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TOWN BOARD
TOWN OF OYSTER BAY

SPECIAL PRESENTATION

October 7, 2025

10:10 a.m.

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

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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
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

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PRAYER:

Theofanis Papantonis of Holy Trinity Greek
Orthodox Church

PLEDGE:

VFW Post 6394

Mitch Furman

Arturo Edwards

Rob Selby

PRESENTATION:

None

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SUPERVISOR SALADINO: Good morning, ladies and gentlemen. Before we start our meeting today, today is October 7th. And this, of course, is the two year mark since Israel was attacked in the most horrific way and so many innocent civilians were killed and taken hostage. Plainview resident Captain Omer Neutra was taken into captivity by Hamas. We prayed for him. We kept hope. Only to find out that his life was ended and his remains are still being held. We also pray for all of the loved ones, of the families of these 48 hostages, not knowing how many of them are alive.

On September 21st of this year, we dedicated a parklet near the Neutra home in Plainview. We recognize the young man who played in that park as a child, learned to ride his bike, played on that basketball court, and that he died in a distant battlefield as he fought in defense of freedom and democracy. We joined with his family and friends to

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honor our favorite son of this town and
to recognize his courage, his
selflessness, his bravery.

So as we recognize this two year
anniversary of one the most horrific
moments, especially for the people of
Israel, we will be illuminating Town Hall
in blue to commemorate, to remember, and
to send a very strong message to the rest
of the world that anti-Semitism has no
place anywhere and will not be tolerated
in the Town of Oyster Bay.

I ask everyone to join with my
colleague Jeff Pravato and all of our
town members in standing for a moment of
silence as we remember, and we pray for
all of the loved ones, and for the return
of all hostages back to their loved ones,
hopefully, in the coming days.

(Whereupon, a brief moment
of silence is observed.)

SUPERVISOR SALADINO: Thank you very
much. Please be seated for a moment.

Welcome to our Town Board meeting of

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Tuesday, October 7th, 2025. For those joining us this morning, you have an opportunity to be heard on matters brought before the Town Board, as well as during the public comment period at the end of the meeting.

As always, we are live streaming this meeting on social media and on the Town's website, Oysterbaytown.com. These proceedings are recorded and professionally transcribed.

Your voices are important to us. Statements, comments and input from the public relative to our meetings are always welcomed and respected as part of the record. To submit comments online, please email us at publiccomment@oysterbayny.gov, or mail us at the Office of the Town Attorney, 54 Audrey Avenue, Oyster Bay, New York 11771.

We begin every meeting in prayer. We've been doing that since 2017 and we're very proud of it. Today we're

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joined by another dear friend, Father Theofanis Papantonis of Holy Trinity Greek Orthodox Church in Hicksville. It's important to note that we did ask rabbis throughout our town if they would like to join us this morning, but because of succor, they were not able to. It doesn't make you second best, we love you and we cherish you and cherish our friendship with you and your entire congregation.

So if everyone will please rise for our opening prayer.

FATHER PAPANTONIS: Let us pray to the Lord.

Oh, Lord, our God, as we gather today in this Town Hall Board meeting, grant all participants peace and understanding so that all deliberations and decisions be for the benefit of the Town of Oyster Bay.

Bestow upon all those who reside in the Town of Oyster Bay health and happiness. Keep them safe under the shelter of your protection.

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As for those who serve our town and public office, grant them strength and wisdom so that they may work diligently for the social, moral, ethical, and financial prosperity of the Town of Oyster Bay.

We also pray for peace in the world, especially on this day of October 7th, as we honor the victims and those affected by the horrific attacks of terror.

For all glory belongs to you, father, Son and Holy Spirit, now and forever, to the age of ages.

Amen.

(Whereupon, all, "Amen".)

SUPERVISOR SALADINO: Father Theofanis, the Holy Trinity Greek Church in Hicksville are very blessed, the very lucky people, because their spiritual leader is a man of God, a man of brilliance, a man of compassion, a true friend and a very talented leader. I've known you now for over eight years. You reach out to everyone. You are kind. You

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are clear in thought. You're balanced.
And your spiritual guidance is a
tremendous help not only to your
congregants, but to everyone in the Town
of Oyster Bay. We're all very lucky to
recognize you as a leader in the
community and also a dear friend.

FATHER PAPANTONIS: Appreciate it.
Thank you so much.

COUNCILMAN IMBROTO: Thank you,
Father.

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SUPERVISOR SALADINO: Thank you, father. This morning we have distinguished Vietnam War era veterans to lead us in the Pledge of Allegiance. From VFW Post 6394, in Syosset, please welcome Syosset's VFW Post Commander Mitch Furman, an E-4 in the United States Army, who served from 1967 until 1969, in Vietnam, Japan and Korea. He has both a Purple Heart and a Commendation Medal with a V Device recipient, which is a Distinguished Decoration award for combat valor or heroism; he has both.

We're also joined by retired Army Special Fourth Class Bob Selby of Oyster Bay, who served in Vietnam from 1968 through 1969 with the First Infantry Division.

They are all our dear friends, but the last person I'm going to introduce is someone who is always very special to us, and I'm blessed to call my personal friend. And that is retired Army Staff Sergeant Arturo Edwards of Farmingdale, a

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very proud man who served in Vietnam from May of 1966 through November of 1969. A man who loves this nation and sends a very strong and important message to all of us: No matter what faults America has, we are still the land of the free because of the brave.

You all love our nation and you send a very strong message to all of us why loving our nation is so critical, and you remind us of all who have sacrificed for our freedom for this wonderful country.

So, gentlemen, if you would kindly lead us in the Pledge of Allegiance to the best nation in the world, the United States of America.

(Whereupon, the Pledge of Allegiance is said.)

SUPERVISOR SALADINO: Gentlemen, before we sit, I'm going to ask for another moment of silence for all of our military throughout the world, here in America, all those of us in law enforcement, our first responders, and to

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recognize the passing of someone who was
a regular for some time period at our
meetings, whether we disagreed with him
or not, matters not, but just to
recognize his passing; his name was Kevin
McKenna.

(Whereupon, a brief moment
of silence.)

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

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SUPERVISOR SALADINO: This month is an important month for so many reasons. It's Italian Heritage month, it's a month that contains Columbus Day, who is a hero, especially to Italian Americans; this is also Breast Cancer Awareness Month, a very, very important month to remind everyone about the world in which we live in and the health of, especially women. But breast cancer can affect everyone, and it is so important that we remind our loved ones to get a checkup, a mammogram, and to continue to focus on their health so they may fight cancer if it's discovered as early as possible.

As we mentioned earlier, we'll be lighting up Town Hall in blue light to recognize this is the second year anniversary of the most horrific attacks on Israel.

Next, I'm proud to announce the Town of Oyster Bay continued partnership with the Massapequa based, Big Hy for Heroes, collecting DVDs for those deployed and

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serving overseas in the United States Armed Forces, as well as collecting movies for children's hospitals. Donations will be accepted at Town Hall North and Town Hall South during the remainder of October, and distributed to troops throughout the globe and to children's hospitals.

Also, the Town is once again hosting the Massapequa Farmingdale Men's Club Peanut Butter Collection Drive. For the remainder of the month and running through November 15th, we residents are invited to donate unopened containers of peanut butter to help local food pantries and support families in need. Drop off areas include Town Halls North and South, as well as the Town's ice skating center in Bethpage.

Alternative butters, including some butters, almond butters, and cookie butters as well as jelly are also accepted. We are proud to partner with the great organization to help spread the

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love and stock local food banks. We thank the Massapequa Farmingdale Men's Club for again putting together this important program for our local communities.

For more information about the Peanut Butter Collection drive, they can visit the Town's website, oysterbaytown.com or call (516) 624-6380.

We've had a number of successful programs to recognize. This past Sunday was our tremendous car show at TOBAY beach parking lot. It is one of the largest car shows in the northeast, the largest on Long Island. There was somewhere about upwards of 1500 cars at this event, and we had a lot of happy people, live music and so much more. So I want to thank everyone involved, all of the car enthusiasts, for bringing their cars down, the residents for taking part, and of course, all of our very talented Town employees who are making sure that it went so incredibly well. Very important program, a lot of happy people.

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And we will see that again, a lot of happy people on the 18th and 19th of October, when the Town of Oyster Bay hosts the Oyster Fest, the largest oyster celebration in America, one of the largest and best seafood celebrations anywhere in the country.

So with that, we are ready to get started.

(Whereupon, above matter concludes, 10:21 a.m.)

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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 7th day of October, 2025.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD

Town of Oyster Bay

REGULAR MEETING

October 7, 2025

10:21 a.m.

HEARING - P-8-2025

To consider the application of
Bolla EM Realty, LLC, lessee, and Taitz
Plainview Holding, LLC, fee owner, for a
Special Use Permit and Revocation of
Restrictive Covenants at premises located at
1610 Round Swamp Road,
Plainview, New York. (M.D. 8/26/25 #33)

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

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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 HAND
COUNCILMAN	STEVE L. LABRIOLA
COUNCILWOMAN	LAURA L. MAIER
COUNCILWOMAN	VICKI WALSH
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

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APPEARANCES:

David Altman, Esq.

Brown & Altman

Chris Tartaglia

High Point Engineering

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SUPERVISOR SALADINO: So with that,
we are ready to get started. Mr. Rich
LaMarca, would you please poll the Board?

TOWN CLERK: Supervisor Saladino?

SUPERVISOR SALADINO: Present.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: I am here.

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?

COUNCILWOMAN WALSH: Present.

TOWN CLERK: And Councilman
Monteleone?

COUNCILMAN MONTELEONE: Present.

TOWN CLERK: We have a quorum,
Supervisor.

SUPERVISOR SALADINO: Thank you.
Would you please call the first
hearing, please.

TOWN CLERK: Today's first hearing is

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to consider the application of Bolla EM Realty, LLC, lessee, and Taitz Plainview Holding, LLC, fee owner, for a Special Use Permit and Revocation of Restrictive Covenants at premises located at 1610 Round Swamp Road, Plainview, New York.

SUPERVISOR SALADINO: Good morning.

MR. ALTMAN: Good morning, Mr. Supervisor, board members. It's good to see everybody.

First, I'd like to thank the Board and our veterans, even though I don't think they're in the room anymore, for recognizing their service to this country. We couldn't be what we are without them.

I'd also like to acknowledge and thank the Board and for recognizing the anniversary, albeit a sad one, for Israel today. Being a Jew, it's a little tough to deal with --

SUPERVISOR SALADINO: We are here to protect and represent everyone in our town of every walk of life. We recognize

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that in this divisive time, it is important to make a stand for what's right.

MR. ALTMAN: 100%.

SUPERVISOR SALADINO: And what's right is the protection of everyone. Protection of Jewish people. The protection of the people of all walks of life, and that will continue in this town.

MR. ALTMAN: As my grandmother used to say (speaks unknown foreign language).

SUPERVISOR SALADINO: Would you like to translate that?

MR. ALTMAN: Go with God.

SUPERVISOR SALADINO: Go with God for sure.

MR. ALTMAN: Getting to the matter at hand, my appearance, for the record, is David Altman, chief general counsel for Bolla Operating LI Corp., 809 Stuart Avenue, Garden City, New York.

Welcome, and thank you very much for having me here today. With me today is

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Chris Tartaglia from High Point Engineering, Chris is our civil engineer; I have Nick Tortorella from Stone Field Engineering, Nick is our traffic engineer. I believe that traffic report has been submitted in part of the record at some time. And Paul Dyckes is our real estate appraiser and real estate expert. Paul's prepared a report which I don't believe has been submitted yet, so I'm just going to hand out the copies for everybody (handing).

Before I start my testimony, I'll just read into the record the conclusion and Mr. Dyckes report, just so it's on the record, which is on page four of Mr. Dyckes report dated September 27th, 2025: "In my review of the site and the overall character of the surrounding neighborhood, it is my opinion Bolla's redevelopment project is consistent with the established pattern of development in the neighborhood, consistent with the Town's Comprehensive Plan, realize

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2 there's no change to the character of the
3 area and shall have no adverse impacts on
4 real estate values".

5 (Whereupon, Presentation
6 displayed and referred to on
7 screens.)

8 MR. ALTMAN: So with that being
9 said, I think the aerial photograph is
10 already up on the display screens to my
11 right and left. The site at issue is 1610
12 Round Swamp Road, Plainview, New York,
13 Nassau County Tax map Section 13, Block
14 89, Lot 34. The premises is located at
15 the southwest corner of the LIE South
16 Service Road and Round Swamp Road.

17 The site itself enjoys a certificate
18 of occupancy, having been issued February
19 25th of 1987. That's C of O, A13049.
20 That's for the existing gasoline service
21 station.

22 As you can see from the aerial photo
23 on the TV screens, the character of the
24 area is entirely commercial. There is no
25 residential in the area. To the north of

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the site is the Long Island Expressway North Service Road, followed by the LIE proper itself, and then the LIE North Service Road. To the east we have Round Swamp Road aka Old Country Road. Then there is a fairly large office building which is set back probably a couple hundred feet from Old Country Road and then to the south east of the site you have two hotel uses, Homewood Suites and Hilton Garden Inn, both operated by Hilton Company.

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To the south of the site is the Race Palace or the old Galaxy facility, as some of us used to remember it, then followed by what I believe is in New York Recharge Basin.

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To the west of the site is the Sheraton Four Points Hotel. Then, as you move further west along the LIE South service road, there is a Fabric Mill, a PC Richards and I believe a veterinary clinic. So all in all, the area is entirely commercial.

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The site itself has frontage of approximately 160ft on the South Service Road and 260ft on Round Swamp Road.

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Lot area is 43,341ft². I will note for the record that I believe Nassau County DPW was requested a small dedication at the corner of the service road and Round Swamp of 77.21ft².

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The existing development on site consists of an overhead fuel canopy measuring 30 by 150, or approximately 4500ft². There are at present nine multi-product fuel dispensers on site, providing 16 fueling positions. There are, I believe, three rows of pumps on the site. The southernmost pumps contain what's called three-in-one pump, which allows for diesel and gas fueling. That is at present the only diesel fueling position on site.

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The convenience store itself right now is underneath the canopy. It is approximately 25 by 40, or right around 1000ft². There is a wooden trash

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enclosure which is visible from the aerial photograph on the west side of the property line. It's sort of white silhouetted in nature.

Air and HVAC on site are at the southwest corner, as are the existing underground petroleum storage tanks. Also at the southwest corner, I will note that as part of the redevelopment, the underground petroleum storage tanks will remain in their current location.

Presently, the site provides 12 onsite parking spaces. There is one curb cut on the south service road situated at the western portion of this frontage. There are two curb cuts on Round Swamp Road, one proximate to the corner of Round Swamp and the service road, and then there is a second curb cut which is on the southeastern corner of the site. The curb cuts on Round Swamp I believe at present are full movement, and it does allow for left turns off of Round Swamp Road into the southern curb cut.

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The curb cuts, and I will note for the Board, will remain in their current location. There will be some slight modification to the curb cuts to enlarge them slightly, and the southern curb cut in particular, if you look at the site plan, will be channelized. In addition, I believe we are proposing -- Chris, correct me if I'm wrong -- that as to the curb cuts on Round Swamp, they'll be right in right out; is that correct?

MR. TARTAGLIA: Chris Tartaglia from High Point Engineering.

So the curb cuts are essentially, as David said, remaining primarily where they are just with some minor modifications. On Round Swamp Road the southerly most curb cut will be directionalized. It will allow right turns out only, but it will also allow left turns in which are currently permitted today. And of course, right turns in. The northerly curb cut will be signalized for right in/right out only.

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And the LIE service road curb cut will remain the same as a one way eastbound roadway; right in/right out.

COUNCILWOMAN MAIER: Can I just clarify? Just a little confusing. So the suddenly most part on Round Swamp Road, there will not be a left turn onto Round Swamp. Correct? So you're widening that area. But you're not going to allow a left turn onto Round Swamp Road.

MR. ALTMAN: That's correct, where it is allowed today. So it'll be safer turning.

If we can pull up the site plan on the video screens, that would be helpful.

(Whereupon, site plan displayed.)

MR. ALTMAN: So we're going to raise and rebuild what you see today. But in terms of reconfiguration, it's sort of a swap, with the exception of the convenience store, which is going to be bigger, of course, and it's going to be removed and moved southerly on the site,

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as you can see to the south line of the property, taking it out from underneath the gasoline pumps, making it safer and better for vehicle circulation. And for those who wish to access the convenience store, they don't have to navigate in and around cars trying to get to pumps, which is the situation today.

So there will be, again, nine multi-product fuel dispensers, which is what we have today with 18 fueling positions, including, I believe, three 3-in-1 diesel dispensers. Those pumps will be the middle row of three. The pump orientation today is actually parallel to Round Swamp. The new pumps will be perpendicular to Round Swamp.

The canopy above the pump islands will be 67 by 96 or 6432ft². The convenience store, as I mentioned, will be removed from underneath the canopy and situated at the southern portion of the site. The convenience store will be 45 by 85 or 3963ft². It is intended to house a

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Bolla Market, a Tim Horton's Donuts, and I believe a Burger King as well.

The, existing USTs (underground storage tanks) will remain in their current location.

The curb cuts we've already talked about.

One of the things we will be providing on the site, which I don't believe exists today, is a loading stall which will be at the southeast corner of the site.

Parking on site will be more than adequate, although I believe a slight variance is required where 29 spaces is required we will be providing 26; presently, there are 12. Twenty six will be more than sufficient, and I'm sure we will have that discussion with the BZA at the time.

There will be two air and two vacuum facilities. Right now both of the existing air station is at the southeast corner. Under the rebuild, the air and

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vacuum will be situated along the LIE Service Road frontage.

COUNCILMAN IMBROTO: Will the air be complimentary?

MR. ALTMAN: Yes.

Planting buffers is required by code and will be ten feet along the roadways. There will be a 10x15x6 masonry trash enclosure at the southwest corner of the site as well.

As you can see, and I know the Board is quite familiar with the Bolla brand, particularly the landscaping. Bolla takes great pride in its onsite landscaping. It is seasonal landscaping, meaning it's changed out every season. And as the Board can see, there is a tremendous amount of landscaping that will be going along the road frontage to enhance the curb appeal of the site.

I'm just going to briefly mention signage, even though there are certain variances that we will be needing from the BZA.

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At present, there is a ground sign at the corner of the service road, and the Round Swamp Road. Bolla is proposing a second ground sign, which will be situated at the western portion of the frontage on the LIE North Service Road, so that eastbound traffic on the South Service Road has sufficient time to identify and make that turn into that western curb cut.

In addition, there will be front signage on the north facade facing the service road for the Bolla Market, the Tim Horton's, Burger King. And then, of course, I believe the Board is familiar with the Bolla placard, the concrete pre-cast placards with the Bolla symbol, which is the lion head logo that's on either side of the entrance door to the convenience store. That's not illuminated. It's a decorative feature that incorporates into all of its convenience stores. There will also be a Bolla market sign on the east facing

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facade towards Round Swamp Road. That's the extent of the signage other than mobile canopy signs on the west, north and east facades.

Bolla is seeking, in addition to the special use permit approval and site plan approval, to repeal and replace certain covenants and restrictions imposed by this Board some 40 years ago. The C&Rs were imposed as part of Town Board Resolution 459 of 1986, dated 4/29/86. Those C&Rs were recorded in 9731 page 296 at the Nassau County Clerk's Office.

In part, there is presently a condition which provides for no alcoholic beverage sales and no sign variances. I will submit to the Board that the covenants that were imposed 40 years ago are not indicative of the gasoline industry as it exists today. Forty years ago, convenience was not a big component of gas sales and the gas industry itself has changed quite a bit. And I believe this Board has recognized that in

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subsequent applications. I will say by example, I will cite the Quick Check application under Town Board Resolution 64-2016, dated February 2nd of '16; wherein, this Board similarly repeals the condition which at that time prohibited alcohol sales on that site.

I will note, in connection with the Quick Check application, that site actually abutted or abuts residential to the north and to the east; whereas, here there was no residential whatsoever. And of course, there was no school or anything else in the vicinity that would be adversely impacted by modifying those conditions.

I will note that Bolla does propose to sell beer at the site, should the Board, in its wisdom, vacate the prior covenants and replace them with the current covenants that this town typically imposes as part of the Gasoline Service Station application. Bolla holds liquor licenses for all of its

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facilities.

On balance, the application as a whole is a benefit to the community. It's consistent with the character of the area. The character is obviously well established, there has been a gasoline service station there with a convenience store for 40 plus years. Bolla plans to continue that use, albeit with a new modern, state of the art facility.

COUNCILMAN IMBROTO: Mr. Altman, I have a few questions.

MR. ALTMAN: Absolutely.

COUNCILMAN IMBROTO: As you may know, I grew up in this area, and there's another Bolla that recently opened in Plainview. It seems like it's working out great. It's beautiful. But this one's right on the LIE. This is at the Round Swan Road exit. At the exit before that, on Sunnyside Boulevard, there's a 7-Eleven that's right at the exit. You may know because your firm represented 7-Eleven with regard to their proposed

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application to move to the other side of Sunnyside Boulevard. But we have a frequent problem at that site, which is tractor trailers parking on the LIE service road, blocking the exit lane to get off Sunnyside Boulevard. It's caused many accidents. People have been killed. It's been a horror. I believe part of the reason for that is having a convenience store right on the LIE that's very easily accessible. How do you propose to prevent that issue from occurring here?

MR. TARTAGLIA: Thank you, Councilman Imbroto, for that information. I was actually at that meeting for these proposed 7-Eleven on the opposite side.

COUNCILMAN IMBROTO: How does how does this site compare to that other proposed site?

COUNCILMAN IMBROTO: It's one of the softball questions you've ever given me in your life. Thank you, sir (laughter).

The biggest issue is that that

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7-Eleven has a very wide shoulder along the LIE service road, which is kind of inviting for those trucks to park there. They're doing it illegally, and I see it every day and it sends chills down my spine, honestly.

COUNCILMAN IMBROTO: Me too. It really, really drives me crazy. It's so dangerous and we really need to do something about it.

MR. TARTAGLIA: So here's the two explanations here. So we don't have a wide shoulder here. There's no way that a tractor trailer could park without blocking literally the right turn lane, so that move would be beyond the craziness that happens at the 7-Eleven.

The other issue here is we actually have a 1200 square foot convenience store here already, and interestingly enough, never a tractor trailer issue whatsoever. I think they're all at the 7-Eleven, frankly.

COUNCILMAN IMBROTO: I think so too.

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Because when that other application came up, this was discussed and I said, I've never seen one at this site. I don't know why. The shoulder or the turning lane doesn't seem to be an hindrance at the Sunnyside Boulevard exit, or sometimes they'll park right in the turning lane. But it doesn't seem to happen here. But do you foresee this becoming an issue as the convenience use expands and as you're adding restaurants and a coffee shop?

MR. TARTAGLIA: No, sir. Again, we're certainly not making it pleasant to park on the site either. As I explained, the physical attributes of the roadway such that there's no shoulder for a truck to park on without literally blocking a travel lane, which I'm certain would get Nassau County Highway Patrol out there pretty quickly. But on site, there's no truck parking as well. So we're not inviting large tractor trailers. And most of those drivers in terms of fueling, they know where to go to get fuel. They

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know that there's a larger facility
somewhere else during their travel route,
either on or off of Long Island. This is
not a truck stop and it is not designed
as such. So I think we've designed away
from that concern. I hope that answers
your question.

COUNCILMAN IMBROTO: Thank you.

MR. TARTAGLIA: Thank you, sir.

COUNCILWOMAN MAIER: I have a couple
of questions.

Good morning, Mr. Altman. Thank you
for your very thorough presentation.

MR. TARTAGLIA: Good morning,
Councilwoman.

COUNCILWOMAN MAIER: A couple of
questions. So this is a convenience
store. Will there be, I'm assuming,
cigarettes and vaping products that will
be sold in this location?

MR. ALTMAN: Bolla typically does
sell cigarettes and vaping products. Yes.

COUNCILWOMAN MAIER: Is that
something that's up for discussion on the

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vaping end of it?

MR. ALTMAN: I would have to discuss it with Bolla's principal, Mr. Singh. But if the Board has concerns, please let us know and we'll take it to him.

COUNCILWOMAN MAIER: Hours of operation for the gas station; is that 24 hours?

MR. ALTMAN: So that's a great question. This has been a 24/7 station from day one. It predates the current regulations in terms of where you can have a 24/7 station. My office quite some time ago, probably, I hate to say, almost two years ago, close to two years ago, we had this discussion with the Planning Department and the Town Attorney's Office. So there will be an application for a waiver of that condition given the fact it's a preexisting nonconforming and Bolla would like to continue it as such, and again, given the fact that there is no residential affected here at all, there's

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no school, library or any a place of
congregate in the vicinity, it makes
perfect sense. So we're going to be
requesting a waiver in short.

COUNCILWOMAN MAIER: And regarding
the convenience store and the Burger
King, hours of operation for those.

MR. TARTAGLIA: The convenience
store itself will remain open. LIE is a
24-hour-a-day roadway. The Burger King,
though, typically will close up around 10
or 11:00 at night. And it's just based on
utilization. There's not a lot of folks
coming in after that time looking for
that type of food, but Bolla will pivot
and change to meet their customers needs.
If they happen to see that they need a
little bit longer hours or shorter hours,
they'd like the opportunity to move those
hours as as the customer demands.

COUNCILWOMAN MAIER: Okay. Thank
you.

COUNCILMAN LABRIOLA: Mr. Tartaglia?

COUNCILMAN LABRIOLA: Yes, sir. I'm

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not sure if this is towards you or to Mr. Altman. We're talking about the hours of operation. There's two, right? Tim Horton, breakfast, coffee eggs, bagels, that kind of thing.

MR. TARTAGLIA: Yes.

COUNCILMAN LABRIOLA: I'm familiar with Tim Horton in some other states. They're relatively new here?

MR. ALTMAN: Bolla has been working with them now for at least six or seven years now.

MR. TARTAGLIA: Yeah. Bolla has really led the charge of bringing them down from Canada. We have 40 locations right now with Tim Horton's with Bolla.

COUNCILMAN LABRIOLA: So what hours of operation will the Tim Horton's be operational?

MR. TARTAGLIA: I think it started around 5:30-6:00 a.m..

COUNCILMAN LABRIOLA: Until?

MR. TARTAGLIA: They'll run most of the day as as needed. People typically

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want coffee itself most of the day. So they'll typically always be someone behind the Tim Horton's counter. However, in slower hours, generally there's just one attendant covering the Tim Horton's. In the busier times, there's usually two or three.

COUNCILMAN LABRIOLA: And that's not prepared foods that'll be on site cooking?

MR. TARTAGLIA: So Tim Horton's is a sort of a hybrid. They're more of a microwaving type of facility, a lot like Dunkin' Donuts. So there's no actual grills or like in a traditional deli where an egg sandwich is made on a flamed grill. These are more what is called proofing and reheating for the Tim Horton's.

COUNCILMAN LABRIOLA: So what will their closing time be on Tim Horton's?

MR. TARTAGLIA: Again, I think it would run probably until about the same time as the Burger King. But again,

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obviously, the demand for the Tim Horton's food does tail off right around that late breakfast, early lunch hour.

COUNCILMAN LABRIOLA: Okay. And then on the Burger King side, these are on both sides, right?

MR. TARTAGLIA: Yes.

COUNCILMAN LABRIOLA: Are you able to move from one to the other? Do you have to go outside to go to the BK?

MR. TARTAGLIA: No. These same attendants can cover through the back room.

COUNCILMAN LABRIOLA: On the BK side, that is grills, that will be on-site cooking?

MR. TARTAGLIA: Correct.

COUNCILMAN LABRIOLA: Okay. And that will be until 11 p.m.. and then the sale of alcohol, who's got that sale of alcohol? Where does that take place? Is it Horton's or BK?

MR. TARTAGLIA: That's actually Bolla.

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COUNCILMAN LABRIOLA: There'll be a Bolla counter in the middle of this shop?

MR. TARTAGLIA: That's correct. So there's a gasoline attendant as soon as you walk in, which is what customers are most familiar with. If they want to go in and pay for their gas or pay for a convenience item. So there's a counter just to your left when you walk in the door. That's made clear that that's the gas and the convenience store attendant.

And then the two food uses have a sign right over the top of those counters for those folks to go to those areas if they want Tim Horton's or Burger King.

COUNCILMAN IMBROTO: Can I ask, is the setup going to be similar to the other location in Plainview?

MR. TARTAGLIA: It is. It's just larger than Plainview.

COUNCILMAN IMBROTO: You might want to visit it because it does work pretty well.

MR. TARTAGLIA: Remember, these are

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all staffed by Bolla employees, too.
There's not separate franchise
arrangements here. These are all Bolla
people.

COUNCILMAN LABRIOLA: I know that
part of this petition is the removal and
repeal of the covenant regarding the sale
of alcohol.

MR. ALTMAN: Correct.

COUNCILMAN LABRIOLA: This was a 24
hour operation prior to your acquisition,
so you want to keep it at 24 hours. I'm
just asking whether or not there's any
consideration in limiting the sale after
11 p.m., the sale of alcoholic beverages,
being that it is right alongside the Long
Island Expressway. I know this Board and
previous administrations had always been
reluctant to permit alcohol sales,
particularly along expressways and
parkways and areas where we're
contributing to the possibility of
driving while intoxicated.

MR. ALTMAN: It's a fair question.

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It's a question I would have to discuss again with Bolla's principal. I appreciate the question and the concern, but I would say in response, not to be flip, that is a problem with any place that sells alcohol on any roadway. Right. You're driving on the roadway. You have to use your car to get to the place that you're purchasing from, whether it's Bolla, 7-Eleven or any other convenience market, and you're going to get back in your car and you're going to drive. So whether that person chooses to pop the top on a beer and start drinking after they purchased it, it could be the LIE or it can be a local side street in a downtown area.

COUNCILMAN IMBROTO: The store is not designed for on premises --

MR. ALTMAN: It is absolutely not. There are no tables and chairs. People will make their purchase, typically they're in the store five minutes or less and they are on their way.

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COUNCILMAN HAND: Counselor, as it relates to the three in one pumps, is it correct to state that the diesel pumps will be of normal speed? There will not be high speed to accommodate the tanks of the large diesel vehicles?

MR. TARTAGLIA: Yes. That's correct.

COUNCILMAN HAND: Thank you.

MR. ALTMAN: Yeah. There's no high flow diesel on site.

SUPERVISOR SALADINO: Any other questions?

(Whereupon, no response.)

SUPERVISOR SALADINO: I have just a few. How many pumps are proposed?

MR. ALTMAN: There are nine, I believe.

SUPERVISOR SALADINO: With how many hoses per pump?

MR. TARTAGLIA: So each pump would have one hose for gasoline. And then the 3-in-1 pumps which are at the center, will have two, one separate one for diesel, one for gasoline.

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SUPERVISOR SALADINO: So are we talking about three nozzles per pump?

MR. TARTAGLIA: On the gasoline only pumps, there's going to be two nozzles, one on each side; so that's 18 for gasoline. And then there'll be another six for the diesel. So a total of 24 nozzles; 18 gasoline and six for diesel.

SUPERVISOR SALADINO: Has this site been designed in a way to accommodate 24 vehicles, including trucks, which are refilling simultaneously.

MR. TARTAGLIA: They have. But just as a point of clarification, the 3-in-1 pumps can only be used either for gasoline or diesel, not both because they're on the same pump. So what it has been designed for, the double sided pumps, since there's nine pumps, there'll be 18 total fueling positions, 18 vehicles accommodated.

SUPERVISOR SALADINO: How many vehicles were accommodated previously?

MR. TARTAGLIA: There's nine there

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now, Mr. Supervisor. There are actually nine pumps there as well.

SUPERVISOR SALADINO: Nine pumps which can accommodate how many vehicles?

MR. TARTAGLIA: The same amount.

SUPERVISOR SALADINO: The same amount. There's no change in the accommodation of the number of vehicles.

MR. TARTAGLIA: That's correct.

SUPERVISOR SALADINO: Has the pattern of flow been designed so that large trucks can also make these turns? Are the radii designed in a way to make those turns?

MR. TARTAGLIA: Yes, it has. We've reoriented the pumps, as Mr. Altman added. But also one of the key things is we got the building out from under the canopy and away from the fueling area, so we were able to spread those pumps apart to get much wider aisles and better access in between the pumps and around the outside of them as well.

SUPERVISOR SALADINO: Can our

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2 residents and those using this facility,
3 if passed, be assured that all vehicles,
4 including vehicles with trailers, be it
5 for recreational vehicles or for work
6 trailers, can they all make those turns
7 without creating any jack knifing? Is
8 this a traffic flow that no trailer can
9 present a problem with cars coming and
10 going?

11 MR. TARTAGLIA: Yes, Mr. Supervisor,
12 and even those with boats would fit very
13 well at these pump islands. They're very
14 well spaced.

15 SUPERVISOR SALADINO: Thank you.

16 One last question. We are all
17 extremely environmentally minded here in
18 this town. We focus on our groundwater
19 and our protection of our environment in
20 every way. You spoke of the tanks that
21 are there. Are You using the current
22 tanks?

23 MR. TARTAGLIA: That's correct. They
24 were recently installed. They're double
25 wall fiberglass. So they're all new

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2 tanks. They're recent. I think within
3 the last ten years. So they're relatively
4 new. They've been tested. They are double
5 walled fiberglass. We will be rebuilding
6 all of the piping and installing a state
7 of the art monitoring system that exceeds
8 the current state and local County Health
9 Department requirements.

10 SUPERVISOR SALADINO: Have those
11 tanks been recently tested specifically
12 for leakage?

13 MR. TARTAGLIA: They have. When
14 Bolla acquired the site a couple of years
15 ago, the tanks were tested and they're
16 tested in accordance with all Health
17 Department requirements as well. And
18 they'll be retested once this project is
19 underway.

20 SUPERVISOR SALADINO: Have all the
21 soils on site been tested for
22 contaminants?

23 MR. TARTAGLIA: Yes. I believe there
24 were two, Phase 1 and Phase 2 completed
25 when Bolla purchased the property. But

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when the project is under construction, we're able to lift all of that concrete and asphalt and we're able to do more in depth testing as needed. But given the age of the tanks is relatively recent, we're not expecting to find any issues there. But of course, if they are, we will address them.

SUPERVISOR SALADINO: I'm also concerned about contaminants that were there from previous tanks.

MR. TARTAGLIA: Agreed. And those will all be investigated fully and thoroughly as part of this raise and rebuild.

SUPERVISOR SALADINO: And will all of that data of your testing that's taken place and future tested will be provided to the Town of Oyster Bay?

MR. TARTAGLIA: Absolutely. If that's what's required. Absolutely.

SUPERVISOR SALADINO: We would like to provide assurances to our residents that there are no contaminants, there is

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no threat to our groundwater, there's no chance of contaminants entering the air, and that our residents are all fully protected.

MR. ALTMAN: I'll reiterate what Mr. Tartaglia said, Mr. Supervisor, we will, to the extent the Town requires or requests, we're happy to provide. I will say again, Phase 1 and Phase 2 were done as part of the leasing process; no issues in that regard. But when the site is redone, and to the extent the blacktop is excavated and the soil is dug, it will be tested. And if there is a reporting requirement, Bolla always follows the law in terms of reporting.

SUPERVISOR SALADINO: We would greatly appreciate your sharing with us all of those professional reports, so our team can also see the data.

MR. ALTMAN: I'll certainly bring that back to Bolla.

SUPERVISOR SALADINO: Thank you very much.

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COUNCILMAN LABRIOLA: I just want to revisit a couple of things that I started to speak about with you. In the Burger King aspect of it, is this a novel idea? Is this something that has been done before with Bolla or any other -- I mean, I've never seen a Burger King partner with a gas station before in my limited experience. But is this something that's happening elsewhere?

MR. ALTMAN: Yes, sir; it is. I'm not going to tell you off the top of my head how many stations Bolla has, but yeah, there are multiple Stations with Tim Horton's/Burger King or Tim Horton's/Moe's.

COUNCILMAN IMBROTO: Is that happening on Long Island?

COUNCILWOMAN MAIER: I can tell you with certainty there's a Burger King with a Tim Horton's in Lindenhurst. So there are quite a few and are maintained very well.

MR. ALTMAN: If you take a take a

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ride on the east a little bit, you can stop at Exit 57 or Exit 58, Exit 56, Exit 64. Yeah. There there are a number of sites, particularly on the LIE, mind you, with multiple uses inside the convenience component.

COUNCILMAN LABRIOLA: So in terms of the sales of the alcohol, and I know that in your petition, you, of course, cite to the New York state law, which preempts us from further outright banning these sales. But we can, however, restrict the hours of operation and alcohol sales. And I would like you to at least have a conversation with the owner. And in terms of this particular operation alongside the LIE and perhaps entertain a discussion with our Town Attorney's Office after we close the hearing and as we move forward in discussions.

COUNCILMAN IMBROTO: I think you meant to say the opposite, though. We could outright ban the sales, but we can't restrict the hours of it.

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COUNCILMAN LABRIOLA: No, it's my understanding was based on the petition, it says that we cannot preempt.

MR. ALTMAN: You can't preempt.

COUNCILMAN IMBROTO: We're preempted from regulating the hours.

COUNCILMAN LABRIOLA: All right. We'll let the Town Attorney decide that for us outside of this hearing.

But my question is, as part of the provision that would be granted by this Board, I know that I would look more favorably upon this application if you would consider restricting the hours of alcoholic sales.

MR. ALTMAN: Councilman, I hear you loud and clear, and I, like I said, I will be happy to take your concerns and your comments back to Bolla.

COUNCILMAN LABRIOLA: That's all I ask.

MR. ALTMAN: 100%.

COUNCILMAN LABRIOLA: Let's talk about it as we move forward and see what

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we can do to come to some kind of a compromise. And it is something that does concern me. It is very convenient for somebody who is looking for alcohol to stop along the expressway and fill up their car and grab another six pack of beer as they go along the merry way. It's a little more inconvenient to get off of the line and get into the residential neighborhood looking for a business that's open after 11 p.m. selling alcohol besides the 7-Eleven, I know that they do that. However, most stores that sell alcohol, distributors and liquor stores, are closed at a reasonable hour. But these operations are open 24/7 and I think it's something that we should consider. And the fact that the previous Boards in this Town of Oyster Bay had these concerns, and although New York state law may have changed, I think sometimes common sense tells us that maybe we should look at some of the old ways and see if they were working.

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MR. ALTMAN: Again, I hear you loud and clear. I will be happy to discuss it with Mr. Singh, Bolla's principal. We are cognizant of motorist's safety, and sometimes people need to be prevented from harming themselves, so to speak. So I hear your concern, and we will be happy to discuss.

COUNCILMAN LABRIOLA: Thank you.

SUPERVISOR SALADINO: Thank you.

COUNCILWOMAN MAIER: Have an interesting question you may not be able to answer, but being in the industry myself, somewhat, the model that you have proposed here, I've know some of these have historically been done in conjunction with the drive-thru. Being that you were raising the building and moving it, that wasn't taken into consideration so the customer doesn't have to park, get out. They'd go through the drive-thru. I was just curious as to is that was that something that was considered or not at all.

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MR. ALTMAN: It's a great question.
Go ahead, Chris.

MR. TARTAGLIA: It is a great question. We're laughing because it was absolutely considered in the beginning of our discussions and our layouts for this property. Bolla has opened several, as you're aware with drive-thrus. In this particular case, we just felt that it wasn't necessary, that it might add -- we've got such wonderful circulation in space on this site on an LIE location, that we felt like just pushing that, building up another 10 or 15ft to get that drive-thru in, might have constrained that circulation just a little bit too much. So it was really a common sense layout. I had to argue with Mr. Singh a little bit on this one, but I won.

COUNCILWOMAN MAIER: Good answer.
Fair enough. Thank you.

MR. TARTAGLIA: Thank you.

SUPERVISOR SALADINO: We're glad to

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hear that a lot of common sense was utilized in the design.

MR. ALTMAN: More than you know, there really was.

SUPERVISOR SALADINO: Good.

If there are no other questions. Is there any correspondence -- are you done with your presentation?

MR. ALTMAN: We are. Unless there's any questions of our team.

SUPERVISOR SALADINO: No questions here. No members of the public has indicated they would like to speak.

TOWN CLERK: The attorney for the applicant has filed the Affidavit of Service and 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 and Tax map indicates the property is Section 13, Block 893, Lot 34;

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

There are no variances or Code Enforcement cases on file; however, there are Town Board Resolutions on file;

We have affidavits of posting and publication. There is no correspondence.

SUPERVISOR SALADINO: Thank you.

May I have a motion?

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

COUNCILMAN HAND: Second.

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

(Whereupon, all members of the Board respond in favor.)

SUPERVISOR SALADINO: Those opposed nay.

(Whereupon, no response.)

SUPERVISOR SALADINO: They ayes have it.

Thank you.

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MR. ALTMAN: Thank you, all.

MR. TARTAGLIA: Thank you.

(Whereupon, above matter
concludes, 10:59 a.m.)

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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 7th day of October, 2025.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD

Town of Oyster Bay

REGULAR MEETING

October 7, 2025

10:59 a.m.

HEARING - Local Law

To consider "A Local Law to Amend the Code of
the Town of Oyster Bay, New York, Chapter 246
Zoning". (M.D. 9/9/25 #27)

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

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A P P E A R A N C E S

P R E S E N T:

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COUNCILMAN	LOUIS B. IMBROTO
COUNCILMAN	THOMAS HAND
COUNCILMAN	STEVE L. LABRIOLA
COUNCILWOMAN	LAURA L. MAIER
COUNCILWOMAN	VICKI WALSH
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

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APPEARANCES:

William McCabe, Esq.

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SUPERVISOR SALADINO: Mr. LaMarca,
would you please call the next hearing?

TOWN CLERK: The last hearing today
is to consider a local law to amend the
code of the Town of Oyster Bay, New York,
Chapter 1046 zoning.

MR. MCCABE: Good morning,
Supervisor Saladino and honorable town
board members. My name is Bill McCabe,
I'm a deputy town attorney. I'm
introducing Local Law 5 to amend the code
of the Town of Oyster Bay, Nassau County,
New York, to revise certain provisions of
Chapter 246 of the zoning law.

This local law amends Section 246-8
to preserve the Town's ability to protect
public safety, traffic flow, and overall
health conditions by continuing to
require what the Town deems to be a
reasonable and necessary minimum on site,
off street parking for theaters, museums,
and places of public assembly.

Specifically, all theaters, museums,
and places of public assembly will be

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required to have one parking space per
three persons occupancy.

Local Law 5 was also reviewed by the
Nassau County Department of Public Works
and Planning Commission.

That's it. Quick and easy.

SUPERVISOR SALADINO: Counselor, can
you please tell us the necessity for
this?

MR. MCCABE: We're trying to have a
uniform minimum off street parking ratio
for most land uses, both secular and non
secular. To have it standard for
Everyone.

SUPERVISOR SALADINO: Thank you.
Anything else?

MR. MCCABE: No. That's it.

SUPERVISOR SALADINO: Has anyone
indicated that they would like to be
heard on this? I don't have any slips.

TOWN CLERK: I don't either,
Supervisor.

SUPERVISOR SALADINO: Okay.

Do you have any correspondence?

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TOWN CLERK: We have affidavits of posting and publication. There is no correspondence.

SUPERVISOR SALADINO: Thank you.

May I have a motion?

COUNCILMAN IMBROTO: I move that the hearing be closed and be voted on today.

COUNCILMAN HAND: Second.

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

(Whereupon, all members of the Board respond in favor.)

SUPERVISOR SALADINO: Those opposed nay.

(Whereupon, no response.)

SUPERVISOR SALADINO: They ayes have it.

Thank you.

(Whereupon, above matter concludes, 11:01 a.m.)

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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 7th day of October, 2025.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD
TOWN OF OYSTER BAY

REGULAR MEETING

October 7, 2025

11:20 p.m.

ACTION CALENDAR

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

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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
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

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SUPERVISOR SALADINO: Will the Town Clerk please call the Regular Action Calendar?

TOWN CLERK: May I have a motion to suspend the Rules and add Resolution 718 through 724-2025?

On the motion?

COUNCILWOMAN IMBROTO: So moved.

COUNCILWOMAN 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.

SUPERVISOR SALADINO: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilwoman Walsh?

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COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Councilman Monteleone?

COUNCILMAN MONTELEONE: Aye.

TOWN CLERK: Motion to suspend the
Rules and add Resolution 718 through
724-2025 passes with seven ayes.

May I have a motion to table
Resolution 716-2025.

On the motion, please?

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.

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TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Councilman Monteleone?

COUNCILMAN MONTELEONE: Aye.

TOWN CLERK: Motion to table
Resolution 716-2025 passes with seven
ayes and zero nays.

May have a motion to adopt
resolution number P16-2025 through
724-2025, noting that Resolution 716-2025
has been tabled.

On the motion?

COUNCILMAN IMBROTO: So moved.

COUNCILMAN HAND: Second.

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

I do not have any speaking slips,
Supervisor.

SUPERVISOR SALADINO: I have no slips
identifying anyone that would like to be
heard.

Please call for the vote.

TOWN CLERK: Supervisor Saladino?

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SUPERVISOR SALADINO: I vote aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: I also vote aye.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye on all.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye on all.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye on all.

TOWN CLERK: Councilman Monteleone?

COUNCILMAN MONTELEONE: Aye on all.

TOWN CLERK: Motion to adopt
Resolution P16-2025 through 715-2025
passes with seven ayes.

Resolution 716-2025 has been tabled.

Resolution 717 through 724-2025
passes with seven ayes.

Calendar is complete, Supervisor.

SUPERVISOR SALADINO: Thank you.

May I have a motion to close the
meeting?

COUNCILMAN IMBROTO: I move that

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this Town Board 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.

Thank you, everyone.

(Whereupon, above matter
concludes, 11:20 p.m.)

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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 7th day of October 2025.

Karen Lorenzo
KAREN LORENZO

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