TOWN BOARD

Town of Oyster Bay

REGULAR MEETING

October 6, 2026

10:11 a.m.

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TOWN MEETING

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JOSEPH SALADINO

SUPERVISOR

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RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

A P P E A R A N C E S

P R E S E N T:

SUPERVISOR JOSEPH S. SALADINO
COUNCILMAN LOUIS B. IMBROTO
COUNCILMAN THOMAS P. HAND
COUNCILMAN STEVE L. LABRIOLA
COUNCILWOMAN LAURA L. MAIER
COUNCILWOMAN VICKI WALSH (ABS)
COUNCILMAN ANDREW MONTELEONE

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

RICHARD LaMARCA TOWN CLERK
JEFFREY P. PRAVATO RECEIVER OF TAXES
FRANK SCALERA, ESQ., TOWN ATTORNEY

SUPERVISOR SALADINO: Good morning, ladies and gentlemen, and welcome to Oyster Bay Town Board Meeting for October 6, 2026.

For those joining us this morning, you'll have an opportunity to be heard on matters brought before the Town Board as well as during public comment at the end of the meeting. Either way, please fill out a slip upfront if you would like to be heard.

As always, this meeting is being live streamed on the Town's website, which is oysterbaytown.com. These proceedings are recorded and later and transcribed. Statements, comments and input from the public relative to our meetings are always welcomed. And we always respect whoever is at the podium, so I ask we pay attention. This way there is no talking while there is someone at the podium speaking.

If you'd like to submit comments

online, please email to publiccomment@OysterBay-ny.gov, or you can mail us at the Office of the Town Attorney, 54 Audrey Avenue, Oyster Bay, New York 11771.

Folks, we begin all our meetings with prayer. We're very proud to embrace all of the many congregations and many religions of every walk of life in this town. And this is one of the ways in which we do that. So if you would kindly rise and join me as we welcome Miguel Vasquez, Prayer and Outreach Pastor of Living Faith Christian Church in Farmingdale.

PASTOR VASQUEZ: Good morning.

SUPERVISOR SALADINO: Good morning, sir.

PASTOR VASQUEZ: So I'd like to read from God's Word as we begin the prayer. So it says in Roman's Chapter 13, Verse 1: Let every person be subject to the governing authorities, for there is no authority except from

God, and those that exist have been instituted by God.

So our Father, I'm just so grateful, Lord God, that you in your in your tender mercies, Father, that you placed breath in our lungs today.

Father, you grant us another day. Lord, I'm so grateful, Lord God, that you have chosen these fine men and women here to serve on this council, Lord God, representing this town. Father, I pray, Lord, that because of they're in place, Lord God, that we are ordered. Now we're commanded, Lord, to be subject to their authority, Father God, because we're subject to your authority, you placed them here, father.

So I pray, Lord, this morning, Lord God, that the things that are going to be brought before this Board today, Father God, this council, Lord God, that be handled with civility.

Lord God, I pray, Lord, that you

would fill this room with peace. Father, I pray, Lord, that every word that is said today, Lord God, is listened to and considered.

Father, we set aside our own personal agendas, Father God, and I pray, Lord, that the outcome of all that takes place today, Father, will be pleasing to you Lord, that we would place your thoughts and your minds, Father, that everything that's decided on today, Lord God, will be pleasing to you.

Father, we praise you. We glorify you in the precious and mighty name of Jesus. Amen.

(Whereupon, all, "Amen".)

SUPERVISOR SALADINO: Thank you, Pastor, for being here. Thank you for sharing God's Word. Thank you for celebrating your faith with us. You're very important to us and as is your congregation. We appreciate your participation this morning.

SUPERVISOR SALADINO: Leading us in the Pledge of Allegiance are two very distinguished veterans who continue to make an enormous difference today, as they did when they wore the uniform. Our dear friends are from the Vietnam Veterans of America, Chapter 82 of Nassau County. They include Army Specialist Fourth Class Bob Selby, who served in Vietnam from 1968-69 and continues to serve through the veterans organizations each and every day.

And also a dear and personal friend of mine, we have U.S. Army Staff Sergeant Arturo Edwards, who served from May of 1966 through November of 1967. He has earned many awards and accolades. They both have earned all of the awards that they have received and they are very important to us.

So with that, gentlemen, would you kindly lead us in the Pledge of Allegiance.

(Whereupon, the Pledge of

Allegiance is said.)

SUPERVISOR SALADINO: Thank you to the two of you. We greatly appreciate all you've done for our nation. Please give them a hand (applause.)

If everyone kindly remain standing as I ask for a moment of silence for our men and women in the United States armed forces, all in law enforcement, our first responders. But during this month, we especially turn our attention to the nearly 1200 victims who we lost, who lost their lives, who were massacred on October 7th in Israel, including our beloved Omer Neutra, someone who's very, very important and clearly a part of our Town Family.

Losing these people sent a message around the world and we will never forget October 7th. We will protect our brothers and sisters of all religions. And at this time of year, we especially remember as we hold hands

with our Jewish brothers and sisters, our residents, and everyone in our community to say we will not forget. They will always be safe in our town. And it is so important that we continue to remember all of those lives lost from the elderly to newborn babies in this atrocious attack on humanity. On October 7th.

(Whereupon, a moment of silence is observed.)

SUPERVISOR SALADINO: At this time, I asked my dear friend and partner, especially on this issue, Jeff Pravato, to say a few words.

RECEIVER OF TAXES: Thank you, Supervisor. As we pray for the Neutra Family, they are over in Israel right now. There was a the ceremony at Omer's grave yesterday. Very touching.

Supervisor and I were in Israel a few weeks before October 7th, and I saw the Supervisor and how he was like a, I don't want to say a changed man because

he's always been an advocate for Israel, but how he saw the state of Israel, Jerusalem. We went to visit a lot of the sites and everything. And then coming back here, the horrific tragedies of October 7th happened, and how the Supervisor and this whole Town Board jumped on board to make sure that we remember the victims. We remember we take care of our own here, our own Plainview resident, Omer Neutra and and the whole family. Having the rallies at Plainview Park, now we have Omer Neutra Park in Plainview, which there is not one like this anywhere in the country, because a lot of politicians are afraid to do stuff like that and remember. But not this board, not the Town of Oyster Bay, not in Nassau County. We will not forget the victims of October 7th.

And thank you to the Supervisor for stepping up and this whole Town Board is stepping up in unison to

remember our victim, our friend, our family, my good friend, my family member, Omer Neutra. And I call them family because we're all family together. Supervisor, again, thank you so much.

SUPERVISOR SALADINO: Thank you, Jeffrey. Please be seated.

It's important to recognize that last month we held a number of 9/11 ceremonies honoring all that we lost on that fateful day and honoring those we continue to lose due to 9/11 related diseases like cancer. We held a very special ceremony at our our hallowed grounds at TOBAY Beach at the memorial. We held a ceremony on the morning of 9/11 at Burns Park at that monument and that evening up in Theodore Roosevelt Park, at a special monument there too. We join with everyone as one family. We are here to protect everyone of all walks of life, of all religions, of all cultures. It's part of what makes

things very special here in the Town of Oyster Bay.

So God bless the town family. All of our over 300,000 residents. And I thank everyone for coming together at this difficult time of year for so many different reasons.

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SUPERVISOR SALADINO: We're all so lucky to have God's blessing, and we're lucky for the people who deliver that blessing to us. And one of them is Pastor Miguel. Thank you again for being with us.

We wanted you to join us today because October is Pastor Appreciation Month. We're proud to recognize all of the pastors throughout our town, people who dearly care for people like yourself, who provide spiritual leadership, support, and love to their congregants. And in doing so, bring us all closer together.

Pastor Appreciation Month honors spiritual leaders and provides an opportunity to express heartfelt gratitude to pastors, priests, reverends, ministers, all for their tireless service, their guidance, unwavering commitment to the community, people of every religion.

My colleagues and I in the Oyster

Bay Town Board are proud to support this initiative for so many reasons. Pastor is not an easy job. Long hours, often behind the scenes, time you take away from your loved ones to care for your flock, and in preparing sermons, that also requires a lot of time and effort and just helping and being there every time someone calls for issues large and small; some you can fix, others require quite a lot of time and determination and the will of the subject person. And some things you're never going to be able to fix, and yet you're there to give them support, hugs, understanding, kindness, a shoulder to cry on, a handshake. All of these aspects make you and every pastor and every religious leader in our community very, very important.

So in order to continue to do that, to say thank you to you, our Town Clerk, my dear friend Rich LaMarca, will lead us and present to you this

Town of Oyster Bay citation. Let's all go down to the rail to recognize our pastor, Pastor Miguel.

TOWN CLERK: Pastor, it is truly an honor to present you with a special citation of all the fine work that you do for the residents of the Town of Oyster Bay community. We truly appreciate you. Thank you.

SUPERVISOR SALADINO: Let's give the Pastor a big hand (applause).

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SUPERVISOR SALADINO: For our next presentation, we are proud to recognize an outstanding young lady for her exemplary service. Kate Bodian joins us this morning along with her parents, Adam and Haley, and her grandmother, Donna. Kate is a resident of Oyster Bay and a current senior at Portledge High School in Locust Valley.

Her dedication to community service began as she worked with her older brothers on their outstanding community initiatives. She was deeply inspired and went on to develop her own initiative centering around women who face poverty. Due to limited access to basic personal and feminine hygiene products, Kate developed feminine personal hygiene kits and distributes them to women and teenage girls in need. The kits included so many products, everyday essentials and personal care items. Many of these necessities are not fully covered by

assistance programs, and rising costs obviously add to the strain.

To support this initiative, Kate organized collection drives and generously assembled and donated a total of -- and this is the real. Wow here, folks -- 760 kits. And she encouraged others to get involved and learn about the challenges these women were facing.

Kate hopes her efforts are a reminder to women that they're never alone and as a result that they are seen, respected and valued. What an important message. Isn't that, folks? So important.

Kate is a volunteer at Friends of the Bay, the Boys and Girls Club of Oyster Bay, East Norwich. She serves as president of the Women's Empowerment Club at Portledge, and Kate was selected as the 2026 Oyster Bay East Norwich Boys and Girls Club Youth of the year, which recognizes individuals

who exemplify leadership, strong character, academic excellence and a deep commitment to service within their community.

We wanted to share Kate's efforts this morning with our residents as she believes kindness is contagious; it is. And she hopes to raise awareness and inspire others in oyster Bay to become more involved in the community -- the best way to succeed. And we can safely say she is doing that so much more.

Kate's efforts continue to make a strong impact, as just this week she donated kits to the Zucker Hillside Project outreach at Northwell.

Kate, if you please come forward, we have a special citation for you, and I will ask Councilwoman Laura Maier, who also does a great job inspiring women and showing leadership for women, for girls, and quite frankly, for all of our residents, to help make this presentation. How about a big hand for

Kate (applause).

(Whereupon, photos taken.)

SUPERVISOR SALADINO: Kate, leaders have to be ready at any moment to step up. So I know you didn't get a chance to think about it, tell us very briefly about the program and what you'd like everyone to know. And perhaps there's a website to draw people to to help in your initiative.

MS. BODIAN: Hi. Thank you so much. It's such an honor to get this award and be recognized.

The kits I made I started with just started with feminine hygiene kits, but then I started asking myself, what else can I do to keep going? So I continued to make kits for pregnant women and menstruation kits to keep on with my work and all around for people. The poverty, people can't afford to make their own kit. It's a great way to support them. For women in the community. And yeah, thank you so much.

SUPERVISOR SALADINO: Perhaps you have a website to draw people to, to get more information.

MS. BODIAN: There's not. But maybe I should make one.

SUPERVISOR SALADINO: Would you like to thank your loved ones?

MS. BODIAN: I'd love to thank my parents for all their support and everything they've given me to allow me to do this, and for always being there for me. And for my grandma for always being so supportive and be the best. Thank you so much.

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SUPERVISOR SALADINO: Okay, folks, we have another presentation. We're proud to honor another incredibly accomplished young lady, Loradana Paletta, who is joined by her father, Alon Paletta. And we welcome both of you here today.

Loradana is just 15 years old, playing soccer for the U-17 national team and was recently called up to train with the U-20 national team as they competed in the World Cup in Poland. Very impressive. And I mentioned she's only 15 years old. I was having trouble at 15 just lacing my hockey skates on myself. This incredible achievement is the result of her hard work, her skill, determination, her immense talent, and of course, the support of her family.

She'll be playing in the World Cup in Morocco with the FIFA U-17 women's team in their first game on October 19th, 2026. So you go get them.

That's awesome.

Loradana is currently attending the ISI Sports Academy. She grew up in Farmingdale before her family recently moved to Syosset. She's an accomplished midfielder who has played on numerous elite soccer teams, including the East Coast Surf Soccer Club and the U16 New York City FC of the MLS, where she is the only girl in New York State history to compete at MLS level with the boys team. That's a big deal.

She has excelled beyond her years and her success as an indicator. And perhaps we have a future Olympian here. Laradona's success speaks volumes about the support she received from her dedicated coaches and the community, her family, especially her parents, Rafaela and Alon, her brothers Gianluca and Leonardo and her sister Lovisa.

Today, we proudly honor this exceptional athlete, and I mean

exceptional, for her crowning achievements. And we know there's so much more to come.

We join with the Town, and its more than 300,000 residents to commend Loradana Paletta with the Town's highest honor for her incredible accomplishments, which have brought tremendous pride to our nation, to our Nassau County and to the Town of oyster Bay. We also want to share with you the congratulations of our County Executive Bruce Blakeman, who is a dear friend who I speak to almost daily. And when I mentioned you, he said, wow. This is really something special for our town and for Nassau County. And we're all so, so proud of you. Everyone wanted to be the one to make this presentation to you. So it became a very difficult decision. Who's going to do this? Tom, would you take the honors?

(Whereupon, photos taken.)

COUNCILWOMAN MAIER:

COUNCILMAN HAND: I'm so proud of here in the Town of Oyster Bay and proud of all her achievements and look forward to the future. It's just beginning. So we're going to let her speak because she has a lot of good things to tell us.

MS. PALETTA: I just want to start off with a thank you for this award. I couldn't have done it without my family, my mom and my dad, my siblings. The sacrifices and the love you give.

This message to world, the boys and the girls. It's just to keep working hard and never give up doing the things you love. For me that's soccer. And I have all the support behind me and my family, so I want to thank you and I love you guys so much (applause).

RECEIVER OF TAXES: There's a huge commitment to play travel soccer. My daughter played up until she was a

senior and then she went to Penn State, started with the club team and got hurt. So that was it. The commitment from you and your family getting her all over the place is, that's worth a round of applause.

SUPERVISOR SALADINO: Congratulations. Another big hand (applause).

For the people want to watch the game. Tell us where to watch.

MS. PALETTA: The first game is on October 19th it will be streamed on YouTube.

SUPERVISOR SALADINO: And what will people put in in order to get this game? For us older folks, give us an idea of what we put into our phone.

MS. PALETTA: So you can go on safari and search on YouTube and search 17 World Cup USA verses Somoa and the second second is China.

SUPERVISOR SALADINO: Could you please beat China? Thank you.

MS. PALETTA: Thank you.

SUPERVISOR SALADINO: A few quick announcements before we get started with our official meeting.

Wearing this pink ribbon for a very good reason. It's Breast Cancer Awareness Month, and this is the time when we honor all the folks, our loved ones, our friends, our neighbors, our employees here in the Town of oyster Bay. People we have lost to breast cancer. It is a horrible disease. It is a time when we celebrate the courageous survivors and we embrace those fighting this disease. We have so many loved ones. I want you to know that we will be illuminating Town Hall in pink to honor all of those. And it's also a big reminder. So reach out to your loved ones and make sure that they're getting their checkups. There's nothing more important. There's no more important step in fighting this disease than conscientiously getting checked up. And then it's our job to remind the women

in our lives who we love so dearly, to get checked and to make sure everyone is safe. Thank you very much.

Also, Our Town will once again be hosting Massapequa Farmingdale Men's Club Peanut Butter Collection Drive during October and through November 15th. Residents are invited to donate unopened containers of peanut butter to help the local pantries and to support families in need. Also, our drop off locations are town halls in Oyster Bay and Massapequa, as well as at the town's ice skating center in Bethpage. Sunbutter, almond butter, cookie butter, as well as jelly, are all accepted. And it does a lot to "spread the love", is the motto they're using. And it is very, very important that small donation can make a big, big difference. We thank the Massapequa-Farmingdale Men's Club. They are officially called Massapequa Farmingdale. I also want to call them

Farmingdale Massapequa Men's Club so that we are respectful of everyone, a little competitive group. And to learn more about this collection, drive and all that they do, please visit the town's website, which is oysterbaytown.com or call (516) 624-6350.

This is also Italian Heritage Month. Those of you who are wondering, I happen to be of Italian heritage, and a number of my colleagues are. And we are very proud Americans. And we're also proud of our heritage in the same way we celebrate everyone's heritage in this town. Part of that took place on Sunday when the Town partnered with the Sons and Daughters of Italy in America Columbus Lodge for a feast and festival on Broadway in Massapequa. The weather wasn't ideal, but the crowd came out in big numbers and it was a very successful event, at least in terms of the celebration, the history, all of

the customs and food, food, food. So it was a really good event.

We compliment everyone with the Sons and Daughters of Italy of Americas, the Columbus Lodge in Massapequa and Farmingdale for the great job they did. I want to thank all the town employees who also took part to make sure it was set up well, cleaned up afterwards, spotless. They did a fantastic job. Thank you to all of them. And congratulations for Italian American Heritage Month.

Also recently, on Saturday we held our car show at TOBAY beach. It was a huge success. The first date was rained out. This event is so successful that we hold it twice a year; in the spring and this is the Fall Festival. And it was a great turnout. We had about a thousand show cars, a good crowd, and again, a lot of happy people. It was a beautiful day on Saturday. So I want to thank everyone

from the Parks Department, special events, all that they did to make it a huge success; the Department of Public Safety, once again, you all did an amazing job. We thank you very, very much; Community Youth Services; Public Information who got the word out. It was very, very successful. And we thank you all. And just a great event.

So that takes care of I believe all of our announcements. Oh, yes, Jeff, just when we were on happy news, you're going to talk to us about paying our taxes. Jeff.

RECEIVER OF TAXES: Bills went out. They should all be getting hit this week. People have gotten them already. Changed this year, the return envelopes are now white instead of yellow. We did that because there was a number of homes that were getting stolen from the mailboxes and from the post office. So we've changed those and hopefully we'll have a change in that.

Any questions, please call my office. Office 51-624-6400. Email us at receiveroftaxes@oysterbayny.gov. We can answer all your questions. We will guide you in the right way with exemption of the county and of the state. If there's some issues, I'd like to know, but everything smoothly so far. But that's one big thing we did this year. Supervisor, we had gotten complaints. People that have actually brought their envelopes to the post office getting stolen. We have some investigations going on there, but that's a big change we made this year.

SUPERVISOR SALADINO: So if anyone has complaints about changing the color of the envelopes, I know it makes it a great and convenient reminder. We understand that. But please bear with us. We make these changes to protect you, our residents.

With that, I turn to our good friend, Rich LaMarca. Mr. Oyster Bay,

who has been a part of so many functions. Amazing all the the events over the weekend; right, Rich?

TOWN CLERK: Yeah, we had a lot of events, numerous people both Sunday and Saturday. Sunday we had some rain, as you mentioned, but there was a sea of residents up and down Broadway, the mass of people. It's just a great sight to see. And we all had a lot of fun.

SUPERVISOR SALADINO: Absolutely. And folks, you're missing out. You don't want FOMO because in this town, because there are so many wonderful free things to do. Free, free, free. And there are a lot of fun, and the height of which is one of the largest seafood festivals in America. The car show largest on Long Island, one of the largest in the northeast of the country. But the Oyster Fest is the biggest of the big. That's one of the largest seafood festivals in America, and I know you're charged up to attend

that event. Rich, just give us the brief details on Oyster Fest 2026.

TOWN CLERK: So it occurs on October 17th and 18th, Saturday and Sunday from 11 to 6, I believe. And boy, the amount of food that is offered there is just incredible. How many bands do we have, Supervisor?

SUPERVISOR SALADINO: We have 25 bands, more bands than most music festivals. We have 75 food vendors of every kind of food, including non seafood. We realize some families you have family members, friends who don't eat seafood. Well, there's plenty of food trucks with all of that going on. There's over 125 vendors for shopping for crafts, housewares, jewelry, pet items. Fun fun fun. And I could go on all day on the numbers, but I won't do that to you. Any other information, Rich?

TOWN CLERK: So just to come on down, it's a great time. All the new

restaurants in Oyster Bay will be on the street, offering their food and drinks for all the folks that are there. Join us.

COUNCILMAN LABRIOLA: What time is the Oyster eating contest?

SUPERVISOR SALADINO: That's on Saturday at midday. But people can go to our website, oysterbaytown.com, and get all of the lineups of all the oyster shucking contest, oyster eating contests, all the incredible bands with some amazing musicians that will be playing. And the fact that we make it convenient -- I know Rich LaMarca has been telling everybody -- to make it easier for the public. You park for free in the Syosset railroad station, get on the shuttle bus, takes you to the front gate of Theodore Roosevelt Memorial Park, and we'll be running those shuttles back and forth all day. If you're up on the North Shore. We'll be doing the same thing at Center

Island Beach and Park. So you can park for free and get on the free shuttles there as well. That makes it very convenient.

In addition to that, recognizing that we take care of families and residents of all walks of life. We're trying something new and innovative this Sunday. Normally things start at 11, but if you. If you have a loved one with special needs. We have a "Sensory Island" program on Sunday, an hour early at 10 a.m., you can go on the rides and it will be catering to folks with special needs. A little quieter, a little more enjoyment, less of a crowd. So we found ways to remove some of the complications for those with autism and special needs, cater to their needs and have Sensory Island. This takes place in the western part of Theodore Roosevelt Park on the rise. So your loved one can ride the rides and enjoy and have fun without some of the

diversions and complications that could take away from the experience. Sensory Island takes place on the rides the western portion of Theodore Roosevelt Park, 10 a.m. Sunday the 18th. So we want to see everyone come on down. We thank all of the sponsors, including PTRC and the long list of sponsors who make this possible. And once again, the Town is partnering with the Oyster Bay East Norwich Chamber of Commerce. And together we'll be donating over $100,000 of grants to community organizations in Oyster Bay to help them out. And that's just the beginning. Scratching the surface.

Oyster Fest is enormous. Come by train, come by car, come by shuttle, come by boat and have a great time. October 17th and 18th. God bless you all.

TOWN CLERK: And new this year on Saturday at noon, we're going to have members of the Savannah Bananas.

SUPERVISOR SALADINO: That's right. The Savannah Bananas, for those who don't know, you probably know them better than I do, they are the Harlem Globetrotters of baseball. Basically, they'll be giving autographs, taking photos with your kids, whatever you'd like, throwing the ball with you, the Savannah Bananas. That's going to be a lot of fun, too. Among other celebrities, including Mr. Oyster Bay himself, Rich LaMarca will be there. All right, folks, thank you so much.

(Whereupon, above matter concludes, 10:51 a.m.)

C E R T I F I C A T E

STATE OF NEW YORK)
: SS.:
COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public for and within the State of New York, do hereby certify:

That the above is a correct transcription of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of October, 2026.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD

TOWN OF OYSTER BAY

REGULAR MEETING

October 6, 2026

10:51 a.m.

***

Hearing: P-5-2026

To consider the application of Brian Cooper, fee owner, and 1784 Holdings LLC, contract-vendee, for a Special Use Permit for a Self-Storage Facility at Premises located at 5596 Old Sunrise Highway, Massapequa, New York. (M.D. 9/1/26 #12)

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

A P P E A R A N C E S

P R E S E N T:

SUPERVISOR	JOSEPH S. SALADINO
COUNCILMAN	LOUIS B. IMBROTO
COUNCILMAN	THOMAS P. HAND
COUNCILMAN	STEVE L. LABRIOLA
COUNCILWOMAN	LAURA L. MAIER
COUNCILWOMAN	VICKI WALSH (ABS)
COUNCILMAN	ANDREW MONTELEONE

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

RICHARD LaMARCA	TOWN CLERK
JEFFREY P. PRAVATO	RECEIVER OF TAXES
FRANK SCALERA, ESQ.,	TOWN ATTORNEY

ALSO APPEARED:

TOM ABBATE, ESQ.

SEAN MULLRYAN

MICHAEL LYNCH

MICHELLE BACH - 1784 Holdings

SUPERVISOR SALADINO: Mr. LaMarca, would you please poll the Board?

TOWN CLERK: Supervisor Saladino?

SUPERVISOR SALADINO: Present.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: I am present.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Present.

TOWN CLERK: Councilman Labriola.

COUNCILMAN LABRIOLA: Present.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Present.

TOWN CLERK: Councilwoman Walsh is absent.

And Councilman Monteleone?

COUNCILMAN MONTELEONE: Present.

TOWN CLERK: We have a quorum, Supervisor.

TOWN CLERK: Today's hearing is to consider the application of Brian Cooper, fee owner, and 1784 Holdings, LLC, contract vendee for special use permit for a self storage facility at premises located at 5596 Old Sunrise Highway,

Massapequa, New York.

MR. ABBATE: Good morning, Supervisor Saladino, members of the board. For the applicant, I'm Tom Abbate, an attorney with offices at 88 Sunnyside Boulevard in Plainview. And as Mr. LaMarca announced, we're here this morning to obtain a special permit to erect a self storage facility in Massapequa.

The subject premises is the address that he recited 5596, but to orient themselves. It's directly across the street from the western end of the Field of Dreams. It also probably most notoriously abutted the former Budget Inn, so I know you're all familiar with the site.

It's a parcel of just under two acres, 1.94 acres, to be precise. And it's located in the GB General Business District zone. Now, within the GB we allow self storage facilities as a special permit. And I know I say it every time I come here, but I'm a lawyer and

it's incumbent upon me. Special permits are deemed to be in harmony with the zone. It's a legislative act where you say, hey, in the GB self storage works subject only to, us as the applicant, meeting the standards that you've also enacted in the town code. And they're in Section 2469.4.

And for that reason this morning I have Mr. Michael Lynch. He's a real estate appraiser licensed by the state of New York. And I'll ask you to recognize him as a real estate expert so we can satisfy those portions of the standards. And I also have Mr. Sean Mullryan. He's a professional engineer whose traffic report comprises part of your packet this morning. I'll ask you to recognize him as a traffic expert. Rounding out my team this morning, I have Mr. Michael Rant, professional engineer with North Coast Civil right here in the hamlet. I'm not going to call him, but he drew all of the plans before you. So not just our site

plan, landscape plan, but the lighting plan, the truck circulation plan, etcetera, etcetera. And probably most especially, I have Ms. Michelle Bach right here, who is the vice president of planning and design for the applicant. 1784 Holdings.

Let me tell you just a bit About 1784 Holdings. They are a national company that is in the business of erecting self storage facilities. Right now they have 14 sites which are open, 19 more in permitting and nine under construction.

They also, Supervisor Saladino and members of the board, have a presence on Long Island. And I know that firsthand because Michelle and I work together to to obtain those approvals necessary to establish self storage facility right in the town of Huntington. It's on Oakwood Road, just south of Pulaski. So they have a presence here on Long Island. And I found a zoning council, 1784 to be

extraordinarily professional and diligent. Probably most importantly, responsive to the needs, not only the community, but the municipality itself.

Now, our specific proposal calls for a three story building. It's not going to be any higher than this otherwise permitted in the GB zone, 35ft. And it's going to possess 101,352ft² of area.

Rather than the three curb cuts which led to the landscapes now has, it's a triple fronted site, we're going to reduce that to one. All access will come in from Dover Street. Presently, the landscaping business on site has a rear gate on Oakley Street, which is right across from the residences. 1784, we're going to seal that. There will be no more access along Oakley Street to those residential houses.

Our parking for the site, coming in off Dover, but our parking stalls will be on the north side of the building and on the east side of the building. We require

25 parking stalls by code, because it's at the ratio of 1 to 4000ft², and we're providing all 25 on site. In fact, no aspect of this application whatsoever requires a variance. If you indeed are disposed to granting a special permit, we would just finish up with our planning requirements and procure a building permit to establish the use.

Because, as this board well knows, self-storage facilities are extremely low generators of traffic, what we're proposing to do is land back the 78 stalls on the east side of the building. What does that do? Well, first of all, we don't need it. It's a very quiet use. And Mr. Mullryan will give you objective data to prove that to you. But it takes our activity even farther away from the neighbors. We don't have true residential across from where our parking is now. But again it concentrates everything up north towards Old Sunrise Highway.

If you look at our site plan, you

can see that the building is located rather in the center, if you will, of this irregularly shaped lot, and Mr. Rant has designed it such that vehicle flow can traverse the entire building, every side of the building. That's not just important for vehicle flow, as I just mentioned, but also for the access of emergency vehicles. God forbid something should ever happen on the site, we know that fire trucks and EMS trucks, etc., can access any side of our building, and that's proven by the truck turning plan that Mr. Rant has submitted to you, and which is in part of your packet this morning.

We have our trash receptacle fully enclosed in the southwest corner of the site. We again have a turning radius plan for that. We've got a landscape plan, so this won't just be a sea of asphalt in Massapequa. We'll have evergreen screening, we'll have shade trees, and we'll have foundation plantings

throughout.

In terms of site lighting, we will have a combination of pole lights and wall packs. The poles won't be any higher than 14ft and everything will be dark sky compliant.

All in all, the building itself is going to have 805 storage units of varying sizes throughout the three floors. And I think to best explain how this will operate so you can determine its impact, if any, on the community, I'd like to turn it over unless you have any questions for me, to Michelle BAch, our vice president of Planning and Design.

Michelle, could you state your name and address for the record, please.

MS. BACH: Good morning. Michelle Bach, 1784 Holdings at 8800 North Gainey Ranch Drive, Scottsdale, Arizona.

MR. ABBATE: Thank you, Michelle. First of all, I just want the Board to understand about this building. Right off the bat, we don't have any exterior doors

to these units, do we?

MS. BACH: That's correct.

MR. ABBATE: How will how will customers access their particular units?

MS. BACH: So if you are an existing customer, you can, by keycode access only, enter through a double interior loading bay that we have off of the main entrance off of Dover Street.

SUPERVISOR SALADINO: Such as what's on the screen right now.

MS. BACH: Correct. Those are images of existing facilities we own, and we provide all interior loading so that it gets all of our tenants out of the elements.

MR. ABBATE: And what are our proposed hours of operation?

MS. BACH: For tenants, 5 a.m. to 10 p.m., seven days a week. Not a 24 hour facility. And office hours, seven days from roughly 9 a.m. to 6 p.m..

MR. ABBATE: And we're proposing to have a full time caretaker on site; is

that correct?

MS. BACH: An on site manager's apartment.

MR. ABBATE: If I'm coming to the building after regular hours, as a tenant, can I get in? What do I do to gain admission to my storage locker?

MS. BACH: If it is after office hours up until 10 p.m., you can use your key code access to enter through the loading area only. We don't have any other side access doors. And the office will be closed at that time.

MR. ABBATE: Now, in terms of security, you explained to me that you're proposing to have cameras everywhere; is that correct? The term you used was no blind corners.

MS. BACH: That's correct. That is 1784's motto as for cameras.

MR. ABBATE: That's your motto for cameras. And with respect to on site restroom facilities, how are they accessed?

MS. BACH: They are also key code entry. So you have to be a tenant of the facility or an employee to use the restroom. Same code that gets you into the facility will get you into the restroom.

MR. ABBATE: Now, when I'm driving down on Sunrise Highway or Dover and someone's in the building with the entire structure being lit up, how does the interior lighting work?

MS. BACH: Interior lighting is all occupancy sensor. So it is a three story facility, as Tom has indicated. So if there's no one on the third floor, lights will be off. As soon as you step off an elevator, there is a sensor, so it does light the floor up for you. We don't have any visible lighting from outside other than our corner display towers. Those lights are mounted above the window glazing so you can't see the fixture. And they also dim at 10 p.m.; they go on at dusk, turn off at dawn. At 10 p.m. they

will dim 50% for dark sky ordinance. And there's no other interior lighting that can be seen from the exterior.

MR. ABBATE: I don't have any further questions of Ms. Bach on this, unless the council people did.

COUNCILWOMAN MAIER: I do have two quick questions. You're very thorough, but as you're aware, there are two other self storage facilities literally within a stone's throw, one right down the street that I guess we approved maybe two years ago, and one right on Sunrise Highway. I'm assuming you've done your research and the demand is there, correct? Do you know how much larger your facility is compared to the other ones?

MS. BACH: I'm pretty sure our facilities are all roughly in line around the 100,000 square foot mark. I do know that those other facilities are deemed very well occupied and close to full occupancy in the self-storage business.

We did do a feasibility study for the two, three and four mile radius of our facility, including the two that you mentioned in the study. And our numbers against the population, the growing population, show that just in the two mile radius, we still have roughly 500,000ft² of unmet demand. So us coming in with 100,000ft² still leaves room for the market to grow.

MR. ABBATE: Councilwoman, it was one of the first questions I asked Michelle when we were prepping. She used an interesting term. She said 1784 never wants to cap out the market. So we don't want to be the last one to the party. We want to build and be sure there's still significant demand in the immediate neighborhood, and that's what your feasibility study shows; is that correct.

MS. BACH: Correct. Once we reach out to three miles, it actually jumps up to 800,000.

COUNCILWOMAN MAIER: And my last

question is cameras. I'm not sure if you talked about those, but what cameras do you have premise, and I guess who has access to them? What are you able to record, god forbid there is a break in.

MS. BACH: Sure. We have cameras inside and outside, as Tom alluded, we believe in no blind corners. So they are at every single corner, every single halfway point on the hallways inside of our facility as well as fully around the exterior of the building. They're on 24/7. We also believe in making it very obvious to our tenants that they are fully on camera. So as soon as you walk into the office, there is a wall that is covered in televisions that show the cameras are on and recording.

MR. ABBATE: As Ms. Bach disclosed to me, the average 1784 facility has 110 cameras.

COUNCILMAN LABRIOLA: I have some questions.

First of all, I'm not sure if you

mentioned or not, is this climate controlled?

MS. BACH: Yes it is.

COUNCILMAN LABRIOLA: It's climate controlled. Okay.

So also in terms of your cameras and security, I know staff is only there until 6 p.m. where people can access at 10 p.m.. How do you ensure that nobody has remained in the building? Is there a fob system that you can ensure that somebody has actually exited the building and or that they're still in the building after after hours.

MS. BACH: So for exiting the facility after 6 p.m., when the office is closed, you have to either exit out of the building lobby, which is censored and tracks vehicles going in and out of it. So if you have entered, you will know that you have exited the exit. And then the fire exit stair is the only other option. So when it comes to the facility closing at 10 p.m., we have an intercom

system inside the building and around 9:45 there are warnings, much like a retail store that starts sounding to say, this facility is closing in 15 minutes. Please gather up your belongings and exit the facility and that plays every five minutes. And then our managers will also check.

COUNCILMAN LABRIOLA: So there is somebody, even though I've been out there at 6 p.m., there's somebody monitoring remotely that everyone has exited the building.

MS. BACH: Correct. After office hours, we do have remote monitoring of the cameras. And then if somebody does try to enter, the alarm will sound after 10 p.m..

COUNCILMAN LABRIOLA: Also, I saw on the on the site plan that was presented that the staff is working 8 to 6 p.m., does that include weekends or is that weekdays?

MS. BACH: That includes weekends.

Sometimes the operating hours will lessen on Sunday. That will be determined when the facility opens.

COUNCILMAN LABRIOLA: Thank you. That's all I have for now.

COUNCILMAN HAND: I have a quick question. How do you ensure that restricted commodities are not stored in your building?

MS. BACH: So we have obviously conditions that we abide by through town ordinances for hazardous materials not allowed to be in a facility. In every rental lease agreement, there was also acknowledgment of them. So if we do find that there is a tenant who is breaking that piece of the lease, they're immediately notified and either required to remove or if they don't, they will be evicted. And part of our manager's duties is every day, multiple times a day, they do walk the facility inside and outside in its entirety.

COUNCILMAN HAND: Is there an

inspection process available to you?

MS. BACH: We're not allowed to enter a unit because it is deemed private property, unless we suspect there being an issue. And again, then we will notify the tenant. If there is failure to respond to it, then we do have the right to enter the unit.

COUNCILMAN HAND: Thank you.

COUNCILWOMAN MAIER: So there's no way for you to really know what they are bringing into the facility.

MS. BACH: Correct. Other than general management. I will say one thing about our loading areas and our offices of how they are set up specifically is there is a glass, they are located right next to each other. And that allows us from a design standpoint, for there to be a glass wall between the office and the loading area. So our managers can see at all times, obviously when they're there, people loading and unloading in the space. And since we don't have a

secondary loading area for them to come in, that would be the only spot.

MR. ABBATE: Thank you, Ms. Bach. Thank you very much.

So to satisfy the standards, I'll call my two experts and we'll go through them rather quickly. The first will be Sean Mullryan, and I ask if you recognize him as a traffic expert. I will remind you he has a report which is part of your packet this morning.

Mr. Mullryan, please give your name and address for the record, please.

MR. MULLRYAN: Sean Mullryan, Mullryan Engineering, 1225 Franklin Avenue.

MR. ABBATE: Sean, I want don't want to steal your thunder, but you heard me tell the supervisor and elected councilpersons, this is an extraordinarily low generator of vehicle trips. Am I spot on with that?

MR. MULLRYAN: Yes, sir. As as usual, Mr. Abbate has done his research,

and he's read my report, proofread it had me make some changes and stolen some of the highlights from it.

So the application before the board today is again for a 101,352 square foot self-storage facility. One of the questions that was asked before, and I'll just provide the information, the facility that was recently approved and constructed at 5660 Old Sunrise Highway was 109,760ft². So we are slightly smaller, but generally about the same size.

Again, this is going to replace the existing London Landscape and Garden center, which has been there for many, many years. We are located across the street from Field of Dreams. So this is a low trip generator, low parking generator. I've been at the Field of Dreams. I've seen people parachute into the Field of Dreams. I know that it can get very busy there. This will not add any traffic that will meaningfully change

the traffic flow in that area, and it will reduce demand for this site.

Again, that's a very popular park. There's numerous playing fields, soccer, all kinds of other things that are played there. And we believe that this use is a lower demand, not only from traffic and parking, but also other types of generators of traffic and the like, compared to other uses that are permitted within the general business zone.

So again, we provide the required 26 parking spaces, 18 of which will be paved, eight will be land banked. And the only access to the site is driveway on Dover, which has been restricted so vehicles exiting the site are heading towards Old Sunrise Highway, away from the residential area to the south.

These properties are basically bordered by old Sunrise Highway, so that's as far as you can go to the north, and then you have to go east and west. To the south of us is residential, so we

restricted the turning movements out of the driveway. So everyone heads towards Old Sunrise Highway.

These plans and the reports have been very well vetted by the Planning Department, the Department of Environmental Resources, and by the New York State Department of Transportation. New York State Department of Transportation has been involved because of the frontage on Old Sunrise Highway.

We have approval by the New York State Department of Transportation to construct changes along Sunrise Highway, which are basically just repair work along that frontage. And in our opinion, we believe that the development meets the standards set forth in the town code for a special use permit. And if there's any questions, I'd be happy to try to answer them. Thank you very much.

MR. ABBATE: Thank you, Mr. Mullryan.

And my last witness, Michael Lynch,

and I ask that you recognize him as a real estate expert.

Michael, would you state your name and address the record, please.

MR. LYNCH: Absolutely. It's Michael Lynch, business address, 15 Dewey Street, Huntington, New York. And here's state certified real estate appraiser on this application.

Good morning, Mr. Supervisor and members of the board. I'll be brief. I don't want to step on Tom or Sean's toes here with respect to repetitive details of the application.

I did prepare a panel of photos. I saw them up there briefly. There we go.

So I'm sure the Board is familiar with the area. Obviously, this is the old London Landscape and Garden center. It's immediately east of the former Budget Inn Motel, which is now a vacant site. Just to the east is an indoor tennis facility which runs from old Sunrise Highway to the south to Oakley Street. And then

south of the property, you have single family residential development in the beginning of the R110 Zoning district. And then just to the southwest of the property at the corner of Carman Mill Road and Oakley Street, you have a vacant lot that is presently in use for tractor trailer storage.

So essentially, to go through the relevant standards with respect to real estate for issuance of the special permit, I'll just briefly go through them. Under 2469.4.1, whether the request is special permit for the self-storage facility would be in harmony and compatible with the surrounding area. Again, this is a fully zoned GB zoned site. It will be in harmony with the surrounding commercial uses and across the street you have the Field of Dreams Park. We have the residential area immediately to the south. And as noted, two blocks immediately to the east, you have the new extra space storage, which

is slightly larger than this, as Mr. Mullryan pointed out. It's just under 110,000ft². So it is a compatible use with the immediate area will be in harmony.

And again, I've worked on a number of these self-storage facilities over the years in both counties. And they make good neighbors. They're low impact, as Mr. Abbate pointed out, both in terms of hours of operation, traffic demand, they don't place a burden on nearby roads as far as on street parking. And again, the hours of operation could be far less than other uses that are permitted as of right use.

As far as protection of adjoining properties under 9.45, the special use permit criteria, as Mr. Abbate pointed out, this building conforms to the allowable height requirements under the GB zone, we're fully compliant with on street parking. There'll be extensive buffering along the perimeter of the site

as well as a landscape plan as was outlined in the packet that was up on the monitor. The buffer to Oakley Street would be 41.9ft and the buffer to Dover Street is 63.66ft.

Last relevant criteria as far as real estate is whether impact compared to as of right uses under 9.46. Again it's a low impact use as far as self-storage facilities. We could, as of right, build a retail shopping plaza here, which can include a restaurant as well as a walk in bank. This type of use would, of course, generate greater traffic as opposed to the self-storage facilities plan. The potential hours of operation could be far greater than is proposed in this application.

Traffic under 9.49 was outlined by Mr. Mullryan, and again his report indicates that this application will meet all traffic engineering standards as set forth in the code for the grant of the special permit.

So at this point, I can answer any questions that the Board may have any; otherwise, that completes my presentation.

MR. ABBATE: Thank you, Mr. Lynch.

Supervisor Saladino, members of the Town Board, that concludes our case.

COUNCILMAN LABRIOLA: Just some questions and concerns for our residents.

MR. ABBATE: Yes. Of course.

COUNCILMAN LABRIOLA: On the variances required --

MR. ABBATE: We don't need any.

COUNCILMAN LABRIOLA: I guess one of our reports indicates that there's a required six foot buffer along the where the residential. Maybe our information is incorrect, but it seems to indicate that you do require buffer.

MR. ABBATE: We have greater buffers than that all around the property.

COUNCILMAN LABRIOLA: All around. This must be an old memo.

MR. ABBATE: Probably.

COUNCILMAN LABRIOLA: And so what my concern is of course, where it abuts and gets where you're nearby residential property, and in the last application that came before us for the self-storage facility in the same area, right around the block; literally, they had come in and asked for a three story building and they had reduced that to a two story building. Our concern was, of course, because the people right across the street are looking at a wall; literally, a 30 foot wall. And so it's a problem for people who currently reside there because they've been living alongside a nursery for decades, the London Nursery has been there. So it's just something to consider and it's something that --

MR. ABBATE: Well, let me address it. So first day of real property class in law school we all learned the same thing. All real property is unique. I was here for that hearing. That was a different situated property, a different

size property with different relationships to the neighbors. This site doesn't have the impact that that would have had on the neighbors as a three story structure.

Moreover, there were overtures from the Department of Planning and Development prior to the public hearing about reducing the height. None of that has arisen here.

Moreover, what we are doing in terms of the residents to the side, Dover, and the rear, Oakley, is we're removing adverse impacts that London landscape presently has. We've got significant truck storage on the site. We've got trucks going in and out on Oakley and in and out from Dover. None of that is going to happen here.

So irrespective of the height of the structure, which complies in all respects, Councilman, we will be dramatically improving the character of the area for the benefit of those

residents.

COUNCILMAN LABRIOLA: I appreciate that, Mr. Abbate. And I guess we'll wait to hear from some of our residents that are here and they want to speak on the matter. Otherwise, we have to keep the record open for those who weren't able to make it here today. Thank you very much.

MR. ABBATE: Thank you. And that concludes our case. Thank you.

SUPERVISOR SALADINO: Not just yet. Anyone else?

(Whereupon, no response.)

SUPERVISOR SALADINO: Okay. I have just a few questions and some of the earlier ones are pretty simple. Will the applicant agree, as part of the C and R, to a planting of closely planted evergreen trees along Oakley to create a visual buffer from those homes?

MR. ABBATE: Yes, we have a formal landscape plan before you, which has been reviewed by P and D, and we will adhere to it in all respects. You can see it on

the screen right now, Mr. Supervisor.

SUPERVISOR SALADINO: So what I'm specifically asking along, Oakley, will they have densely planted evergreen trees closely planted to one another, reasonably high evergreen trees, so it creates a green wall, living wall along that way. The way you have it, the way I'm seeing it is two trees and low plantings.

MR. ABBATE: We can. We're not showing it now. Correct. We have two evergreens on the corners and low foundation plantings. We can easily put evergreen screening there. So if that's a condition, it doesn't adversely impact us. We have the room. We can fit it, and I'm sure my client -- Michelle back just told me absolutely 100%, yes.

SUPERVISOR SALADINO: That will be one of the C and Rs.

Next. Waterfront community; would you include in your plans on landscape, a significant amount of decorative beach

grasses to give the beach feel to the property?

MR. ABBATE: I'm sure we can incorporate it. Yeah. Why not?

SUPERVISOR SALADINO: Great, great. Yeah. So those are the easy questions.

MR. ABBATE: I like your touch. I didn't even think about beach grass at all.

SUPERVISOR SALADINO: Thank you. This is what we focus on. Attention to detail in our community. And quite frankly, I live in the community, of all the elected officials closest to this site. And my experience is that London Landscape has been a fabulous addition in the community for many, many years. They've been good stewards of the property. They have been very involved in the community so I can sing their praises. I just wish I had as good a singing voice as someone associated with the property. They have been excellent neighbors there. I personally, and in my

opinion, can't say the same for the adjacent property which has created so many problems and has been a site of illegal activity as well as problematic activity. I tell the story about seeing the Coroner's Office remove a body as I drove by on a Sunday morning. So to see that motel gone and to see --

MR. ABBATE: That motel is gone because of the efforts of this board. Let's not overlook that. You guys work very, very hard. It was a dramatic improvement to the community. Thanks to your efforts.

SUPERVISOR SALADINO: That said, that property immediately adjacent to the west is very unusually shaped.

MR. ABBATE: Correct.

SUPERVISOR SALADINO: Can you talk to us about discussions that that you may have or that you're planning to have to bring about a more uniform shape to the subject property?

MR. ABBATE: The Town had made

overtures to us while it was in the negotiation in the litigation stages with the property owner, the Budget Inn, and because we have this triangular piece between us and old Sunrise Highway.

SUPERVISOR SALADINO: As well as the irregular shape to the to the west -- - southwest of the property.

MR. ABBATE: With respect to the frontage of property, it added no value and utility to the 1784 self storage building. It is just this really unusable triangle. And we believe that if the Town, because I believe you own it now, you could put whatever -- you don't own it. Whatever that could be utilized for, for landscaping at a time when a future site plan comes in for that property. I don't know the use that's proposed of that property. That was the only overture made to us, was that triangular piece up front. Not as to anything else.

SUPERVISOR SALADINO: Would there be a consideration to negotiating with the

property owners to create a more regular shaped property to effect something more inline with other properties on that highway?

MR. ABBATE: I don't see any value in it for 1784. I don't see any value in it to the community. Because like I say, it's an unusable area. I mean, we can talk to them, Mr. Supervisor. I frankly, was under the misapprehension that the Township gained ownership and control. But I'm wrong about that. You just were able to remove the site.

SUPERVISOR SALADINO: Not at this time.

MR. ABBATE: Because I had heard talk about parkland, etcetera, etcetera. So I just don't have the detailed knowledge.

SUPERVISOR SALADINO: The Town does not own that property at this time.

MR. ABBATE: Okay. We can talk to the property owner. But again, I want to be very candid with you. It adds nothing

to our project. And what it does do is it would slow it down, because now we need to go back to all of the other involved agencies and get their approval.

SUPERVISOR SALADINO: I was hoping that those conversations would have taken place during the planning stage of the site plan.

MR. ABBATE: It took place with the Town of Oyster Bay solely as to the triangular strip along Old Sunrise Highway. Nothing else.

SUPERVISOR SALADINO: Thank you.

MR. ABBATE: Thank you.

SUPERVISOR SALADINO: What else do you have for us this morning?

MR. ABBATE: That's it.

SUPERVISOR SALADINO: Thank you very, very much.

MR. ABBATE: Thank you.

SUPERVISOR SALADINO: At this time, is there anyone who would like to be heard in response to this hearing? Any questions or statements?

(Whereupon, no response.)

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

Is there any correspondence?

TOWN CLERK: Supervisor, the attorney for the applicant has filed the Affidavit of Service of Disclosure. The communications are as follows:

We have memos from the Department of Planning and Development, including a review of the required Off-street parking.

The Nassau County land tax map indicates the property is Section 53, Block 32, Lots 1-16, 18, 20, 22, 24, 26, 34 and 35.

According to the Town of Oyster Bay zoning maps, the property is located within a General Business Zone.

There is an Open Code Enforcement Bureau case on file.

We have affidavits of posting and publication.

There is no correspondence on file.

SUPERVISOR SALADINO: Thank you.

Thank you very much.

Anything in wrapping up, sir?

MR. ABBATE: That's it, Mr. Supervisor.

SUPERVISOR SALADINO: Well, once again, you've done a fine job, as you do with every one of your clients.

MR. ABBATE: Thank you.

SUPERVISOR SALADINO: And we greatly appreciate your professionalism and your commitment to the details.

MR. ABBATE: Thank you very much. I appreciate your efforts as well. Thank you.

With that, may I have a motion, please?

COUNCILMAN IMBROTO: I move that the hearing be closed and the record be left open for 30 days.

COUNCILMAN HAND: Second.

SUPERVISOR SALADINO: All in favor, please signify by saying aye.

(Whereupon, all members responded in favor.)

SUPERVISOR SALADINO: Those opposed, nay.

(Whereupon, no response.)

SUPERVISOR SALADINO: The ayes have it. Thank you to the team.

MR. ABBATE: Thank you. Have a good day.

(Whereupon, above matter concludes, 11:28 a.m.)

C E R T I F I C A T E

STATE OF NEW YORK)
: SS.:
COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public for and within the State of New York, do hereby certify:

That the above is a correct transcription of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of October, 2026.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD

TOWN OF OYSTER BAY

REGULAR MEETING

October 6, 2026

11:28 a.m.

***

ACTION CALENDAR

***

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

A P P E A R A N C E S

P R E S E N T:

SUPERVISOR	JOSEPH S. SALADINO
COUNCILMAN	LOUIS B. IMBROTO
COUNCILMAN	THOMAS P. HAND
COUNCILMAN	STEVE L. LABRIOLA
COUNCILWOMAN	LAURA L. MAIER
COUNCILWOMAN	VICKI WALSH (ABS)
COUNCILMAN	ANDREW MONTELEONE

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

RICHARD LaMARCA	TOWN CLERK
JEFFREY P. PRAVATO	RECEIVER OF TAXES
FRANK SCALERA, ESQ.,	TOWN ATTORNEY

SUPERVISOR SALADINO: Mr. LaMarca, with that would the Regular Action Calendar for today?

TOWN CLERK: May I have a motion to suspend the Rules and add Resolution 737-740 2026?

On the motion?

COUNCILMAN IMBROTO: So moved.

COUNCILMAN HAND: Second.

TOWN CLERK: Motion made by Councilman Imbroto and seconded by Councilman hand.

On the vote, Supervisor Saladino?

SUPERVISOR SALADINO: Aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilman Monteleone?

COUNCILMAN MONTELEONE: Aye.

TOWN CLERK: Motion to suspend the Rules and add Resolution 737-740 2026 passes with six ayes and zero nays.

May I have a motion to adopt Resolution TF-9-2026 through 740-2026.

On the motion?

COUNCILMAN IMBROTO: So moved.

COUNCILMAN HAND: Second.

TOWN CLERK: Motion made by Councilman Imbroto and seconded by Councilman Hand.

I don't believe we have any slips on any of the resolutions.

SUPERVISOR SALADINO: Would anyone like to be heard on any of the resolutions on our Regular Action Calendar for today?

(Whereupon, no response.)

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

With that, we will call on the vote.

TOWN CLERK: Supervisor Saladino?

SUPERVISOR SALADINO: I vote aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye.

TOWN CLERK: Councilman Hand.

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilman Monteleone?

COUNCILMAN MONTELEONE: Aye.

TOWN CLERK: Motion to adopt Resolutions TF-9-2026 through 740-2026 passes with six ayes and zero nays.

The Calendar is complete.

SUPERVISOR SALADINO: Thank you.

With that, may I have a motion to close?

COUNCILMAN IMBROTO: I move that this meeting be closed.

COUNCILMAN HAND: Second.

SUPERVISOR SALADINO: All in favor, please signify by saying, aye.

(Whereupon, all members respond in favor.)

SUPERVISOR SALADINO: Those opposed, nay.

(Whereupon, no verbal response.)

SUPERVISOR SALADINO: The ayes have it.

(Whereupon, above matter concludes, 11:30 a.m.)

C E R T I F I C A T E

STATE OF NEW YORK)
: SS.:
COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public for and within the State of New York, do hereby certify:

That the above is a correct transcription of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of October 2026.

Karen Lorenzo
KAREN LORENZO

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