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TOWN BOARD
Town of Oyster Bay
REGULAR MEETING

May 19, 2026
10:14 a.m.

TOWN MEETING

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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| SUPERVISOR | JOSEPH S. SALADINO |
| COUNCILMAN | LOUIS B. IMBROTO (11:17) |
| COUNCILMAN | TOM HAND |
| COUNCILMAN | STEVE L. LABRIOLA (ABS) |
| COUNCILWOMAN | LAURA L. MAIER |
| COUNCILWOMAN | VICKI WALSH |
| COUNCILMAN | ANDREW MONTELEONE |

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

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

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SUPERVISOR SALADINO: Good morning, ladies and gentlemen, and welcome to the Oyster Bay Town Board meeting for Tuesday, May 19th, 2026.

For those of you joining us this morning, you can be heard on matters brought before the Town Board as well as during the public comment portion.

As always, this meeting is being live streamed on the Town's website, which is oysterbay.com. These proceedings are recorded and later transcribed and your voice is important to us.

Statements, comments and input from the public relative to the meetings are always respected as part of the record. To submit comments online, please email: Publiccomment@oysterbay-ny.gov, or you can mail us at the Office of the Town Attorney, 54 Audrey Avenue, Oyster Bay, New York, 11771.

We begin all of our meetings in prayer and we've been doing that since I became supervisor in 2017. Somebody said

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2 to me in the beginning, beginning with
3 prayer, why are you bringing prayer? This
4 is government. You can't mix government
5 and religion. And I said, well, if it's
6 good enough for the New York State Senate
7 and good enough for the New York State
8 Assembly, it's good enough for the town
9 of oyster Bay and the right. These
10 freedoms, including freedom of religion,
11 that's part of our veterans sacrifice.
12 That's part of what they have fought for
13 to give us this right. And we're
14 certainly going to embrace it here in our
15 town, and it's also a great opportunity
16 for everyone to learn about the different
17 congregations. So we become more of a
18 family by learning more about each other.
19 Leading us in prayer today is Reverend
20 Iwy Patel of the United Methodist Church
21 in Hicksville. Welcome back, Pastor. The
22 podium is yours. If everyone would kindly
23 rise. It's appreciated.

24 PASTOR PATEL YATRI: REVEREND YATRI:

25 Let us pray.

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Gracious God, Holy creator, we thank you for the privilege of gathering here today to serve our community of oyster Bay. We pray for the residents of oyster Bay and all who serve. Unite all of us in purpose to care for one another, our community and care for your world. We do not take lightly the freedom we have in our country and the privilege to be stewards of all your creation.

So, as the Town Supervisor Saladino said, help us to take this privilege and do our part to care for your community and be nice and be caring towards each other.

Bless the Town Supervisor Saladino and Councilpersons Imbroto, Labriola, Maier, Walsh, Monteleone, and Town Clerk LaMarca and Receiver of Taxes Prevato. Grant this Council wisdom, discernment and clarity as they address the agenda before them. May their decisions be guided by fairness, empathy and a deep commitment to the well-being of every

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resident. Bless their hard work and help them to work together in harmony and mutual respect. And we lift their families to you as well.

We're grateful for the faithful workers and volunteers of Oyster Bay. So we pray for all those who serve: The Police, the Fire Department. We pray for the various departments: The Public Works, Parks and Recreation, Highway and Roadway. Bless the volunteers who coach Youth League sports and bless our public events with safety and bless the maintenance crew who build, clean and take care of the parks, fields and equipment, highways and roadways so that we're all safe.

Finally, Holy God, we ask that you bless the office personnel, if not for their attention to detail, the routine, even the mundane. We would not have the flourishing community that we have today.

Bless each person here and their families and the concerns and the things

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they're bringing to the agenda today. All these things, Lord, we pray in your holy name. Amen.

(Whereupon, all, "Amen".)

SUPERVISOR SALADINO: Thank you so much, Pastor. Your presence and your prayers and your leadership, we very much appreciate it and your congregation is very blessed to have you with them.

PASTOR PATEL YATRI: Thank you so much.

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SUPERVISOR SALADINO: SUPERVISOR

SALADINO: Leading us now in the Pledge of Allegiance is United States Air Force Sergeant Frank Marcineck of AmVets Post 88 in Massapequa. Frank served from 1972 to 1978. He's joined by his wife, Pam of the Ladies Auxiliary of AmVets Post 14, Frank and Pam, you've always been very dedicated to our community. We know that Frank will soon be inducted into the New York State Veterans Hall of Fame. Very impressive. And, Pam, you were recently honored with the Women's History Month Pathfinder Award. Congratulations to both of them. How about a big, big hand (applause)?

And as I touched upon earlier, our freedoms are due to our veterans. There is just no doubt about it. And we're very respectful and appreciative of all of our veterans in this town. Included with us today we have many distinguished veterans. We have past Commander Loretta DiBrino of AmVets Post 88 and First Vice

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Commander of New York State AmVets, and soon to be the first New York State female commander. Congratulations (applause). We have commander elect Bill Bailey of AmVets Post 88, US Navy Second Class Petty Officer. We are joined by Pete Silvestri of AmVets Post 88. He is a US Marine E-4 Corporal. And Commander Doug Durbin. I've known Doug for a long time, and he is a very proud veteran of AmVets Post 88 from the US Navy E Three Seamen. Also, Tony Sparaco, another dear friend of Farmingdale, U.S. Army E-4 Acting Sergeant. You brought your wonderful wife with you, I see as well. Also, we have with US Army specialist Fourth Class Bob Selby of Oyster Bay.

Each and every one of you and your spouses are wonderful people, very supportive and we just love you all. So with that, we are truly honored to have you here at the podium to lead us in the Pledge of Allegiance.

(Whereupon, the Pledge of

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Allegiance is said.)

SUPERVISOR SALADINO: Thank you.

Before we sit down, I'd like to take a moment to remember some very special people to this town. One that is very sad. One of our town veterans, Army Sergeant E-5 Richard Guevara, passed away last week. Richard served in Vietnam from 1968 through 1970, and as vice president of Vietnam Veterans of America Chapter 82 in Nassau County. Richard continued to serve our local veterans and frequently led us in the Pledge at town board meetings, one of many responsibilities he took on to help veterans and to help our residents. Richard will be deeply missed by all of us here at Town Hall in Oyster Bay, and our hearts and prayers are with his beloved wife, Gerri and their son, Daniel at this very difficult time.

We've lost another good friend just last night, a very good friend of mine, a friend of this Board and a very close friend of former supervisor and Justice

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Angelo Delligatti. Judge Delligatti, we are thinking of you and the Kennedy Family. We've just learned that we've lost a good friend, John Kennedy of Bayville. John Kennedy lived a life of service to the community and has had an exemplary career in law enforcement. He came up through the ranks of the Nassau County Police Department and reached the level of Nassau County Police Department Deputy Commissioner. He served as a Village Justice in Bayville. His wife, Carol, also served on the Village Board and a wonderful family is. Their son was a Bayman who passed away, perished in the Long Island Sound off of Bayville on May 17th, 2020. His son Mike he passed at 57. So in an effort to honor his son, all of the baymen, all of those who work on the water John and Carol and a small group of caring residents formed a committee to create the Baymen's Monument, which will be unveiled at Theodore Roosevelt Park in Oyster Bay on June 3rd at 1 p.m.. And

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while John was not able to see this ceremony, he did see and supervise over the delivery and installation of the statue. It's absolutely breathtaking.

Our thoughts go out to his wife, Carol, and John's family and friends, and they can take solace in knowing that this monument will forever honor not only their son, but all the baymen and all of those who have lost their lives working in a very demanding profession.

John's legacy, and those of his colleagues, was the impetus behind the memorial, which will continue to bring attention to those who work the sea.

John Kennedy, we miss you. What a kind gentleman. So I ask you that you all join us in a moment of silence in remembrance of Richard Guevara and John Kennedy, and for all the men and women in the United States Armed forces serving across the world; all of the men and women in law enforcement; all of our first responders; and all we have lost in

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the Middle East and in Israel especially.

(Whereupon, a brief moment
of silence.)

SUPERVISOR SALADINO: Please be
seated.

We're joined now by former
councilman, former supervisor and former
New York State Supreme Court Justice
Angelo Delligatti. Our thoughts and
prayers go out to you and to all the
close friends. I know John was like a
brother to you. And my deepest
condolences, sir.

HON. DELLIGATTI: If anybody had a
life well lived, it was John Kennedy. So
we should celebrate him, not mourn.

SUPERVISOR SALADINO: Thank you, Your
Honor. And that's exactly what we will
do.

Again, we invite you all to join us
in the northwest corner of Theodore
Roosevelt Park in the afternoon of June
3rd, 1 p.m. where we will have an
unveiling ceremony for the Baymen's

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Monument. Very special. It's very
beautiful.

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SUPERVISOR SALADINO: You know, we talk about John and others giving back, Richard giving back. And we're thrilled to honor some people today who have made a living, made a life rather, of giving back. Incredible people who are very special to us in this town.

For this presentation this morning, we're honored to recognize an iconic business that serves the needs of our residents and, quite frankly, keeps us neat and looking sharp. What do I mean by that? Pat's Barbershop, specifically, a proud family-owned operation that was founded in July of 1958 by Pasquale "Pat" Palumbo, who is here with us today. He's joined by his wonderful daughter, Rose. Their son Charlie couldn't be with us. He's probably holding down the fort at the barbershop.

On a personal note, my parents took me there when you had the barbershop on Hempstead Turnpike at the shopping center. What was it then? It was

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Pergaments. Everybody knows the Pergament Shopping Center, and obviously, they've been across the street for many, many years. If you can make someone like me look good, wow, you're very talented. Very talented.

We appreciate you being here. And for all you do in the day to day operations of the barbershop. But you're also great friends to our town.

Pat's Barbershop joined forces with Frank Marcineck of Post 88, who had the idea of providing complimentary haircuts to veterans at the Northport VA hospital. Not surprisingly, Pasquele and Rose and others jumped right on board to support the initiative. These haircuts made our veterans feel great, look great. It's just a wonderful way to show for Americans to give respect and show appreciation to veterans something so, so important and we need to continue to remember that. And Pat is just the best. You and Rose and Charlie and the family

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at the barbershop are kind, caring individuals who make a big difference. Every year, they hold a bit of a festival in the parking lot with zeppoles and all kinds of other goodies and really celebrate the community. That's so, so important. So we want to recognize Frank, Pat, Rose, Charlie, and of course their wonderful barbers, including Danielle, DeAllegro from Massapequa; Sean Hunter, Nicholas Schimmel of Bethpage who was unable to join us. Did I get all the names of everyone?

ROSE DRUMMOND: Sean is here.

SUPERVISOR SALADINO: Sean is here. Thank you, Sean, for being here. It's greatly appreciated. Thank you again, Frank. And to all of you, Frank, I understand you'd like to say a few words.

MR. MARCINECK: Yes, sir.

SUPERVISOR SALADINO: Would you please go up to the podium.

MR. MARCINECK: I get calls every month, they wanted me to provide money to

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pay for \$15 for each veteran out there to get their hair cut. And I said, boy, that's going to cost me a lot of money. I'm going to have to raise some funds or whatever. And I said, let me see what I can do. And I went over to Pat's Barbershop and I saw Rose and I said, you know, Rose. I explained to her that I'm looking to get haircuts for the vets out there, and it's going to cost me a lot of money. She says, Frank, all you had to do was ask. I'll be out there and cut their hair with barbers for nothing. And I'm like, oh my God. I almost fell on the floor. And I said, that was the most wonderful thing. And Hunt's been out there, I believe 3 or 4 times you've been out there. And he was out there yesterday. You see the faces on these vets when when they get their hair cut. Yesterday, he also cut 106 year old veteran out there in the nursing home. And if you saw the smiles on their faces when they got done, it is heartwarming.

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And what I'd like to do is, if you don't mind, sir, I'd like to present Rose and Pat with this plaque. I had a plaque made up. If you don't mind, I'll read it.

"A cut above the rest. Presented to Rose Drummond and the Barbers of Pat's Barbershop for donating your skill, creativity and compassion through volunteer haircuts. Your thoughtful acts help hospitalized veterans feel seen, cared for, and confident. Thank you for serving with the heart. The Northport Veterans Affairs Medical Center and Vets Massapequa Post 88". And I want to thank you both. Thank you, all.

SUPERVISOR SALADINO: I will ask you to step up to the ramp, please join with us. We also have Town of Oyster Bay Citations for these very incredible people. We have one for Rose Drummond. And I'm going to ask my good friend Tom Hand to present this. I know you are close to the Drummond Family for many, many years. Your wife and brothers.

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COUNCILMAN HAND: Yes. And so if you would present that to Rose, we greatly appreciate that.

We will ask Laura, would you make a presentation to Pat; Vicki, would you make this presentation to Sean; and we have one for Frank as well. So we're all going to come down there. How about a big hand for these great Americans (applause)?

MS. DRUMMOND: I want to thank everybody that came in to the Barbershop. This was our honor to do what we should be doing for our veterans each and every day. We should not forget them. To be able to have this honor because we're honoring our veterans. So, Joe, Tony, everybody here have grown up in this neighborhood. And my, my mom actually, my grandparents went to National Avenue when they first came. So and I had an uncle who served in the Marines in World War Two. My father was 15 when World War II was going on in Sicily, he had lost a

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brother at ten years old when that happened with the bombing. So they all have so many stories, including my mother, my dad, and all the stories that we've heard from several of the veterans over at Northport was very humble. And you realize what they do each and every day. So the people that need to be honored every year, and we just do it because we love to help out. Thank you.

VETERAN: I'd just like to say that I moved into the Town of oyster Bay in 1981. I got my first haircut at Pat's Barbershop. Pat cut my hair. I've been a customer for 45 years, and in the past 45 years I've only had one haircut. Outside the barber shop, and that was when I was in the hospital for six months, two years ago. Pat, love you. You know that. Your whole family. You, everybody.

MS. DRUMMOND: Thank you for having us. Okay. Thank you. We appreciate it.

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SUPERVISOR SALADINO: Before we get started with the meeting, I just want to recognize some of the officials here today. We have representatives from the Massapequa Water District, the very, very talented staff there. We appreciate you all. We also have board members, Chairman of the Board of Commissioners is Mr. Raymond Averna, Esquire. Thank you, Chairman Averna, for being here. Let's give Ray a big hand (applause).

Commissioner of the Fire Department, Commissioner of the Massapequa Water District, Grand Puba, of all things, Kiwanis. And we'd be here till 6 p.m. if I read his resume. It's so long. There's so many accolades. Very dear friend. I've known him for a couple of weeks. Let's hear from Commissioner Michael Mazzola (applause). And the newest commissioner of the Water District is no stranger to the Town of Oyster Bay, Commissioner Len Buddy Antonelli (applause).

(Whereupon, above matter concludes.)

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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 19th day of May, 2026.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD
TOWN OF OYSTER BAY

REGULAR MEETING

May 19, 2026

10:26 a.m.

HEARING 1 - Finance

**To consider the application from the
Massapequa Water District for the
Issuance of serial bonds for improvements to
said district. (M.D. 4/21/26 #30)**

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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|--------------|--------------------------|
| SUPERVISOR | JOSEPH S. SALADINO |
| COUNCILMAN | LOUIS B. IMBROTO (11:17) |
| COUNCILMAN | THOMAS P. HAND |
| COUNCILMAN | STEVE L. LABRIOLA (ABS) |
| 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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ALSO APPEARED:

STEVEN MIRRA, H2M

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SUPERVISOR SALADINO: Would you please poll the Board?

TOWN CLERK: Supervisor Saladino?

SUPERVISOR SALADINO: Present.

TOWN CLERK: Councilman Imbroto is absent.

Councilman Hand?

COUNCILMAN HAND: Present.

TOWN CLERK: Councilman Labriola is absent.

Councilwoman Maier?

COUNCILWOMAN MAIER: Present.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Present.

DEPUTY TOWN CLERK: And Councilman Monteleone?

COUNCILMAN MONTELEONE: Present.

TOWN CLERK: We have a quorum, Supervisor.

RECEIVER OF TAXES: Supervisor, I just wanted say, Buddy, a long time in the making. Well deserved, well qualified for your position. Congratulations.

SUPERVISOR SALADINO: Yes.

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Congratulations. And a big thanks to everyone associated with the Water District. You're all incredibly talented. At a time when it is a complicated time to run a water district and we thank you very much for your service.

So with that, would you please call the first hearing.

TOWN CLERK: Today's first hearing is to consider the application from the Massapequa Water District for the issuance of serial bonds for improvements to said district.

MR. MIRRA: Good morning, Supervisor Saladino, members of the Board. My name is Steven Miura and I am a senior discipline engineer at H2M Architects and Engineers. I'm here today representing the Massapequa Water District with Commissioner Mike Mazzola, Commissioner Len Antonelli, Chairman Raymond Averna and Superintendent Kevin Reilly and business manager Kameka Wittal.

The Massapequa Water District is

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requesting the Town Board's approval to proceed with a \$15 million bond to fund three critical infrastructure improvement projects outlined in the 2026 Bond Report prepared by H2M. As you are aware, as a special water district, Massapequa is required to bond money through the Town of Oyster Bay in accordance with local finance law.

The project outlined in the bond report are necessary to maintain safe, reliable drinking water and fire protection for the approximately 43,000 residents that the District serves, and to ensure continued compliance with all applicable regulations.

The first project is for distribution system improvements. The District is proposing to replace approximately 15,500 linear feet of aging unlined cast iron water mains throughout its distribution system. These mains are nearing the end of their useful life and are more prone to breaks, water quality

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complaints, and service disruptions. Proactive replacement of water mains improves reliability, water quality, and fire protection capabilities. The estimated cost for this work is \$10.375 million.

The second project is for iron removal for the District's Well 1. Well 1, which is located at the district's Northeast Well Field, has elevated iron levels that can no longer be addressed through lending or sequestering. As a long term solution under recent Health Department guidance. To keep this well in service and compliant in the future, the district proposes modifying the existing iron removal facility at the northeast well welfare by adding a permanent iron removal vessel for Well 1. The estimated cost of this project is \$2.9 million.

The last project proposed under the requested bond is for water supply station improvements. The District operates nine wells across four plant

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2 sites, which periodically require
3 infrastructure and equipment upgrades due
4 to age and normal wear. The supply
5 station improvement project will include
6 upgrades at the district's plant sites,
7 such as building renovations, well pump
8 repairs, electrical and control upgrades,
9 chemical safety improvements and piping
10 modifications. These improvements intend
11 to address aging infrastructure, improve
12 stability and reliability and efficiency,
13 and enhance operator safety. The
14 estimated cost for these upgrades is
15 \$1.725 million.

16 The total capital cost of the three
17 projects described is estimated at \$15
18 million, and the District is seeking
19 authorization to bond this amount from
20 the Town over a 30 year term.

21 It is important to emphasize that
22 this bond will be paid entirely by the
23 ratepayers of the Massapequa Water
24 District through water rates and taxes
25 imposed by the District, and will not

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impact the town of Oyster Bay's general taxpayers.

On behalf of the Massapequa Water District, we respectfully request the Town Board's approval to proceed with this bond and move forward with next steps. This investment will allow for the Massapequa Water District to continue to provide safe, reliable drinking water to the community. Thank you for your time and consideration. Thank you.

COUNCILWOMAN MAIER: I do have a question. So \$15 million, not just specifically for the residents of Massapequa.

MR. MIRRAR: Correct. The Massapequa Water District.

COUNCILWOMAN MAIER: So when you break that down, what is that equate to? The dollar wise for the taxes for the.

MR. MIRRAR: I don't have a number on me right now, but I can certainly get back to you.

COUNCILWOMAN MAIER: If you could,

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that'd be great.

SUPERVISOR SALADINO: Yes, please.

COUNCILMAN HAND: Mr. Mirra, as always, we appreciate the Water District for all they do. Would you please keep in close contact with us because of the road restoration that's going to be required with these mains. So let's coordinate our efforts.

MR. MIRRAR: Absolutely. The District intends to have public meetings with the residents of the areas to be disturbed before the project is gone to construction.

SUPERVISOR SALADINO: Is there anything else you would like us to know about this hearing?

MR. MIRRAR: No. That's all.

SUPERVISOR SALADINO: Okay. And I always ask this question, but I will. I won't put you on the spot because we're aware of what the answers are. This is taking place when you're coming to us, because state law has created a situation

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whereby you are independent, you run with an independently elected commissioners. But when it comes to bonding, the State has deemed over many years that the Town of Oyster Bay does the bonding for you because you get a better rate for a variety of reasons, and that's part of state law. But if we pass this, I just want to make it clear to anyone who is observing, that only the ratepayers within the Water District would be paying the fees to satisfy the bonds. Correct?

MR. MIRRAR: Correct.

SUPERVISOR SALADINO: Wonderful. And that this is being no different than everywhere else, whether it's small fire companies to water districts, this is the same process that adheres to state law.

MR. MIRRAR: Yes, sir.

SUPERVISOR SALADINO: Great. How many of your bonds are they?

MR. MIRRAR: 30 year bonds.

SUPERVISOR SALADINO: 30 year bonds; and the total?

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MR. MIRRA: 15 Million.

SUPERVISOR SALADINO: 15 million/30 years. Great. Anything else? Anyone else have any questions?

(Whereupon, no response.)

SUPERVISOR SALADINO: Thank you very much. We appreciate your time.

Is there any member of the public who would like to be heard on this hearing?

(Whereupon, no response.)

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

With that, may I have a motion, please?

COUNCILMAN HAND: I move that the hearing be closed to be voted on today.

COUNCILWOMAN MAIER: Second.

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

(Whereupon, all members responded in favor.)

SUPERVISOR SALADINO: Those opposed,

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nay.

(Whereupon, no response.)

SUPERVISOR SALADINO: The ayes have
it.

Thank you very much.

Wait, quick question, any
correspondence?

TOWN CLERK: Supervisor, yes. We
have affidavit of posting and
publication, but there was no other
correspondence.

SUPERVISOR SALADINO: Thank you very
much. Thank you to all of you here today.

(Whereupon, above matter
concludes, 10:49 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 19th day of May, 2026.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD
TOWN OF OYSTER BAY

REGULAR MEETING

May 19, 2026

10:49 a.m.

HEARING 2 - Finance

**To consider the application of 74 Motor Avenue
LLC, fee owner, for a Change
Of Zone and Special Use Permit for premises
located at 74 Motor Avenue,
Farmingdale, New York
(M.D. 4/7/26 #22)**

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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| SUPERVISOR | JOSEPH S. SALADINO |
| COUNCILMAN | LOUIS B. IMBROTO (11:17) |
| COUNCILMAN | THOMAS P. HAND |
| COUNCILMAN | STEVE L. LABRIOLA (ABS) |
| COUNCILWOMAN | LAURA L. MAIER |
| COUNCILWOMAN | VICKI WALSH |
| COUNCILMAN | ANDREW MONTELEONE |

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

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

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

TOWN CLERK: Today's second hearing
is to consider the application of 74
Motor Avenue, LLC, fee owner, for a
change of zone and special use permit for
premises located at 74 Motor Avenue,
Farmingdale, New York.

MR. ABBATE: Good morning,
Supervisor Saladino, members of the board
for the applicant. Tom Abate,. I'm an
attorney with offices at 88 Sunnyside
Boulevard in plain view, and this
morning's application has two components
to it.

The first and most substantial, is a
request to rezone the subject premises
from NB, Neighborhood Business; to GB,
General Business. The second component
are special permits to be issued to
legalize the two businesses which exist
in this one single building on site.

Now, while this application is
brought in the name of 74 Motor Avenue,

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LLC, it's actually Rob Silverman who's right here in the silver tie. He is not just the property owner. He is the proprietor of Main Street Motors, one of the two businesses in the site.

The subject premises is located on the south side of Motor Avenue in Farmingdale. Now this is an east/west running roadway. His business is roughly equidistant from Merrick Road to the west and Main Street to the east. It's a regularly shaped parcel. By that I mean evenly configured. He's got 12,000ft², or 0.27 acres, with 120ft of roadway frontage on motor running to a depth of 100ft. On it sits a building of just 5400ft², and it's a single story building, which is divided into two businesses and the demise roughly equally. You have Mr. Silverman's business, Main Street Motors mechanic work, and then you have McDaniel's Electric Engine Repair. That's not an automotive job. When they say engine

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2 repair, it's like pool pumps, appliances,
3 power tools, things of that ilk. So it's
4 non-automotive. And then roughly take up
5 the same amount of square footage, the
6 building is equally demised.

7 Neither of those uses, Supervisor
8 Saladino or members of the board, are
9 permitted as of right within the NB zone,
10 but they are conditionally permitted in
11 the GB. So that clearly is the impetus
12 for this morning's application. However,
13 it's not like we just pulled that zoning
14 designation out of thin air and said, oh,
15 this will be good. Let's make an
16 application. No. First, we looked at the
17 immediate area -- and what you're going
18 to hear from our testimony today, most
19 specifically from Michael Lynch of Lynch
20 Appraisal by real Estate expert, is that
21 Mr. Silverman's property directly abuts
22 the GB zone on its east side, and that
23 the GB continues for at least another
24 800ft² running eastward across Woodward
25 Parkway, and it's fully improved with

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commercial GB uses.

Moreover, and this is very simple, Mr. Silverman's business, Main Street Motors and McDaniels Engine Repair have both been operating from this site since 1990. So we have 36 years of this building being occupied by the two same tenants, and I might add, without a single complaint in over three decades of operation. It now has formed the character of the area. So a rezoning of this will not change the character of area in any respect.

Notably, if this rezone and the special use permits are issued by this Board at your discretion, nothing is going to change. The nature and the intensity of both businesses is going to remain exactly the same. And that's important because as you're going to hear from Thomas Mazzola, our professional engineer and traffic expert, the site now, and has historically been easily accessible for vehicles. It doesn't

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2 prevent any vehicle conflicts. It doesn't
3 cause traffic congestion or hazard. The
4 drop curves which are on the site are
5 going to remain the same. We have
6 excellent site distances for Motor
7 Avenue. It's a straight running roadway.
8 Those will not be negatively impacted.

9 Now, although I keep saying
10 nothing's going to change, we are
11 proposing changes to the site itself, and
12 that's not only to improve the property,
13 but for the betterment of the
14 neighborhood as a whole.

15 Nick has put up our site plan on the
16 screen, and this site plan was drafted by
17 Rob Peterson of Core Group Architects
18 right here in oyster Bay. And Rob has
19 proposed several things. Most
20 importantly, he's created three off
21 street parking stalls. We have no off
22 street parking deck, as noted in our
23 TEQRA memo, this is a non-conforming use.
24 We have no off street parking. Rob has
25 designed three parallel nine by 24 stalls

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along the east side of the building. So we're helping the parking situation in the area of the subject premises.

Moreover, he's created a two way drive aisle next to those parking stalls, as well as a two way drive by on the rear so that we can store vehicles in the rear of the property, and not on the street or in front of the premises. That rear vehicle storage will be secured by a fence and gate on that east side drive aisle, as shown on the plan.

In the rear, Mr. Peterson has also designed a five foot deep landscape buffer, and it specifically calls for the installation of arborvitae, or equivalent, minimum six feet high upon installation, and which will be irrigated by drip line so that the trees will remain healthy.

He has submitted a photometric plan, so we're having updated site lighting. Some are are also for security purposes, but they all are dark sky compliant and

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the lumens are all reflected in his plan.

Lastly, what he has done is he has created an enclosure on the southeast corner -- so that's in the rear of the property -- both for our refuse container and our recycling container. And again, that will be fully enclosed by a chain link fence with slats.

So basically, although we need to legalize the site, take it from its non-conforming status to a legal status, nothing about the nature and intensity of either use will change. But we are conducting site improvements which will benefit the immediate area.

I'm not going to call Mr. Peterson as a witness, but if you have questions about the site plan, he's here and he'll readily answer your questions. And I'll move on to my first witness unless you have any questions for me.

SUPERVISOR SALADINO: I do. I just want to confirm a couple of things that you said. You mentioned earlier that the

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the business, Main Street Motors, has been operating in this capacity for 36 years.

MR. ABBATE: Correct.

SUPERVISOR SALADINO: Has their activities changed over that time? For instance, were they just doing oil changes and now full service.

MR. ABBATE: No. It's always been a mechanic shop. In fact, the reason it's Main Street Motors is because he began in '85 on Main Street in Farmingdale, and then this site became available. He kept the trade name and moved to here, but it's always been the same.

SUPERVISOR SALADINO: Do they do any auto body work?

MR. ABBATE: We do not do any.

SUPERVISOR SALADINO: Do they ever do any?

MR. ABBATE: We do not do any body work. No.

SUPERVISOR SALADINO: Have they deviated in any way from their activities

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over the years?

MR. ABBATE: No. You know, like I always say about myself, I stay in the lane. I just do zoning; he just does mechanical work.

SUPERVISOR SALADINO: There has been no change over 36 years at that site?

MR. ABBATE: No change. And he enjoys an excellent reputation.

And I also wish to stress, although I said it already, he's done it without any complaints from anyone in the neighborhood for 36 years. And same with McDaniels.

And moreover, as I said at the outset, he's not just the property owner. He's the proprietor. So he's there. So if anybody has a problem, they can just walk over to his shop and talk to Rob. And he's a very outgoing and talkative individual.

Any other questions?

SUPERVISOR SALADINO: So in essence, he mirrors his counsel.

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MR. ABBATE: Yeah, if possible, he's a little more verbose than I am.

So I'll move on to my real estate expert, Mr. Michael Lynch, and I'll ask that you recognize him as such.

Mr. Lynch?

MR. LYNCH: Thank you, Tom.

Good morning, Mr. Supervisor, members of the board. My name is Michael Lynch. I'm a state certified real estate appraiser with offices at 15 Dewey Street in Huntington. And I'm here on the 74 Motor Avenue LLC application.

Before I begin I have a series of photos that I took approximately a week ago during my inspection. And I'll hand those in of the subject property and the immediate surrounding area (handing).

MR. ABBATE: Nick also has those photographs being displayed on the screen right now.

MR. LYNCH: Oh, great.

So I was out at the site approximately a week ago. I took those

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2 photos that are before you. As you know,
3 as Mr. Abatte detailed, the building
4 itself is, is a 5400 square foot building
5 put up in '19 according to Nassau County
6 Assessment, back in 1955. So it's
7 approximately a 70-year-old building.
8 There's two tenants in there. One being
9 the owner, Mr. Silverman who has an auto
10 repair shop. And then there's also a, an
11 electric motor shop, again, both being in
12 business at this location for
13 approximately 36 years. The site overall
14 is 12,000ft². It's on the south side of
15 Motor Avenue, approximately 80ft east of
16 Kent Street in the unincorporated hamlet
17 of Farmingdale.

18 So immediately east of the site on
19 Motor Avenue is a beverage center and
20 that is within the GB zone. Of course,
21 we're within the NB, Neighborhood
22 Business Zone, and immediately to the
23 west of us is a multi purpose older
24 building as well. That's had multiple
25 uses over the years. Most recently

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apparently is a motorcycle shop at the rear of that center. And again that building was built approximately the same time back in the 1950s.

To the rear of us are single family residences that front on Lambert Avenue, as well as a small abutment to the house at the corner of Lambert Avenue and Kent Street that's known as 5 Kent Street.

And opposite us is the Allen Park, which actually lies within an LI zone. And it was recently expanded approximately ten years ago or so to include the former Liberty Aircraft Industrial property that was incorporated into the Allen Park. That Liberty Aircraft property is opposite the subject property. But again, now it is part of the Allen Park that was cleaned up. So we are in fact opposite the park. But again this property has existed along with all these uses along motor Avenue as well as the Allen Park for over 36 years.

So the application this morning is

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for a consideration of the zone change to the GB zone, as well as the special use permit for auto repair and small motor repair of the uses that are in there for over the past 36 years.

So I'll just sum up roughly with respect to the the standards for the special use permit under 246-94, as well as touching, as well, the standards that also apply generally to the change of zones from the NB Zone to the special use permit.

One, that the change zone is appropriate and compatible with the surrounding area, and the existing uses of auto repair and electric motor repair have been in place to the property and neighborhood for approximately 36 years without any deleterious impact to nearby property values or the character of the immediate area of Farmingdale and Motor Avenue to speak despite neither use being permitted as of right within the end zone. However, the uses fit in well with

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the existing pattern of development amongst the other commercial uses along Motor Avenue. And they are in fact conditionally permitted within the zone which exists immediately adjacent to the East. Therefore, the change of zone and continuance of the auto and small electric motor repair is fully appropriate in terms of the scale intensity.

MR. ABBATE: Mr. Lynch, I don't mean to interrupt, but that zoning map, which is on the screen, is part of our submission, which you provided to me.

MR. LYNCH: Yes.

MR. ABBATE: Could you just point out for the Board where we are and where the zone begins and how long it continues? He keeps saying it's part of the character of the area, and I think this is great demonstrative evidence, if you could elaborate.

MR. LYNCH: Yes. So that's a that's a blow up of the Town of Oyster Bay zoning

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map. And you can see in the blue arrow there, we're bordering the GB zone. To the east of us is the older multi use building. Again, that's partially in use for motorcycle repair. That's also within the NB zone.

And then you can see a number of businesses extending along the east -- the southerly side of Motor Avenue running east or in the general business zone. And then we go back to the end zone immediately to our south is Lambert Avenue. That's where the R17 Zone and opposite is Allen Park. And you can see how it's demised there.

The Allen Park portion was expanded about ten years ago or so to include the area where it shows Lee. And that was the former Liberty Aircraft site that was cleaned up and then incorporated into the property.

MR. ABBATE: So, Mr. Lynch, based upon this map, if this were approved today, we're right next to the GB, and it

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would only be one more parcel that is added to the GB zone and just make one straight line, one continuous GB zoning district for the south side; is that correct?

MR. LYNCH: Yes. Several businesses. Further to the east here.

So just to move on with respect to the standards, in terms of the scale, intensity and design of the proposed use, again the uses have been in place for some 36 years without any detriment to the community and are primarily in operation during weekdays. The uses are contained within a building that is relatively small, 5400ft². And as Mr. Abbate explained, there is a landscape plan there for additional buffering with landscaping, as well as improved lighting with dark sky compliant lighting. It'll be six foot planted evergreens for screening. Again, for the benefit of the residents adjacent to the south on Lambert Avenue.

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Proximity to schools, places of
worship, recreation areas --

SUPERVISOR SALADINO: Excuse me a
moment, please. How many trees is the
applicant putting in?

MR. LYNCH: Let's count(counting); it
looks like 12.

SUPERVISOR SALADINO: Twelve. And
they're evergreens, so they'll be full
all year round?

MR. LYNCH: Yes. And they will start
at six feet.

SUPERVISOR SALADINO: And what is
there now?

MR. LYNCH: Just the stockade fence.

SUPERVISOR SALADINO: There's a
fence. And now evergreens would go in to
with the intention to be a buffer for
noise with a view. And as the years go
by, the plan is that these trees would
get larger and create even more of a
buffer. Including for the resident's view
out their second story windows.

MR. ABBATE: Correct. Just so you

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know, there were some trees there, but one of our abutting neighbors in the residential asked Mr. Silverman to remove them. He did also as part of our site plan review. There there was a tree on site which was an invasive species, and outside consultants directed it to be removed; Mr. Silverman did that as well. So irrespective of those removals, right. One of the request to our neighbor, one of the request of the Township, we intend now to do these minimum six feet high arbor bodies or equal for row of 12.

SUPERVISOR SALADINO: Anyone have any questions?

COUNCILWOMAN MAIER: Is that another fence that's on the other side? The resident's?

MR. ABBATE: I'm sorry?

MR. LYNCH: Yes, there's a PVC fence on the the Lambert Avenue side of those residences.

SUPERVISOR SALADINO: Can the residents see the stockade fence from

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their side of the property?

MR. LYNCH: I didn't -- from the street it appeared, when I was looking between the alleyways of the homes, I only saw the PVC fencing. But again this, this also was there for an additional sound attenuation. I guess the wooden fence in addition to the residential PVC fencing. And then again, we're going to be planning a five foot buffer with the noted evergreen six foot trees that will be irrigated, as Mr. Abbate indicated.

SUPERVISOR SALADINO: Councilwoman?

COUNCILWOMAN MAIER: Yes. Thank you, Supervisor.

So what is that picture in front of that fence? The fifth one that we just showed. Page five, actually what's on right now. Right there. What is that structure?

MR. LYNCH: That's -- well, we have a survey that was included (perusing).

COUNCILWOMAN MAIER: And while are you looking for that, I just have a few

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additional questions. What are your hours of operation?

MR. ABBATE: Oh. Very good. I was going to finish up with that. Our hours of operation are Monday through Friday from 7 a.m. to 6 p.m.; Saturday, 7 a.m. to 3 p.m.; and we're closed Sunday. McDaniel's mirrors those days and hours of operation, except they tend to start a little later than we do.

COUNCILWOMAN MAIER: Okay. Thank you.

MR. LYNCH: And Mr. Silverman indicates on Saturdays it's not generally open to the public. It's just some internal work that they do. So to the public, as far as the auto repair, is generally Monday to Friday.

COUNCILWOMAN MAIER: That's actually a good. I was going to say, so when it's open to the public, can someone just drive in and say, I need work done to my car?

MR. LYNCH: By appointment.

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COUNCILWOMAN MAIER: By appointment.
And how many cars are you able to
facilitate on the property?

MR. ABBATE: So we can fit -- inside
the building we have three lifts. So we
could fit three cars at a pinch. We could
do more like a fourth or perhaps a fifth.
The intensity depends upon the jobs,
right? So if he has one particular car
that needs a tremendous amount of work,
right, take a few days, he can't
accommodate, you know, other customers at
that time, which is why he does the work
by appointment only, so he could adjust
accordingly.

Moreover, in terms of traffic
intensity, Mr. Mazzolla will tell you
this and you know it from bringing your
car to the shop. It's pick up and drop
off, right? You drop your car off and
either a family member or friend drives
you home, or you take an Uber home,
right?

COUNCILWOMAN MAIER: Right. So you

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can drive your car off. So with that said, how many cars are you able to accommodate on that lot? Not saying that they're all going to work during the same time, but I'm sure there's going to be cars that are sitting there for, you know, a short period of time before they get worked on.

MR. LYNCH: We're going to have Mr. Mazzolla, the traffic engineer, he's coming up after me, so he'll be able to answer those questions.

COUNCILWOMAN MAIER: I guess the point is, I don't think we're looking for like a junkyard of cars, 20, 30 cars to have work done.

MR. ABBATE: In the rear storage area, we could fit a minimum of six cars. We could fit five cars within the shop. And then of course, as Mr. Mazzola will tell you, there's available street parking as well.

COUNCILWOMAN MAIER: And do you know what the street parking is? Is there

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restrictions on that?

MR. ABBATE: I'll defer to Mr. Mazzolla.

MR. LYNCH: I'll just finish up here. So again, just with respect to its proximity to a park, we are off South Park, but we've existed in harmony with the park over the past 36 years without any disturbances.

Off street parking access, adequacy of ingress egress, Mr. Mazzola will cover that.

Does not impair the public health, safety or welfare. Again, the application is for the continuation of uses operating primarily during weekdays and have been in place for 36 plus years without any impact to surrounding residential neighbors. In sum, there will be no threat to the public health, safety or welfare.

And lastly, other than the parking, which will be covered by Mr. Mazzola, the proposed use meets all General Business

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Zoning District requirements for setbacks, etc..

So at this point I can answer any questions, Mr. Supervisor Saladino or any other questions of the Board.

COUNCILWOMAN MAIER: Just to see if you knew what that structure was at the rear of the building.

MR. LYNCH: Yeah. I mean, it's the survey which shows some trailers and a container on there that are going to be removed from what I understand. There was some sort of a trailer type container. I wasn't exactly sure. But again, with the site plan that's proposed, all that's going to be removed and we're going to have a five foot landscape buffer with irrigation and improved lighting, dark sky compliant lighting.

MR. ABBATE: Thank you, Mr. Lynch.

MR. LYNCH: You're welcome.

SUPERVISOR SALADINO: Just one moment before you go, Mr. Lynch.

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MR. LYNCH: Yes. Oh. I'm sorry. I apologize.

SUPERVISOR SALADINO: Councilwoman?

COUNCILWOMAN WALSH: You might have already answered this, but you don't have any violations or anything against the property?

MR. ABBATE: No. None whatsoever in 36 years. Not a one.

COUNCILWOMAN WALSH: That's great.

SUPERVISOR SALADINO: Mr. Lynch, my question to you is, based on your professional opinion -- how many years are you practicing?

MR. LYNCH: Well over 40.

SUPERVISOR SALADINO: Okay. Based on your professional experience, if, "if" the Board was to grant this application, how would it change the quality of life for the residents?

MR. LYNCH: It will absolutely make the tenant and the owner who is an owner/operator has operated for 36 years without any impact to the nearby property

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values to the neighbor as Mr. Abbate indicated he hasn't had one complaint in the 36 years at this location. So in sum, should this continuation or this use, as well as the changes in zone and the special use permit be granted by this Board, Supervisor, there will be no deleterious impact to nearby property values.

SUPERVISOR SALADINO: Thank you, Mr. Lynch.

MR. LYNCH: Thank you, councilor.

MR. ABBATE: That calls my final witness, Thomas Mazzola, professional engineer. And I ask that you recognize him as a traffic expert.

Mr. Mazzola?

MR. MAZZOLA: Good morning. Thomas Mazzola, 20 Byron Road, Commack, New York.

Good morning, Mr. Supervisor, Members of the board. I was retained by the applicant to assess the application in terms of the potential impact on

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2 traffic and parking. In this case, the
3 fact that the businesses that are
4 involved have been operating for over 35
5 years at this location, I can say with a
6 high degree of confidence that there
7 won't be any change in traffic or parking
8 conditions that has existed for decades
9 in the area. That is actually agreed in
10 the memo from the Town's Environmental
11 Department. They came to the same
12 conclusion that there would be no change
13 in traffic patterns, and that because
14 there was no change in the operation,
15 there would be no change in parking
16 conditions.

17 I have been out to the site on
18 several occasions and parking has not
19 been an issue. Parking is very common
20 along Motor Avenue, especially along the
21 residential portion. I have a copy of a
22 photograph I took last week. Highlighted
23 in pink is the residential section just
24 west of the subject site (handing). And
25 those are all cars parked in front of the

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residence. So on street parking is a common occurrence.

In my visits out there in front of the businesses, there's always been more cars parked in front of the beverage distributor than there has been in front of the subject location.

And, finally, I would point out that under the neighborhood business category, there are several uses, personal service establishments such as a barber shop, a hair salon, nail salon, offices that will generate a lot more traffic and parking demand than what's on the site now.

My professional opinion from the traffic and parking standpoint would not have any adverse impacts.

SUPERVISOR SALADINO: Are there any questions for Mr. Mazzola? Mr. Mazzola, how long have you been an engineer?

MR. MAZZOLA: Do I have to answer that (laughter)?

SUPERVISOR SALADINO: Are you an engineer more than ten years?

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MR. MAZZOLA: Fifty five years.

SUPERVISOR SALADINO: Fifty five years. After taking a look at this from your professional opinion, "if" this was granted and "if" the applicant removed trailers, dumpster all of the whatever debris is in the back and planted those Almoravides would that in any way be a negative impact on the residents behind?

MR. MAZZOLA: No, it would be a positive impact.

SUPERVISOR SALADINO: Thank you for your opinion.

MR. ABBATE: So just a couple of items of housekeeping. We have a letter from County DPW to Legislative Affairs; we have an email from County DPW to Planning and Development, both of which state that because no work is proposed in technical facilities or protected right of way, we don't need any further review under 239-F.

Lastly, and I appreciate you accepting the testimony of Mr. Lynch and

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Mr. Mazzola. Tom touched upon it. You have a memo in your file from TEQRA from the Director of TEQRA, Julia Schneider. And in a departure from her ordinary course, she wrote a memo that was extraordinarily thorough, extraordinarily precise and extraordinarily detailed, and reaching the conclusions based upon objective evidence. Basically, Ms. Schneider felt -- Good morning, Councilman -- felt that this use, this change of zone and special use permits are appropriate. It is an independent confirmation of that which we put before you this morning. I know we have a resident here to speak, so subject to my ability to rebut, that concludes my case.

SUPERVISOR SALADINO: As is the case with all hearings, after we hear from the residents whose opinion is very important to us. We will ask you to come up and to shed further light at that time.

MR. ABBATE: Thank you, Mr. Supervisor.

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SUPERVISOR SALADINO: Thank you very much. We have two residents who have indicated they would like to be heard. If anyone else would like to be heard, please fill out this form right here by Town Clerk LaMarca's desk.

TOWN CLERK: Supervisor, just for the record, I just want to note that Councilman Imbroto has joined us. Thank you.

SUPERVISOR SALADINO: Yes. He has. Let's start off with Mr. Patel. Mr. Patel, good morning. Thank you so much for joining us today. Would you kindly begin by giving us your full name and address for the record?

MR. PATEL: Yes. My full name, Prashant Kumar, last name is Patel, 65 Lambert Avenue, Farmingdale, New York, 11735.

SUPERVISOR SALADINO: Thank you sir.

MR. PATEL: Hi. Good morning, Supervisor. Good morning, Councilmen.

I behind the live in the 74 Motor

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Avenue for 19 years. Just mentioned that they never had the complaint. I heard a lot of time noise, but I never go to his place and tell them please stop them.

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Three days before before he do the mechanic work, but the small car for the SUV and a small. Now I see big heavy truck coming and his building next

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building, they open parking lot there so they park over there. They repair there

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and sometimes with noise. I work sometime night time. I sleep in afternoon, but I

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don't want to go this place and every time complain. So I'm not that kind of

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neighbor. Go to the commercial building, the people, they have the business. I

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don't want to complain too much. So I avoid now.

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Two days before they have the big truck there. Now they fixing the big

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truck there, 18 wheel. And they have the big dumpster left over any road or

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something he threw right there inside. I heard the noise.

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And he talked about the 12 tree they want near the fence. So they have the one huge tree for 60ft tall. I told him so many times, just trim now. That tree, a big storm came and fall down his building. Thank God he don't fell down in my building. Fell, fell down his building. Then he finally cut that tree.

And this white fence is I put there. I don't want to give him the permission to neighborhood. I don't want to mess up the neighborhood I want. I don't want to go to my house. Really go down. Right now we have the commercial building. He has the building next behind me. He has another building too. I heard that too. But he going to General. They want to start the bigger business.

They open late. Right now they work in Saturday too some time, but they work inside. But then after you open the Saturday weekend, my backyard is there. In the summertime I sit over there. I don't want to heard any noise pollution

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and a traffic problem. And across the street -- one day my car repair, I used to go there. He parked my car across the street. No parking. Somebody hit the back. I total, lost my van for his mechanic shop. So I don't want any more trouble in that area. Just a nice quiet neighborhood.

SUPERVISOR SALADINO: Just so we understand you. You went to him for repairs. He worked on your car. He parked it across the street and --

MR. PATEL: SUV, I lost that; total loss. Somebody hit. I'm not there. His guy parked there.

SUPERVISOR SALADINO: Were you made whole in the situation?

MR. PATEL: I called my insurance company, they total lost car. I get my money, what I get, I get it. But he knows that. Because sometimes he has a lot of busy, he parked across the street. No parking zone. He don't have the parking in front of the place. Maybe one car, but

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he has a two building in the center, they have the parking there. So it must be park over there. Park behind the building. The dumpster there. Too much noise sometime. But I don't want to complain too much.

SUPERVISOR SALADINO: And Mr. Patel, is part of your concern that you've expressed that if they take the building next door, they will greatly increase their operation?

MR. PATEL: Yes..

SUPERVISOR SALADINO: Your concerns and more noise. More activity. And all that goes along with the repairs?

MR. PATEL: Yes.

SUPERVISOR SALADINO: Is it also your opinion that they have been there for 36 years? They've told us you're in agreement that they've been there, that --

MR. PATEL: MR. PATEL: I came over there at that time, he's there. I bought my house almost, I believe almost 22

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years maybe.

SUPERVISOR SALADINO: So the Board can understand, you know, at least the 22 years you've been in your home they've been there and perhaps longer. When you moved in, in those first years, were they doing truck repairs?

MR. PATEL: Nope.

SUPERVISOR SALADINO: No. So, in your opinion, there's been a difference. There was auto repairs and now you feel as though there's truck repairs, including 18 wheel cabs. Tell us why that is more problematic for you in the neighbors.

MR. PATEL: You know that the small car. No noise. They walk inside the building. There's a bigger car. They want to park in a side parking lot. Building parking is empty there. So you use the whole back side. So he parked the truck there sometimes three days before the big noise in afternoon. I don't want to go his place to complain, I sleep. So that's why I don't want to go to neighborhood to

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General. And I don't want to exchange a lot of business for this neighborhood. Nice, quiet neighbor for so many years and so much traffic going on. Then after maybe trucks start repairing, the big trucks are coming. Neighborhood is going to change.

SUPERVISOR SALADINO: You've been very clear, and we really appreciate you coming in today and telling this and sharing your observations with us.

MR. PATEL: I send my email to you. I have the email there to my what my concern is there. I write down everything. I'm right behind them. I don't know what happened the next door neighbor, but I'm right behind the building. So that's my concern more than anybody else.

SUPERVISOR SALADINO: We greatly appreciate you taking the time to come in, because this gives us more of a view of what may be going on there.

Let me ask you one other question.

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If the applicant was to agree to only do work inside the building and, therefore, improve upon what's going on at that site, would you be content with that if you were to get a --

MR. PATEL: You gave him the permission right now. Future. Maybe after certain years he's going to sell the building for some business, sell somebody else. Right? What happened?

I want to live the whole life there. My kids want to live there. I don't want this kind of noise pollution or something like that behind my house. So you give him the permission right now, maybe it is okay for him, not for me. So I'm very concerned for that.

SUPERVISOR SALADINO: We can ask the attorney if they would put conditions on the property to just do that mechanics work and we'll hear what they have to say. But on your behalf, we can ask that of them.

MR. PATEL: You ask them right now.

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They say, okay, we want to do this. But then after you start the bigger business, then what happened? I want to call the police. I want to complain to Town.

SUPERVISOR SALADINO: A restriction on the property means no one in the now we're in the future could do that work outside. That's what a restriction on the property represents. But we'll ask. We just wanted to see where you were on this.

MR. PATEL: I don't want to go for the neighbor to General Business. I'm against for that. No good for my house value. For one time with a commercial building comes, some people exchange the big business house house value go down. I want to stay whole life in my house, but I think about the future. Same thing. I'm talking to him before I say right now. You okay? But what happened? You sell your property, somebody else come and open your business.

SUPERVISOR SALADINO: But I'm trying

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to address that with you, and I don't know what how they're going to answer this, but we can ask them. And that restriction goes with the property, not the owner. So that could change hands ten times. And the restriction would always be on the property A protection for you and the neighbors. If that's something you're interested in or asking of them, it gives you some level of contentment, addresses your concerns. We can ask that of them. And it would seem as though that would improve things from the way they are now.

MR. PATEL: Right now. They agree. Right? Okay, we open this way. We don't extend it. We don't work outside. Okay. Then future they want to start the work outside, where I want to go to complain. I want to call the cops. I want to call the Town.

SUPERVISOR SALADINO: Come to the Town.

MR. PATEL: Who has the time

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anymore? Okay, I don't have the time to every time complain and I want to go to headache. I don't want to do that. Better to stop before they do something so not go to the extreme. So what? We do the business right now, I'm okay. Still. I have a lot of complaints, but he has a car running. They have the big two huge dumpster behind my his property. Sometime I will hear noise. I look in my second floor. I look over there. He's no good for me either, but I don't want to complain too much. I'm not complain guy, but I see the later I say no, I want to go to the Town Office. One of my concern. I don't want to go from Neighborhood to General. Slowly, slowly change. Everybody buying the new business. They park everywhere. Nice park across the street, whole young generation going over there. They close the road. They have the car parking there. Now I see sometime in the Kent Street School parking over there. Where did this car coming for? Not for

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the park. They use park there, but this whole two, three -- all the motor vehicles, they stop there. They all park over there now.

SUPERVISOR SALADINO: Mr. Patel, we understand. We have heard you loud and clear. You are important to us. Your opinions are important to us. So I want to make sure you realize that we are listening to you.

MR. PATEL: Thank you.

SUPERVISOR SALADINO: And then we're going to hear afterwards from their attorney. And we're going to see how this proceeds and what options there are. Always looking for compromise that protects the businesses, but also protects the quality of life for the residents. Your quality of life is very important. They have rights as business owners.

And there's one more piece to this that makes it more complicated. If we say no, they can go to court to ask for a

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reversal; it's called Article 78. And then we can't control what a judge decides. And a judge could give them the full right to do everything. So that makes you realize our position. It's not just cut and dry, it's more complicated. Because this business has been there for 36 years, it's possible a judge could give them the right to do all of these things without conditions.

Because you've been so wonderful, because you are a gentleman, and because we want to make sure that your rights are respected as well, we will ask the attorney if they would put conditions on the property. Okay.

MR. PATEL: Okay. The condition is that I don't want a late night open. Okay. You give him the permission, no. Any dumpster behind his property?

SUPERVISOR SALADINO: No. Dumpster near the -- they're going to have to have a dumpster somewhere on the property.

MR. PATEL: By the side of the

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building.

SUPERVISOR SALADINO: We will see what they have to say about that; that's a reasonable thing to ask.

MR. PATEL: No noise anytime in a behind the building.

SUPERVISOR SALADINO: No working on vehicles outdoors.

MR. PATEL: No run the car. Big truck run in the daytime. I don't want to leave the car for the big truck, for the one hour, 45 minutes, something like that. Maybe they're testing something.

SUPERVISOR SALADINO: So what we're hearing is the kinds of conditions you'd like to see:

A dumpster by the side of the property, not against the back.

They've talked about putting a five foot buffer with evergreen trees.

MR. PATEL: Okay. You want to put the tree again? You say that, right? Make sure he maintains all the tree. Anything above 7-8 feet you trim. You want a tree

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now -- I don't want to go high. Big tree, 50ft, 60ft. And I don't worry about my bedroom. Oh. When are you going to fall down? Something big --

SUPERVISOR SALADINO: Mr. Patel, we're trying to understand. You don't want the trees to go high?

MR. PATEL: Yes. But at least 10-12ft is fine for his limit. Okay. But he go too high -- that's the same happen for five, ten years before. It fell.

SUPERVISOR SALADINO: Okay. We're not used to hearing that. Usually people want the tall trees to actually --

MR. PATEL: My property. Okay, I cut my old tree. My bedroom is that side. I don't want to fell the tree. You know, I don't want to trouble myself. I'm sleeping in a bedroom. Okay. What happened to me? Oh.

SUPERVISOR SALADINO: Usually that would take 30, 40, 50 years to get to.

COUNCILWOMAN MAIER: Supervisor, if I may. Mr. Patel, what I'm hearing from

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you is you don't want to take the time to come all the way up here for a complaint. You know, there are other ways to do that. You can call us. You can send us an email. There are other ways to get the information across to make us aware if there's potential issue than having to come all the way up here. Because we know it's far. We know you're busy, so we can give you that information if you like an email address or phone number. So any of the issues you may have in the future, you can, you can either send us an email or give us a phone call.

SUPERVISOR SALADINO: And of course, the idea is to resolve issues through this process so that you don't have to have a need to make complaints.

We thank you very much for your time.

MR. PATEL: Thank you.

SUPERVISOR SALADINO: And our next speaker will be Ramon Vashishta. Good morning, sir. How are you today?

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MR. VASHISHTA: Good morning everybody.

SUPERVISOR SALADINO: Would you start off by giving us your full name and address for the record, sir?

MR. VASHISHTA: My first name is Ramon and last name is Vashishta. I live in the 5 Kent Street, Farmingdale, and my backyard also touches the property, 74 Motor Avenue.

SUPERVISOR SALADINO: You're immediately adjacent to the property?

MR. VASHISHTA: Yes.

SUPERVISOR SALADINO: Okay. What would you like us to know, sir?

MR. VASHISHTA: My concern was mainly about the rezoning from the Neighborhood Business to General Business to permit broader and more intensive commercial operation in the future. Specifically on the weekends or late nights.

And also, I have a three year old child which has asthma. And also the fumes might enter from the backyard

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because even if you put trees and you know, there's some fence, the fumes can still enter there and it can affect the quality of your life and health. So these are my main few concerns.

COUNCILWOMAN MAIER: I have a question. So you're saying fumes. Is that something that you are noticing now or something that you think that may occur?

MR. VASHISHTA: I'm not noticing it now, but the only thing concern was like, if in the future the business grows, maybe the business is sold to some other person, there might be doing more of it.

COUNCILWOMAN MAIER: And how long have you lived at the property?

MR. VASHISHTA: Just for two years.

COUNCILWOMAN MAIER: Okay, so for two years you've lived there. You've not noticed or experienced any fumes or --

MR. VASHISHTA: Oh, no. Not not yet.

COUNCILWOMAN MAIER: Okay.

MR. VASHISHTA: Thank you. So that's it from my side.

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

MR. VASHISHTA: Oh, I think other things that Mr. Patel shared. Some of them, like, you know, contingent upon if the business grows, if it stays as it is, you know, like they're just doing in the weekdays and not on the late nights or, you know, not on the weekends, then it's fine. But if it grows further, then, you know, there could be much more things, you know, like reduction in the peaceful character of the neighborhood and environmental concerns, and bright lighting and nighttime commercial activities. Especially because I shared my backyard so I could hear everything and I could also smell things. So that can, you know, come over.

SUPERVISOR SALADINO: They already spoke in the hearing about guarding the light. So it only shines on their property and not on. And that's one of the conditions.

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On the hours of operation because you brought it up, they told us that right now the hours of operation are 7 a.m. to 6 p.m., Monday through Friday; and 7 a.m. to 3 p.m. on Saturday and no operation on Sunday. Are you okay with those hours?

MR. VASHISHTA: I'm okay with those hours.

SUPERVISOR SALADINO: Those hours are okay.

MR. VASHISHTA: Yeah.

SUPERVISOR SALADINO: Mr. Patel spoke to the issue of doing mechanics work outside. Do you agree with him that --

MR. VASHISHTA: That directly ties to me. Because I share my backyard with the property. If they do work outside, the fumes will come directly to my backyard. And I have a three-year-old child and also a pregnant wife and can expect more child. So that will affect -- that might affect.

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SUPERVISOR SALADINO: Would you be satisfied with the application if they agreed to no work outside?

MR. VASHISHTA: Yes.

SUPERVISOR SALADINO: Okay. Well thank you very much for your time being here. It's quite helpful to us. We appreciate you very much.

MR. VASHISHTA: Thank you.

SUPERVISOR SALADINO: Thank you.

MR. ABBATE: So, Supervisor Saladino and members of the board, we're very sensitive to our neighbors comments. So to get right to the point, we absolutely agree that all work will be performed indoors. That's how we do it now.

We absolutely agree to a limitation on our hours. Precisely as I told you, they are now.

Just so you know, Mr. Silverman does not and has not worked on trucks, not 18 wheelers, not semis. He works on box trucks. He works on post office delivery trucks. You know, all those are does not

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engage a tractor trailer.

SUPERVISOR SALADINO: Does he have the room indoors in his bay to do that work on a large box truck?

MR. ABBATE: A box truck. Yes, he could fit. He could fit a box truck in there, but he couldn't fit a tractor trailer semi.

SUPERVISOR SALADINO: The applicant would agree to conditions to not work, do mechanics work outdoors and to not do mechanics work on large trucks, meaning cabs for 18 wheelers and maybe ten wheelers, trucks of that magnitude. Correct?

MR. ABBATE: Correct. Can't fit them inside the shop. It's only we only have half of 5400ft². So it's 2200ft². Plus it's got a 600 square foot office component and 400ft² of mezzanine storage. Can't do it, right? Do you remember the movie, Arthur? This is not a big place. That's what this entails. We heard Mr. Patel talk about, well, what if

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he gets the building next door? What if we heard a lot of what ifs, but the building next door is in the end zone. They would have to come to the Town of Oyster Bay.

Moreover. Moreover, any use here in terms of intensification, a change of use is going to require an off street parking variance because right now we have zero. We're a non-conforming use. If the use were to change completely, they would not meet the requirements of the code. So it would be off to the Zoning Board of Appeals for off street parking relief. And then that board could determine if the use is too intense for the neighborhood as a whole as well as the site.

Inasmuch, as we wish to accommodate our neighbors, and you heard Mr. Patel complain about the very, very tall tree that he wanted to move. Well, Mr. Silverman removed it for him. It was kind of counterintuitive. You'd think he'd

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like it.

With respect to the 12 foot arborvitae, they grow at a rate, I believe, of 4 to 6in a year and the higher is generally the better.

The one thing we cannot accommodate, Mr. Supervisor, members of the board, we have no other room to put the dumpster. Right now, it's planned to be placed in the southeast corner of our site. So it's away from the fencing. It's up against our building. Two things about it; both the the refuse container and the recycled container have tops on them, so they're secured. And then both of those containers side by side are enclosed by a chain link fence with slats. So there's visual attenuation for that as well. Were we to move it, we have no other place to put it. And then that would have a deleterious effect on our two neighbors. Why? Because then we couldn't create the car storage portion in the rear yard of the property, nor could we create three

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off street parking parallel parking stalls on the side of the building, which would benefit as a whole.

So yeah, there has to be some give and take. I think the only thing to which we could not agree is the movement of the refuse container and recycle, but that will be a betterment because they are, like I say, secured and enclosed. Everything else we agree to: Business hours, indoor work, no trucks. That's all fine by us.

SUPERVISOR SALADINO: Thank you.

COUNCILWOMAN WALSH: The shared lot that they're using right now --

MR. ABBATE: We don't have a shared lot.

COUNCILWOMAN WALSH: Oh. He said they were parking in a parking lot next door.

MR. ABBATE: I don't know. He also said they were working on a tractor trailer there too. We don't do that.

COUNCILWOMAN WALSH: Thank you.

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MR. ABBATE: Thank you.

SUPERVISOR SALADINO: Is there any other questions for the applicant?

(Whereupon, no response.)

MR. ABBATE: All right.

SUPERVISOR SALADINO: Thank you, sir.

MR. ABBATE: Thank you, all, so much.

SUPERVISOR SALADINO: Thank you very much.

We're not going to make a decision today, but we appreciate all the time and the information that you've brought to us. Obviously, you can tell we're looking for some sort of a compromise that respects you, the neighbors, and respects their rights as business owners and property owners. So we really appreciate everyone. And the way you conducted yourself today is excellent. Much appreciated.

COUNCILWOMAN WALSH: Sorry, I have one last question. This is auto repair, not bodywork painting or anything like that?

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MR. ABBATE: Correct. No, we have no painting. We don't have a spray booth. There's no no bodywork. It's just engineering. Just mechanic. Thank you.

SUPERVISOR SALADINO: First of all, is there any correspondence?

TOWN CLERK: Supervisor, the attorney is probably in the service of disclosure. The communications are as follows:

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

The Nassau County land and tax map indicates the property is Section 48, Block 485, Lots 21 and 26.

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

There are no variances for Open Fire Code Enforcement Bureau cases.

We do have an affidavit of posting and publication.

There is correspondence on file

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which has been distributed to the Town Board.

SUPERVISOR SALADINO: Is there anyone else present who would like to be heard on this application at this hearing?

(Whereupon, no response.)

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

May I have a motion, please?

COUNCILMAN IMBROTO: Supervisor, I move that the hearing be closed to be left open for 30 days.

COUNCILMAN HAND: Second.

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

(Whereupon, all members responded in favor.)

SUPERVISOR SALADINO: Those opposed, nay.

(Whereupon, no response.)

SUPERVISOR SALADINO: The ayes have it.

Thank you to all of you. We

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appreciate it, Counselor. As always, we
always enjoy your coming in.

MR. ABBATE: Thank you so much. I
appreciate it.

(Whereupon, above matter
concludes, 11:40 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 19th day of May, 2026.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD
TOWN OF OYSTER BAY

REGULAR MEETING

May 19, 2026

11:40 a.m.

**HEARING 3 - To consider a Local Law to Add
Chapter 170 Peace and Good Order to the Code
Of the Town of Oyster Bay, New York. (M.D.
5/5/26 #37)**

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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|--------------|-------------------------|
| SUPERVISOR | JOSEPH S. SALADINO |
| COUNCILMAN | LOUIS B. IMBROTO |
| COUNCILMAN | THOMAS P. HAND |
| COUNCILMAN | STEVE L. LABRIOLA (ABS) |
| 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 |
| MICHAEL MONTESSANO, | SPECIAL COUNSEL |

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SUPERVISOR SALADINO: Would you please call the next hearing?

TOWN CLERK: Today's final hearing is to consider a local law to chapter 170. Peace and good order to a total of ten. Oyster Bay, New York.

SPECIAL COUNSEL: Good morning to the supervisor. Good morning, members of the board, my name is Michael Montesano. I serve as special counsel for the Town Attorney.

This new law will be chapter 170 called Peace and Good Order. And this has been found to be necessary because there's been incidences of people urinating or defecating in our parks and other town property. This matter has come to our attention by the members of the Nassau County Police Department who have contacted our Commissioner of Public Safety, and he asked us to formulate a town code to address this issue.

So that's what this does. And it carries with it certain fines for a first

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offense, a second offense; on the third offense, not only is there a fine, but the judge could also sentence the person up to 15 days in the county jail in addition to the fines. And it's become necessary, unfortunately, because the offices are in counting this and they're not able to deal with it under any town code that we have. So they've asked us to to create one.

We're finding it necessary because when people do this type of conduct is it's inappropriate to begin with and disturbing to the other people using the public places. But as well as posing a health hazard to the public from untreated waste that's left behind.

This comes to you from a resolution from May 5th and the public notice that was filed and given to the Clerk.

I don't know if anybody has any questions.

SUPERVISOR SALADINO: Just that you've made it very clear this is a

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safety issue with quality of life issue
and a health issue.

MR. MONTESANO: Yes.

SUPERVISOR SALADINO: In addition
too, do you believe, Your Honor, and
you've been very active in the courts.
You've been a member of the state
Assembly, you've been a police officer;
you've worked in quite a lengthy resume
as a matter of fact. Based on your
opinion, is this an example of the Town's
commitment to the quality of life of its
residents?

SPECIAL COUNSEL: Most definitely.

I would ask that this matter be left
open for two weeks.

SUPERVISOR SALADINO: Two weeks.
Okay.

Are there any questions from the
Board?

(Whereupon, no response.)

SUPERVISOR SALADINO: Is there any
correspondence?

TOWN CLERK: We have an affidavit of

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posting a publication. There is no other correspondence.

SUPERVISOR SALADINO: Is there anyone in the public who would like to be heard on this hearing?

(Whereupon, no response.)

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

May we please have a motion?

COUNCILMAN IMBROTO: Yes, I move that the hearing be closed and the record be left open for two weeks.

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 response.)

SUPERVISOR SALADINO: The ayes have it.

Thank you, sir.

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SPECIAL COUNSEL: Thank you.

(Whereupon, above matter
concludes, 11:44 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 19th day of May, 2026.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD
TOWN OF OYSTER BAY
REGULAR MEETING

May 19, 2026

11:44 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:

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|--------------|-------------------------|
| SUPERVISOR | JOSEPH S. SALADINO |
| COUNCILMAN | LOUIS B. IMBROTO |
| COUNCILMAN | THOMAS P. HAND |
| COUNCILMAN | STEVE L. LABRIOLA (ABS) |
| 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: All right,
with that, we're done with our hearings.
And if the stenographer does not need a
break, we can proceed to our regular
action calendar for the day.

TOWN CLERK: May I have a motion to
remove from the table Resolution 73-2026,
which was tabled on January 27th, 2026?

COUNCILMAN IMBROTO: So moved.

COUNCILMAN HAND: Second.

TOWN CLERK: Motion by Councilman
Imbroto, 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: Councilwoman
Maier?

(No response, stepped away.)

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Councilman Monteleone?

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COUNCILMAN MONTELEONE: Aye.

TOWN CLERK: A motion to remove
Resolution 73-2026 from the table passes
with five ayes and zero nays.

May I have a motion to suspend the
Rules and add Resolution 370 through
375-2026?

On the motion?

COUNCILMAN IMBROTO: So moved.

COUNCILMAN HAND: Second.

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

On the vote, Supervisor Saladino?

SUPERVISOR SALADINO: Aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Councilman Monteleone?

COUNCILMAN MONTELEONE: Aye.

TOWN CLERK: Motion to suspend the

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Rules and add Resolution 370 through
375-2026 passes with five ayes.

TOWN CLERK: May I have a motion to
adopt Resolution P-9-2026 through
375-2026 and Resolution 73-2026 which has
been removed from the table.

On the motion?

COUNCILMAN IMBROTO: So moved.

COUNCILMAN HAND: Second.

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

We have some slips.

SUPERVISOR SALADINO: I'm looking
right now to see if we have, is Diahann
Carroll still here? She is not here.
That's the only slip I have of someone
who has indicated they'd like to be
heard. Is there anyone else present who
would like to be heard on any of our
resolutions for today's calendar?

(Whereupon, no response.)

SUPERVISOR SALADINO: Please let the
record reflect that no one has indicated

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they would like to be heard.

With that, please call the vote.

TOWN CLERK: Supervisor Saladino?

SUPERVISOR SALADINO: Aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Councilman Monteleone?

COUNCILMAN MONTELEONE: Aye.

TOWN CLERK: Motion to adopt
Resolution P-9-2026 through 375-2026
passes with five ayes and resolution
73-2026 passes with five ayes as well.

SUPERVISOR SALADINO: Great.

With that, I do not have any slips
on anyone who would like to be heard on
public comment. Is there anyone like to
be heard on the public comment portion?

(Whereupon, no response.)

SUPERVISOR SALADINO: May I have a
motion to conclude our board meeting?

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COUNCILMAN IMBROTO: I move that
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.

(Whereupon, above matter
concludes, 11:47 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 19th day of May 2026.

Karen Lorenzo
KAREN LORENZO

| | | | |
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