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**TOWN BOARD**  
**TOWN OF OYSTER BAY**  
REGULAR MEETING

November 18, 2025

10:20 a.m.

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SPECIAL PRESENTATION

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**JOSEPH SALADINO**

SUPERVISOR

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**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 (ABSENT)
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
JEFFREY LESSER, ESQ.	DEPUTY TOWN ATTORNEY

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PRAYER:

Pastor Rebecca

Sheridan of Faith Lutheran Church and School

PLEDGE:

US Air Force E4 Sergeant Frank Marcinick

Pam Marcinick, AMVETS and the American Legion

Auxiliaries

US Marine Corporal Peter Silvestre

PRESENTATIONS:

Jenny Riegler

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SUPERVISOR SALADINO: Good morning, everyone. Welcome to our Oyster Bay Town Board meeting for Tuesday, November 18th, 2025. I apologize for the delay and thank you all for your tremendous patience and waiting as we get the dissolve ready for today's board meeting.

For those joining us this morning, you have an opportunity to be heard on matters before the Town board, as well as during the public comment period, which will be held at the end of the meeting.

As always, this meeting is being live streamed on social media and on the Town's website, which is OysterBayTown.com. These proceedings are recorded and later transcribed quite professionally.

Your voices are very important to us. Statements, comments and input from the public relative to our meetings are always welcome. Everyone at our meetings. If you have something you would like to say relative to an item on our calendar

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today, please fill out a slip and make sure that it's clear. If you have comments that are not related to today's hearings or our Action Calendar, then please write on the slip "Public Comment" and you will be heard at the end of the meeting.

To submit comments online, please email [publiccomment@oysterbay-ny.gov](mailto:publiccomment@oysterbay-ny.gov), or you can mail us at the Office of the Town Attorney at 54 Audrey Avenue, Oyster Bay, NY 11771.

We begin Town our meetings with prayer and we all feel it's very, very important to do so. We always have someone from the various congregations throughout the town so we can learn more about everyone's spiritual in this town. For today, leading us in prayer is a good friend Pastor Rebecca Sheridan of Faith Lutheran Church and School in Syosset. Welcome back to Town Hall, Pastor. Would you kindly all join us in rising?

PASTOR SHERIDAN: Let us pray.

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Good and generous God, in this season of Thanksgiving, we begin today by simply giving you thanks for our beautiful world and community, for our friends, neighbors and family, for the ability to live and work here and peace and freedom, for the gift of life itself. Remind us to be grateful for our many blessings and to be generous with those blessings as we remember those who are struggling to put food on the table, those without stable homes or families, those who are grieving the loss of loved ones, or those who are lonely and isolated this holiday season.

We pray your blessing on this meeting today and especially on these public servants who have dedicated their lives to improving our town. Guide their thoughts and actions.

In your holy name we pray.  
Amen.

(Whereupon, all, "Amen".)

SUPERVISOR SALADINO: Thank you,

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Pastor Rebecca Sheridan. Please send our  
best to your congregation at Faith  
Lutheran Church and School in Syosset and  
thank you for always being with us, and  
for all you do for the spiritual needs of  
your community.

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SUPERVISOR SALADINO: We are now going to have the Pledge of Allegiance. Leading us today as always are veterans and people very special to us. Today we'll include retired United States Air Force E4 Sergeant Frank Marcinick, his wife, Pam, who is with the AMVETS and the American Legion Auxiliaries; and United States Marine Corporal Peter Silvestre.

Would you kindly lead us?

(Whereupon, the Pledge of Allegiance is said.)

SUPERVISOR SALADINO: Thank you, Lady and gentlemen, for your service not only in time with war but through out.

And now while we're still all rising, it is with heavy heart and profound relief at the same time for the Neutra Family of the Plainview that we focus on what has recently occurred. Captain Omer Neutra was finally returned for burial in the land of Israel. Over two years we prayed for the Neutra

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Family while they lived in uncertainty without closure, holding onto hope and enduring unimaginable pain. Their courage, determination and relentless fight has touched countless hearts not only in the Town of Oyster Bay, not only in the United States, but worldwide. They met with the President, they met with members of Congress, they met with the media, they continued to join forces with anyone and everyone, including this Town Board, including my dear friend, Jeff Pravato and all of the officials in this town.

Omer now rests in the land he loved and he served and he gave his life for. And he rests there with the dignity he deserves.

May his memory forever be a blessing and may his family always be comforted by the love that surrounds them.

Let's take a moment of silence and remembrance for Captain Omer Neutra and Vietnam veteran Peter Morris as well.

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Vietnam veteran Peter Morris, an 80-year-old veteran from Farmingdale and a member of the Farmingdale VFW Post 156 was tragically killed in a car crash just moments after attending an event, honoring veterans at his granddaughter's elementary school last week in Farmingdale, Woodwood Parkway School. He walked outside, got into his car and it was hit by a truck and died on the scene right in front of the school with his granddaughter right there at the school.

So today at this time of Thanksgiving, let's be thankful to live in a democracy, let's be thankful for our veterans who protect us, let's be thankful for people around the world who are blessed and those who have gotten closure from the horrific aspects of war. Let's be thankful for our veterans and for Captain Omer Neutra and Vietnam veteran Peter Morris, as well as in recognition of all the women and men in the armed forces and all of those serving

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in law enforcement as well as all of our first responders.

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

SUPERVISOR SALADINO: Thank you. Would you all be seated?

RECEIVER OF TAXES: Supervisor, if I may. Yes, from the Neutra family, they send their gratitude always when I speak to them. The support, strength from our great county executive, doing what you both have done over these past two years shows leadership nobody else around this country has done. Only here in the Town of Oyster Bay and Nassau County and our great County Executive, Town Board and Legislature.

SUPERVISOR SALADINO: Thank you Jeff.

Jeff Pravato and I visited Israel together two weeks before the attack and learned so much and brought us closer to our own religions, brought us closer to the people here in the town of Oyster Bay

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and of course to the people in Israel.  
And it is so important that we continue  
to unify as one family, no matter what  
religion you practice, no matter where  
you are politically, no matter where you  
are in any aspect of life, in this town  
we focus on being one family, respect for  
one another and that will continue.

RECEIVER OF TAXES: The funeral was  
beautiful. We got up at 3:30 in the  
morning to watch it. The procession --  
you want to talk about what we do for our  
first responders here, it's just as  
amazing over there. Thousands of people  
turned out. Thank you.

SUPERVISOR SALADINO: It's very  
important. Thank you, Jeff.

Thank you to everyone here in this  
room for all of your support on the  
renaming of a park in Plainview where  
Omer would play, it now bears his name  
and that was an important ceremony for  
the community, for the family and for all  
of us. So we are indeed blessed to

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continue to have the relationships we  
have in this town.

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SUPERVISOR SALADINO: We have one presentation this morning and for this presentation we welcome Jenny Riegler of Plainview who is joined by her daughter Olivia.

Jenny is a national leader when it comes to raising awareness of a debilitating condition known as Complex Regional Pain Syndrome. Jenny's sister, Beth, suffers from this condition, an extremely painful nerve disorder.

The Town of Oyster Bay each year recognizes this crucial initiative and just recently proclaimed November 3rd as Color the World Orange Day. To spread awareness, we have illuminated town goal and orange for the entire month of November in recognition of Beth and recognition of all of those who suffer from Complex Regional Pain Syndrome. And we recognize our role in educating the public. We thank both Jenny and her daughter Olivia for being with us, not

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hard to find them in the room because they dressed in orange. We greatly appreciate the two of you.

So if you please come forward, I'm going to ask all of our officials to meet you down at the rail and ask Councilwoman Laura Maier whose family certainly has had its share of dealing with health issues, and then being a leader by turning this horrible situation around to teach others and in turn they've got the support from everyone.

So Laura Maier, if you would assist, you certainly have shown tremendous leadership when it comes to health care and disease and we appreciate what you've done. We appreciate what all of you do.

(Whereupon, photos taken.)

SUPERVISOR SALADINO: Let's give them a big hand.

(Whereupon, applause.)

SUPERVISOR SALADINO: Thank you.

MS. RIEGLER: Thank you.

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SUPERVISOR SALADINO: Now, if you'll bear with me, we have a short list of important announcements.

The first and most important of all is a heartfelt congratulations to Lisa and Andrew, residents of our town. Lisa's dad is a well-known, well-respected, and a very happy new father-in-law, Steve LaBriola.

COUNCILMAN LABRIOLA: Thank you.

Thank you.

SUPERVISOR SALADINO: Steve, would you like to give us a synopsis?

COUNCILMAN LABRIOLA: All right.

Well, what I could say is after having married off my first daughter three weeks ago, my younger daughter, just this past Friday, is just a warning: Don't try this at home, folks (laughter).

It really was just such a beautiful thing, life changing in a sense. I'm also an expectant grandfather in February.

SUPERVISOR SALADINO: All blessings.

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Congratulations, Steve, to your wife, Cindy, of course, to Lisa and Andrew, the newlywed and Andrew's family. May God continue to bless your entire family.

Congratulations to the other couple, your other daughter and her husband --

COUNCILMAN LABRIOLA: Gina and Armand.

SUPERVISOR SALADINO: Gina and Armand as well.

A lot of good things happening in the LaBriola Family. You deserve all the blessings that God has bestowed on you.

COUNCILMAN LABRIOLA: Thank you very much.

SUPERVISOR SALADINO: Of course, of course.

A few other reminders, folks, we still have our Veterans Toiletry Collection Drive going on through the end of November with drop-off locations at Town Hall South Town in Massapequa and Town Hall North right here in Oyster Bay.

Our Toys for Tots Collection

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Drive -- this is very important because we break records, national records here in the Town of Oyster Bay and we thank everyone who takes part in the collection drive. We have collection boxes located in Town Hall South, Town Hall North and the Town's Ice Skating Center in Bethpage. Your donation of a new and unwrapped toy is sure to bring smiles to a child this holiday season, children in need.

Please don't forget teenagers in need too. There's plenty of them and sometimes the toys tend to be for the very young. So please consider purchasing and donating a toy for a teenager as well.

We have a very successful -- and this is where I talk about -- I spoke to the issue of breaking records -- Our Cruise-Thru Holiday Toy Drive will take place on Saturday, December 6th from 10 a.m. to 3 p.m. at John Burns Park in Massapequa. I will say it again,

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Saturday December 6th from 10 to 3, we will have our annual Cruise-Thru Toy Drive. Very easy, all you have to do is buy whatever you'd like to donate, drive up, roll down the window, and we'll take care of the rest. This was established by our team during the Pandemic. Super successful. They fill up at least one or not two, 18-wheeler or a huge box trucks, and it's very, very special.

And we thank our partners in these charitable endeavors, including the United States Marine Corps, who helps us with the toy drive. Optimum has been a big sponsor and Whitey's Tires as well.

And, finally, before we poll the Board, there is one more thing I'd like to editorialize for a moment. We started off this month, November 4th was election day. It is a privilege to serve the residents of this great town, and I am honored to have been reelected.

And I know my colleagues who are up for re-election, including Councilman Louis

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Imbroto; Councilman Tom Hand,  
who's not able to be here because he's  
getting a big award currently;  
Andrew Monteleone, our Councilman, and  
our Town Clerk, Rich Lamarca.

To the public: We thank you from  
the bottom of our hearts for your support  
and for showing the confidence in us to  
run this town. It's great responsibility.  
We accept it very seriously, and it is a  
privilege. So we thank you.

We also realize we did very, very  
well. Very well. We appreciate everyone  
who helped us in that endeavor, supported  
us, worked on the campaign, all of the  
above. There are obviously people who  
don't vote for us, and we want to make it  
very clear we represent you too. We  
represent every one of every political  
party, of every creed, of every color, of  
every religion, of every walk of life.  
It is very important to us that you know  
that. We appreciate you. We appreciate  
this opportunity to fulfill -- it won't

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be two years, it will be one year this time because of the change in the law in Albany. But that's a different story.

Thank you, dearly, on behalf of all of us who ran this year, we thank you all from the bottom of our hearts. And we'll continue to be very motivated to show you our appreciation by delivering the best of the best in government services to everyone in this town. Whether you're active in the voting process or not, it doesn't matter. What matters to us is you live here, you are residents, and you will always be treated equally, and with deep appreciation.

Thank you so much.

(Whereupon, above matter concludes, 10:46 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 18th day of November, 2025.

*Karen Lorenzo*  
KAREN LORENZO

<b>1</b>	<b>actions</b> [1] - 6:21	<b>awareness</b> [2] - 14:8, 14:18	<b>buy</b> [1] - 19:5
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<b>10:20</b> [1] - 1:7	<b>ago</b> [1] - 16:18	<b>B</b>	<b>C</b>
<b>10:46</b> [1] - 21:20	<b>Air</b> [2] - 3:7, 8:6	<b>BAY</b> [1] - 1:3	<b>Calendar</b> [1] - 5:5
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<b>18</b> [1] - 1:6	<b>amazing</b> [1] - 12:15	<b>bears</b> [1] - 12:22	<b>Captain</b> [3] - 8:23, 9:24, 10:22
<b>18-wheeler</b> [1] - 19:10	<b>Amen</b> [1] - 6:23	<b>beautiful</b> [3] - 6:5, 12:11, 16:21	<b>car</b> [2] - 10:5, 10:10
<b>18th</b> [2] - 4:4, 22:13	<b>Amen"</b> [1] - 6:24	<b>begin</b> [2] - 5:14, 6:3	<b>care</b> [2] - 15:16, 19:7
<b>2</b>	<b>American</b> [2] - 3:8, 8:9	<b>behalf</b> [1] - 21:5	<b>Center</b> [1] - 18:8
<b>2025</b> [3] - 1:6, 4:5, 22:13	<b>AMVETS</b> [2] - 3:8, 8:8	<b>best</b> [3] - 7:3, 21:9, 21:10	<b>ceremony</b> [1] - 12:23
<b>3</b>	<b>Andrew</b> [3] - 16:7, 17:3, 20:5	<b>bestowed</b> [1] - 17:14	<b>certainly</b> [2] - 15:8, 15:15
<b>3</b> [2] - 18:24, 19:2	<b>ANDREW</b> [1] - 2:11	<b>Beth</b> [2] - 14:11, 14:20	<b>certify</b> [1] - 22:9
<b>3:30</b> [1] - 12:11	<b>Andrew's</b> [1] - 17:4	<b>Bethpage</b> [1] - 18:9	<b>change</b> [1] - 21:3
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<b>5</b>	<b>applause</b> [1] - 15:22	<b>blissing</b> [2] - 6:17, 9:20	<b>children</b> [1] - 18:11
<b>54</b> [1] - 5:12	<b>appreciate</b> [6] - 15:4, 15:17, 15:18, 20:14, 20:24	<b>blessings</b> [4] - 6:10, 6:11, 16:25, 17:14	<b>Church</b> [3] - 3:4, 5:22, 7:4
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<b>6th</b> [2] - 18:23, 19:2	<b>Armand</b> [2] - 17:9, 17:11	<b>Board</b> [4] - 4:4, 9:13, 11:17, 19:18	<b>clear</b> [2] - 5:3, 20:19
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<b>80-year-old</b> [1] - 10:3	<b>aspect</b> [1] - 12:7	<b>bottom</b> [2] - 20:8, 21:7	<b>CLERK</b> [2] - 1:18, 2:14
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<b>a.m</b> [2] - 1:7, 18:24	<b>assist</b> [1] - 15:14	<b>boxes</b> [1] - 18:6	<b>closure</b> [2] - 9:3, 10:20
<b>ability</b> [1] - 6:7	<b>attack</b> [1] - 11:22	<b>break</b> [1] - 18:3	<b>colleagues</b> [1] - 19:24
<b>able</b> [1] - 20:3	<b>attending</b> [1] - 10:6	<b>breaking</b> [1] - 18:21	<b>Collection</b> [2] - 17:21, 17:25
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**TOWN BOARD**

**TOWN OF OYSTER BAY**

REGULAR MEETING

November 18, 2025

10:39 a.m.

\*\*\*

**HEARINGS - P-9-25; P-10-25; P-11-25**

**To consider the application of**

**165 Eileen Way LLC, fee owner, and**

**Padel States; Sagamore Gymnastics, Inc.;**

**and TKSLR LLC, lessees,**

**for a Special Use Permit on premises' located**

**at 165 Eileen Way, Syosset, New York.**

**JOSEPH SALADINO**

SUPERVISOR

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**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
COUNCILWOMAN	MICHELE M. JOHNSON
COUNCILMAN	LOUIS B. IMBROTO
COUNCILMAN	THOMAS P. HAND (Absent)
COUNCILMAN	STEVE L. LABRIOLA
COUNCILWOMAN	LAURA L. MAIER
COUNCILWOMAN	VICKI WALSH

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

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

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SUPERVISOR SALADINO: Clerk Rich LaMarca, could 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 is absent.

Councilman Labriola?

COUNCILMAN LABRIOLA: Here.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Present.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Present.

TOWN CLERK: Councilman Monteleone?

COUNCILMAN MONTELEONE: Present.

TOWN CLERK: Supervisor, we have a quorum.

SUPERVISOR SALADINO: Today we're going to do a little differently. We have three all-related hearings. So, at the advice of Counsel, would you kindly call them all together?

Anyone would like to be heard on

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these hearings, if you haven't filled out a slip yet, we ask you to please do so those slips are up front.

Thank you. Please go ahead.

TOWN CLERK: Supervisor, we have three hearings, P9, P10, and P11, all to consider the application of 165 Eileen Way, LLC, fee owner, and Padel States LLC, lessee Sagamore Gymnastics, Inc.; and TKSLR LLC, lessee, all for a special use permit on premises located at 165, Eileen Way, Syosset, New York.

MR. SNIPAS: Thank you, Clerk LaMarka.

For the applicant, Eric Snipas, Law Firm of Greenberg, Traurig, 900 Stewart Avenue.

SUPERVISOR SALADINO: For people who may not be familiar, I will just explain what the three hearings we're attempting to do, what the applications are and why we're going to hear them all at the same time, just so people understand and we provide transparency.

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MR. SNIPAS: Sure. All three applications today pertain to 165 Eileen Way in Syosset. Two of the proposed tenants are existing tenants, that is Sagamore Gymnastics and Long Island Sports Hub. We do have a proposed tenant who will occupy existing space, that is Padel States. And this is all pertaining to the same building, same property, same set of facts.

SUPERVISOR SALADINO: Just different tenants with different types of businesses, but all in the same building. And the building is located in an industrial park, not near other homes.

MR. SNIPAS: Correct. Absolutely correct.

SUPERVISOR SALADINO: Please proceed.

MR. SNIPAS: Thank you.

Present with me today on behalf of 165 Eileen Way is Stacey Finkelstein. She's a CPA and vice president of Asset Management for Taub Development. I also

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do have Wayne Muller from R&M Engineering, our projects' traffic expert; John Macchio, the project architect who is unable to attend today. But I think we can answer any questions you may have as it relates to Architectural Review.

SUPERVISOR SALADINO: Just another quick question before you continue. Is there anyone here today, presently here who is here to hear this application? I just want to make sure you can all see and that you have questions. I don't see anyone who's put their hand up to be recognized for this application. Please proceed.

MR. SNIPAS: So 165 Eileen Way is an affiliate of Taub development. They are owned by the Taub Family, owners of properties throughout Oyster Bay. They've owned the property since 2006, acquiring as part of the Honeywell Corporation portfolio, including 170 and 180 Michael drive. Today's application requests site

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plan approval and special use permits for the three active recreation uses. As I mentioned earlier, two of which are existing and one is proposed. The proposed padel court will occupy the former Retro Fitness space on the second floor of 165 Eileen.

165 Eileen is a 3.37 acre parcel of land designated on the Nassau County Land Tax map as Section 15, Block 157, Lot 41. The entire parcel is located in the LI Zoning District, and it's improved with an existing two story, 107,000 square foot multi-tenant building constructed in approximately 1961. Features 445ft of frontage along Eileen Way, with two two way curb cuts on the east and west side of the premises. There is also an existing 20 foot wide easement easement for ingress and egress on the east side of the premises, and that's for the benefit of 171 Eileen Way, which abuts the premises to the east.

As Wayne Muller will touch on in a

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few minutes, there's sufficient parking as the site provides 210 parking spaces on site, with parking areas at the front along the east side of the building, as well as the southwest corner of the premises. However, most of the parking is concentrated to the front of the building closest to the entrance doors. There are also 29 on street parking spaces available. The property does have an existing parking variance, but under today's application we are required to provide 622 spaces, and we are only providing 210. So we will be applying to the Zoning Board of Appeals. This is consistent with other properties in the area, such as 170 and 180 Michael Drive and 300 Michael Drive, which has had similar parking circumstances.

So the current tenants of 165 Eileen Way include Race Hub Educational Laboratory, Long Island Sports Hub and Sagamore Gymnastics. There's also a 4000 square foot vacant office space that was

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previously occupied by a law firm. And then, as I mentioned earlier, the approximately 15,400 square foot space on the second floor, which was previously occupied by Retro Fitness, is now being proposed to be occupied by Padel.

The property is one of multiple buildings along Michael Drive and Eileen Way that have converted from industrial to active recreational and fitness uses over the years. There are properties in the area that do have those active recreational uses, including 170 and 180 Michael Drive, 300 Michael Drive, which actually features a warehouse distribution component on top of the active recreational uses, and 171 Eileen Way, which abuts the premises to the east.

Abutting the premises to the south is a county recharge basin, and then west of the premises are properties in the R1 Zoning District improved with single family homes. In between the single

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family homes and the premises is county property.

As you can see from the site plan, there's no site work additions or changes to the existing footprint proposed by these applications. We're simply requesting to legalize the existing Long Island Sports Hub and Sagamore Gymnastics tenancies, and for Padel to occupy that former Retro Fitness space.

Turning to Long Island Sports Hub, the individual tenancies. As you're probably aware, Long Island Sports Hub is an approximately 68,000 square foot sports facility featuring turf fields, an ice hockey rink, hardwood basketball courts, fitness areas, and volleyball courts. And they've been tenants since 2015, where they host sports programs, leagues, camps, tournaments and parties for all kinds of sports.

The entire Long Island Sports Hub tenancy is located on the first floor of 165 Eileen Way. Upon entering through the

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main entrance of 165, guests proceed to the lobby to the service desk. There are plenty of changing areas available for guests, who can then proceed to the baseball training cages, the weight room, playing fields, basketball courts, or the hockey rink which is located on the far west side of the tenancy.

Long Island Sports Hub is open Monday through Friday from 9 a.m. until 11 p.m., and Saturdays and Sundays from 8 a.m. until 11 p.m..

Turning to Sagamore Gymnastics. They are a gymnastics academy offering programs for all ages and skill levels, including recreational, competitive, cheer and tumbling classes. Sagamore has been a tenant in this building since 2013, and they have become a staple in the gymnastics community.

Sagamore provides over 10,000ft<sup>2</sup> of unobstructed floor area for gymnastics work. There's also a waiting area for parents to observe their children on the

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uneven bars, balance beams, trampolines, rings and floor areas.

          Their hours of operation are Monday through Friday, 10 a.m. to 8 p.m. and 8:30 a.m. to 1 p.m. on Saturdays.

          Finally, turning to Padel, which is a cross between tennis and squash, and played on a fully enclosed court smaller than a tennis court. The walls are part of the playing area, so players can use the walls as part of the strategy. This also prevents balls from flying onto other courts where other people are playing. It has grown into a social engine that drives movement, connection and socialization. It also allows for cross-generational ways for guests to stay active.

          The racquet used in padel is a solid, solid racquet with holes in its face. The ball is very similar to a tennis ball, but it's a little lower pressure, resulting in less bounce and ideal for an enclosed court. The game is

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always played in doubles, with the serve underhanded, and that's another component of the game which prevents balls from flying onto other courts.

So the proposed Padel space will be 15,400ft<sup>2</sup>. We're proposing four padel courts with accessory amenities typically found in a padel club. The benefit here is that the padel tenancy actually reduces the required parking from the former Retro Fitness space. So under the former Retro Fitness space, we looked at just the 15,400ft<sup>2</sup> calculated at the Town's requirement of one parking space per 75ft<sup>2</sup>. Retro was required 206 parking spaces. Here we're only required 20.

SUPERVISOR SALADINO: Just to that point, because no one has indicated that they're here on this hearing, are you aware of any opposition? Have you heard from any civic association, any resident? Any group? Any organization?

MR. SNIPAS: No, Supervisor. And with every notice, I tend to send out a

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cover letter asking, inviting people to call me with any questions, and I have not received any.

SUPERVISOR SALADINO: Are you going to be asking for any variance on parking whatsoever for any of these applications?

MR. SNIPAS: Yes, we are.

SUPERVISOR SALADINO: How many spots?

MR. SNIPAS: So we are required to provide 622, and we're providing 210. And I do have Wayne Muller here who can speak to his traffic study. I will say that his traffic study indicates the --

SUPERVISOR SALADINO: I'm sorry. Apologize to for interrupting. Did you say 622 needed and you're going to provide 210?

MR. SNIPAS: 210.

SUPERVISOR SALADINO: Will you be coming back for a variance hearing?

MR. SNIPAS: Yes, we will.

SUPERVISOR SALADINO: So there'll be another opportunity for people, if they

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are in opposition. You're going to advertise this. You're going to let everyone know what you're doing, and then you're going to come back for a variance hearing to see if the the Zoning Board of Appeals, separate body, will allow you to open with 210 instead of 622.

MR. SNIPAS: That's correct.

SUPERVISOR SALADINO: Have you arranged with other businesses for their hours when they're not operating to utilize their parking?

MR. SNIPAS: Yes. This has been discussed when 170 and 180 Michael Drive was before this board. There tends to be just a unwritten agreement that people can use 170 and 180 for parking to utilize 165. I will also say my daughter does attend Sagamore Gymnastics and the peak hours, which were in Mr. Muller's study, show that Wednesdays are typically in the afternoon and about 4:00, or when the peak hours are. Her gymnastics are usually 345 to about 5:00, and we never

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have an issue parking. We typically park in front.

SUPERVISOR SALADINO: Just to assure the public that we're doing this in the proper way -- I've heard nothing but very positive feedback about the operations at this site -- you mentioned that the unwritten rule, would you get a letter from these entities to provide proof?

MR. SNIPAS: Sure. So 170 and 180 are all owned by the Taub Family, 170 and 180 is a little further down, a couple of buildings down, but people tend to park 170 and 180 and just walk down.

SUPERVISOR SALADINO: You will get a letter from from the owner to put in the file to prove that.

MR. SNIPAS: It's the same owner.

SUPERVISOR SALADINO: We're asking you to provide a letter, you're saying you will?

MR. SNIPAS: Yes.

SUPERVISOR SALADINO: Yes.  
Fantastic.

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Then you can give us a condensed version of your application?

MR. SNIPAS: That is all.

COUNCILWOMAN WALSH: Also, what's in that next building again? Is that the coffee shop and everything?

MR. SNIPAS: That's Michael Drive. That's 170.

COUNCILWOMAN WALSH: It closes at night because I --

MR. SNIPAS: Typically because there's a daycare there, I think there's a martial arts studio.

SUPERVISOR SALADINO: So let me suggest for your consideration of providing a letter from any other property that -- it's a big difference between the 622 and the 210, and we want all the businesses to be very successful. Parking can be an issue. And if you would like to consider getting letters from other property owners that would allow an overflow of parking when they're not at their peak or they're not operating, that

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would be appreciated.

MR. SNIPAS: Sure. We will definitely consider that.

COUNCILMAN MONTELEONE: I just have one question. So what is the parking situation there now?

MR. SNIPAS: We have 210 parking spaces.

COUNCILMAN MONTELEONE: 210 now.

MR. SNIPAS: I think, Wayne, if you could come up here and give a brief synopsis, but we have not found any --

COUNCILMAN MONTELEONE: You're not reducing it from 600 to 210.

MR. SNIPAS: It's already already 210. It's been existing as 210 for over ten years.

COUNCILMAN IMBROTO: It's already being used like this and there's no problems.

MR. SNIPAS: No. None.

SUPERVISOR SALADINO: Thank you.

Sir, would you kindly give us your appearance for the record?

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MR. MULLER: Surely Wayne Muller with the firm of R&M Engineering, 50 Elm Street, Huntington, New York.

We did prepare a very detailed parking and traffic analysis, which is dated revised March 28th, 2025, which was submitted to the various Town departments and reviewed on our behalf. And what we found was that, yeah, a there's a lot of available parking on the property in its current state.

SUPERVISOR SALADINO: Wayne, is there ever a time when the parking lot, every last spot is filled to the brim?

MR. MULLER: No.

SUPERVISOR SALADINO: In how many years of operation?

MR. MULLER: It's been ten years. What I do not know is that the space that is proposed to be occupied by the Padel facility was Retro Fitness. So there could have been times when they were busy in concert with the existing uses, but they vacated the premises and now it's

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proposed to have Padel occupy that same space, which is a much less intense use than a fitness center.

SUPERVISOR SALADINO: If the applicant works with other property owners and other properties, including the ones they own, to utilize other spaces during the peak hours, from your experience, do you perceive a time when they will see the parking lot and the the surrounding businesses overflowing with parking, creating a problem?

MR. MULLER: No, I do not. The reason we studied the existing facility which contained the gymnastics center, the sports hub, the ice skating rink. There's multi surface turf fields inside this basketball courts. There's another STEM facility that has to do with programming for gaming and the like. Those tenants were there when we studied. We found there was available parking on the property. And as Mr. Snipas indicated, there is legally available on

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street parking on Eileen Way, if there was to be some minor overflow. But during the times that we were there, both on a Wednesday or Saturday, we did not observe a parking problem. There was available parking, albeit most of the parking was in the rear of the facility, and the front and the east side of the buildings were pretty full, but there's a tremendous lot in the back.

You can see from the site plan, actually the aerial is probably better. I think it's a couple slides. You can see this is kind of the way that it operates. On the on the northern side of the building. There's a very large parking area which wraps around to the eastern side, which is in the shadow of the building. And then behind the building is a very large parking lot. And that's kind of the way that we saw that the operation when we were there, just the way that's shown on the aerial photograph. The bulk of the parking within the front of the

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building is being used by people who are bringing their children primarily to the various different gymnastics and the ice skating. When I was there yesterday, I went there again, the ice skating rink was very busy and the gymnastics place was cranking. You know, people working out, there's a fitness component of sports which was being used. And then there were people playing basketball down on the east side of the building.

SUPERVISOR SALADINO: What is the highest use point of the entire week?

MR. MULLER: I would have to say probably on Saturday during the day. That's what we saw.

SUPERVISOR SALADINO: And that's also when the surrounding properties are open as well.

MR. MULLER: I believe the building to the east would be closed on Saturday.

SUPERVISOR SALADINO: On Saturday.

I don't see a compass rose on here.

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MR. MULLER: Looking at the aerial,  
to the right.

SUPERVISOR SALADINO: To the right.  
That's closed. And so there's significant  
parking there. To the left?

MR. MULLER: It was some type of a  
construction outfit. I really don't know  
their activity.

SUPERVISOR SALADINO: But there are  
spots that could be utilized that the  
applicant can focus on a letter to  
confirm usage of that property.

MR. MULLER: That's correct.

SUPERVISOR SALADINO: Okay.

Does anyone have any questions of  
the traffic expert?

(Whereupon, no response.)

SUPERVISOR SALADINO: Thank you  
very, very much.

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

SUPERVISOR SALADINO: Thank you.  
Does anyone have any questions of the  
applicant's attorney?

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(Whereupon, no response.)

SUPERVISOR SALADINO: No.

Why don't you wrap up to your application?

MR. SNIPAS: That concludes my presentation. I do have some pretty renderings if you want to see the Padel space, but other than that, I just ask that the Board consider it and then grant our special use.

SUPERVISOR SALADINO: I might have asked this question earlier. Have you been contacted by anyone in opposition, any group, any individual, any business owner, any resident and anyone in any way, shape or form?

MR. SNIPAS: None whatsoever.

SUPERVISOR SALADINO: Thank you.

Is there anyone who would like to be heard on this application?

(Whereupon, no response.)

SUPERVISOR SALADINO: Please let the record reflect that no one has asked to be heard.

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Any summary?

MR. SNIPAS: That is all. Thank you.

SUPERVISOR SALADINO: Do we have any correspondence?

TOWN CLERK: Supervisor, for all three tenants, the attorney for the applicant has filed the Affidavit of Service and disclosure and the communications are as follows --they are separately for each, but they're exactly the same. So I'm going to read it once.

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 as Section 15, Block 157, Lot 41.

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

There are no Open Code Enforcement Bureau cases; however, there are

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variances on file.

We have Affidavits of Posting and Publication.

There is no further correspondence.

SUPERVISOR SALADINO: Town Clerk Richard LaMarca, has your office received any correspondence, letter, e-mail, phone calls in opposition with concern, asking questions about these applications?

TOWN CLERK: We have not.

SUPERVISOR SALADINO: Frank Scalera, has the Town Attorney's Office received any letters, e-mails, phone calls and opposition or asking questions in any way in regard to these applications.

TOWN ATTORNEY: No.

SUPERVISOR SALADINO: Thank you very much. May I have a motion?

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

SUPERVISOR SALADINO: Second?

COUNCILMAN LABRIOLA: Second.

SUPERVISOR SALADINO: Thank you.

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

(Whereupon, all members of the Town of Oyster Bay Town Board present respond in favor with, "Aye.")

SUPERVISOR SALADINO: Opposed, nay?

(Whereupon, no response.)

SUPERVISOR SALADINO: The ayes have it.

MR. SNIPAS: Thank you very much.

(Whereupon, above matter concludes, 11:03 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 18th day of November, 2025.

*Karen Lorenzo*  
KAREN LORENZO

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9:14, 9:18, 19:24

**utilize [3]** - 15:13,  
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**utilized [1]** - 23:11

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**vacant [1]** - 8:25

**vacated [1]** - 19:25

**variance [4]** - 8:12,  
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**variances [1]** - 26:2

**various [2]** - 19:8, 22:4

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**vice [1]** - 5:24

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**walk [1]** - 16:15

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**WITNESS [1]** - 28:12

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**Y**

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**Z**

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**- [1]** - 1:8

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**TOWN BOARD**  
**TOWN OF OYSTER BAY**

REGULAR MEETING

November 18, 2025

11:02 a.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 (ABSENT)  
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: And now we're going to move to our Regular Action Calendar. Mr. LaMarca, would you call the Regular Action Calendar?

TOWN CLERK: May I have a motion to suspend the Rules and add Resolution 836 through 844-2025?

On the motion, please?

COUNCILWOMAN IMBROTO: So moved.

COUNCILWOMAN LABRIOLA: Second.

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

On the vote, Supervisor Saladino?

SUPERVISOR SALADINO: Aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye.

SUPERVISOR SALADINO: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

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TOWN CLERK: Councilman Monteleone?

COUNCILMAN MONTELEONE: Aye.

TOWN CLERK: Motion to suspend the Rules and add Resolution 836 through 844-2025 passes with six ayes.

May I have a motion to table Resolutions 837 and 844-2025?

On the motion?

COUNCILMAN IMBROTO: So moved.

COUNCILMAN LABRIOLA: Second.

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

On the vote, Supervisor Saladino?

SUPERVISOR SALADINO: Aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Councilman Monteleone?

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COUNCILMAN MONTELEONE: Aye.

TOWN CLERK: Motion to table  
Resolutions 837 and 844-2025 passes with  
six ayes.

May I have a motion to adopt  
Resolution P-17-2025 through 843-2025,  
noting that Resolutions 837 and 844 have  
been tabled.

On the motion?

COUNCILMAN IMBROTO: So moved.

COUNCILMAN LABRIOLA: Second.

TOWN CLERK: Motion made my  
Councilman Imbroto and seconded by  
Councilman Labriola.

We have some speakers.

SUPERVISOR SALADINO: We have some  
people who have indicated they would like  
to be heard. The first will be Kelly  
Risotto.

Come on up, Kelly. Would you please  
begin by giving us your full name and  
your address, or if you are representing.

MS. RISOTTO: Yes.

Kelly Risotto Land Use Ecological

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Services, representing Sagamore Yacht Club for their bulkhead reconstruction application.

Really just filled out the card in case the Board had any questions that needed to be answered. It's a very straightforward application for reconstructing their existing bulkhead.

SUPERVISOR SALADINO: So you are replacing it in kind of the same location that it currently is.

MS. RISOTTO: So currently the bulkhead is a Navy style. So it has sheathing and then the piles in front. They're proposing to actually install ten inch vinyl sheathing between the existing sheathing and the piles. So essentially replacing the existing whalers with vinyl sheathing.

SUPERVISOR SALADINO: Tremendous. Thank you.

MS. RISOTTO: You're very welcome.

SUPERVISOR SALADINO: Does anyone have any questions?

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(Whereupon, no response.)

SUPERVISOR SALADINO: Thank you.

Is there anyone here who would like to be heard in this bulkhead application at Sagamore Yacht Club?

(Whereupon, no response.)

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

Thank you, Kelly.

And now we have two speakers related to a special use permit and decision of 440 Jericho Turnpike in Jericho. Tamara Harutunian.

Why don't you start off by giving us the proper pronunciation?

MS. HARUTURIAN: Good morning. My name is Tamara Harutunian. I work with Howard Avurtine, attorney for the applicant.

Resolution 834-2025, consists of decision on the application of Cotillion Catering Hall for special use permit regarding its premises at 440 Jericho

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Turnpike in Jericho.

I'm here today to request, on behalf of the applicant, that the resolution be tabled until the Board's next meeting on December 9th to afford the applicant an additional opportunity to address the noise disturbance issues that have been raised by residents of The Manor's condominium community. There will be no real prejudice to the parties by such a brief tabling that would allow the parties time to address the noise issues.

The applicant, in consultation with the attorney for the matters, will work to take all required steps to immediately satisfy the residents' concerns. We understand the residents' desire to have this matter resolved, but we are willing to collaborate with them to address these issues. Therefore, we respectfully request the Board's indulgence in this matter. Thank you.

SUPERVISOR SALADINO: One of the big questions that comes to mind is you speak

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is for how long have has this been going

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on for how long have there been

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complaints? And for how long has the

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corporation already been attempting to

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address the sound issue? And by doing

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what?

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COUNCILMAN IMBROTO: Or failing to

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address the issue?

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MS. HARUTURIAN: Well, I know the

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application has been on for quite some

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time. I mean, I think the last hearing

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that took place was in 2020. So this

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application is ongoing.

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SUPERVISOR SALADINO: So in those 4

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to 5 years, what has the

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Corporation/business done to address the

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residents' issues?

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MS. HARUTURIAN: I know that the

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latest plans that have been submitted

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include a noise noise reduction

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commercial acoustic door. There has also

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been discussion about the lowering of the

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volume from inside the premises.

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SUPERVISOR SALADINO: What does

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discussion mean?

MS. HARUTURIAN: We've put them on the plans. We've spoken to the attorney for Manors about these being options. We have the specifications that we've provided.

SUPERVISOR SALADINO: I want to give you all of the respect and time. So I'm asking these questions not to challenge but to get to the truth.

MS. HARUTURIAN: Absolutely.

SUPERVISOR SALADINO: When I heard you say there have been discussions, has a policy put been put in place to change the volume to a different point and limit it that has already been practiced? When you say discussion, that means something you could do in the future. In practice, has the volume been turned way down or considered noticeably down? And have you held events there where you have held the DJ's volume to the limit? Has that already been put into practice?

MS. HARUTURIAN: I believe there

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have been attempts. Personally, I have not been there. I don't know.

SUPERVISOR SALADINO: There's been no discussion with your client?

MS. HARUTURIAN: No, there has absolutely been discussion with the client.

SUPERVISOR SALADINO: Has your client told you of something they have put into practice?

MS. HARUTURIAN: They've indicated that they've discussed with the DJ's doing this. We want to put it into a proper policy. We also, like I said --

SUPERVISOR SALADINO: But they have not put it into a proper policy yet.

MS. HARUTURIAN: When I say proper policy, I mean, I'm saying if you want something in writing, whatever I could do. Work with the neighbors to do whatever that will make them happy.

SUPERVISOR SALADINO: Really, what I'm getting at is have the owners met with the neighbors, come up with a plan

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and put it into practice prior to today?

MS. HARUTURIAN: That is what we've been trying to do and our ongoing discussions with them about that; hence, the reason why we're asking for the table.

SUPERVISOR SALADINO: Have the neighbors told you that there's a noticeable difference since putting this policy into place? Have the neighbors told you or anyone affiliated/associated with the ownership and the management of the cotillion? Has anybody said, thank you, we notice a difference.

MS. HARUTURIAN: I personally am not aware of that.

SUPERVISOR SALADINO: You're not aware that that's taken place? Okay. Do you feel --

MS. HARUTURIAN: Hence, the reason why again, we're also looking into the door and what like other options as well. Because we don't want to just say, oh, DJ, lower it. I mean that might not be

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sufficient.

COUNCILMAN IMBROTO: Tamara, we've known each other a long time. You know how seriously we take the neighbors concerns.

MS. HARUTURIAN: Understood.

COUNCILMAN IMBROTO: They don't appear to be happy, and we're going to hear from them in a little bit.

MS. HARUTURIAN: Understood.

COUNCILMAN IMBROTO: Has there been any sort of mutually agreed upon solution that you've come to today? You're both here.

MS. HARUTURIAN: Like I said, we've had the discussions with the attorneys. Howard Avurtine has had conversations with Mr. Schneider, the attorneys for Manors. So they've had full conversations. We've also proposed to them and put on our plans the door for the acoustics, which we proposed so that they can look at that.

SUPERVISOR SALADINO: None of us has

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taken place yet. No new door, no solid agreement that has either been signed or agreed to in person.

MS. HARUTURIAN: Not at the moment.

SUPERVISOR SALADINO: And how many years have gone by since the complaints began?

MS. HARUTURIAN: Like I said, the application has been since 2020.

COUNCILMAN IMBROTO: There's been ample opportunity to address the complaints since the original application and it hasn't been done. We know that the neighbors are not happy.

MS. HARUTURIAN: Understood.

COUNCILWOMAN WALSH: I do have a question. There is a very active civic group in Jericho, specifically in that area. Do you know if your client has met with them at all, and for any meetings over the past five years just to introduce themselves?

MS. HARUTURIAN: Honestly, myself, personally, I'm not aware of of those.

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Could have happened with Mr. Avurtine.

COUNCILWOMAN WALSH: Okay. Thank  
you.

COUNCILMAN IMBROTO: Thank you.

SUPERVISOR SALADINO: Thank you very  
much.

Is there anything else you'd like us  
to know?

MS. HARUTURIAN: No.

SUPERVISOR SALADINO: Thank you very  
much.

Our next speaker will be Sloan  
Zarkin. Did I get that right?

MS. ZARKIN: You did. You did  
perfectly.

Good morning. Sloan Zarkin from  
Schneider Buchel, 60 Crossways Park Drive  
West, Suite 340, Woodbury, New York.

I know you're all used to seeing  
Mark Schneider. I've joined the firm  
recently, and so hopefully you'll be  
seeing a lot more of me instead of Mr.  
Schneider. I don't have a lot to say  
this morning, so I'll be very brief with

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your time. I just wanted to say that as far as I'm aware, and I've taken this matter over from Mark. We represent the Manors of Jericho, there have been limited to no conversations between my office representing the Manors and the Cotillion attorneys until yesterday, about conversations as to how the Cotillion can go about limiting its noise with respect to the Manors and how an agreement can be reached. This is the first I'm hearing about that.

Other than that, we respectfully stand on the record as to everything the Board is aware of with respect to the ongoing issues regarding the cotillion. Thank you for your consideration, unless you have other questions for me.

SUPERVISOR SALADINO: I do.

Ms. Zarkin, you heard from Tamara Haruturian.

MS. ZARKIN: Yes.

SUPERVISOR SALADINO: Just prior, I asked specific questions. I realize you

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were there for a short time, but I'm

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assuming you've done your research as to

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what has taken place prior to you

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arriving with the firm. I'm led to

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believe by the answers to the questions I

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just asked? Is there has not been any

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agreement in terms of turning down the

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sound, there has not been anything

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installed there, there have not been

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regular meetings with the community. Is

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that all correct in terms of what you

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heard?

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MS. ZARKIN: That is all correct.

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The sound complaints by the residents of

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the Manors have continued. The noise

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complaints have continued. It's been just

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as loud. Nothing has changed and there is

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no agreement between the Manors and the

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Cotillion as to how it can be addressed.

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SUPERVISOR SALADINO: We're very

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pro-business in this town. We promote

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business, we promote business of all

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sizes, all types. But we also are very

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respectful of our residents and their

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2 quality of life. I believe, in my  
3 opinion, people move to the town of  
4 oyster Bay, where homes are more  
5 expensive on average than most  
6 surrounding towns because they are  
7 looking for a very high quality of life,  
8 quality of services and lifestyle. And  
9 I'm dismayed that in five years there's  
10 no noticeable difference. When sound it  
11 is not only dependent upon doors and  
12 insulation. Sometimes sounds is as easy  
13 as turning a volume switch down, and what  
14 I'm beginning to believe is that has not  
15 occurred in any appreciable way. Is that  
16 a correct assumption from your opinion?

17 MS. ZARKIN: That is correct. This  
18 is certainly a quality of life issue, and  
19 my understanding is that there is also an  
20 outdoor bar that is being run that they  
21 don't have a permit for and some other  
22 issues.

23 SUPERVISOR SALADINO: Is there a lot  
24 of music emanating from that as well?

25 MS. ZARKIN: There is loud music.

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There's fireworks during weekends,  
mornings when that would violate a noise  
ordinance, things like that as well. So  
it's not just late at night, it's during  
the day on weekends.

SUPERVISOR SALADINO: Is there  
anything else you'd like us to know?

MS. ZARKIN: That's it.

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

(Whereupon, no response.)

SUPERVISOR SALADINO: Thank you very  
much.

MS. ZARKIN: Thank you very much for  
your time.

SUPERVISOR SALADINO: Thank you.

Is there anyone else who would like  
to be heard on this particular item on  
our Resolution Calendar? Yes, you may.  
Please start off again with your full  
name for the record.

MS. HARUTURIAN: Tamara Haruturian.

I just wanted to note real quick  
that we weren't made aware of any new

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complaints over the past two years. We

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know about complaints before that, but if

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there had been complaints, it had to have

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been brought to us in the past two years.

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Additionally, I want to add that --

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COUNCILMAN IMBROTO: By us you mean

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you and Howard, or you mean the

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cotillion?

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MS. HARUTURIAN: Personally our

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firm, Howard and I either.

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Also, I want to say that the

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applicant --

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SUPERVISOR SALADINO: Are you aware

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of any residents who have communicated an

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improvement on sound levels, an

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improvement in a -- you're not aware of

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any?

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MS. HARUTURIAN: (Nodding) I don't

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think we've heard anything.

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SUPERVISOR SALADINO: And if I

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recall correctly, I'm giving you another

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chance to answer my repeated question.

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MS. HARUTURIAN: I understand.

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SUPERVISOR SALADINO: Has anything

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substantially been done to alleviate the problems from the installation of anything to the operation, to appreciably turning down the DJ's music or whoever is providing the sound?

MS. HARUTURIAN: We have spoken to the client, advised that that's what they should be doing. They should be lowering the volume. We have not heard any complaints over the past two years. That's the best I can say at this moment.

SUPERVISOR SALADINO: But you're not aware if they have indeed done that. You're telling me that you have told them.

MS. HARUTURIAN: Yes, they have been advised.

SUPERVISOR SALADINO: But you have no proof that they have done that.

MS. HARUTURIAN: If you want to call it proof, is that we have not been advised of any complaints over the past two years, since we've been advising them to do so.

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Additionally, applicant is willing to pay for any expenses associated with the town setting inspectors to the site between now and any other hearing, if you're willing to table it, to determine whether there is any disturbance. We're willing to have any inspections done and we'll even pay for them to so that you can see what it's like on the ground.

SUPERVISOR SALADINO: Thank you.

MS. HARUTURIAN: Thank you.

SUPERVISOR SALADINO: Okay. We have no one else that would like to be heard on this item and nothing else on the . Resolution Calendar.

It is time for a vote.

TOWN CLERK: Supervisor Saladino?

SUPERVISOR SALADINO: Aye on all.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye on all.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye on all.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye on all.

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TOWN CLERK: Councilwoman Walsh?

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COUNCILWOMAN WALSH: Aye on all.

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TOWN CLERK: Councilman Monteleone?

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COUNCILMAN MONTELEONE: Aye on all.

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TOWN CLERK: Motion to adopt

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Resolutions P-17-2025 through 836-2025

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passes with six ayes.

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Resolution number 837-2025 has been

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tabled.

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Resolution numbers 838 through

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843-2025 passes with six ayes.

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Resolution 844-2025 has been tabled.

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Calendar is complete, Supervisor.

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SUPERVISOR SALADINO: Thank you, Mr.

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LaMarca.

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May I have a motion.

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COUNCILMAN IMBROTO: I move this

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board meeting be closed.

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COUNCILMAN LABRIOLA: I second the

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Motion.

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SUPERVISOR SALADINO: All in favor,

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please indicate by saying aye.

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(Whereupon, all members

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respond in favor.)

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SUPERVISOR SALADINO: Opposed, nay.

(Whereupon, no response.)

SUPERVISOR SALADINO: The ayes have  
it. Thank you.

(Whereupon, above matter  
concludes, 11:21 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 18th day of November 2025.

*Karen Lorenzo*  
KAREN LORENZO

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