissioners, Directors,
6 Jeff you touched upon that issue as well, and I'd
7 also like thank a woman in the back of the room. I
8 know she's working, so she doesn't even hear me
9 talking about her. Her name is Liz Tarpinian. She
10 is my Executive Assistant. She makes me look good.

11 Thank you, Liz, for all you do. We so
12 appreciate you and all of the incredible women who
13 help make the Town --

14 COUNCILWOMAN JOHNSON: Every year, we
15 have an unbelievable amount of women that are doing
16 amazing things throughout our Town and it's very
17 difficult to narrow the field and it's just so
18 great to see all of you here. We thank you. I
19 thank my committee for their hard work and keep
20 doing what you're doing. We really appreciate it.

21 SUPERVISOR SALADINO: Before we let you
22 all go on to your day, we want -- and to go out and
23 continue conquering the world quite frankly -- we'd
24 like to bring to your attention the Class of 2020
25 Women of Distinction will forever be memorialized

1 on our official plaque which proudly hangs here in
2 Town Hall and, additionally, any friends or family,
3 see that's the plaque that Marta Kane, one of the
4 committee members and one of our top administrators
5 in the Town, thank you for all your efforts, Marta,
6 and your team, everyone will have the opportunity
7 to view this program on our website because it will
8 stay up there for everyone to see now in and in the
9 future and we direct you all to oysterbaytown.com,
10 our website, so you can see this program, enjoy it
11 with your loved ones and your family. You're all
12 incredibly special to all of us.

13 We had some recipients from past years
14 come and share in this as well. We're sorry we had
15 to limit the number of people in the room, but, oh,
16 my goodness, the Town of Oyster Bay is a much
17 better place because of the women in leadership, as
18 I mentioned Commissioners, Deputy Commissioners,
19 Directors and all of you.

20 God bless each and every one of you.
21 Girl power, you go get 'em and congratulations on
22 the right to vote, Suffragette, the movement to
23 bring women into the military and all the things
24 you do.

25 Give yourselves a big round of

1 applause.

2 (Clapping.)

3 SUPERVISOR SALADINO: I'll ask our
4 recipients to please all join us upfront. We'd
5 like to take a photo with all of you and our
6 elected officials can stand behind up on the
7 platform.

8 Thank you. Thank you again to the 2020
9 Town of Oyster Bay Women of Distinction.

10 (Whereupon, the Women of Distinction
11 were photographed with the Members of the Town of
12 Oyster Bay at this time.)

13 (TIME NOTED: 12:14 P.M.)

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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING
August 18, 2020
12:39 p.m.

HEARING Z-4-20

To consider the application of Bolla Operating L.I. Corp. and Ates Azra Realty Corp., for a Change of Zone and Special Use Permit on premises located at 630 Main Street, Farmingdale, New York. (M.D. 7/7/20 #9).

JOSEPH SALADINO
SUPERVISOR

RICHARD LaMARCA
TOWN CLERK

P R E S E N T:

SUPERVISOR JOSEPH S. SALADINO
COUNCILWOMAN MICHELE M. JOHNSON
COUNCILMAN THOMAS P. HAND
COUNCILMAN STEVE L. LABRIOLA
COUNCILWOMAN LAURA L. MAIER

ABSENT:

COUNCILMAN LOUIS B. IMBROTO
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: Ladies and
2 gentlemen, welcome to our regular Town Board
3 meeting. We greatly appreciate your participation.

4 We'd like to welcome everyone back to
5 our meeting as we move on to regular business of
6 the day. I thank everyone for your patience as
7 this morning we honored incredible women through
8 our Women of Distinction program and also on the
9 anniversary of the 19th Amendment of this nation
10 giving women the right to vote.

11 We congratulate all of the Women of
12 Distinction, past and present for the year 2020,
13 and so forth, and we thank them as well as all the
14 women working in the Town of Oyster Bay.

15 Michelle Johnson, our Councilwoman,
16 chaired that committee. You and Laura Meier and
17 the entire committee did an exceptional job. We'd
18 like to thank you, Marta Kane and everyone involved
19 in that very important program.

20 So I speak for all my colleagues when I
21 say we are happy to be holding these meetings in
22 front of our residents once again.

23 Governor Cuomo extended the suspension
24 of the open meetings law through September 4th,
25 which means we could keep our meetings closed to

1 our residents, but we won't do that.

2 We will continue to welcome the public
3 back to Town Hall while ensuring social distancing
4 protocols in place and they're obviously to protect
5 all including limiting the number people in the
6 room asking them to use the podium.

7 We will have -- the equipment has been
8 cleaned for you, but we ask you to please utilize
9 all the social distancing protocols and the masks,
10 face covering wearing at all times to protect
11 everyone. Of course, that social distancing is to
12 protect your safety as well as everyone in this
13 room.

14 As a reminder, all residents can view
15 the live stream of our Town Board meeting, this
16 meeting and every meeting at oysterbaytown.com, and
17 even from home the public has an opportunity to be
18 heard on matters brought before our Town Board
19 during public comment for a period of ten days
20 following the meeting for the specific purpose of
21 being heard as it relates to the public hearings
22 that are being held today.

23 Those comments will form part of the
24 official public record and will be considered
25 before any decisions are rendered.

1 With respect to today's hearings, the
2 public will have until the end of business on
3 August 28, 2020, August 28, 2020, to submit
4 comments on any subject of any hearing by mailing
5 or delivering comments to the Office of the Town
6 Attorney, 54 Audrey Avenue, Oyster Bay, New York
7 11771.

8 Again, all of these comments will be
9 part of the public record and will be considered
10 before any decision is rendered.

11 Clerk Richard LaMarca, would you please
12 pole the Board.

13 MR. LaMARCA: Supervisor Saladino?

14 SUPERVISOR SALADINO: Present.

15 MR. LaMARCA: Councilwoman Johnson?

16 COUNCILWOMAN JOHNSON: Present.

17 MR. LaMARCA: Councilman Imbroto?

18 COUNCILMAN IMBROTO: (No reply.)

19 MR. LaMARCA: Councilman Imbroto -- he
20 is on phone.

21 MR. RAYMOND: No. I'm just setting it
22 up right now. He just sent a text.

23 MR. LaMARCA: Councilman Hand?

24 COUNCILMAN HAND: Here.

25 MR. LaMARCA: Councilman Labriola?

1 COUNCILMAN LABRIOLA: Here.

2 MR. LaMARCA: Councilwoman Maier?

3 COUNCILWOMAN MAIER: Present.

4 MR. LaMARCA: Councilwoman Walsh, I
5 think we are trying to get on the phone as well.

6 SUPERVISOR SALADINO: Thank you.

7 While we are waiting for the councilmen
8 to join us --

9 COUNCILWOMAN JOHNSON: Supervisor,
10 before -- while we're waiting for Councilmen, I
11 just want to say great job our Parks Department did
12 with Summer camp.

13 We had over 1,100 kids come through,
14 yes, 1,100 kids and 250 counselors and really not a
15 bump in the road. They did an amazing job keeping
16 everybody separate, apart, distance as needed to
17 be. The kids really finally got to get out and bet
18 kids and have a good time and help the parents out
19 getting them out of the house. I couldn't be
20 prouder with our Commissioner Joe Pinto and our
21 staff did an amazing job and they got the pool to
22 open, too. People said it couldn't be done, but
23 they did.

24 SUPERVISOR SALADINO: It's been an
25 amazing number of months and we thank all of our

1 staff, whether it's Parks Department, as you
2 mentioned, under the leadership of Commissioner Joe
3 Pinto and the entire team there.

4 I also want to recognize the Department
5 of Community and Youth Services, the Department of
6 Public Safety, as well as the assistance of Parks
7 for our drive-in entertainment throughout the
8 Summer. We had free entertainment for our
9 residents. We created what I believe is the first
10 of drive-in movies on Long Island. Certainly, the
11 first drive-in concerts on Long Island. That was
12 tremendously successful, and by halfway through,
13 this was in -- all motivated to keep our Music
14 Under The Stars and our entertainment program
15 going. The only safe way to accomplish that was to
16 have them as drive-ins. So, they were
17 exceptionally proactive. They were exceptionally
18 successful. Our residents were very happy and I
19 want to thank the creativity and dedication of all
20 our teams.

21 As a matter of fact, it was so
22 successful that we offered up our facilities so
23 that high school seniors could still have
24 graduation.

25 So many of high school seniors of this

1 years class missed out on quite a bit, the prom and
2 the list goes on and on. We didn't want them to
3 miss out on graduation, so we worked with our
4 school districts and offered them up our
5 facilities. We had number of schools utilize
6 drive-in graduations, Massapequa, Plainedge, I
7 believe Bethpage School Districts. So seniors all
8 got to graduate in-person at a drive-in graduation.
9 Then we offered up equipment the Town has for
10 graduation ceremonies that took place in other
11 locations where they needed equipment. So we are
12 very proud of our teams for all they did and I
13 would just like to thank all of them for a job well
14 done.

15 Have we been joined by Councilman
16 Imbroto.

17 Okay. We're still working on that.

18 Does anyone else have anything to add
19 in terms of our comeback from COVID-19?

20 Jeff Pravato, our Tax Receiver's office
21 created a walk-up window for Town Hall North and
22 Town Hall South, put in barriers and safeguards.

23 Remember, they're collecting money and
24 that's a dangerous situation, so they had to put in
25 place the highest levels of the most stringent

1 safeguards to protect our staff and protect our
2 residents. Wonderful job, well done complimenting
3 you and all of the women who are the heads of the
4 different division within the Receiver's Office.
5 Excellent job done by all.

6 MR. PRAVATO: The staff did an
7 outstanding job.

8 SUPERVISOR SALADINO: They certainly
9 did.

10 MR. PRAVATO: Answering 15,000 phone
11 calls and 2,500 e-mails, collecting almost
12 three-quarters of a billion dollars.

13 SUPERVISOR SALADINO: Thank you.

14 They did a phenomenal job in terms of
15 all of their responsibilities. And remember, the
16 Town collects the property taxes for all different
17 municipalities, for Nassau County and for the
18 school district, for water districts, for all of
19 the different -- for libraries -- for all of the
20 different entities and then, by law, distributes
21 that money out. So it's a huge responsibility, not
22 easy to do under COVID-19 conditions. Much like
23 all our other departments, they really did a
24 phenomenal job. We've been pleased with the
25 outcome. Very, very low number. I believe the

1 lowest number of COVID incidences of any
2 municipality on Long Island. We're very, very
3 proud of the job that the staff had been doing.

4 And as if COVID-19 wasn't a big enough
5 issue to deal with, we got that tropical storm.
6 This tropical storm took down virtually as many
7 trees as came down in Superstorm Sandy, so it's
8 been an enormous task to go and clean up.

9 First, to assist to clear trees to
10 clear the roads, to clear the wires so that the
11 power could be restored to get that issue out of
12 the way. Then we made a commitment to our
13 residents, any wood, tree limbs, whatever it is
14 that is related to the storm that came down, the
15 residents cut them, dragged them to the curb and
16 the Town continues to pick up all of that debris
17 free of charge as a special service to our
18 residents.

19 We want to thank all of our teams, in
20 some cases working almost around the clock,
21 especially in the beginning weeks to clear the
22 roads to make them passable, to bring out a high
23 level of safety for all trees on the Town property
24 and -- as well as municipal property. And it has
25 been very successful. Not easy work. We'd like to

1 thank you them as well.

2 Our Sanitation Department and Highway
3 Department never stopped. No Sanitation collection
4 stopped throughout all of COVID-19. Very important
5 to keep that going. We understand the essential
6 services there at the landfill. Essential services
7 with public safety. We brought in the Parks
8 Department employees to help with social distancing
9 in all of our facilities and we want to thank
10 everyone from Parks, from Public Safety, all of the
11 different teams, Sanitation, DPW workers and a
12 group that doesn't always get all the thanks that
13 they deserve because you're not seen on the front
14 lines and that's the CVM or Central Vehicle
15 Maintenance staff.

16 As many people realize, a snowstorm
17 hits and we do own mechanics so to keep those
18 vehicles and equipment operational throughout a
19 snowstorm or another type of natural disaster, we
20 need the teams at Central Vehicle Maintenance
21 working as part of the Department of Public Works.
22 They continued to work very long hours to keep the
23 equipment needed to clear the trees. So a big
24 thanks to them, too.

25 Quite a bit of essential workers from

1 -- in virtually every department of the Town
2 including the Town Clerk's office.

3 Town Clerk Rich LaMarca, how many
4 weddings did you perform throughout COVID-19?

5 MR. LaMARCA: We're over 100 now.

6 SUPERVISOR SALADINO: Over 100.

7 And you provided New York State
8 Marriage licenses to Town residents and beyond?

9 MR. LaMARCA: The Town residents,
10 Supervisor, as well as any frontline workers
11 including doctors, nurses, firemen, police officers
12 from anywhere in the County, in the State,
13 basically.

14 SUPERVISOR SALADINO: Members of the
15 Armed Forces?

16 MR. LaMARCA: Correct, yes, sir.

17 SUPERVISOR SALADINO: Veterans?

18 MR. LaMARCA: Yes, sir.

19 SUPERVISOR SALADINO: Thank you. Thank
20 you to your team as well.

21 So it's been quite an exercise over
22 these months and I'm so proud of all the Town of
23 Oyster Bay employees.

24 You know when you talk about essential
25 employees and they've been essential in every

1 department, the Town Attorney's office in giving us
2 proper guidance throughout this entire pandemic and
3 still continuing forward. So the list goes on and
4 on and we thank you, we thank all of them.

5 MR. LaMARCA: Supervisor, Councilman
6 Imbroto and Councilwoman Walsh are not going to be
7 on the call today.

8 SUPERVISOR SALADINO: They are both
9 absent from this meeting, so we have done the role
10 call.

11 We have a quorum?

12 MR. LaMARCA: Yes, sir.

13 (TIME NOTED: 12:51 P.M.)

14 SUPERVISOR SALADINO: Please call the
15 first hearing.

16 MR. LaMARCA: Supervisor, this hearing
17 is to consider the application of Bolla Operating
18 L.I. Corp. and Ates Azra Realty Corp., for a change
19 of the zone and Special Use Permit on the premises
20 located at 630 Main Street, Farmingdale, New York.

21 MR. O'BRIEN: Good afternoon.

22 Should I keep the mask on?

23 SUPERVISOR SALADINO: As long as
24 everyone is at least six feet away from at all
25 times and you're at the podium, you can remove your

1 mask if you so desire.

2 MR. O'BRIEN: I don't want it to look
3 like a holdup, so let me just take that down.

4 Good afternoon, Supervisor Saladino,
5 Honorable Members of the Board.

6 My name is Kevin O'Brien, O'Brien Law
7 P.C., 462 Sagamore Avenue, East Williston.

8 Before I begin my presentation, I just
9 want to commend the Town on the Women of
10 Distinction. I have had a long history with the
11 Town of Oyster Bay and I remember a number of years
12 ago I nominated one of the women -- I believe she
13 worked in the Zoning Board of Appeals at the time
14 who were one of the Women of Distinction. And I
15 just think it's a great thing to recognize on an
16 annual basis. Keep it up. It's terrific.

17 MR. LaMARCA: Thank you.

18 MR. O'BRIEN: Now, on my presentation,
19 I am here -- I'm joined with my team today. I have
20 Christopher Tartaglia. Christopher Tartaglia is
21 from High Point Engineering. He's a licensed
22 professional engineer. They are the design
23 professionals who have prepared the plans which are
24 before the Board and have ushered a lot of these
25 plans through DPW, as well as through Planning and

1 through Environmental.

2 I also have Andrew Villari. He is with
3 Stonefield Engineering, also licensed professional
4 engineer, traffic engineer who prepared traffic
5 impact analysis and responded to some of the
6 comments from Environmental and he's here to answer
7 any questions the Board may have regarding traffic,
8 as well as just give a brief presentation that will
9 outline this report.

10 This is an application involving. As
11 was noted. Bolla Operating Long Island Corp. which
12 is the petitioner and they are the lessee of the
13 property and Ates Azra Realty Corp. which is the
14 property owner who has consented to the application
15 before the Board.

16 The property is located at 630 Main
17 Street in the Unincorporated Hamlet of Farmingdale.
18 It's located at the corner of Main Street and
19 Lambert and by Motor Parkway. So, it's an
20 interesting and unusual intersection over there.

21 The property has got a frontage of
22 approximately 100 feet on Main Street and
23 approximately 150 feet on Lambert for a total of
24 just shy of 15,000 square feet. It's also known as
25 Section 48, Block 512, Lot 72 on the Nassau County

1 Land and Tax map. It is currently located in the
2 neighborhood, NB, Neighborhood Business District.

3 The nature of the application before
4 the Board is to rezone the property from NB Zoning
5 District to a G, General Business District. You
6 need a special permit to continue to operate the
7 premises as a gasoline service station while
8 substituting the repair-oriented use to a food mart
9 type of use.

10 The plan that is before the Board
11 currently. Let me just give you a brief history of
12 this particular location. It's been operating as a
13 gasoline service station for almost 70 years back.
14 In about 1941, there was an application that went
15 to the Zoning Board of Appeals. They have
16 jurisdiction over gasoline service stations at the
17 time. That application was granted.

18 Ultimately, I think there was a
19 Certificate of Occupancy Number 52-6873 was issued
20 August 27, 1953, to operate as a gasoline service
21 station. The property has continued to operate as
22 a gasoline service station from that time to this
23 date. There have been a number of different
24 changes in the industry as well as changes in some
25 of the requirements for operation of a service

1 station.

2 As it's currently improved, it is --
3 I'll describe it -- it's currently existing -- what
4 we refer to as a two-bay repair oriented service
5 station. There are three -- well, there are two
6 pump islands. One pump island has two multiproduct
7 dispensers. Third pump island has one and there's
8 a canopy which goes over one of the -- I'm sorry,
9 goes over the pump island with two of the
10 dispensers and that's the one that essentially runs
11 parallel to Main Street.

12 There are two curb cuts on Main Street
13 and there are two curb cuts on Lambert. There's
14 really no landscaping that exists at the site at
15 this particular time. It's currently operating --
16 it had a metamorphosis of different operators, but
17 it had been taken over a couple of years ago while
18 the application has been pending by Bolla Operating
19 Long Island Corp. and is running as a Mobile
20 service station at the moment.

21 There -- at the beginning of the
22 application, there may be references in some of the
23 application paperwork regarding the removal and
24 replacement of underground gasoline storage tanks.
25 The Board may be familiar with the fact that in

1 Nassau County, there was a requirement that, you
2 know, way back in the day, you have steel
3 underground gasoline tanks with single wall
4 fiberglass underground gasoline storage tanks and
5 then the County came up with requirements that it
6 must be double wall fiberglass underground gasoline
7 storage tanks.

8 During the pendency of this application
9 from when we first submitted it to the Town of
10 Oyster Bay to the time we are now, the tanks were
11 sort of tapping on the expiration date of the
12 County requirements, so with the appropriate
13 permits, we had to go to -- it used to be the
14 Nassau County Fire Marshal's office, now the Health
15 Department and obtain the appropriate approvals
16 from them to remove and replace the underground
17 gasoline storage tanks with the new tanks.

18 So, we currently have two 15,000
19 underground gasoline storage tanks, one
20 compartmentalized with 8,000 gallons of premium and
21 with 7,000 gallons of diesel. Environmentally,
22 there had been a spill number in the past. That
23 had all been addressed and now there is no further
24 action from the State DOT. So all the underground
25 systems, you know, are compliant with all the Local

1 and State rules and regulations.

2 So, why are we here and what are we
3 proposing.

4 Bolla has taken over -- well, has a
5 lease on the premises, and the Board, you know, I
6 would suspect would be familiar with Bolla
7 Operating Corp. inasmuch as there are 14 locations
8 throughout the Town of Oyster Bay operating as
9 Bolla Marts, and I've got to be honor with you, I
10 mean I've had a number of different clients, I
11 can't say enough about this particular client.

12 They come into a location and they are
13 nothing short of spectacular; their landscaping,
14 their operation, their maintenance. I mean. It's
15 embarrassing, I have to say the restrooms are
16 better than the restrooms in my house. If you go
17 into any restroom in any Bolla, it's either granite
18 or marble from top to bottom. They are cleaned on
19 a regular -- it's like their signature. I mean,
20 they're absolutely phenomenal.

21 So they're coming in and what they
22 would like to do is raise and rebuild this
23 location, remove the existing two-bay single-story
24 building, replace it with a Bolla Mart building, a
25 single-story 1,800 square feet. We've already

1 removed the tanks. We would be replacing the pump
2 islands with four pump islands. One multiproduct
3 dispenser island with a canopy over the islands as
4 you see. There would be a -- the trash -- there
5 will be a trash enclosure, new fencing and
6 landscaping. So the whole place from top to bottom
7 to underground would be replaced.

8 So while we're here before the Board,
9 well, the correct Zoning district for gasoline
10 service stations is the G District in the Town of
11 Oyster Bay and we are in the end B, so we can
12 continue operating as a nonconforming use, but when
13 you make a change like this, the appropriate thing
14 to do is change the zone and the other reason to
15 change zone is just to make these improvements to
16 this particular location.

17 We're not desirous of any other uses
18 that might be located in the G District. Now, it's
19 an interesting area when you take a look at that
20 particular pocket of Farmingdale. It has a mixture
21 -- it has almost every zone that the Town has. You
22 have contiguous ones. We have R1-7 which is a
23 Residential Zoning District with single-family
24 homes on 7,000 square feet. We've got NB. We've
25 got G. We've got light industrial. We used to

1 have -- if my recollection is correct, across the
2 way from us, is the old Liberty Plant, which is now
3 a Stop & Shop. We've got -- the Town has a
4 beautiful park, a fantastic park right down the
5 block from us. You've got commercial places,
6 you've got residential and you have pharmacies and
7 restaurants and the like. So that's kind of the
8 mixture and we're close to the train tracks right
9 down the block from 109.

10 So what we're proposing is to eliminate
11 the repair oriented use to move towards the Bolla
12 Mart with the four pump islands, a canopy over it.
13 If you see, we've coordinated with Planning and
14 with Environmental. It's been, quite frankly, a
15 long road to get here because we had to go through
16 the Nassau County -- since we're on a County
17 roadway, pursuant to 239F of the General Municipal
18 Law, we had to coordinate with the County
19 Department of Public Works, so that's quite a feat
20 unto itself.

21 So there's been quite a metamorphosis
22 from the beginning to the end. Like if you take a
23 look at the curb cuts we have over here presently
24 -- what we're proposing, I should say. We had two
25 on each roadway. Now, we're going to have one

1 distanced away from the corner where there was no
2 landscaping -- I mean, besides the restrooms, I
3 think one of Bolla's other trademarks are or is the
4 landscaping. They are incredible. But as good as
5 we think we are, you know, sometimes we need the
6 input from others. We've had input from
7 Environmental as to different types of varieties
8 that they would like to see. We do seasonal
9 landscaping and change it out as different seasons
10 progress. So we've got incredible landscaping.
11 And we have, you know, all new fencing. So from
12 top to bottom, this would be a brand-new location.
13 I've probably spoken enough.

14 So, I do have any engineers here with
15 me, Chris Tartaglia. If there are questions of a
16 technical nature and we'll briefly have Andrew
17 Villari, who is a licensed PE, prepared a report
18 and I was just thinking perhaps -- I think he's
19 appeared before this Board before as a traffic
20 engineer and perhaps he can just give a brief
21 outline and summary of his report to see what, if
22 any, impact that there might be on surrounding --
23 on the traffic on the intersections and the like.

24 Andrew, if you wouldn't mind, just
25 perhaps if you want to give me your reports, and if

1 you could perhaps just state some of your
2 conclusions that are in these reports and the basis
3 for those conclusions, that would be terrific.

4 MR. VILLARI: Good afternoon.

5 For the record, my name is Andrew
6 Villari, V-I-L-L-A-R-I. I'm the Project Manager at
7 Stonefield Engineering and Design.

8 I have provided testimony in front of
9 this Board previously as an expert witness in the
10 field of traffic and transportation engineering.

11 So, my office has prepared a traffic
12 study, and like Mr. O'Brien mentioned, we've gone
13 through the Town's Environmental Review. It's
14 dated March 14, 2020.

15 The application is in front of this
16 Board for change of zone, but what comes with it is
17 a significant improvement. We bring a legacy gas
18 station, is what I'll call it, up to current
19 standards, up to modern amenities.

20 So, there is an addition of a
21 convenience store. That's very common. You see
22 that at a lot of gas stations nowadays. It's a
23 modest building, only 1,800 square feet. So, when
24 I view this application, I see that convenience
25 store offering as an additional amenity for the

1 existing customer base here. We're not really
2 proposing anything that's significantly new.

3 There are gas pumps on the property
4 right now. There is a modest increase from six
5 fueling positions today to eight in the future.
6 But, like I said, this is just an additional
7 amenity that's very common throughout the Bolla
8 brand.

9 We've done a number of studies at Bolla
10 markets throughout Oyster Bay, throughout Nassau
11 County. Actually, what we find is the minority of
12 people coming to this site are going for the
13 convenience store only. There is almost 85 percent
14 of the traffic that goes in and out of the Bolla
15 market is going to use a component of the gas.
16 There's only a minority that would be going just
17 for the convenience store. So the net increase in
18 traffic in this case will be modest because you may
19 be going to the convenience store, but you're
20 already going there for gas anyway not. You're an
21 additional vehicle that's added to the site.
22 You're not an additional vehicle that's added to
23 the public roadway network.

24 Also with gas stations and convenience
25 stores, you have the concept of pass-by traffic.

1 These stations are conveniently located where
2 people go to them on their way to work, on their
3 way to school. You may be a resident that lives in
4 this area maybe southwest of the site. You pass by
5 on the way to 109 in the morning and you stop and
6 get gas and you keep going the same way you would
7 normally go. With or without the station here,
8 you'd be going through that intersection, so it's
9 not a significant increase in traffic volume.

10 Another one of the benefits of this
11 application is consolidation of access points. We
12 did go through Nassau County 239F process. The
13 access points on Main Street have been consolidated
14 where there'll be additional signage and striping
15 that helps motorists figure out where they need to
16 go. There is also a consolidation of access points
17 on the side street Lambert as well.

18 The amount of parking that we're
19 providing onsite is commensurate with other Bolla
20 stations throughout the Town of Oyster Bay. We've
21 done significant studies to prove that the amount
22 of parking that we're providing onsite would be
23 sufficient albeit after this Board we'll be in
24 front of the Zoning Board for a parking variance.

25 So, with that, we come to the

1 conclusion of the study. It's a dense study. The
2 conclusion of the study is that there would not be
3 a significant adverse impact on the traffic
4 operations in the area for the couple of reasons
5 that I mentioned previously.

6 That concludes my presentation. I'd be
7 happy to answer any questions.

8 SUPERVISOR SALADINO: Councilman, you
9 start off, please.

10 COUNCILMAN LABRIOLA: Yeah, sure.

11 Not having the study right in front of
12 me, how many trips are generated currently as it
13 currently operates?

14 MR. VILLARI: So what we did to
15 establish to project how much current traffic is --

16 COUNCILMAN LABRIOLA: During peak.

17 MR. VILLARI: During peak, of course.

18 To account for how much traffic this
19 site currently generates, we look at what the
20 industry standard ITE manual say, Institute Traffic
21 Engineers, how much traffic that would generate for
22 six fueling positions and then also a service
23 station with two bays.

24 Today in the morning and evening in
25 peak hours, there is -- this is on Page 3, by the

1 way, there's somewhere between 60 and 80 trips per
2 hour during the commuting peaks.

3 COUNCILMAN LABRIOLA: So then after
4 development, you're expecting an increase of about
5 38, you're saying there?

6 MR. VILLARI: That's correct.

7 COUNCILMAN LABRIOLA: Give or take.
8 That's the morning.

9 In the evening, it's significantly
10 less?

11 MR. VILLARI: That's correct, and
12 again, that's a total increase and a component of
13 that traffic is pass-by and it's recognized
14 throughout the industry that the majority of
15 traffic that goes to sites like these are already
16 on the roadway. They're comprised of pass-by
17 traffic.

18 COUNCILMAN LABRIOLA: In your study,
19 your proposed hours of operation for this -- for
20 the new development would be what? What are the
21 hours of operation that you're anticipating?

22 MR. VILLARI: I'm not sure I'm the best
23 person to answer that question for you.

24 MR. O'BRIEN: I certainly can.

25 Can I answer it from here?

1 SUPERVISOR SALADINO: So long as the
2 stenographer can hear you and the public can hear
3 you.

4 MR. O'BRIEN: Sure.

5 We would like the ability to operate 24
6 hours, and just to see how the demand is at this
7 particular location.

8 If the demand doesn't warrant it, you
9 know, we would certainly reduce, but the desire
10 would be to operate 24 hours.

11 COUNCILMAN LABRIOLA: Well, just -- I'm
12 sorry, Supervisor, I know you want to ask a
13 question.

14 SUPERVISOR SALADINO: No, go ahead.

15 COUNCILMAN LABRIOLA: If there are 14
16 stations in the Town of Oyster Bay, how many of
17 those are operating 24 hours?

18 MR. O'BRIEN: I believe most of them
19 are, if not all.

20 COUNCILMAN LABRIOLA: Most, if not all?

21 MR. O'BRIEN: Yes.

22 SUPERVISOR SALADINO: Councilwoman, did
23 you have a question?

24 COUNCILWOMAN MAIER: Is it currently 24
25 hours as it is?

1 MR. O'BRIEN: I believe it is. I was
2 there as a matter of fact even last night. But
3 once again, I think depending upon business is, you
4 know, what they do sometimes certain times of the
5 year might be more busy, certain seasons may be
6 more busy, but right now, it's operating 24 hours.

7 COUNCILWOMAN MAIER: I'm very familiar
8 how they do their setups. I have one that's not
9 too far from me that just opened within the last
10 month. That one is much larger than the proposed
11 one here. I think they have a lot more service
12 stations, more pumps.

13 This one they're proposing four or six?

14 MR. O'BRIEN: Four pump islands with
15 one multiproduct dispenser per island, but what
16 that will translate into from traffic requirements,
17 is because they'll say you can fuel a motor vehicle
18 on each side of the pump island, so they'll call
19 that two fuelling positions.

20 So, if you've got four pumps, they say
21 it's eight fuelling positions, because you can gas
22 up a car on each side and some of the other ones
23 that you may see throughout the Town of Oyster Bay,
24 throughout the Island will have as many as six
25 pumps or eight pumps which could be, you know,

1 twelve fuelling positions or sixteen fuelling
2 positions. Here, we don't have it. Here, we
3 have --

4 COUNCILWOMAN MAIER: Did you measure
5 how much time you think the average person spends
6 here, knowing if you do put the market in, I do
7 think they do a great job. It's a beautiful
8 presentation; although, I've not been in the
9 restrooms, so I don't know if they have marble in
10 there. I know the one near where I live, they have
11 self-serve. They have prepared sandwiches. It's
12 beautifully done. I would imagine that someone
13 that just goes to pump their gas would spend a lot
14 more time there in the convenience store.

15 Have you taken a look at that?

16 MR. VILLARI: Yes. This is on the
17 smaller end of the Bolla buildings. It's only
18 1,800 square feet.

19 There wouldn't be any additional food
20 operators in this space because sometimes you're
21 mentioning there could be a frozen yogurt. That's
22 not envisioned for this.

23 COUNCILWOMAN MAIER: Okay.

24 Thank you.

25 SUPERVISOR SALADINO: Councilman Hand?

1 COUNCILMAN HAND: Mr. Villari, in your
2 professional opinion, could you please give us the
3 nature of the accidents that occurred that show 36
4 on Page 5 of your report, 36 motor vehicle
5 accidents at Main and Motor and then you have four
6 more at Motor and Lambert.

7 Can you shed some color on that?

8 MR. VILLARI: Absolutely.

9 You're talking about the accident
10 analysis that my office has conducted.

11 It's on Page 6, I believe you're
12 looking at, right?

13 COUNCILMAN HAND: Page 5, yeah, Page 5
14 and 6, correct.

15 MR. VILLARI: Got it.

16 Right so we conducted accident analysis
17 to see what the existing trends are at the
18 intersection next to us, and what we look for is,
19 are there severe accidents that occur, what manner
20 do they occur in and how frequent are they
21 occurring in.

22 So we look at a period of three years,
23 right? So this may seem like there's a significant
24 number of collisions, but it happens over three
25 years. So if you look at it that way, it's about

1 an accident a month. Also in the context of
2 things, there's about 20,000 vehicles that go
3 through that intersection on a daily basis. So
4 over three years, that's -- I've equated it to
5 almost 23 million vehicles that go through that
6 corridor, and as you can see, there is a really
7 small number of accidents that do occur. And it's
8 an inopportune thing that does occur, and that's
9 why sometimes they're called accidents, you can't
10 control everything. But also what I look at here
11 is what is the most common type of collision,
12 right? So we're at a signalized intersection and
13 the most common type of accident is a rear-end.
14 That's very common throughout the industry. You
15 know, people react to the yellow light differently.
16 Me, differently than any one of you Members of the
17 Board.

18 What we see here is a very standard
19 intersection across Long Island where you have
20 millions of vehicles that go through there and
21 unfortunately, yes, accidents do occur.

22 COUNCILMAN HAND: Thank you.

23 SUPERVISOR SALADINO: Any other
24 questions from any of the Board members?

25 COUNCILMAN LABRIOLA: I have just one

1 more.

2 SUPERVISOR SALADINO: Go ahead, please,
3 Councilman.

4 COUNCILMAN LABRIOLA: I'm trying to
5 decipher this.

6 On Lambert Avenue, you have ingress and
7 egress on Lambert in the proposed --

8 MR. VILLARI: That's correct.

9 COUNCILMAN LABRIOLA: Is that what's
10 currently there?

11 MR. VILLARI: There's two driveways on
12 Lambert. There's one that's very close to the
13 intersection, almost at the intersection and then
14 there's a second driveway that's further south. If
15 you look at RM1 in the Highpoint set of plans, it
16 should be basically the survey of the plan, you can
17 see that there's two curb cuts that are going to
18 get removed and then you're going to build a nice
19 driveway in the middle of the site frontage. It's
20 the first sheet.

21 COUNCILMAN LABRIOLA: Mr. Villari, so
22 currently as it operates, customers are exiting
23 able to make a left turn onto Lambert Avenue
24 exiting the station?

25 MR. VILLARI: Today, yes.

1 COUNCILMAN LABRIOLA: That's how it
2 currently is and you're proposing that they are
3 making a right turn only --

4 MR. VILLARI: That's correct.

5 COUNCILMAN LABRIOLA: -- in this plan.
6 Thank you.

7 SUPERVISOR SALADINO: Any other Board
8 members? Okay.

9 I'll ask you a question, to be fair,
10 that I ask of every applicant when we see a service
11 station with fuelling.

12 Have you designed into this site the
13 ability for a customer with a trailer be it a boat,
14 recreational vehicle, commercial, trailer,
15 landscaper, roofer, is their safety ease efficiency
16 and the ability to negotiate to an open pump that
17 might not necessarily be the most -- the pump
18 closest to the ingress and egress? Have you
19 designed the site to make those turns and to
20 negotiate a trailer safely and efficiently.

21 MR. VILLARI: Absolutely. It's a very
22 good question, Mr. Supervisor.

23 One of the other additional selling
24 points of the project is that today the pumps that
25 are along Main Street are parallel with Main

1 Street, so if you turn in off of Main Street, you
2 have actually have to make another turn to get into
3 the pump and get parallel with where you are. As
4 you can see on the exhibit, the pumps would
5 actually be reoriented where they're perpendicular
6 with Main Street.

7 So right when you turn into the
8 property all you have to do is pull straight
9 forward into the pumps. And that's part of what I
10 was calling before a modern design that could
11 accommodate those larger vehicles like you
12 mentioned.

13 SUPERVISOR SALADINO: So all the curb
14 cuts are both ingress and egress; there's not an
15 ingress only or egress only that would stop someone
16 from being able come in from one curb cut and exit
17 from another?

18 MR. VILLARI: So the driveways on Main
19 Street one would be ingress only and one will be
20 egress only.

21 SUPERVISOR SALADINO: When you took
22 that into consideration, did you consider turning
23 radiuses and the ability for someone who is trying
24 to negotiate a trailer --

25 MR. VILLARI: Absolutely.

1 SUPERVISOR SALADINO: -- to get that
2 trailer up to where -- whether it's their primary
3 vehicle or the trailer that they might consider to
4 be fuelled?

5 MR. VILLARI: Absolutely.

6 SUPERVISOR SALADINO: Or whatever is on
7 that trailer, obviously.

8 Okay, and you feel very confident that
9 there will be no difficulty in negotiating for the
10 person with the trailer, as well as someone with
11 the vehicle trying to get around that trailer?

12 MR. VILLARI: Absolutely.

13 SUPERVISOR SALADINO: Thank you.

14 Are there any other questions for the
15 traffic expert.

16 (No verbal response given.)

17 SUPERVISOR SALADINO: Thank you, sir.

18 MR. VILLARI: Thank you.

19 MR. O'BRIEN: Unless there are any
20 questions for my engineer, Chris Tartaglia, what I
21 would do is I'd just reserve my conclusion to see
22 if there -- you always ask if there are any
23 interested observers. I don't know if there are --

24 SUPERVISOR SALADINO: After you
25 conclude, we're going to ask residents if they'd

1 like to be heard on this application and then give
2 you an opportunity to answer any of their
3 questions.

4 MR. O'BRIEN: Okay.

5 (No responses.)

6 MR. O'BRIEN: So I'll just briefly
7 conclude.

8 I think that what we're proposing here
9 is reasonable. It fits the site. We've gone
10 through everything from Nassau County DPW
11 Incorporated, their comments, Planning's comments,
12 Environmental's comments. I think it will be a
13 substantial upgrade to the area. It's basically an
14 existing use that we're just kind of upgrading to
15 today's standards. I think there won't be any
16 negative impacts on the surrounding area or
17 traffic.

18 We're just looking for the Board's
19 favorable discretion.

20 Thank you.

21 SUPERVISOR SALADINO: Do any of the
22 Board Members have any questions for the applicants
23 counsel?

24 Go ahead, Steve.

25 COUNCILMAN LABRIOLA: Mr. O'Brien --

1 MR. O'BRIEN: Sir?

2 COUNCILMAN LABRIOLA: -- in terms of
3 the hours of operation --

4 MR. O'BRIEN: Sure.

5 COUNCILMAN LABRIOLA: -- everything in
6 the market is available for sales 24 hours
7 including alcohol?

8 MR. O'BRIEN: Yes, that's correct.

9 COUNCILMAN LABRIOLA: So you sell beer?

10 MR. O'BRIEN: Yes, we do.

11 COUNCILMAN LABRIOLA: Any other
12 alcohol?

13 MR. O'BRIEN: If it's permitted, I'm
14 not 100 percent sure on this one, so you'll have to
15 forgive me. I don't know if you're allowed to sell
16 in New York State wine. There might be -- I don't
17 know if there is -- if in -- I guess whatever you
18 can sell in a supermarket, just on a smaller level,
19 you can sell here.

20 So it's going to be anything from
21 aspirins to lottery tickets to beer to coffee to,
22 you know, and the like. That would be the nature
23 of the products.

24 COUNCILMAN LABRIOLA: And that's what
25 I'm getting at because you're right adjacent to,

1 you know, the neighborhood there and the sale of
2 alcohol possibly after a certain hour at night
3 could create some problems in the neighborhood.
4 It's something that --

5 MR. O'BRIEN: It's something we can
6 certainly take into consideration, you know, and
7 further discuss, you know. I think it's something
8 they -- after a certain -- after a certain hour, I
9 know we've done this in, Hempstead. That sometimes
10 after an hour -- a certain hour, there might be a
11 limitation, you know. We certainly want the early
12 morning hours as crazy as it sounds. You know,
13 sometimes you get fishermen, you know, what have
14 you that might be -- it's funny because you get
15 that middle period, it's not necessarily as busy,
16 but the world starts earlier these days. I mean,
17 you know, and I just noticed even driving --
18 although driving has been a pleasure for the last
19 couple of months, but the world starts -- Long
20 Island starts early. I mean, you think 5:00 in the
21 morning is early, that's not early, you know.

22 COUNCILMAN LABRIOLA: Well,
23 Mr. O'Brien, my concern is only that it is within
24 the Neighborhood Business Zone that you're asking
25 us to convert this to a general business zone even

1 though it has had and enjoyed a nonconforming use
2 for many, many years.

3 MR. O'BRIEN: Yes.

4 COUNCILMAN LABRIOLA: So I imagine that
5 legally the reason you need to ask for this change
6 is because you're doing a demolition.

7 So, you would lose that nonconforming
8 status, correct?

9 MR. O'BRIEN: I believe that is
10 correct. By raising and rebuilding it, that pushes
11 us into this arena.

12 COUNCILMAN LABRIOLA: So what I'm
13 getting at is, you know, the General Business Zone
14 is a much more intense use of business property
15 than a Neighborhood Business Zone and I'm just
16 wondering if there's -- you know, to avoid future
17 problems and I'm not sure how many residents are
18 here to speak on it, but to avoid future problems
19 that we somehow not treated as we would in every
20 other case by limiting maybe certain activities
21 through the modification -- through Covenants and
22 Restrictions, so that we can continue to keep, you
23 know, peace in the neighborhood as opposed to a
24 higher profiled General Business use.

25 MR. O'BRIEN: I -- understood.

1 Although I would submit that that in a
2 Neighborhood Business, you know, you would be
3 permitted if it was -- if we didn't have gas, we
4 wouldn't be here before the Board.

5 It's because one of our products is
6 petroleum. So if I was just going to open up a
7 deli here, if I was going to open up, you know,
8 some sort of a small sort of market, I wouldn't be
9 before the Town Board and that would be permissible
10 use in a Neighborhood Business. And I would be
11 permitted to sell those type of products at that
12 type of use.

13 It's the sale of petroleum products
14 that puts me here, but I'm sure that, you know, we
15 can -- we can come to some reasonable
16 accommodation.

17 COUNCILMAN LABRIOLA: We would like to
18 here from the community and your immediate
19 neighbors are residential --

20 MR. O'BRIEN: Sure.

21 COUNCILMAN LABRIOLA: -- and to see how
22 you're dealing with those particular homeowners
23 that are adjacent to you.

24 MR. O'BRIEN: Sure.

25 COUNCILMAN LABRIOLA: I think there is

1 very little space between the corner of the
2 property and the nearest residents. It's somewhere
3 between I think 10, 15 feet, the nearest neighbor.

4 MR. O'BRIEN: There are, yes.

5 There is contiguous to us, I think we
6 have on two sides. We do have single-family
7 residences. Though what we have done is added the
8 substantial landscape buffer and the new fencing
9 and certainly any of the lighting, you know, that
10 would be incorporated in it, is dark sky compliant
11 -- is, you know, such lighting to be designed so
12 it's not going to disturb surrounding property
13 owners, nor surrounding roadways.

14 So I think that's a very important
15 feature that -- and I think another thing I forgot
16 to mention, so I'll just mention it now. We're
17 operating as a Mobile now. I believe we may be
18 changing the brand to Shell at this location. It's
19 still a major, a major brand, but I believe there
20 will be a brand change to Shell.

21 COUNCILMAN LABRIOLA: So you've reached
22 out to the adjoining -- the adjoining neighbors;
23 the applicant has reached out to them and spoke to
24 them about maybe about buffering, fencing, shrubs,
25 noise, lighting, all that?

1 MR. O'BRIEN: We've -- we've
2 whatchamacallit, we've sent out letters to all the
3 surrounding property owners, and I only had a
4 discussion with one of those neighbors. That's the
5 only one that responded.

6 I had -- if anybody wanted to meet with
7 me or anything along those lines -- so we had
8 reached out and there was only -- there was only --
9 there was only one, and I explained, you know, what
10 steps that we were -- that we were taking, you
11 know, to -- to A, make these upgrades from, you
12 know, to what the changes were going to be and, you
13 know, discussing with some of the comments with the
14 traffic engineers and the like are and explaining,
15 you know, the full nature of the project.

16 COUNCILMAN LABRIOLA: Thank you.

17 COUNCILWOMAN JOHNSON: If I may, is the
18 gas station there now currently, is that 24 hours?

19 MR. O'BRIEN: Yes, it is.

20 COUNCILWOMAN JOHNSON: It is and would
21 you be willing to modify your hours of operation?
22 Would your client be willing to modify so it's not
23 24 hours?

24 MR. O'BRIEN: I mean, it's something we
25 would certainly take into consideration. My

1 preference, like I said, would be to sort of like
2 that invisible hand of Adam Smith kind of
3 determined, you know, what the business needs are
4 and if it's quiet -- it doesn't -- it doesn't
5 warrant it, you know, I'm sure we can -- we can
6 reduce that.

7 COUNCILWOMAN JOHNSON: Would you happen
8 to know how many on average customers the present
9 station has throughout the night hours?

10 MR. O'BRIEN: I wouldn't have an exact
11 number of that. I do know that one of the benefits
12 of operating on a 24-hour basis is that, you know,
13 during some of that downtime is when you can do
14 your cleaning, when you can do restocking. It's
15 when you can do, you know, some of those -- some of
16 those sort of activities. The other aspect of it
17 is just the reliability of the fact that somebody
18 knows that somebody can go there. But this is
19 something we can certainly consider.

20 SUPERVISOR SALADINO: Counselor --
21 everybody has asked questions? Any questions they
22 would like --

23 First of all, I'd like to thank you for
24 being cognizant of anglers, both male and female.
25 Much appreciate it.

1 MR. O'BRIEN: Yes. I think somebody,
2 if my recollection is correct, I could be wrong
3 here, might have made the stripe bass the State
4 fish of the State of New York.

5 SUPERVISOR SALADINO: Official
6 saltwater fish, but that's just a guess.

7 MR. O'BRIEN: There you go.

8 SUPERVISOR SALADINO: Just a couple of
9 questions.

10 MR. O'BRIEN: Sure.

11 SUPERVISOR SALADINO: Have you and your
12 team done a thorough assessment to determine if
13 there's any contamination under the site,
14 subterranean or otherwise?

15 MR. O'BRIEN: We, in conjunction really
16 with Environmental Department. They went over --
17 and probably the best thing quite frankly that one
18 can do is take the tanks out of the ground, you
19 know. Then you're going see -- there's no guess
20 work, you know. We've got a big hole in the ground
21 and you're going to see whether or not, you know,
22 there is any, you know, there is anything -- and
23 there was -- there was some contamination from the
24 old tanks that was there that was -- it wasn't
25 really anything significant, but it was above, you

1 know, the EC levels. That was removed. New tank
2 were put in, new clean fill, you know, was put in.
3 It's probably the wrong term, not fill, but,
4 basically, we took out the old stuff, got rid of
5 it.

6 Now, it's clean and we got the letter
7 from the DEC indicating no further action, so we're
8 good. And that was all your Environmental
9 Department. Kudos to them. They are extremely
10 thorough. Had we not, I don't think we would be
11 here before the Board today without having gone
12 through all those steps.

13 SUPERVISOR SALADINO: So the Board and
14 the public can be assured that any remediation
15 needed on site was done to the satisfaction of all
16 laws whether it be DEC, Town regulation, everyone?

17 MR. O'BRIEN: Absolutely.

18 SUPERVISOR SALADINO: Good news. Very
19 good news.

20 My next question is, will the
21 convenience store have empty certified fuel tanks
22 for sale? Someone runs out of fuel, they want to
23 be able to buy a tank, fill it, go to their car or
24 use this for their convenience.

25 Is that something we could see at this

1 convenience store?

2 MR. O'BRIEN: Absolutely.

3 SUPERVISOR SALADINO: Do you --

4 MR. O'BRIEN: Unfortunately I've
5 probably got about four of them in my garage
6 because every time I run out, I have to buy a new,
7 you know, so I should probably keep one in my car.

8 SUPERVISOR SALADINO: But it is one of
9 those helpful items that makes a difference to the
10 community. It's appreciated.

11 MR. O'BRIEN: 100 percent.

12 SUPERVISOR SALADINO: It takes up a lot
13 of space. We realize that, but that's something
14 that speaks to the commitment to the residents.

15 In turn, you had mentioned earlier, if
16 you can just elaborate a bit on this, in terms of
17 the surrounding neighborhood, you are prepared to
18 put any shielding or anything in terms of light
19 escaping the site in a way that would behoove the
20 residents versus light shining in their windows 24
21 hours a day?

22 MR. O'BRIEN: Yes, absolutely.

23 Our engineers are some of the best
24 engineers out there. They are fantastic and they
25 know how to design in such a way so that this way

1 you have the appropriate illumination around the
2 pump island which is where you want it without
3 having to have it spray all over the place, you
4 know. You don't have to have 18-foot light
5 stanchions on something like this. You could have
6 lower light stanchions. The lighting itself is
7 recessed within the canopy as opposed to having --
8 when you see something -- if you take a look, you
9 just drive around the town, you'll see an old
10 canopy and you'll see what they did is they added
11 on after the fact. Changing the lights and they
12 put it on, you'll see it protrude underneath and
13 that light will spray, okay, around. As opposed to
14 here, this is going to have state of the art
15 everything from below ground to above ground, so
16 all the canopy lighting recessed and any of the
17 yard lighting is designed in such a manner A, not
18 to disturb the driver because every time I pass by
19 a bank, it makes me crazy because the banks have
20 got all the lights that spray right out and you
21 know, okay, I understand they've got patrons and
22 safety concerns, but what about the drivers?

23 So here, we don't want to disturb the
24 drivers so the lighting is designed in such a
25 manner so it's disturbing the drivers passing by as

1 well as the neighbors.

2 SUPERVISOR SALADINO: And you mentioned
3 earlier that you sent letters out, the vast
4 majority of the residents did not respond, did not
5 have questions.

6 I think you mentioned only one?

7 MR. O'BRIEN: Yes. That is correct. I
8 always invite a personal meeting with myself either
9 and I'll admit it's an unusual time. Because
10 sometimes I met in people's kitchens. I met at the
11 site. I've met at libraries. I've met in my
12 office. I've met in a variety of different places.
13 No takers.

14 And maybe understanding but not even a
15 phone call, you know, expressing -- you know, other
16 than like I said, I did speak with one neighbor,
17 but other than one neighbor, nothing else.

18 SUPERVISOR SALADINO: Thank you.

19 COUNCILWOMAN JOHNSON: Can you tell us
20 what that neighbor's concerns may have been, if
21 they had any concerns and --

22 MR. O'BRIEN: Well, I believe the
23 concern might have been -- it seemed such to me
24 that converting from the repair oriented station to
25 the convenience station and traffic seemed to be a

1 concern that by changing from one to another would
2 that -- would that have a significant impact on
3 traffic, and you know, maybe getting in and out.

4 Typically, having done these things for
5 probably more than I want to admit, I remember
6 another supervisor sitting in that seat, one of the
7 last ones I had done with him, it was interesting,
8 and we would spar back and forth, you know, over
9 the years. He said to me, "You know, Mr. O'Brien,
10 you and I have been at this probably over twenty
11 years." He goes -- I thought it was such a great
12 honest statement. He goes, you know, we've
13 probably been at this -- you and I have been going
14 back and forth for over twenty years and he goes,
15 I'm kind of happy to say he goes I remember when
16 you did the first one. It's pretty scary. He
17 goes, I'm glad to report that the fears that we had
18 as a Board at the time when these things started
19 converting from repair oriented locations to
20 convenience stores, those didn't materialize. It
21 took him over twenty years to say that, but -- so I
22 thought that was just a nice recognition of -- you
23 do have the fear sometimes of the unknown, you
24 know, when do -- I remember when we did the first
25 one in the Town of Oyster Bay and it was in

1 Massapequa. It was great concern. So I feel the
2 same thing with this gentleman as well. It might
3 have been this concern about switching over from
4 maybe the repair that you know, to something that
5 you don't, and yet on the other hand, I grew up
6 Plainview. My mother used to go crazy. There was
7 a Crown service station on the corner of Gerhard
8 Road and Old Country Road. It was Crown for years
9 and it was a mess. It was absolutely disgusting.
10 She used to write letters year after year after
11 year, would you do something about this place, it's
12 a mess. Then ultimately Hess took the place over,
13 turned it into a Hess Mart. She moved to Syosset
14 by then, so it didn't matter as much anymore. I
15 had to say, mom, look at this place, it's
16 beautiful. It's easier to keep clean. You don't
17 have the cars stacked up. So whether I convinced
18 him, I'm not sure.

19 COUNCILWOMAN JOHNSON: I'm not
20 disputing that Bolla doesn't do a fine job because
21 they do. All of their markets, all of their
22 stations are impeccable.

23 I just want to make sure the residents
24 surrounding them, everybody was notified and, you
25 know, had a chance to respond.

1 MR. O'BRIEN: Absolutely.

2 COUNCILWOMAN JOHNSON: How many letters
3 were sent out?

4 MR. O'BRIEN: I believe if my
5 recollection is correct, I think it's like 73, plus
6 on top of that, you have to notify the Water
7 District, the school district, the fire department.
8 Like five on top of whatever the amount is within
9 300 feet. I believe -- I believe it's about 73
10 plus 5.

11 COUNCILWOMAN JOHNSON: Okay.

12 MR. O'BRIEN: It was posted in
13 accordance with posting requirements, certified
14 mail. Certified mail, you know, the green cards
15 came back. We filed them with the Clerk's office.

16 COUNCILWOMAN JOHNSON: Thank you.

17 SUPERVISOR SALADINO: Mr. O'Brien,
18 thanks for sharing that story that you shared with
19 us. It really speaks to your professionalism and
20 we appreciate that.

21 With that in mind, you told us that a
22 de minimis number of residents contacted you, I
23 believe you said one.

24 MR. O'BRIEN: One.

25 SUPERVISOR SALADINO: Even though there

1 are adjacent residents who have not contacted you
2 in any way, can we be assured that the light
3 shielding will still shield their windows from
4 light escaping the site?

5 MR. O'BRIEN: Absolutely, 100 percent.

6 SUPERVISOR SALADINO: That can be
7 accomplished with shielding on the lights. It can
8 be accomplished with fencing. Perhaps plantings
9 that would grow above and beyond fencing.

10 MR. O'BRIEN: Absolutely.

11 SUPERVISOR SALADINO: Including from
12 light -- not only from the light designed by the
13 experts on this project, but light from headlights
14 of the customers coming in for either fuel or
15 convenience.

16 MR. O'BRIEN: Excellent point.

17 There's multiple types of shrubs and
18 landscaping in between the fencing and the fencing
19 is to be replaced with all new vinyl fencing, solid
20 vinyl fencing.

21 SUPERVISOR SALADINO: Thank you,
22 Mr. O'Brien.

23 Are there any other questions?

24 (No verbal response given.)

25 SUPERVISOR SALADINO: Is there anything

1 else you'd like to add to your presentation?

2 MR. O'BRIEN: No.

3 We're just looking for the Board's
4 favorable discretion and I'll respond to any
5 interested observers.

6 SUPERVISOR SALADINO: At this time,
7 we'd like to invite up any residents or any visitor
8 here with us today who has a question or a comment
9 who would like to be heard on this application.

10 (No verbal response.)

11 SUPERVISOR SALADINO: Please let the
12 record reflect that no one signalled that they
13 would like to be heard on this application.

14 Would you like to wrap your
15 presentation?

16 MR. O'BRIEN: Like we've said, we heard
17 from the experts and we're willing to accommodate
18 and make -- do all the lighting and I think -- I
19 personally, I just think it's a really good
20 application. I think it's a good applicant. I
21 think it would be a great improvement and addition
22 to the Town of Oyster Bay. We're looking for the
23 Board's favorable discretion.

24 Thank you for hearing us.

25 SUPERVISOR SALADINO: Thank you,

1 Counselor.

2 We have with us Commissioner Leslie
3 Maccarone.

4 Would you please come forward?
5 Councilman Labriola has a question for you.

6 COMMISSIONER MACCARONE: Good
7 afternoon, Supervisor, Town Board.

8 Elizabeth Maccarone, Commissioner
9 Planning and Development.

10 COUNCILMAN LABRIOLA: Thank you,
11 Commissioner.

12 I'm not going to belabor the point too
13 much. I just want to -- I mentioned to the
14 applicant about the 24-hour operation.

15 COMMISSIONER MACCARONE: Yes.

16 COUNCILMAN LABRIOLA: I'm a little
17 concerned about that intensity, that intent to use
18 in the Neighborhood Business Zone.

19 Is there precedent for 24-hour
20 operation in other uses like this in other
21 Neighborhood Business Zones?

22 COMMISSIONER MACCARONE: No, and thank
23 you, Councilman, for calling me up to clarify some
24 issues.

25 As some of you may know and some of the

1 newer council people, the code has a specific
2 Section in our Town code which allows for 24-hour
3 use operations on certain streets within the Town
4 of Oyster Bay, so it lists a handful of streets.
5 The major thoroughfares throughout the Town of
6 Oyster Bay, Old Country Road, Broadway, 106/107 and
7 there are specific areas on the streets where 24
8 hours is permitted.

9 Again, this is a Neighborhood Business
10 Zone. Across the street, we do have GB and across
11 on Motor Avenue, as you know, we have the light
12 industrial zone, as well as where Stop & Shop is,
13 but this property does abut the two, you know,
14 residential zones, the R1-7 zone, so if the Board
15 were to look favorable upon this you should
16 definitely look at the hours of operation and
17 because it's not listed on the specific Section of
18 code where we do list the roads, you would have to
19 also grant them that 24-hour use, and to my
20 knowledge, we don't have the 24-hour or previous
21 Boards have never deviated from that.

22 In fact, two years ago I believe or a
23 year and a half ago, we had one on Merrick Road
24 where this Board heard the application and it was
25 deemed to limit the hours of operations because it

1 abuts residential properties.

2 But I will say this, the Bolla
3 operations, as counselor had indicated, they are a
4 topnotch facility. This is a good improvement to
5 the site. We never had problems with landscaping
6 lighting, any type of garbage disposal issues.
7 They do run a very clean operation.

8 So when you have the opportunity to
9 upgrade this facility, we do look towards that. We
10 have our park, we have Stop & Shop, that whole
11 area. This is an opportunity to upgrade the area,
12 but, again, if you were to look to grant the change
13 of zones, you could also limit future uses as part
14 of a Covenant and Restriction as Councilman
15 Labriola had indicated. You know, maybe you want
16 to look at some other Covenants on the property.
17 So if per se in ten, fifteen years the property
18 does change from gas station to another type of
19 use, because it's abutting the residential zones,
20 you want to also look to the future as well.

21 COUNCILMAN LABRIOLA: Commissioner, I
22 would agree with you the Bolla operation is
23 apparently impressive enough to keep all the
24 residents from objecting to this and they see it as
25 an improvement, there's no doubt, based on the fact

1 what the applicant's attorney has presented to us
2 on the record.

3 But I do notice that back in 2004, I
4 think it's 2004, from my recollection, that there
5 was a similar application made and withdrawn to
6 change this zone. I don't know -- there is no
7 backup tell me why that happened.

8 COMMISSIONER MACCARONE: No, there was
9 never a hearing. I guess there was an application
10 that was submitted, but at the time, the Board
11 chose to not entertain the application.

12 I guess we could look at perhaps some
13 historical data in the Town Clerk's office to see
14 if there were any letters that came in or what
15 precipitated the passing of that Resolution, but it
16 was part of your packet in terms of the Resolution
17 that they chose not to hear the application.

18 COUNCILMAN LABRIOLA: Thank you.

19 Thank you, Commissioner.

20 SUPERVISOR SALADINO: Counselor?

21 MR. O'BRIEN: Perhaps I can shed a
22 little bit of light.

23 First on the hours of operation, we'll
24 comply with whatever the regulations are within the
25 Town of Oyster Bay, so with respect to that.

1 Addressing the use issues, as
2 Commissioner MacCarone had appropriately indicated,
3 there may be some other uses that perhaps in the
4 future that you don't want as part of the G -- the
5 only thing we want to do is sell gas and have a
6 Bolla Mart in conjunction with that.

7 With that in mind, I mean, if the Board
8 wanted to put some sort of provision that should it
9 cease operating as a gasoline service station with
10 a food mart or reverts back to that Neighborhood
11 Business Zone district, we would certainly have no
12 objection to that or if you thought, let's say, for
13 instance, a funeral home was permitted in a GE
14 business, but not in an NB, if you want to pick out
15 certain uses that you didn't want, either way would
16 be fine with us. The only reason we're here is for
17 this one particular type of use.

18 Then lastly regarding the application
19 back in 2004, I'm familiar with that application.
20 The operator certainly wasn't Bolla. It certainly
21 was not endearing himself to the Town of Oyster Bay
22 and took great liberties without permits and the
23 like to do certain things at that particular
24 location.

25 Also, the nature of the application was

1 he wanted to expand -- he wanted to do both. He
2 wanted to add four, maybe three, three or four
3 repair bays, okay, to the building and so basically
4 almost turning it into a six-bay facility and have
5 both a repair and -- have a repair and a
6 convenience store type of operation.

7 And I believe the Commissioner at the
8 time didn't want to recommend any -- even moving it
9 towards the Board, because you had somebody who
10 wasn't really following the rules to begin with and
11 was expanding into a couple of different
12 directions.

13 So it was, you know, in addition it
14 wasn't like switching from one to the other, it was
15 more. That wasn't going anywhere and, ultimately,
16 I think the Town Board just said we're not
17 proceeding on the application.

18 COUNCILMAN LABRIOLA: Thank you.

19 MR. O'BRIEN: That's my recollection
20 because I filed that application.

21 SUPERVISOR SALADINO: Thank you,
22 Counselor.

23 COUNCILMAN LABRIOLA: I was Town Clerk
24 at the time.

25 SUPERVISOR SALADINO: Is there anything

1 else you'd like to add to your application today?

2 MR. O'BRIEN: Just what I said.

3 I just thank the Board once again.

4 SUPERVISOR SALADINO: Thank you,
5 Counselor.

6 First of all, let the record reflect
7 that no one has put in a slip stating that they'd
8 like to be heard on this application.

9 (No verbal response given.)

10 SUPERVISOR SALADINO: Is there any
11 correspondence?

12 MR. LaMARCA: The attorney for the
13 applicant has filed his Affidavit of Service and
14 Disclosure.

15 The communications are as follows: We
16 have memos from the Department of Planning and
17 Development including review of the required
18 off-street parking.

19 The Nassau County Land and Tax Map
20 indicates the property is Section 48, Block 512,
21 Lot 72.

22 According to Town of Oyster Bay Zoning
23 Maps, the property is located within an NB
24 Neighborhood Business Zone. There are no variances
25 or open prior code enforcement bureau cases;

1 however, there is a Town Board Resolution on file.

2 There is no further correspondence.

3 SUPERVISOR SALADINO: Thank you, Town
4 Clerk.

5 As I stated in the beginning before the
6 hearing, that we are leaving the roles open as it
7 relates to this application for ten days.

8 So anyone, any member of the public
9 that would like to send us a communication, a
10 letter, an e-mail, so forth, we will be accepting
11 those until August 28, 2020.

12 If by mail they can be sent to the
13 office of the Town Attorney at 54 Audrey Avenue,
14 Oyster Bay, New York 11771.

15 May I have --

16 COUNCILWOMAN JOHNSON: One moment.

17 SUPERVISOR SALADINO: Certainly.

18 (Whereupon, a discussion was held off
19 the record.)

20 SUPERVISOR SALADINO: Okay. Thank you.

21 We've ascertained the mailings and any
22 other correspondence.

23 May I now have a motion, Councilwoman?

24 We're going to keep -- I made a mistake
25 when I mentioned ten days. We're going to take --

1 keep the roles open for thirty days, the record
2 open for thirty days so that we may give everyone
3 an opportunity to be heard on this.

4 I'm assuming counsel has no issue with
5 that?

6 MR. O'BRIEN: None whatsoever.

7 SUPERVISOR SALADINO: So we're keeping
8 the record open for 30 days.

9 Again, that mailing address is the
10 office of the Town Attorney 54 Audrey Avenue,
11 Oyster Bay, New York 11771.

12 At this time, Councilwoman, may I have
13 a motion.

14 COUNCILWOMAN JOHNSON: Supervisor, I'll
15 make a motion that this hearing be kept open until
16 thirty days from today, which I believe is
17 September 17, 2020, to allow for any additional
18 input or comments and that the decision be
19 reserved.

20 SUPERVISOR SALADINO: May I have a
21 second?

22 COUNCILMAN HAND: Second.

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

25 ALL: "Aye."

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SUPERVISOR SALADINO: Those opposed,
"Nay."

(No verbal response.)

SUPERVISOR SALADINO: The "Ayes" have
it.

Thank you.

Thank you each and every one of you.
Enjoy the rest of your day.

MR. O'BRIEN: Nice to see everybody.
I've done the Zoom hearings, but it's nice to be
back in the saddle again.

SUPERVISOR SALADINO: Thank you.

COUNCILWOMAN JOHNSON: Thank you.

(TIME NOTED: 1:50 P.M.)

TOWN BOARD
TOWN OF OYSTER BAY
ACTION CALENDAR
August 18, 2020
1:51 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 THOMAS P. HAND
COUNCILMAN STEVE L. LABRIOLA
COUNCILWOMAN LAURA L. MAIER

ABSENT:

COUNCILMAN LOUIS B. IMBROTO
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 the next item?

3 MR. LaMARCA: We have some Resolutions
4 that have been added to the calendar, so I'd like
5 to ask for a motion to please suspend the rules and
6 add Resolution Nos. 444-2020 through 450-2020.

7 **RESOLUTION NO. 444-2020;** Resolution
8 pertaining to a settlement of negligence claim,
9 Claimant: Joanne Krisztin, Nassau County Index No.
10 611284/2018, Town Matter ID No. 2017-6217. Account
11 No. TWN AMS 1910 43010 602 0000 000. (M.D. 8/11/20
12 #18).

13 **RESOLUTION NO. 445-2020;** Resolution
14 authorizing a reduction in retainage for contract
15 No. H17-150R, Repairs to the Hicksville Parking
16 Facility. M.D. 8/11/20 #19).

17 **RESOLUTION NO. 446-2020;** Resolution
18 authorizing issuance of refund to various
19 participants of the In-House Spring Hockey League,
20 due to the COVID-19 Pandemic. Account No. PKS A
21 0001 02001 510 0000. (M.D. 8/11/20 #20).

22 **RESOLUTION NO. 447-2020;** Resolution
23 authorizing issuance of refund to various
24 participants of the Summer Recreation Program, due
25 to the COVID-19 Pandemic. Account No. PKS A 0001

1 02001 510 0000. (M.D. 8/11/20 #21).

2 **RESOLUTION NO. 448-2020;** Resolution
3 pertaining to an Easement Agreement in connection
4 with construction of a parking lot at Town Parklet
5 B-21, adjacent to 326-360 Broadway, Bethpage and
6 for the Supervisor of his designee to execute said
7 Agreement. (M.D. 8/11/20 #22).

8 **RESOLUTION NO. 449-2020;** Resolution
9 directing the Town Clerk to advertise a Notice of
10 Hearing to consider Hydrant Rental Agreements for
11 the Glenwood-Glen Head Fire Protection District and
12 New York American Water Company, Inc. for the
13 period January 1, 2020 through December 31, 2020.
14 Hearing date: September 15, 2020. (M.D. 8/11/20
15 #23).

16 **RESOLUTION NO. 450-2020;** Resolution
17 directing the Town Clerk to publish a Notice of
18 Hearing in connection with the application of
19 Nassau Steel, LLC d/b/a Gold Coast Studios, for a
20 Special Use Permit on premises located at
21 999 S. Oyster Bay Road, Bethpage, New York.
22 Hearing Date: September 15, 2020. (M.D. 8/11/20
23 #24).

24 On the motion?

25 COUNCILWOMAN JOHNSON: So moved.

1 MR. LaMARCA: Motion made by
2 Councilwoman Johnson.

3 COUNCILMAN HAND: Second.

4 MR. LaMARCA: Seconded by Councilman
5 Hand.

6 On the vote:

7 Supervisor Saladino?

8 SUPERVISOR SALADINO: "Aye."

9 MR. LaMARCA: Councilwoman Johnson?

10 COUNCILWOMAN JOHNSON: "Aye."

11 MR. LaMARCA: Councilman Hand?

12 COUNCILMAN HAND: "Aye."

13 MR. LaMARCA: Councilman Labriola?

14 COUNCILMAN LABRIOLA: "Aye."

15 MR. LaMARCA: Councilwoman Maier?

16 COUNCILWOMAN MAIER: "Aye."

17 MR. LaMARCA: Motion to suspend the
18 rules and add Resolution Nos. 444-2020 through
19 450-2020 passes with five "Ayes."

20 SUPERVISOR SALADINO: Please call the
21 next item.

22 MR. LaMARCA: May I have a motion
23 please to adopt Resolution Nos. P-13-20 through
24 450-2020?

25 **PERSONNEL RESOLUTION NO. P-13-20 and**

1 **PA-8-20**; Resolution pertaining to personnel of
2 various departments within the Town of Oyster Bay.

3 **TRANSFER OF FUNDS RESOLUTION NO.**

4 **TF-12-20**; Resolution pertaining to transfer of
5 funds within various departments' accounts for the
6 Year 2020.

7 **RESOLUTION NO. 368-2020**; Resolution
8 authorizing issuance of refunds to various
9 participants of the In-House Spring Hockey League,
10 due to COVID-19. Account No. PKS A 0001 02001 510
11 0000. (M.D. 7/7/20 #4).

12 **RESOLUTION NO. 369-2020**; Resolution
13 authorizing issuance of refunds for the Spring 2020
14 semester and any refunds that may materialize for
15 the Fall 2020 semester relevant to the Massapequa
16 and Syosset Pre-schools due to the COVID-19
17 Pandemic. Account No. CYS A 0001 02001 511 0000.
18 (M.D. 7/14/20 #5).

19 **RESOLUTION NO. 370-2020**; Resolution
20 authorizing issuance of refunds to various
21 participants of the In-House Spring Hockey League,
22 due to COVID-19. Account No. PKS A 0001 02001 510
23 0000. (6u) (M.D. 7/14/20 #6).

24 **RESOLUTION NO. 371-2020**; Resolution
25 authorizing issuance of refunds to various

1 participants of the In-House Spring Hockey League,
2 due to COVID-19. Account No. PKS A 0001 02001 510
3 0000. (8u) (M.D. 7/14/20 #7).

4 **RESOLUTION NO. 372-2020;** Resolution
5 authorizing issuance of refunds to various
6 participants of the In-House Spring Hockey League,
7 due to COVID-19. Account No. PKS A 0001 02001 510
8 0000. (10u) (M.D. 7/14/20 #8).

9 **RESOLUTION NO. 373-2020;** Resolution
10 authorizing issuance of refunds to various
11 participants of the In-House Spring Hockey League,
12 due to COVID-19. Account No. PKS A 0001 02001 510
13 0000. (12u) (M.D. 7/14/20 #9).

14 **RESOLUTION NO. 374-2020;** Resolution
15 authorizing issuance of refunds to various
16 participants of the In-House Spring Hockey League,
17 due to COVID-19. Account No. PKS A 0001 02001 510
18 0000. (16u) (M.D. 7/14/20 #10).

19 **RESOLUTION NO. 375-2020;** Resolution
20 authorizing issuance of a refund to K. Wong for the
21 Town of Oyster Bay Summer Camp. Account No. PKS A
22 0001 02001 510 0000. (M.D. 7/14/20 #11).

23 **RESOLUTION NO. 376-2020;** Resolution
24 authorizing renewal of membership in the New York
25 Association of Training and Employment Professionals

1 for the Division of Employment and Training for the
2 period July 1, 2020 through June 30, 2021, to be
3 paid with WIOA funding. Account No. IGA CD 6293
4 47900 000 CW19. (M.D. 7/14/20 #14).

5 **RESOLUTION NO. 377-2020;** Resolution
6 authorizing a Contract Agreement for the Community
7 Development Block Grant COVID-19 response funding
8 for Public Service with Nassau County, effective
9 March 13, 2020, and for the Supervisor to execute
10 said Agreement. (M.D. 7/21/20 #5).

11 **RESOLUTION NO. 378-2020;** Resolution
12 authorizing property cleanup assessment of 49 Allen
13 Drive, East Norwich, New York, performed on
14 April 17, 2020, be referred to the County of Nassau
15 for placement on the Nassau County Tax Assessment
16 Rolls. (M.D. 7/21/20 #6).

17 **RESOLUTION NO. 379-2020;** Resolution
18 authorizing the property cleanup assessment of
19 346 Woodbury Road, Hicksville, New York, performed
20 on March 24, 2020, be referred to the County of
21 Nassau for placement on the Nassau County Tax
22 Assessment Rolls. (M.D. 7/21/20 #7).

23 **RESOLUTION NO. 380-2020;** Resolution
24 authorizing the property cleanup assessment of
25 581 Hicksville Road, Massapequa, New York,

1 performed on March 6, 2020, be referred to the
2 County of Nassau for placement on the Nassau County
3 Tax Assessment Rolls. (M.D. 7/21/20 #8).

4 **RESOLUTION NO. 381-2020;** Resolution
5 authorizing the use of a sub-consultant for
6 concrete inspections and testing, concrete cylinder
7 breaks, nuclear density testing of compacted
8 subgrade and asphalt inspection and testing
9 relative to Contract No. PWC 07-20, Engineering
10 Services relative to Civil Engineering. (M.D.
11 7/21/20 #9).

12 **RESOLUTION NO. 382-2020;** Resolution
13 authorizing issuance of refunds to various
14 participants of the In-House Spring Hockey League,
15 due to COVID-19. Account No. PKS A 0001 02001 510
16 0000. (6u) (M.D. 7/21/20 #10).

17 **RESOLUTION NO. 383-2020;** Resolution
18 authorizing issuance of refunds to various
19 participants of the In-House Spring Hockey League,
20 due to COVID-19. Account No. PKS A 0001 02001 510
21 0000. (8u) (M.D. 7/21/20 #11).

22 **RESOLUTION NO. 384-2020;** Resolution
23 authorizing issuance of refunds to various
24 participants of the In-House Spring Hockey League,
25 due to COVID-19. Account No. PKS A 0001 02001 510

1 0000. (10u) (M.D. 7/21/20 #12).

2 **RESOLUTION NO. 385-2020;** Resolution
3 authorizing issuance of refunds to various
4 participants of the In-House Spring Hockey League,
5 due to COVID-19. Account No. PKS A 0001 02001 510
6 0000. (12u) (M.D. 7/21/20 #13).

7 **RESOLUTION NO. 386-2020;** Resolution
8 authorizing the Annual 9/11 Memorial Ceremony at
9 TOBAY (bay side) on September 9, 2020, rental of
10 various equipment for the event, and for the
11 Supervisor, and/or his designee to execute
12 Agreements in connection with this event. Account
13 Nos. CYS A 7020 47660 000 0000 and CYS A 7020 45100
14 000 0000. (M.D. 7/28/20 #4).

15 **RESOLUTION NO. 387-2020;** Resolution
16 authorizing an Agreement for the Lords of 52nd
17 Street to have a Concert, to be held on
18 September 12, 2020 as a drive-in concert at TOBAY
19 Beach, or if physical distancing regulations permit
20 the concert will be held at Ellsworth W. Allen Town
21 Park in Farmingdale, and for the Supervisor or his
22 designee to execute said Agreement. Account No.
23 CYS A 7020 47660 000 0000. (M.D. 7/28/20 #5).

24 **RESOLUTION NO. 388-2020;** Resolution
25 authorizing issuance of a refund to M. Boccard for

1 a Summer 2020 Marina Boat Slip fee at Tappen
2 Marina. Account No. PKS A 0001 02025 526 0000.
3 (M.D. 7/28/20 #6).

4 **RESOLUTION NO. 389-2020;** Resolution
5 authorizing issuance of a refund to the Massapequa
6 Chamber of Commerce for Showmobile and set up fees
7 in connection to their Annual Massapequa Community
8 Street Festival cancelled due to the COVID-19
9 pandemic. Account No. PKS A 0001 02414 000 0000.
10 (M.D. 7/28/20 #7).

11 **RESOLUTION NO. 390-2020;** Resolution
12 authorizing issuance of a refund to St. Pius X RC
13 Church, Plainview for Showmobile and portable light
14 fees for their Feast cancelled due to the COVID-19
15 pandemic. Account No. PKS A 0001 02414 000 0000.
16 (M.D. 7/28/20 #8).

17 **RESOLUTION NO. 391-2020;** Resolution
18 authorizing issuance of a refund to the
19 Incorporated Village of Bayville for Showmobile and
20 set up fees for their summer concerts cancelled due
21 to the COVID-19 pandemic. Account No. PKS A 0001
22 02414 000 0000. (M.D. 7/28/20 #9).

23 **RESOLUTION NO. 392-2020;** Resolution
24 granting request from the Half Hollows Swim Club
25 d/b/a Team Suffolk to rent six swimming lanes at

1 Syosset-Woodbury Park pool Monday through Friday
2 from 6:00 AM to 8:00 AM for the period of July 27,
3 2020 through September 4, 2020. Account No. PKS SP
4 11 0001 02025 528 0000. (M.D. 7/28/20 #10).

5 **RESOLUTION NO. 393-2020;** Resolution
6 authorizing the property cleanup assessment of
7 39 Irving Street, Bethpage, New York, performed on
8 May 20, 2020, be referred to the County of Nassau
9 for placement on the Nassau County Tax Assessment
10 Rolls. (M.D. 7/28/20 #11).

11 **RESOLUTION NO. 394-2020;** Resolution
12 authorizing the property cleanup assessment of
13 28 High Street, Farmingdale, New York, performed on
14 May 21, 2020, be referred to the County of Nassau
15 for placement on the Nassau County Tax Assessment
16 Rolls. (M.D. 7/28/20 #12).

17 **RESOLUTION NO. 395-2020;** Resolution
18 authorizing the property cleanup assessment of
19 22 Audrey Avenue, Plainview, New York, performed on
20 May 27, 2020, be referred to the County of Nassau
21 for placement on the Nassau County Tax Assessment
22 Rolls. (M.D. 7/28/20 #13).

23 **RESOLUTION NO. 396-2020;** Resolution
24 authorizing the property cleanup assessment of
25 518 Ocean Avenue, Massapequa, New York, performed

1 on May 21, 2020, be referred to the County of
2 Nassau for placement on the Nassau County Tax
3 Assessment Rolls. (M.D. 7/28/20 #14).

4 **RESOLUTION NO. 397-2020;** Resolution
5 authorizing the property cleanup assessment of
6 37 Ford Drive West, Massapequa, New York, performed
7 on May 28, 2020, be referred to the County of
8 Nassau for placement on the Nassau County Tax
9 Assessment Rolls. (M.D. 7/28/20 #15).

10 **RESOLUTION NO. 398-2020;** Resolution
11 authorizing the property cleanup/securement
12 assessment of 4699 Merrick Road, Massapequa,
13 New York performed on September 20, 2019, be
14 referred to the County of Nassau for placement on
15 the Nassau County Tax Assessment Rolls. (M.D.
16 7/28/20 #16).

17 **RESOLUTION NO. 399-2020;** Resolution
18 authorizing an extension of time to July 25, 2020
19 on Contract No. DP19-201, Town of Oyster Bay Golf
20 Course Storage Building. (M.D. 7/28/20 #19).

21 **RESOLUTION NO. 400-2020;** Resolution
22 authorizing issuance of refunds to various
23 participants of the In-House Spring Hockey League,
24 due to COVID-19. Account No. PKS A 0001 02001
25 5100000. (8U a) (M.D. 8/4/20 #4).

1 **RESOLUTION NO. 401-2020;** Resolution
2 authorizing issuance of refunds to various
3 participants of the In-House Spring Hockey League,
4 due to COVID-19. Account No. PKS A 0001 02001
5 5100000. (10U a). (M.D. 8/4/20 #5).

6 **RESOLUTION NO. 402-2020;** Resolution
7 authorizing issuance of refunds to various
8 participants of the In-House Spring Hockey League,
9 due to COVID-19 Account No. PKS A 0001 02001
10 5100000. (12U a). (M.D. 8/4/20 #6).

11 **RESOLUTION NO. 403-2020;** Resolution
12 authorizing issuance of refunds to various
13 participants of the In-House Spring Hockey League,
14 due to COVID-19. Account No. PKS A 0001 02001
15 5100000. (16U a). (M.D. 8/4/20 #7).

16 **RESOLUTION NO. 404-2020;** Resolution
17 authorizing issuance of refunds to various
18 participants of the In-House Spring Hockey League,
19 due to COVID-19. Account No. PKS A 0001 02001
20 5100000. (8U b). (M.D. 8/4/20 #8).

21 **RESOLUTION NO. 405-2020;** Resolution
22 authorizing issuance of refunds to various
23 participants Resolution authorizing issuance of
24 refunds to various participants of the In-House
25 Spring Hockey League, due to COVID-19. Account No.

1 PKS A 001 02001 5100000 (10U b). (M.D. 8/4/20 #9).

2 **RESOLUTION NO. 406-2020;** Resolution
3 authorizing issuance of refunds to various
4 participants of the In-House Spring Hockey League,
5 due to COVID-19 Account No. PKS A 0001 02001
6 5100000 (12U b). (M.D. 8/4/20 #10).

7 **RESOLUTION NO. 407-2020;** Resolution
8 authorizing issuance of refunds to various
9 participants of the In-House Spring Hockey League,
10 due to COVID-19 Account No. PKS A 0001 02001
11 5100000. (16U b). (M.D. 8/4/20 #11).

12 **RESOLUTION NO. 408-2020;** Resolution
13 authorizing a first one-year extension of
14 RFP001-2019, for Online Auction Services for
15 Surplus Town Property, at the same prices,
16 conditions and terms provided for in the present
17 contract, commencing May 21, 2020 through May 20,
18 2021. (M.D. 8/4/20 #13).

19 **RESOLUTION NO. 409-2020;** Resolution
20 pertaining to amended site plan review and approval
21 for 1055 Stewart Avenue Realty, LLC, 1055 Stewart
22 Avenue, Bethpage, New York. (M.D. 8/4/20 #15).

23 **RESOLUTION NO. 410-2020;** Resolution
24 pertaining to an amended site plan review and
25 approval for 80 Grumman Road West, Bethpage,

1 New York. (M.D. 8/4/20 #16).

2 **RESOLUTION NO. 411-2020;** Resolution
3 authorizing the property cleanup assessment of
4 295 Old Country Road, Hicksville, New York,
5 performed on June 4, 2020, be referred to the
6 County of Nassau for placement on the Nassau County
7 Tax Assessment Rolls. (M.D. 8/4/20 #18).

8 **RESOLUTION NO. 412-2020;** Resolution
9 authorizing the property cleanup assessment of
10 26 Hill Drive, Glen Head, New York, performed on
11 June 5, 2020, be referred to the County of Nassau
12 for placement on the Nassau County Tax Assessment
13 Rolls. (M.D. 8/4/20 #19).

14 **RESOLUTION NO. 413-2020;** Resolution
15 authorizing the property cleanup assessment of
16 37 West Cherry Street, Hicksville, New York,
17 performed on June 5, 2020, be referred to the
18 County of Nassau for placement on the Nassau County
19 Tax Assessment Rolls. (M.D. 8/4/20 #20).

20 **RESOLUTION NO. 414-2020;** Resolution
21 authorizing the property cleanup assessment of
22 90 Cold Spring Road, Syosset, New York, performed
23 on June 5, 2020, be referred to the County of
24 Nassau for placement on the Nassau County Tax
25 Assessment Rolls. (M.D. 8/4/20 #21).

1 **RESOLUTION NO. 415-2020;** Resolution
2 authorizing the property cleanup assessment of
3 53 Melrose Avenue, Massapequa, New York, performed
4 on June 9, 2020, be referred to the County of
5 Nassau for placement on the Nassau County Tax
6 Assessment Rolls. (M.D. 8/4/20 #22).

7 **RESOLUTION NO. 416-2020;** Resolution
8 authorizing the property cleanup assessment of
9 Carmen Mill Road, Massapequa, New York, performed
10 on June 12, 2020, be referred to the County of
11 Nassau for placement on the Nassau County Tax
12 Assessment Rolls. (M.D. 8/4/20 #23).

13 **RESOLUTION NO. 417-2020;** Resolution
14 authorizing the property cleanup assessment of
15 67A Belmont Avenue, Plainview, New York, performed
16 on June 12, 2020, be referred to the County of
17 Nassau for placement on the Nassau County Tax
18 Assessment Rolls. (M.D. 8/4/20 #24).

19 **RESOLUTION NO. 418-2020;** Resolution
20 authorizing the property cleanup assessment of
21 21 Maple Street, Massapequa, New York, performed on
22 June 9, 2020, be referred to the County of Nassau
23 for placement on the Nassau County Tax Assessment
24 Rolls. (M.D. 8/4/20 #25).

25 **RESOLUTION NO. 419-2020;** Resolution

1 directing the Town Clerk to publish a Notice of
2 Hearing in connection with the application of Halm
3 Industries Co., Inc., fee owner and JSF Management,
4 LLC, contract vendee, for a Modification of
5 Restrictive Covenants on premises located at
6 180 Glen Head Road, Glen Head, New York. Hearing
7 Date: September 15, 2020. (M.D. 8/4/20 #26).

8 **RESOLUTION NO. 420-2020;** Resolution
9 directing the Town Clerk to publish a Notice of
10 Hearing in connection with the application of
11 Zapgrande, LLC, for a Change of Zone and Site Plan
12 Approval on premises located at 770 Cedar Street,
13 Syosset, New York. Hearing Date: September 15,
14 2020. (M.D. 8/4/20 #27).

15 **RESOLUTION NO. 421-2020;** Resolution
16 pertaining to satisfaction of outstanding and
17 anticipated fees for legal services with respect to
18 certain negligence matters. Account Nos. TWN AMS
19 1910 43010 602 0000 000 and TWN AMS 1910 43020 602
20 0000 000. (M.D. 8/4/20 #28).

21 **RESOLUTION NO. 422-2020;** Resolution
22 authorizing award Contract No. DP19-199, Western
23 Waterfront East Side Dock Installation. Account
24 No. PKS H 7197 20000 000 1902 001. (M.D. 8/4/20
25 #30).

1 **RESOLUTION NO. 423-2020;** Resolution
2 pertaining to Contract No. PWC08-20, On-Call
3 Engineering Services relative to Mechanical
4 Engineering for the replacement of the elevators at
5 the Hicksville Parking Facility and for the use of
6 sub-consultants for elevator systems services and
7 structural services. Account No. HWY H 5197 20000
8 000 2003 008. (M.D. 8/4/20 #31).

9 **RESOLUTION NO. 424-2020;** Resolution
10 pertaining to Contract No. PWC14-20, On-Call
11 Consultant Services relative to a survey of the
12 extent of the fire damaged area at the former Old
13 Bethpage Landfill. Account No. DER A 8090 44500
14 000 0000. (M.D. 8/4/20 #32).

15 **RESOLUTION NO. 425-2020;** Resolution
16 pertaining to Contract No. H19-196 Phase 1, Highway
17 Improvements to the Hicks Avenue Area, Syosset.
18 Account No. HWY H5197 20000 000 2003 008. (M.D.
19 8/4/20 #36).

20 **RESOLUTION NO. 426-2020;** Resolution
21 pertaining to Contract No. H19-197 Phase 1, Highway
22 Improvements to the Intervale Avenue Area,
23 Farmingdale. Account No. HWY H 5197 2000 000 2003
24 008. (M.D. 8/4/20 #37).

25 **RESOLUTION NO. 427-2020;** Resolution

1 authorizing Acceptance and Final Payment for
2 Contract No. H17-165, Highway Improvements to the
3 William Street Area, Glen Head. (M.D. 8/4/20 #38).

4 **RESOLUTION NO. 428-2020;** Resolution
5 authorizing reimbursement of funds paid by Julia
6 Schneider for Certified Professional in Erosion and
7 Sediment Control Certification and American
8 Institute of Certified Planners Certification Fees
9 for the period July 2020 through July 2021.
10 Account No. DER A 8090 44500 000 0000. (M.D. 8/4/20
11 #41).

12 **RESOLUTION NO. 429-2020;** Resolution
13 authorizing a ceremony and court dedication of the
14 Basketball Court at Anchor Park in Massapequa on
15 August 30, 2020, and to utilize DJ and/or audio
16 services for the event. Account No. PKS A 7110
17 47670 000 0000. (M.D. 8/4/20 #43).

18 **RESOLUTION NO. 430-2020;** Resolution
19 pertaining to Tree Trimming and Tree Removal,
20 Contract No. HTR 17-163, for the remainder of the
21 third year commencing August 5, 2020, for
22 assistance with Tropical Storm Isaias cleanup and
23 debris removal. (M.D. 8/4/20 #45).

24 **RESOLUTION NO. 431-2020;** Resolution
25 authorizing payment for membership in the

1 Long Island Association, Inc. From September 1,
2 2020 through August 31, 2021. Account No. PAD B
3 3620 47900 000 0000. (M.D. 8/4/20 #46).

4 **RESOLUTION NO. 432-2020;** Resolution
5 authorizing retention of litigation counsel for
6 Zoning and land use and to ratify the execution of
7 the retainer agreement in connection with code
8 violations at the former Hampton Inn located at
9 120 Jericho Turnpike, Jericho. Account No. OTA A
10 1420 44110 000 0000. (M.D. 8/4/20 #47).

11 **RESOLUTION NO. 433-2020;** Resolution
12 pertaining to Site Plan Review and Approval and
13 Modification of Restrictive Covenants for
14 7940 Woodbury Partners, LLC, 7940 Jericho Turnpike,
15 Woodbury, New York. (M.D. 8/4/20 #14 & 8/11/20 #7).

16 **RESOLUTION NO. 434-2020;** Resolution
17 authorizing an inter-municipal agreement with the
18 Town of Islip in connection with clam seedlings for
19 the Town of Oyster Bay Shellfish Program,
20 commencing July 31, 2020 through November 1, 2020,
21 and for the Supervisor, or his designee to execute
22 said agreement. (M.D. 8/4/20 #42 & 8/11/20 #16).

23 **RESOLUTION NO. 435-2020;** Resolution
24 pertaining to Contract No. PWC23-20, On-Call
25 Consultant Services relative to Environmental

1 Engineering in connection with oversight of
2 restoration of excavated area at Country Pointe
3 Development, Plainview. Account No. TWNA TA 0000
4 00085 466 0000. (H2m) (M.D. 8/4/20 #39 & 8/11/20
5 #11).

6 **RESOLUTION NO. 436-2020;** Resolution
7 pertaining to Contract No. PWC23-18, On-Call
8 Consultant Services Relative to Environmental
9 Engineering in connection with oversight of
10 restoration of excavated area at Country Pointe
11 Development, Plainview; Account No. TWNA TA 0000
12 00085 466 0000. (HMM) (M.D. 8/4/20 #33 & 8/11/20
13 #12).

14 **RESOLUTION NO. 437-2020;** Resolution
15 authorizing award of construction Contract No.
16 DPW19-185R, Lake Avenue C.V.M. Building Extension
17 and allocation of additional funds for potential
18 quantity increases. Account Nos. DPW H 1997 20000
19 000 1208 001, DPW H 1997 20000 000 1301 001, DPW H
20 1997 20000 000 1501 001 and DPW H 1997 20000 000
21 2010 001. (M.D. 8/4/20 #34 & 8/11/20 #14).

22 **RESOLUTION NO. 438-2020;** Resolution
23 pertaining to Contract H19-198 Phase 1, Highway
24 Improvements to the Southwood Circle Area, Syosset,
25 commencing July 20, 2020 and for the use of a

1 sub-consultant for surveying services. Account No.
2 HWY H 5197 20000 000 2003 008. (M.D. 8/4/20 #35 &
3 8/11/20 #13).

4 **RESOLUTION NO. 439-2020;** Resolution
5 authorization a Public Hearing and directing the
6 Town Clerk to publish a Notice of Hearing in
7 connection with the application of Seritage SRC
8 Finance LLC for Special Use Permits and Site Plan
9 application on premises located at 195 North
10 Broadway, Hicksville, New York. Hearing Date:
11 September 17, 2020. (8/4/20 #44 & 8/11/20 #10).

12 **RESOLUTION NO. 440-2020;** Resolution
13 authorizing a Settlement Agreement and a License
14 Agreement in connection with storage of vehicles at
15 1674 Brooklyn Avenue, Massapequa, and for the
16 Supervisor, or his designee, to execute said
17 Agreements. (HLM) (M.D. 7/28/20 #17 & 8/11/20 #17).

18 **RESOLUTION NO. 441-2020;** Resolution
19 authorizing a Lease Agreement for a parcel of land
20 at the Town's Department of Public Works Facility,
21 150 Miller Place, Syosset, for the purpose of
22 automobile dealerships' storage of new cars, and
23 for the Supervisor, or his designee, to execute
24 said lease agreement. (M.D. 7/28/20 #18 & 8/11/20
25 #8).

1 **RESOLUTION NO. 442-2020;** Resolution
2 pertaining to the decision on a Local Law entitled,
3 "A Local Law to Add Chapter 95 Collection Bins, to
4 the Code of the Town of Oyster Bay." Hearing held:
5 February 25, 2020. (M.D. 2/25/20 #5).

6 **RESOLUTION NO. 443-2020;** Resolution
7 pertaining to the decision on a Local Law entitled,
8 "A Local Law to authorize a Local Retirement
9 Incentive Program for the Eligible Employees of the
10 Town of Oyster Bay." Hearing held: July 14, 2020.
11 (M.D. 6/9/20 #18).

12 **RESOLUTION NO. 444-2020;** Resolution
13 pertaining to a settlement of negligence claim,
14 Claimant: Joanne Krisztin, Nassau County Index No.
15 611284/2018, Town Matter ID No. 2017-6217. Account
16 No. TWN AMS 1910 43010 602 0000 000. (M.D. 8/11/20
17 #18).

18 **RESOLUTION NO. 445-2020;** Resolution
19 authorizing a reduction in retainage for contract
20 No. H17-150R, Repairs to the Hicksville Parking
21 Facility. M.D. 8/11/20 #19).

22 **RESOLUTION NO. 446-2020;** Resolution
23 authorizing issuance of refund to various
24 participants of the In-House Spring Hockey League,
25 due to the COVID-19 Pandemic. Account No. PKS A

1 0001 02001 510 0000. (M.D. 8/11/20 #20).

2 **RESOLUTION NO. 447-2020;** Resolution
3 authorizing issuance of refund to various
4 participants of the Summer Recreation Program, due
5 to the COVID-19 Pandemic. Account No. PKS A 0001
6 02001 510 0000. (M.D. 8/11/20 #21).

7 **RESOLUTION NO. 448-2020;** Resolution
8 pertaining to an Easement Agreement in connection
9 with construction of a parking lot at Town Parklet
10 B-21, adjacent to 326-360 Broadway, Bethpage and
11 for the Supervisor of his designee to execute said
12 Agreement. (M.D. 8/11/20 #22).

13 **RESOLUTION NO. 449-2020;** Resolution
14 directing the Town Clerk to advertise a Notice of
15 Hearing to consider Hydrant Rental Agreements for
16 the Glenwood-Glen Head Fire Protection District and
17 New York American Water Company, Inc. for the
18 period January 1, 2020 through December 31, 2020.
19 Hearing date: September 15, 2020. (M.D. 8/11/20 #23).

20 **RESOLUTION NO. 450-2020;** Resolution
21 directing the Town Clerk to publish a Notice of
22 Hearing in connection with the application of
23 Nassau Steel, LLC d/b/a Gold Coast Studios, for a
24 Special Use Permit on premises located at 999 S.
25 Oyster Bay Road, Bethpage, New York. Hearing Date:

1 September 15, 2020. (M.D. 8/11/20 #24).

2 On the motion?

3 COUNCILWOMAN JOHNSON: So moved.

4 MR. LaMARCA: Motion made by
5 Councilwoman Johnson.

6 COUNCILMAN HAND: Second.

7 MR. LaMARCA: Seconded by Councilman
8 Hand.

9 On the vote -- actually, before we
10 vote --

11 SUPERVISOR SALADINO: We have speakers
12 on these motions. The first person we will hear
13 from -- just to let you know, this is for speaking
14 on the Action Calendar for today. Public comment
15 will come afterwards. So this asking if you would
16 like to speak specifically on any of the items on
17 today's calendar.

18 So on one of the Resolutions, we have
19 Jennifer Wartano. I hope I've pronounced that
20 correctly. Jennifer Wartano.

21 Commissioner McCaffrey, would you
22 please see if there is anyone standing outside or
23 in the general area.

24 In the meantime, we have -- it asks for
25 a Resolution number. This is someone who is asking

1 about an August 22nd event, Catherine Jo Lambort.

2 UNKNOWN SPEAKER: That was taken care
3 of.

4 SUPERVISOR SALADINO: Thank you very
5 much.

6 Janice Blake?

7 COUNCILWOMAN MAIER: Mr. McKenna, would
8 you mind putting your mask up and keep your voice
9 down?

10 SUPERVISOR SALADINO: Janice Blake, I
11 believe that's on a Resolutions; if not, we will
12 happily entertain her comments as part of public
13 comment.

14 Our next speaker is Mr. Kevin McKenna
15 of 3 Edna Drive, Syosset.

16 Mr. McKenna?

17 MS. FAUGHNAN: Supervisor, how many
18 Resolutions?

19 SUPERVISOR SALADINO: It looks like
20 five Resolutions.

21 MS. FAUGHNAN: Okay. Thank you.

22 SUPERVISOR SALADINO: Mr. McKenna, it's
23 been a long time.

24 MR. MCKENNA: Good afternoon, Town
25 Board.

1 Kevin McKenna, 3 Edna Drive, Syosset,
2 New York.

3 Since I have more than three
4 Resolutions, I'm allotted ten minutes, correct,
5 right.

6 First, Personnel Resolution P-13-20,
7 P-A-8-20, as per New York State Open Meetings Law,
8 I would like to request on the record that you
9 disclose the names and positions of any changes
10 that you make that you have not disclosed to the
11 public on this personnel Resolution.

12 You're obligated to tell the public
13 names and any pay increases/decreases that you're
14 giving on this personnel Resolution. And I would
15 appreciate it if you could do that when I complete
16 my time.

17 The next Resolution -- a lot of
18 Resolutions today, right -- Resolution 423. It's
19 the Hicksville garage. A little over a year and a
20 half ago, we spent 13 and a half million dollars on
21 the Hicksville garage and I would like to know if
22 we replaced elevators back a year and a half ago.
23 With all the money that we spent, why are we
24 replacing elevator after that work was done.

25 Resolution 425, which has to do, I

1 believe, with road improvements.

2 Mr. Supervisor, after you were
3 appointed or elected, I'm not sure which one, you
4 and John Bishop made a statement on the record and
5 you told the public that you were going to publish
6 a link on the Town's website giving the residents
7 access by putting in the name of their road and
8 being able to determine what their road was rated.
9 You had promised the public that over two years ago
10 and I still do not see that on the website and I
11 would appreciate maybe that Resolution 425 maybe
12 you can publish that on the website and start --
13 and start that process.

14 Resolution 430, tree removal,
15 especially in light of I just came from the Nassau
16 County Hearing yesterday where PSE&G was on the hot
17 seat in Nassau County.

18 I pointed out at that hearing yesterday
19 that it's unfortunate that PSE&G has to depend upon
20 Nassau County and the towns and I'd like to know if
21 you can, somebody can tell us what's the
22 responsibilities -- somebody told me last night
23 that -- that it's totally Nassau -- it's totally
24 PSE&G's responsibility to trim the trees, that all
25 the liability is on PSE&G to make sure that trees

1 don't fall on their wires, and I'm wondering if
2 that's true or not.

3 Resolution 432, the Hampton Inn
4 location, 120 Jericho Turnpike.

5 A couple of things on that, in case
6 you're not aware of it, the Jericho opposition to
7 this homeless shelter, justifiably so, in a lot
8 reasons, they have hired their own attorney. They
9 hired a very capable attorney named Amy Marion who
10 I happen to have met, and I'm wondering why the
11 Town -- I understand it's the Town's obligation to
12 enforce Zoning, but I'm wondering why the taxpayers
13 have to pay for an outside law firm on a basic land
14 use Zoning issue.

15 I would think that most of -- a lot of
16 what the Town does has to do with land and Zoning
17 issues. We have ten very astute and capable
18 attorneys, two of them are sitting right over there
19 by the door, and I put in a recommendation to
20 promote Mr. Frank Scalera to Town Attorney since
21 he's obviously been doing the job as Deputy Town
22 Attorney, but with the capabilities that we have,
23 how could we not have a Town Attorney to handle a
24 normal Zoning issue? Why do we have to spend
25 taxpayer money and go outside to a Garden City law

1 firm for a Zoning issue? It just doesn't make any
2 sense to me. If we don't have an attorney on staff
3 that is capable of handling a land and Zoning
4 issue, well, then we should get one. Why are
5 wasting money on outside attorneys?

6 The other point I want to make on this
7 is that I'm really surprised at the position that
8 you've injected yourself into because there are
9 other Zoning issues in the immediate area of the
10 Hampton Inn that you have not treated the same way
11 that you are publicly treating this homeless
12 shelter.

13 For instance, over a year and a half
14 ago, the Milleridge Inn was cited with 18 criminal
15 charges and code violations that are still tied up
16 in court; yet you didn't seek any stop operate
17 restaurant order for the Milleridge Inn, and they
18 had a lot more serious violations. Some were
19 criminal charges between Milleridge Ventures and
20 KIMCO Development.

21 Why didn't you issue a stop restaurant
22 order on the Milleridge Inn? Why are you so
23 focused on this particular location? Is it because
24 -- is it because the owner of the Jeep dealership
25 next door, I believe, is the one who you're going

1 to vote on today to rent car space on 150 Miller
2 Place, which I'm going get to in a second? Is it
3 because -- are you stopping the homeless shelter
4 because you want to be able to give the Jeep
5 dealership next door the opportunity to possibly
6 take over that land? Are you trying to aid them?
7 Is it really about helping the Jericho residents or
8 is it about helping the Jeep dealership next door
9 that wants that land?

10 Now, getting to the Resolution on
11 150 Miller Place, I read the backup and this is
12 directed to the Town Attorneys, indirectly, as you
13 know Town code of the Town of Oyster Bay states
14 that -- that vehicles cannot be parked on an
15 unpaved surface in the Town of Oyster Bay. I'm
16 sure Robert Ripp can attest to that.

17 Is the microphone on?

18 Is the Town directing the tenant to
19 pave that surface on 150 Miller Place before they
20 take over 14 acres of property, because if they're
21 going to put the cars on top of that dirt and
22 gravel after the cars go there, I will be the first
23 person to file a Code Compliance case against the
24 Town and the tenant that you're going to allow to
25 put cars on an unpaved surface.

1 So it's very possible that you guys
2 have already told the tenant that you're going to
3 vote on today, it's very possible you've told them
4 that they have to pave 14 acres of property before
5 they put the cars on it.

6 Thank you for your time. I'd love to
7 hear the answers to some of those questions.

8 SUPERVISOR SALADINO: Thank you,
9 Mr. McKenna.

10 I'm going to ask our counsel, Mr. Matt
11 Rozea, to please step forward and give us a status
12 of the prosecution of the Hampton Inn property in
13 Jericho.

14 MR. ROZEA: Matt Rozea, Department Town
15 Attorney.

16 Good afternoon, Supervisor and Members
17 of the Board.

18 As the Board is aware, the Town went in
19 to court within the last two weeks seeking a
20 Temporary Restraining Order against the unlawful
21 use of the property located at 120 Jericho Turnpike
22 in Jericho, the former Hampton Inn Hotel.

23 To be very clear, the Town of Oyster
24 Bay had no notice prior to seeking the TRO and
25 filing our action of the intended use. It came to

1 us by just circuitous route actually through the
2 school district where we learned of the plans to
3 convert the property into a homeless shelter.

4 To also be clear, the property owner,
5 nor the intended operator, never approached the
6 Town of Oyster Bay seeking any of the kind of
7 information that any other applicant would seek,
8 namely what is the status of the property, what
9 type of permits do I need, what types of
10 Certificates Of approval and occupancy would I
11 need, what is the Zoning status of the property,
12 what I can do in that Zoning district.

13 There was no communication whatsoever.
14 This was an applicant or rather this was a
15 landowner who totally in the dark of night began
16 construction in violation of the Town code all with
17 the intent of fulfilling their vision of turning
18 the property into a homeless shelter.

19 These Town codes that we're talking
20 about are not written in a vacuum. There is a very
21 clear and specific purpose for the Zoning codes and
22 the Building codes; namely, the preservation and
23 protection of the health, safety and welfare of the
24 residents and, more particularly, the individuals
25 who will be using the property.

1 I think that we can all agree that it
2 would be derelict, if not reckless and improper, if
3 we turned a blind eye to the fact that this
4 intended population of 80 families at this property
5 and there's been no oversight whatsoever with
6 respect to the Building and Safety codes. We have
7 no idea whether or not there was proper electrical,
8 whether there was proper fire egress, whether the
9 lighting was proper, whether there were push bars
10 on the exits, so in the unfortunate event of a
11 fire, that the inhabitants of the premises could
12 get out of the property uninhibited. These are all
13 the types of things and many other issues that we
14 look at that, the Commissioner of Planning and
15 Development and her team look at, when an applicant
16 comes forward through the proper channels and in
17 the proper way to build and construct within the
18 Town of Oyster Bay.

19 So we went to court and we explained to
20 the Judge that this was a property owner who did
21 not do you what any other ordinary reasonable
22 property owner/business owner or operator of
23 property would do, which is come and consult with
24 the Town and seek the necessary approvals, both on
25 the Building and Safety front and the Zoning front.

1 So, as it stands now, the Temporary
2 Restraining Order is in place. By way of that
3 Temporary Restraining Order, we were able to access
4 the property with our Code inspectors, our Building
5 inspectors, our Multiple Residents inspectors, our
6 Public Assembly inspectors, and guess what? Lo and
7 behold, there's violations of the code at that
8 property.

9 These are exactly the types of reasons
10 that we have the Building and Zoning code because,
11 again, you can't allow people to occupy a building
12 that is uninspected and not up to State code.

13 Just as a further point, I mention that
14 the defendant in the action, the landowner went to
15 the Appellate Division Second Department seeking to
16 have stay, that TRO, vacated and The Court declined
17 to vacate that TRO recognizing the propriety of the
18 TRO and the express need of the TRO to preserve the
19 health, safety and welfare of the Town, its
20 residents and the intended inhabitants of that
21 facility.

22 SUPERVISOR SALADINO: Counselor, you
23 have been speaking about the specifics as it
24 relates to this particular site.

25 Can you please inform the public of the

1 importance of defending the Zoning codes of the
2 Town, in general?

3 MR. ROZEA: The general idea of Zoning
4 is that the community is developed in a way that is
5 orderly, that is logical, that makes sense. This
6 is why you don't see a resident district abutting a
7 light industrial district or a heavy industrial
8 district. That is not -- that is not in keeping
9 with the general character of neighborhood, and if
10 you allow a breakdown in your Zoning laws, what
11 you'll see is total chaos, because if the Town does
12 not seek to go to court and to stop willful
13 violations of its Zoning code, the entire order of
14 the community and neighborhood would be upended.
15 And it's this Town Board and this Town that is the
16 sole guarantor that the Zoning laws will be upheld.
17 It's not up to the County. It's not up to the
18 State. It's not up any other governmental entity.
19 The State Law -- it's New York State Town Law, it's
20 very clear that the Zoning power and the Zoning
21 enforcement powers are entrusted to this Board and
22 this Board only.

23 SUPERVISOR SALADINO: So, for example,
24 we wouldn't allow an outdoor all night concert hall
25 to be right next to someone's -- built right next

1 to someone's home?

2 MR. ROZEA: As a general matter, yes.

3 SUPERVISOR SALADINO: For obvious
4 reasons.

5 MR. ROZEA: Correct.

6 SUPERVISOR SALADINO: I heard a rumor
7 today, and I will admit it's the very first time I
8 ever heard or read or has anyone brought forth this
9 rumor by the speaker, who came up to ask a question
10 in regard to a Jeep dealership.

11 Can we clear this issue up.

12 MR. ROZEA: One does not have anything
13 to do with the other.

14 SUPERVISOR SALADINO: So that's pure
15 rumor?

16 MR. ROZEA: Well, to the extent, it's
17 rumor, it's a misstatement of facts.

18 Mr. McKenna, it's a misstatement of
19 facts, as we understand it.

20 (Whereupon, Mr. McKenna speaks from the
21 audience.)

22 COUNCILWOMAN JOHNSON: Mr. McKenna --

23 SUPERVISOR SALADINO: Thank you very
24 much.

25 COUNCILWOMAN JOHNSON: Welcome back.

1 Mr. McKenna, don't speak from the
2 gallery, please.

3 SUPERVISOR SALADINO: Thank you very
4 much for your assistance.

5 (Whereupon, Mr. McKenna speaks from the
6 audience.)

7 SUPERVISOR SALADINO: Okay. Why don't
8 we --

9 (Whereupon, Mr. McKenna speaks from the
10 audience.)

11 SUPERVISOR SALADINO: Would you like to
12 address one last question?

13 MR. ROZEA: I would be more than happy
14 to. I would be more than happy to describe the
15 firm's unique and special qualities and
16 characteristics.

17 The firm Rosenberg, Calica & Birney are
18 well-renowned within Nassau County as experts on
19 Zoning law, and when you're up against a fight that
20 we're taking on, remember, this property owner is
21 reported to have spent 13 million dollars to buy
22 this property, we fully expect that they're going
23 to mount a full defense against the Town's action.
24 And it's not as simple as what zone are they
25 operating in and what use is proper. There are a

1 number of defenses and we're not going to preview
2 or anticipate what the defendant's legal strategy
3 is going to be, but these are complicated issues
4 and this is not the type of thing that you handle
5 on a fly-by-night basis. You need a specialist in
6 some cases.

7 And, yes, there are attorneys in our
8 office who are more than capable, more than
9 equipped to handle Zoning cases, but you also need
10 to know -- a good attorney knows when you need help
11 and when you need a specialist and this is one of
12 those cases.

13 SUPERVISOR SALADINO: Thank you,
14 Mr. Rozea.

15 We appreciate your assistance.

16 MR. ROZEA: Thank you.

17 SUPERVISOR SALADINO: Our next speaker
18 is Jennifer Wartano.

19 Has Jennifer Wartano come back into the
20 room?

21 (Whereupon, Mr. McKenna speaks from the
22 audience.)

23 SUPERVISOR SALADINO: Excuse me, sir,
24 please don't shout out from the gallery.

25 Thank you so much.

1 Ms. Janice Blake, our next speaker.

2 Please step forward and state your name and address
3 for the record.

4 MS. FAUGHNAN: Supervisor, how many
5 Resolutions?

6 SUPERVISOR SALADINO: It's not clear.
7 It looks like there are two.

8 MS. BLAKE: I have two issues. They
9 are not on the Resolution list.

10 MR. LaMARCA: Public comment.

11 MS. FAUGHNAN: Public comment.

12 SUPERVISOR SALADINO: They're not from
13 the Resolutions. Okay.

14 So at the end of the meeting, we will
15 be calling up everyone for public comment and that
16 would be the appropriate time.

17 Thank you so much for your patience.

18 (Whereupon, Mr. McKenna speaks from the
19 audience.)

20 SUPERVISOR SALADINO: Is there anyone
21 else who would like to be heard on any of these
22 Resolutions?

23 (No verbal response.)

24 SUPERVISOR SALADINO: Please let the
25 record reflect that no one has signified that they

1 would like to be heard on these Resolutions.

2 Is there any correspondence, Town
3 Clerk.

4 MR. LaMARCA: No other correspondence,
5 Supervisor.

6 SUPERVISOR SALADINO: May I call for a
7 vote?

8 MR. LaMARCA: Supervisor Saladino?

9 SUPERVISOR SALADINO: "Aye."

10 MR. LaMARCA: Councilwoman Johnson?

11 COUNCILWOMAN JOHNSON: I recuse on 427.
12 "Aye" on all the rest.

13 MR. LaMARCA: Councilman Hand?

14 COUNCILMAN HAND: "Aye" on all.

15 MR. LaMARCA: Councilman Labriola?

16 COUNCILMAN LABRIOLA: "Aye" on all.

17 MR. LaMARCA: Councilwoman Maier?

18 COUNCILWOMAN MAIER: "Aye" on all.

19 MR. LaMARCA: Motion to adopt
20 Resolution Nos. P-13-20 through 426-2020 passes
21 with four "Ayes" and one "recusal."

22 Resolutions Nos. 428 through 450 passes
23 with five "Ayes."

24 The calendar is complete.

25 SUPERVISOR SALADINO: Thank you.

1 May I ask for a motion to close the
2 meeting at this time?

3 COUNCILWOMAN JOHNSON: Supervisor, I'll
4 make a motion to close the meeting.

5 COUNCILMAN HAND: Second.

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

8 ALL: "Aye."

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

11 (No verbal response.)

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

14 (TIME NOTED: 2:13 P.M.)

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