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TOWN BOARD
Town of Oyster Bay

REGULAR MEETING

August 12, 2025

10:22 a.m.

SPECIAL PRESENTATION

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

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A P P E A R A N C E S

P R E S E N T:

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

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

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

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PRAYER:

Father Christopher Costigan

PLEDGE:

Army Veteran Sergeant Michael Schlenoff

SPECIAL PRESENTATION:

Peter Mandery

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SUPERVISOR SALADINO: Good morning, ladies and gentlemen. Welcome to our Oyster Bay Town Board meeting for Tuesday, August 12th at 10 a.m., here in Town Hall North in Oyster Bay.

For those joining us this morning, you have the opportunity to be heard on matters from the Town Board, as well as during the public comment period at the end of the meeting. As always, this meeting will be live streamed on the internet, on social media and on the Town's website, which is OysterBayTown.com. These proceedings are recorded and then later professionally transcribed.

And please know that your voices are very important to us. Statements, comments and input from the public relative to our meetings are always welcome and respected as part of the record. To submit comments online, please email publiccomment@oysterbay.NY.gov or mail us at Office of the Town Attorney,

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2 54 Audrey Avenue, Oyster Bay, New York
3 11771.

4 Folks, since we began this
5 administration in 2017, we have begun
6 every town board meeting with prayer. We
7 believe that prayer is very, very
8 important, but we use this opportunity to
9 become better acquainted with our
10 religious leaders of every religion. We
11 embrace every religion equally and
12 wholeheartedly in this town. This is also
13 a great way to get to know the different
14 congregations throughout our town, the
15 families, the religious families in our
16 town, because we are, in essence, one big
17 family in this town. We're always proud
18 to welcome our many religious leaders. So
19 joining us this morning is Father Chris
20 Costigan of St. Martin of Tours Roman
21 Catholic Church in Bethpage. It's a
22 fantastic congregation. We're there quite
23 a bit. I'm always there to start off the
24 Saint Patrick's Day parade. It always
25 begins with a service. I've been there

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for weddings. Frankly, our daughters came up with their religious education there. It's a wonderful group.

So, father, if you would kindly join us. And if everyone would kindly rise for prayer.

(Whereupon, all rise.)

FATHER COSTIGAN: Let us pray.

Heavenly Father, we come to you today asking for your guidance, wisdom, and support as we begin this meeting. Help us to engage in meaningful discussion. Allow us to grow closer as a community and nurture the bonds of our town. Fill us with your grace, Lord God, as we make decisions that affect all the residents of Oyster Bay. Continue to remind us that all we do here today, all that we accomplish, is for the pursuit of truth, for the greater glory of you and for the service of humanity.

We ask this in your name. Amen.

SUPERVISOR SALADINO: Amen.

Thank you, Father. We greatly

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appreciate all that you represent. We greatly appreciate your congregation, and we thank you for your very good work and deeds throughout the communities, and especially in Bethpage, where you're held close to everyone's hearts. You're all fantastic. Please share all of our salutations and embrace everyone in your congregation at St. Martin.

Thank you very much.

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2 SUPERVISOR SALADINO: Folks, this
3 morning we have a distinguished United
4 States veteran leading us in the Pledge
5 of Allegiance, a true friend, an amazing
6 man, an American hero. So please welcome
7 Army Veteran Sergeant Michael Schlenoff,
8 who served from 1958 through 1961 as a
9 special agent in the Counter Intelligence
10 Corps. Sergeant Schlenoff, the podium is
11 yours.

12 SERGEANT SCHLENOFF: First, I want to
13 thank you all for the award that you gave
14 me last month. And also for my picture
15 out in the hall.

16 SUPERVISOR SALADINO: That was well
17 deserved.

18 (Whereupon, the Pledge of
19 Allegiance is said.)

20 SUPERVISOR SALADINO: Thank you very
21 much. Greatly appreciated.

22 And again, congratulations on your
23 Veteran Volunteer Award, which was
24 presented to you at our Salute to
25 Veterans at John Burns Park to begin our

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concerts.

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2 SUPERVISOR SALADINO: It is with
3 heavy heart that I ask you all to pause
4 for a moment of silence. We've lost two
5 dear friends -- we've lost a number of
6 people, but two dear friends that hit our
7 hearts very hard. One of them is Jim
8 Castellane. Jimmy Castellane, Jim
9 Castellane senior, was extremely active
10 with all of our labor unions and ended
11 his career as the head of the umbrella
12 group of labor here on Long Island. He
13 did an amazing job lobbying Albany,
14 lobbying Washington, making sure that
15 governments were providing the means for
16 lots of work for their members, which
17 means lots of projects that help our
18 residents. We lost him after a long and
19 difficult battle with cancer. And we will
20 miss Jim Castellane.

21 Another dear friend to all of us is
22 a member of the Town family, and that is
23 a fellow who worked for a number of years
24 for us, a very dedicated employee Tim
25 Surlis. Tim was a football hero at

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Massapequa High School and went on to play at Rutgers where he was a real champ. But he's just that guy who everybody loved. He was kind to everyone. His attitude was fantastic. He worked very hard and in a very dedicated way. Very bright. Always with a smile. Always with a positive attitude. And he was taken from us at way too young in age.

So God, please bless Jimmy Castellane and Tim Surlis.

(Whereupon, a moment of silence is observed.)

SUPERVISOR SALADINO: Thank you very much. Please be seated.

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SUPERVISOR SALADINO: Of course, as always, we're always remembering all who wear the United States uniform; all in law enforcement, all of our healthcare heroes, all of us who protect us each and every day and strive to go the extra miles. Someone else who strives to go the extra miles is with us today. Quite an amazing athlete. Someone who is bringing tremendous pride to the Town of Oyster Bay, the third largest town in America. Quite frankly, we've got a lot of residents, and this young man did it with an amazing feat of athletics. His name is Peter Mandery, and he's with us today.

Peter is a quite amazing athlete who is truly made of iron, except he doesn't rust. He just qualified for the international Ironman Championship, which is in France in September.

MR. MANDERY: September 14th.

SUPERVISOR SALADINO: September 14th. That date is emblazoned in your brain, I'm sure.

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He is joined with his parents, Vicky and Richard, who are extremely proud. I'm sure there are a lot of meals that are specially designed for your son, Peter. He has a sister, Alexandra, and a sister, Elena, who would like to have been with us, but they're committed to school and work right now and couldn't be with us, but they send their regards.

Peter is only 20 years old. Now, the reason I say only is he has become an expert in not one sport, but in three. And that takes years to do so. To be at this level at only 20 years old is, quite frankly, an amazing feat. He graduated from Jericho, Jericho High School and will begin NYU in the fall.

He's an Ironman athlete who has challenged himself and as I mentioned, qualified for the Ironman World Championship. And what? What? I'm reading here that you have trained for only six months.

MR. MANDERY: Yeah.

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SUPERVISOR SALADINO: How is that possible? Talk about a "wow". Remember, you have to be an expert in three different sports.

You competed in Lake Placid recently?

MR. MANDERY: Yup.

SUPERVISOR SALADINO: Last month we were up there. Our daughter competed. It's a 2.4 mile swimming race, in this case Mirror Lake, and then immediately into a 112 mile bike race in Lake Placid -- was during the rain, which is very difficult and challenging to ride fast in very hilly conditions -- and then when you're done with 112 miles, you go immediately into a full marathon, which is 26.2 miles on some of the most hilly and steepest inclines of any Ironman.

MR. MANDERY: Yes. In the United States, yeah.

SUPERVISOR SALADINO: Or at least any in the United States. This was amazing. Those of you who follow me on

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social media saw our daughter Kristi's photos and how tough it was. She did it 12 hours and 24 minutes. What was your time?

MR. MANDERY: Wow. I got 14:46.

SUPERVISOR SALADINO: In 14:46.

MR. MANDERY: Yeah.

SUPERVISOR SALADINO: Excellent, excellent. And you have competed in how many Ironman?

MR. MANDERY: Did a half Ironman in June.

SUPERVISOR SALADINO: So this was your first full Ironman?

MR. MANDERY: Yeah.

SUPERVISOR SALADINO: You're already qualifying for the international championship. Folks, I can't believe what I'm hearing. I didn't know that about you. And I am amazed.

MR. MANDERY: Thank you.

SUPERVISOR SALADINO: The amount of effort. Imagine sweat -- I got tired just driving to Lake Placid. Driving there

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exhausted me -- and I took a break to stop at Cracker Barrel. You have done this and qualify now. How much -- do you know, can you tell us how many people qualify? Let's say from Lake Placid? How many people qualify?

MR. MANDERY: I think for men it's like there's 80 slots and then women maybe like 60 to 70.

SUPERVISOR SALADINO: 80 for men and women 60 or 70. The men qualify they go on to France for the international and women go to Hawaii. I don't know which I would look forward to more. But I guess the temperature plays a role too. But that is just fantastic. So to say that he is focused on extremely rigorous and amazing training is an understatement.

So you did one full Ironman and you qualified for the international championship, which is amazing. Over 2600 people competed at Lake Placid. And the one you did before that was Jones Beach.

MR. MANDERY: I did Western Mass.

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SUPERVISOR SALADINO: Western Mass,
also very hilly?

MR. MANDERY: Yeah, there was like
2.5 thousand feet elevation.

SUPERVISOR SALADINO: And he says it
like, "just 2.5"; that's incredible.

So Peter competed in the 18 to 24
year old age group, and that demanded
140.6 mile event. As I mentioned, 2.4
miles of swimming, 112 miles of biking,
26.2 miles of running. And his amazing
time was approximately 14 hours and --

MR. MANDERY: 46 minutes.

SUPERVISOR SALADINO: And 46 minutes.
Really incredible. The next stop is Nice,
France. And that's on September 14th.

Peter, you put us on the map.
There's just no doubt about it. We're
proud of a lot of people that come from
the Town of Oyster Bay. Billy Joel comes
to mind. So you are the Billy Joel of
Ironman. Amazing. I call it as I see it.
And that is incredible. We are very proud
of you. I know your family is very proud

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of you. Our most athletic member -- not quite sure who that is -- I can win an oyster eating contest, that qualifies for something. But let's say it's Lou Imbroto is our most athletic member. So I'm going to choose Lou Imbroto to make the presentation to you.

We're all going to gather if you join us at the front row, first, we'll take photos with you and then with your family members. We're very, very proud of Peter Mandery. And please know you go on to Nice, France with the support and the cheering and the best wishes of not only your town board, but the entire 300,000 plus residents of the Town of Oyster Bay. You're already a champion no matter how you do in Nice. You're already a champion. One of our favorite sons. And we are so proud of you for your commitment to training, for your endurance, and for your mental strength. Everybody thinks of the physical strength, but they forget the tremendous

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or maybe are not aware of the tremendous mental strength it takes just to compete and finish, let alone do as well as you have done. So let's give Peter Mandery huge round of applause.

(Whereupon, applause.)

(Whereupon, photos are taken.)

SUPERVISOR SALADINO: We'll be following Peter's progress, and we'll be keeping you all up to date on how he does it. So please keep tuned to the Town's website because he is our guy. Another big hand for Peter Mandrake. So I don't know about if they will have this on regular television stations, but I know for sure anyone interested in following Peter Mandery in France, Nice, in the Ironman, the World Championship will be able to tune in on the internet and I know they'll be broadcasting it there. And of course, when it's completed, we'll give everyone your info and your finishing time and so forth on our Town's

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website, OysterBayTown.com.

So with that, congratulations. How about another big hand for Peter Mandery. Remarkable, remarkable. He runs one race, full race, and he qualifies for the international championship. That's beyond belief.

It's also beyond belief is the time we're using up. So we're going to start right in on our town board meeting. Congratulations to all of you, to the entire Mandery family. Best of luck with that.

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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 12th day of August, 2025.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD
TOWN OF OYSTER BAY

REGULAR MEETING

August 12, 2025

10:40 a.m.

HEARING 1

HEARING - P-7-25

**To consider the application of
350 Broadway Hicksville, LLC &
Marc R. Mouallem, for a Special Use Permit at
premises located at 350 Broadway,
Hicksville, New York. (M.D. 7/8/25 #44)**

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

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A P P E A R A N C E S

P R E S E N T:

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

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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APPEARED:

ERIK SNIPAS, ESQ. GREENBERG TRAUIG

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SUPERVISOR SALADINO: With that,
Town Clerk, Richard LaMarca, would you
please poll the Board.

TOWN CLERK: Supervisor Saladino?

SUPERVISOR SALADINO: Present.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: I am here.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Present.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Present.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Present.

TOWN CLERK: And Councilwoman Walsh?

COUNCILWOMAN WALSH: Present.

TOWN CLERK: Councilman Monteleone
is absent.

We have a quorum.

SUPERVISOR SALADINO: Thank you.

SUPERVISOR SALADINO: Thank you, Town
Clerk. We appreciate you very much.

Okay, this is how it's going to go
today. We have a couple of hearings on

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for today. We'll go through those hearings, and then we, the Town Board will have the break for executive session. I can't tell you for sure how long that will last. We will come back -- actually what we'll do is we'll reverse that. We'll come first, listen to the public after our hearings are over. So you don't have to sit through our executive session. Anyone who would like to be heard on any of the items that directly pertain to our resolutions that we're voting on today, we will hear from you and we ask you to please fill out one of these forms and we'll listen to that. Then we will break for executive session. Not sure how long that will last. That is to discuss pending litigation. And then from that will come on out to vote on our Resolution Calendar. And then we will be here to listen to anyone who would like to be heard in public comment where you can speak to us about any subject, any governmental subject that you'd like to

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be heard on. But I only ask that you please, before you are heard, so we know to call on you, please fill out one of these forms to either be heard on a Resolution Calendar or on public comment.

(Whereupon, off the record discussion.)

SUPERVISOR SALADINO: That attorney just reminded me that our what our normal procedure is, is to vote before we go on to executive session, that's absolutely fine. So with that, would you please call the first hearing? I do have to do a quick interview and then I'll be right back. But the board will handle the first hearing and I will rejoin you momentarily. So please call the first hearing.

TOWN CLERK: Today's first hearing is to consider the application of 350 Broadway Hicksville, LLC & Marc R. Mouallem, for a Special Use Permit at premises located at 350 Broadway, Hicksville, New York.

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MR. SNIPAS: Good morning, Supervisor and members of the Town board. My name is Eric Snipas. I'm here on behalf of the applicant, 350 Broadway Hicksville, LLC. I am with the law firm of Greenberg Traurig, 900 Stuart Avenue, Garden City, New York.

As a housekeeping matter, I do have a couple of green cards to hand up (handing).

350 Broadway Hicksville, LLC is the contract vendee 350 Broadway, Hicksville, located on the Nassau County Land Tax map as Section 46, Block 170, Lot 37. On behalf of 350 Broadway, Hicksville, LLC. We have Nick Girardi; and also on behalf of the project is Joseph Colucci with Dev Con Solutions, the project's engineer; Joe Neitzel, JMN architecture, the project's architects; as well as Wayne Muller from R&M Engineering, the project's traffic engineer.

Our application today seeks a special use permit and site plan approval

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to develop the vacant parcel of land known as 350 Broadway Hicksville as a self storage facility.

As I mentioned earlier, 350 Broadway, Hicksville is the contract vendee of this property, and this deal is subject to 350 Broadway securing the required approvals to develop it as a self storage facility.

Now, 350 is an irregular shaped, approximately 1.6 acre parcel of land located on the west side of Route 107 Broadway. Premises features 237ft of frontage along Broadway, and is presently improved with two curb cuts. And as we will explain in a few minutes, we are proposing to close the curb cut closest to the Lee Avenue Elementary School; that will be closed permanently.

The premises abuts the newly built Sony Shopping Center to the north, also located in the GB district, and the ball fields of Lee Avenue Elementary abut the rear portion of the premises to the

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south. I do have some photos that I took yesterday I'd like to hand up (handing). There's one set and I apologize.

The premises is split zoned General Business and R17. The GB portion along Broadway runs more than half the depth of the property, and you can see the zoning dividing line on the site plan that's before you right now. The R17 portion runs from just beyond the halfway point to the single family homes west of the premises along Felicia.

Dating back to at least 1971, the premises has been utilized as an unimproved parking area. In fact, in 1971, the Town's Zoning Board approved a special use permit to use Business G and Residential D Zone property for off street parking to support the Health Insurance Plan of Greater New York building that is now known as the Sony Shopping Center.

Over the last several years, as you can see from the photos I handed up, the

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property has been used to store trucks and landscaping vehicles.

Turning to the subject application, the applicant is proposing to construct a three story, 108,000 square foot self storage facility with 936 self storage units. The entire building will be located solely within the GB portion of the property, with the residential portion being comprised of parking and a very wide buffer between the parking lot and the residential properties.

We will be seeking relief from the Zoning Board, similar to the Special Use permit that was issued in 1971 to provide parking in the more restrictive zone, being the Residential Zone, pursuant to Town Code Section 246 3.5.1.1.

As I mentioned earlier, there will only be one curb cut to access the property, and that curb cut will be located on the north side of the property closest to the Sony Center.

Because the northbound and

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southbound lanes of Broadway are separated by a grass median in front of the premises, there will only be right in/right out exit access to the site. Customers needing to access the sales office of the building, which is located in northeast corner of the building, can park in the first 15 parking spaces. The entire site will be providing 29 parking spaces, where 28 are required.

Those customers looking to access their storage units will proceed forward to the security gate. At the security gate, they will be required to enter a unique pin assigned only to the customer to open the gate, and then upon parking their vehicle at the rear of the premises, the customer will then have to re-enter that pin at the entrance door to gain access to the building. To exit the premises, the customer will have to re-enter the pin at the gate and then turn right onto Broadway.

As I mentioned earlier, there is a

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very wide landscape buffer, between 20 and 50ft, abutting the residents residential properties, and that will have dense landscaping. That concludes my presentation.

As I did mention, I do have the project's consultants and experts. If the Board has any questions, I'm happy to bring them up, but I'm happy to answer any questions you may have.

COUNCILMAN IMBROTO: Does anybody on the Board have any questions?

COUNCILMAN LABRIOLA: Yes. In terms of the buffer zone, you said from 20 to 50ft. So at that section where it's 20ft, how far away is it to the nearest residential home? I mean, is there --

MR. SNIPAS: It's probably -- I'd venture to guess, 50 to 60ft from there. You're talking about the actual house, not the property.

COUNCILMAN LABRIOLA: You'll have more intense landscaping at the 20 foot area as opposed to the 50 foot area?

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MR. SNIPAS: Yeah. So actually, we had spoken to a couple of the neighbors before the hearing. We are willing to do -- we are proposing green giants that would be at planting height would be 6 to 7ft. We're willing to go up to 15 ft at planting. And, you know, as I'm sure some of you are aware, the green giants, they grow tremendously over a couple of years. You know, 20 to 40 ft I've seen, so.

COUNCILMAN LABRIOLA: And you and your team have reached out to the residents along the border?

MR. SNIPAS: Yes. So, Mr. Girardi a few weeks ago, actually knocked on a couple of doors and left his contact information at the homes. We sent out the required notice. We were also informed that the section, block and lot was incorrect. There was one number off. It was listed as Block 17 when it's actually 170. So we sent out a second letter advising the neighbors. So in total, especially for the abutting neighbors,

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you're looking at three attempts of
correspondence to engage in dialogue with
the neighbors.

COUNCILMAN LABRIOLA: I would assume
the neighbor would want that 15 footer as
opposed to the six footer.

MR. SNIPAS: Understood.

COUNCILMAN LABRIOLA: That just
requires a little more bracing, I
imagine, when it's that size.

MR. SNIPAS: Yes. I would assume so.
I'm not an arborist, but I would assume
so.

COUNCILMAN IMBROTO: I do have one of
the neighbors here today. I'm sure we're
going to hear from her. But did you speak
to Ms. Loverso?

MR. SNIPAS: Yes, I did. She just
raised her hand. I wanted to make sure
that was who I spoke with.

COUNCILMAN IMBROTO: Okay. We also
have some members of the local Civic
Association. Did you speak with them?

MR. SNIPAS: We have not spoken to

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them.

COUNCILMAN IMBROTO: Okay.

COUNCILWOMAN MAIER: I do have a couple of questions and I apologize if you did mention it. Hours of operation?

MR. SNIPAS: Sure. So the hours of operation will be Monday through Friday, 9:30 a.m. to 6 p.m.; Saturday will be 9 a.m. to 5:30 p.m.; and then the storage gate there will be different hours, which will be Monday through Sunday, 6 a.m. to 10 p.m..

COUNCILWOMAN MAIER: So those are the only hours that people have storage units can access their stuff?

MR. SNIPAS: Correct. It's not going to be a 24 hour storage facility.

COUNCILWOMAN MAIER: Do you have on site surveillance? Security system?

MR. SNIPAS: Yes. So there will be, as I mentioned about the pin, each customer is going to have assigned an individual pin. We will have surveillance cameras inside and outside of the

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premises. As I also mentioned, to exit the facility you have to enter your pin. So at the end of the day, if the security system alerts somebody that there's a pin that was entered, but not nobody exited, then the management will be alerted and they'll do a sweep of the property.

COUNCILWOMAN MAIER: Okay. So, is there any reporting capabilities that you'd be able to generate for activity for anyone that has entered that pin?

MR. SNIPAS: I'm not --

COUNCILWOMAN MAIER: Say I have a number one, two, three, four. I have an alarm system for a particular location where I can pull a report for any activity, for any individual that has entered or exited the building and put that pin number in. Just in case there's any issues, is that system is capable of producing a report for activity?

MR. SNIPAS: If you don't mind, if I ask my client because I'm not sure.

MR. GIRARDI: Yeah. I'm sorry. I

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thought I answered that in my email.

Nicholas Girardi. So each pin number will generate some sort of report. So I think I know where you're going with this pin number 1234 going in but the pin number 1234 is not going out, that'll be flagged because that's odd behavior. And clearly they have not left the premises. So yes we'll, we'll know who's coming in when they're leaving, and have an idea of exactly what's going on; in addition to the attendants doing the sweeps every shift to make sure there's nothing odd going on.

MR. SNIPAS: I think the question, though is --

COUNCILWOMAN MAIER: No, he's answered it.

MR. SNIPAS: Okay.

COUNCILWOMAN MAIER: Yeah. You know, that makes sense. And I guess temperature control, do you have units that would be dedicated to --

MR. GERARDI: The units will not be

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individually temperature controlled. The building itself will be. So if it just so happened to be extra warm in that unit or extra cold, you know, just that's just the way it's going to be. Someone can't live in there is where I'm going with this. No outlets in the units, there's no air conditioning or any type of electronics going to be allowed to even or even have the ability to be put on. So that should solve any type of living or situations inside the units.

COUNCILWOMAN MAIER: And the types of items that you are not allowed to store there, will you have -- I guess, are you aware of the items that are not allowed to be stored like certain chemicals?

MR. SNIPAS: Right. So the provision of the lease and actually, when we were going through the environmental review process with the Department of Environmental Resources, they had asked for us to provide specific language that will be listed in the lease. And we

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provided that and it does include flammable objects, you know, narcotics, things of that nature. It's all listed in the lease.

COUNCILWOMAN MAIER: Okay. Great.

COUNCILMAN HAND: Counselor, could you comment on the fire department recommendations of April, May and June?

MR. SNIPAS: Sure. Actually, it'd probably be best if I brought up Joe Colucci as he was having direct contact with the fire about that. But they did review it. And that's in part one of the reasons why you see those loading spaces that are right next to where the snow storage will be, that'd be in order for them to access and have sufficient turnaround space. But I would ask Mr. Colucci to come up to speak to his conversation with the Fire Department.

MR. COLUCCI: So conversations I had with the Fire Department: We have the hookup in the northwestern corner in addition to any of the the knock boxes.

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They wanted us to put stairs to the roof, which is what we're doing. Originally, we just had a hatch. This is going to be a larger hatch, but with stairs going to the roof. We had to have knock boxes in the office visible. We had to have a number of things that we've made accommodations to the Fire Department. We went back a few different times. We gave them everything that they asked for. Is there any specific question regarding that? I can answer that for you.

MR. SNIPAS: And I will add that we did, in the environmental review process as well, submit the an update as to what has transpired with communications with the fire department. So that is in the Town record as well.

COUNCILWOMAN WALSH: I have a question. So the entrance and exit is right here on 107. Correct?

MR. SNIPAS: Correct.

COUNCILWOMAN WALSH: Not in the middle of the lot. It's on 107. What can

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we do to prevent trucks, cars, vans from just pulling in front loading and unloading as opposed to going into the lot and doing it? We already have so much traffic on 107, so many parked cars that we have issues with. I'm sure when you drive on 107, you see that on Broadway. How could we prevent that?

MR. SNIPAS: Well, I would say that that's probably not going to happen, because access to these storage units would be at the rear of the building. So you'd be, if you're carrying a couch or anything, it's going to be a long walk.

COUNCILWOMAN WALSH: Okay. So that's where I'm a little off. All right. So you go you have to go to the rear of the building to access everything.

MR. SNIPAS: To access your storage unit. Correct.

COUNCILWOMAN WALSH: So this front entrance is just the main entrance.

MR. SNIPAS: Office, sales, you want to stop by and say, I'd like to rent

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that. Something of that nature.

COUNCILWOMAN WALSH: Perfect. That's exactly what I - I'm sorry I missed that earlier. Okay.

COUNCILMAN LABRIOLA: Is your traffic expert here?

MR. SNIPAS: He is.

COUNCILMAN LABRIOLA: So he can explain the flow.

MR. SNIPAS: Sure. I'd ask Mr. Wayne MULLER to come up before you.

MR. MULLER: Good morning. For the record, Wayne Muller with the firm of Robinson and Muller Engineering. Our offices are at 50 Elm Street, 22 New York. As part of the project, we prepared a very detailed traffic impact study, which was dated October 2024. It was submitted to the Town who performed a very rigorous review of the contents contained therein. And culminated in a, in a memorandum dated June 27th, 2025, prepared by Julia Schneider, after all the reviews have been completed to Scott

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Byrne, indicating that they don't believe

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that the, from the traffic perspective

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that this project will have a significant

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impact. And we agree with that. So the

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the flow of the traffic into and out of

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the property, as you can see on the site

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plan to my right, to your left, is that

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cars are only able to perform a right

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turn in and a right turn out into the

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property because there's a median that

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exists on Broadway.

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The vehicles, as Mr. Snipas has

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indicated, people who want to rent a

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facility will park in the area that's

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located to the I guess that would be to

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the east. There's like 15 spots. Which,

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based on our studies and industry

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standards, those number of spaces are way

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too many for the level of activity that

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would be generated by this facility. So

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say you want to rent a unit, you're going

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to pull into one of those spots in that

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first parking lot, walk into the office.

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They'll probably show you around. You

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pick the unit that you like, you go back, you sign, they're going to give you a code, or you're going to assign yourself a code. They're going to know what your code is, and then you're going to go on your merry way, come back with your items to be stored.

As Mr. Snipas has indicated, there's a gate that's just almost at the northwest corner of the building. You'll punch in your code, gate will open. You go into the back, you park your car, go inside the storage building, put the stuff into storage, and then go back and perform the reverse.

We rented storage for many years at a facility over on Oakwood Road in Huntington. I personally was there twice in like 17 years because it contained all of our files, which by law, we had to keep for some time, and we would just put them there and they'd sit there. And when we give up the storage facility, they were not very happy because we're like

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the best kind of client. You just drop your stuff and then you don't visit there very frequently at all.

As Mr. Snipas has indicated, a large portion of the property is contained within the GB zoning district. And there are many different uses from a traffic generation perspective, that would generate a lot more traffic than what the mini storage building would generate.

And just to quote a few fully permitted uses within the GB district alone, restaurants with either an occupancy of less than 75 persons or greater than 75 people; a retail strip center similar to the one that's to the north of the facility; a medical office building similar to the one that's located south of the subject property. So from a purely traffic generation perspective, these facilities tend to be very, very low generators and are desirable from that aspect, a lot less traffic than other uses that could be

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permitted just within the GB zoning district.

As indicated by Mr. Snipas, the project fully conforms to the parking ordinance; 28 parking spaces are required and actually 29 are provided. It's exceeded by one, by one parking spaces.

So from a traffic engineering perspective this project is net positive. It'll generate a lot less traffic than what could be there if other proposals were before this Board or other boards in the Town.

COUNCILMAN LABRIOLA: I'm just curious how - if you could just take us through how I say a random truck comes in or Penske truck comes in and they check in they enter their code, they go through the gate and they unload their vehicle in the back which I guess that would be the south eastern portion of the building?

MR. MULLER: Correct.

COUNCILMAN LABRIOLA: And how do they get out now? Is that - are they going to

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do a K-turn?

MR. MULLER: Yes. Yeah. You could see

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COUNCILMAN LABRIOLA: Or is there enough room to make a U-turn?

MR. MULLER: Yes, it is a K-turn. Yeah. So the truck would pull straight into the southern portion of the property -- actually, it could pull straight into those loading spots, which are located right by the north arrow. You could see there's like that pie shaped area. And then to the left of that is a hatched area. And then there are two loading spots.

So in all likelihood, what would happen was it would be that the truck would pull into one of those spots and then they'd unload the stuff into the building, and then they'd perform a K-turn to leave the property.

COUNCILMAN LABRIOLA: Are there going to be ballast (sic) back there where they're making the K-turn? Where they're

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backing in, are there ballasts protecting the area? I guess it would be that 20 foot buffer zone from the residents?

MR. MULLER: Oh --

COUNCILMAN LABRIOLA: You know what I'm talking about the ballast (sic) that --

MR. MULLER: Yeah, like a bollard.

COUNCILMAN LABRIOLA: A bollard. That's what it is.

MR. MULLER: Yeah. A bollard. Yeah, sure. I don't know if those are specifically shown on the plan, but that's a great idea. So there would be some type of bollard installed so that vehicles could not encroach on that 20 foot area.

COUNCILMAN LABRIOLA: Yeah, but there's a lot of times people have no real experience driving a Penske and they're unloading and they're driving these vehicles and backing up it's a difficult process unless you've got your trucking license.

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MR. MULLER: Yeah.

COUNCILMAN LABRIOLA: So I could see that that might be a safety issue there to put those bollards.

MR. MULLER: That's a great idea. And along that area that's within where the buffers 20ft, that would be a great idea. The other spaces to the north, the standard parking spots, would be someone like you and I, who may go in their car and have some stuff you want to just put into the facility and then leave. You may not need them there, but in that one area, I think that would be a great idea.

COUNCILMAN LABRIOLA: Okay. Thank you.

MR. MULLER: Oh, and the applicant has just indicated to me that, yeah, they are more than happy to install bollards in that area.

Any further questions? Okay. Great. Thank you very much.

SUPERVISOR SALADINO: Thank you.

MR. SNIPAS: That concludes my

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presentation. Unless there's any questions. And I'd just ask that if you could be given an opportunity to rebut any comments from the neighbors. Thank you.

SUPERVISOR SALADINO: Of course. As always. Everyone gets that. All applications do.

Okay, so does any of the Board members have a question for any of the witnesses or speakers this morning on this hearing.

(Whereupon, no response.)

SUPERVISOR SALADINO: No questions. Okay. So we have two people who would like to be heard. The first will be Marybeth Loverso-Kacprzycki. Followed by Nancy Haley, followed by Phil Heckler. Good morning. How are you?

MS. KACPRZYCKI: Good morning.

SUPERVISOR SALADINO: I'm going to ask you to please lower the microphone closer to you. And everyone speaking, if you could please begin by giving us your

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name and address for the record.

MS. KACPRZYCKI: My name is Marybeth Loverso-Kacprzycki. I live at 16 Mayflower in Hicksville. My friend Nancy Haley --

MS. HALEY: Nancy Haley 43 --

SUPERVISOR SALADINO: Okay, we're going to do this one at a time to assist -- So if one of you would like to - Well, you can stand there if you prefer, if that makes you feel more comfortable. But one speaker at a time, we're going to you're going you're going to give your name, you gave your name and address and you'll be our speaker. And then when you conclude, you'll come up and speak, starting off with your name and address.

MS. KACPRZYCKI: I'm just - she asked me to speak on her behalf.

SUPERVISOR SALADINO: Okay. Absolutely.

MS. HALEY: So I should sit.

SUPERVISOR SALADINO: You don't have to sit. We want you both comfortable.

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You're amongst friends. So this is not stressful.

MS. KACPRZYCKI: So my friend Nancy lives at on Felice Crescent, where the property is. She can see the property. And after speaking with the project managers and all of that they've mentioned that they would be considered, as was brought up by the board member, that there would be the taller property, the Green Giants at 15 foot; that would be more accommodating. And possibly a higher fence. They mentioned something about three feet --

SUPERVISOR SALADINO: Do you agree that that would be more accommodating and more helpful to you?

MS. KACPRZYCKI: It would be because her property, where you can see where she lives, you could actually see where the property would be being that it's a taller building. We looked it up. And as you explain that the plants do grow a good 3 to 5 foot a year, that would be

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more appealing to the position. The fear is that we don't want her property value to stifle. And we know in Hicksville, they don't really drop. But we don't want her property value --

SUPERVISOR SALADINO: They dont drop anywhere in the Town of Oyster Bay.

MS. KACPRZYCKI: Yeah and I understand. We don't want it to stifle her property value at this point so that they were very accommodating. And we appreciate what you were saying and how accommodating you were, and explaining about the use of the property did jar the opinion of what the position was.

SUPERVISOR SALADINO: Meaning that it made your opinion more positive toward the application?

MS. KACPRZYCKI: Well, it's a little concerning that it could be something else that could have more traffic, as was explained.

SUPERVISOR SALADINO: Right. I wanted to make sure we were clear on your

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position.

MS. KACPRZYCKI: Yes. Absolutely.

SUPERVISOR SALADINO: And just so you know, as soon as you're done speaking, I'm going to ask the applicant's attorney if they will commit to the trees at that height as part of the C & R's of this application. Meaning then that puts it in writing that they'll have to do that.

MS. KACPRZYCKI: Right. It just it makes it more, like I said, appealing. And, you know, they're very helpful to explain. Mr. Snipas was helping explain everything that the property could be used for something else. And listening to the presentation here and where all the adjustments of where the buffer zone is would be helpful. And seeing that the site plan explains it more. But we would really like to consider the higher fence.

SUPERVISOR SALADINO: A higher fence as well.

MS. KACPRZYCKI: Higher fence. Eight foot fence.

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SUPERVISOR SALADINO: Have you spoken to the applicant about a higher fence?

MS. KACPRZYCKI: It was brought up. Yes. And, and the larger foliage. That would be a guarantee that it would grow so it could at least obstruct the view.

SUPERVISOR SALADINO: Okay

COUNCILMAN LABRIOLA: Did they explain it's a six foot fence? And do you want higher than six? Is that what you're saying?

MS. KACPRZYCKI: Yes.

SUPERVISOR SALADINO: We usually don't have. We're going to check with our building department. But one of the ways that that could be accomplished is by having some sort of a berm and then a six foot fence above that. The standard is six foot throughout the whole town --

MS. KACPRZYCKI: So, it would bring the fence up higher. Right.

SUPERVISOR SALADINO: So that it doesn't turn into twenty foot walls.

You'll have to come up forward if

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you'd like to be heard. One moment please. Stop the clock, please.

MR. MCCAFFERTY: The town code now allows, if it's part of a Town board hearing and you put it and the Town Board decides an eight foot fence is permitted in the general business district.

SUPERVISOR SALADINO: So what I will do is ask the applicant's attorney, would they consider one of the two choices, either building up a dirt berm and having a six foot fence, or if it is appropriate, and I do want to speak to the Building Commissioner before we commit to that, I want to make sure because it sets a precedent for all applications. But you know, we're all about trying to forge compromises that work for everyone. So I understand I've been told you did speak with the applicant before the hearing.

MS. KACPRZYCKI: Yes, we did.

SUPERVISOR SALADINO: And my suggestion will be, not only will I ask

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this on your behalf, but keep the conversation going. Our best applicants are the ones who continually communicate with the residents because they want their neighbors to be happy.

MS. KACPRZYCKI: Right. Absolutely.

SUPERVISOR SALADINO: All right. Anything else you'd like us to know?

MS. HALEY: Nope. Thank you very much.

SUPERVISOR SALADINO: Well, we thank you both for coming here.

MS. KACPRZYCKI: Thank you.

SUPERVISOR SALADINO: That's what makes an application improves upon the commercial properties of our town when they when they collaborate with the residents. It's a big deal.

Wasn't too difficult to come up here and speak. It was easy, right.

MS. HALEY: I don't public speak.

MS. KACPRZYCKI: I'm a retired teacher so I speak all the time.

SUPERVISOR SALADINO: A retired

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teacher? Okay. Congratulations for that.

So I'm going to ask the applicants council to step forward, please. As we just heard, the residents asking for this higher vegetation, taller plantings. Is that something that the applicant would be agreeable to in the C&R?

MR. SNIPAS: Mr. Supervisor, I can unequivocally state that, yes, we will propose 15 foot trees at a time of planting green giants, as well as the eight foot fence. With respect to the berm, if I just may, I spoke to the --

SUPERVISOR SALADINO: That was just--

MR. SNIPAS: The projects engineer, their concern is that because you have the berm there, runoff flooding issues with drainage.

SUPERVISOR SALADINO: So that was just my recollection of other projects. Before we commit to a fence taller than six foot, I do want to have a conversation with our Commissioner of Planning and Development because of the

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precedent setting that that might --

MR. SNIPAS: Understood. We are open to it.

SUPERVISOR SALADINO: But you're amenable to both.

MR. SNIPAS: Correct.

SUPERVISOR SALADINO: And I thank you for a continued conversation and collaboration with the residents. That's what makes great neighbors in this town. That's what always shines positively on an applicant when they're more than happy to work with the neighbors, who we will work for, the residents. And we thank you for being exceptional applicants and more than willing to do that.

All right. I have with us someone who is one of the pillars of Hicksville, Phil Heckler. Come on up, Phil. Phil assisted us as a stakeholder on our team of residents and affected residents in the development of our DRI project in Hicksville, been years in the making and happy to say we're breaking ground on the

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2 projects and it has already proven to do
3 what the whole program, the state program
4 is, is intended to do. And that's not
5 only the projects themselves, but spur
6 additional development and upgrades. And
7 as you can see from the construction
8 going up in and around the railroad
9 station, we have been achieving exactly
10 what we set out to do and the intention
11 of the project. So thank you, Phil, for
12 all of your work as part of the DRI
13 committee. That was a \$10 million
14 competitive grant, that we won as a town.
15 And we're very, very proud.

16 MR. HECKLER: Thank you sir. Phil
17 Heckler, 28 J Street on the executive
18 board of the Hicksville Garden Civic. But
19 I'm pretty much speaking for myself at
20 this point and a couple of people I got
21 to talk to.

22 The applicant I think, notified us,
23 called one of the vice presidents to tell
24 them about this. We didn't have any
25 details at that time, so we weren't able

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2 really to pull together a meeting to
3 inform the whole city. But we know that
4 this is this project is largely an as of
5 right building. Our comments would be
6 mostly directed at site improvements as
7 best we could. From what we heard, you
8 know, with the residents who live right
9 behind, they're happy with the
10 landscaping in the back.

11 We were hoping for some landscaping
12 in the front. But without a rendering
13 it's kind of hard to comment at this
14 point because it is a significant size
15 building. I don't know what the width is,
16 but --

17 COUNCILWOMAN WALSH: We have the
18 rendering right here.

19 MS. HECKLER: Oh --

20 COUNCILWOMAN WALSH: And I was going
21 to ask if we could do some landscaping in
22 the front also. Yeah, but we do have the
23 rendering here.

24 MR. HECKLER: Okay. Well we, have we
25 have a meeting on September 18th. If the

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applicant would like to present something to us.

SUPERVISOR SALADINO: Well, this is the perfect opportunity for you to invite them there to present that. If you'd like to utilize our rendering for you to share with the residents at your civic Association meeting, we'll be happy to comply and assist. The more information that we can get out and share with our residents, the better the process.

MR. HECKLER: Yes, the render will be helpful because as I shared a newsletter, we started a seasonal newsletter to keep all our members informed of how well the downtown revitalization was going. And again, I got to thank you, supervisor, for helping this actually get off the ground after it was stalled for 8 or 10 years.

SUPERVISOR SALADINO: Timing is everything.

MR. HECKLER: Yes. And thanks for showing up at the Holy Family celebration

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a couple of nights ago.

SUPERVISOR SALADINO: Yeah, it was wonderful. Well done.

MR. HECKLER: I have one question. It's hard to see this site plan. Would cars end up --

SUPERVISOR SALADINO: We can show it to you on paper, if you'd like, today.

MR. HECKLER: Yeah. Will cars be backed up onto Broadway waiting to get in? Because it sounded like there's a gate, but it's hard to see. Is there a place for them to pull --

SUPERVISOR SALADINO: Why don't you let us know all the questions you'd like answered? And then I'll bring the applicant's attorney right after you. I have no other slips of anyone who would like to be heard on this application. So that makes you the last one. Unless someone identifies themselves that they would also like to be heard. Okay, why don't you? While he's speaking, come up here and fill out one of these forms and

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we'll call you next.

MR. HECKLER: And that's the only question, and we'd like to see the renderings so we can comment on what seems to be a I don't know - how wide is the building?

SUPERVISOR SALADINO: So the applicant has not only their attorney here, but I believe they have one of their experts here who can comment on that. And my suggestion would be for you to stay around and get those questions in that information answered. I'll have him come up and speak to the traffic flow design. But in addition to that, stick around, have some conversations with them. You have them here, you have their experts here. And you can get everything you want to get answered. And the members of your association get answered. And you can continue to be a very effective point person to deliver the information back to your organization.

MR. HECKLER: Thank you, Supervisor.

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SUPERVISOR SALADINO: I am always happy to see you, Phil.

Alrighty, folks, we'll have you come up. All right. We're going to start off by asking us to give you give us your names and your address for the record.

MS. LYNN: Okay. Good morning. Respected councilwomen, Supervisor and councilmen. My name is Carlota Lynn. I live on the property that adjacent to this property right away, immediately. And, my address is 40 Felice Crescent.

SUPERVISOR SALADINO: Hicksville?

MS. LYNN: Yes. Hicksville. I kind of have an opinion about what's negative building of this three story because right now I have a I have trees in my backyard. But if the storage building is built once, I, you know, I open my window and I look at my back and then I think I am the one that will see this huge building right in, you know, in front of me. And also during the construction -- and this is also my question, how long

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will this building be constructed? How long will it take?

SUPERVISOR SALADINO: How long will construction take?

MS. LYNN: Yeah.

SUPERVISOR SALADINO: How long will the construction take? That will be one of the questions I'll ask of the attorney for the applicant. As soon as you are done, he'll be coming up.

MS. LYNN: Right.

SUPERVISOR SALADINO: I'll ask him that question as well. And you'll get an answer right here today. Right now.

MS. LYNN: Okay. And also the Councilman Labriola just asked about how far the buildings from my house would be.

SUPERVISOR SALADINO: The setback will be - it's from the property line.

MS. LYNN: Yeah. From the property line?

SUPERVISOR SALADINO: They'll tell you how far the building, the wall of the building will be set back from the

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property line. That's part of the code of the Town of Oyster Bay. We mandate a certain distance by code, by law, and we'll address that. So you can get an answer on how far the building, the wall of the building will be from the property line.

MS. LYNN: Right. Okay. All right.

SUPERVISOR SALADINO: In this case, you know, from the fence or whatever is on that property line.

MS. LYNN: Right. And I think no matter how I express how I feel about this giant building in the back of my house if it's legal and permitted, then it will be built, right?

SUPERVISOR SALADINO: Yeah. Well, this is how it works, and I'll speak in generalities, and the attorneys have any issue the way I'm explaining it, please follow up and correct the record. Everybody in America has the right to bring an application. It's a property owners right constitutionally, by the

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Constitution of the United States. They present their ideas to us, and we can either approve it, say, yes, you can build it; we can deny it; or we can ask them to work with the community to make changes on the design of the application. If we deny it, they can sue. They can go to court and sue, and it's in the hands of a judge to decide whether or not they get that application granted. If you negotiate with the owners, the applicant, you get some of the things you want. The previous speaker asked for higher trees and a fence that creates a visual buffer so you don't see the building, or you don't see as much of the building. Makes it pleasant to look at trees. If they sue, if we deny it and they sue the town, then it's in the hands of a judge and we can't guarantee anything anymore. It's in the hands of that judge to decide what they make them do and not do. Generally speaking, and I believe this is accurate. Generally speaking, when it is an allowed

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use in a commercial zone, then judges tend to allow a construction of a building in a commercial zone if it adheres to what the law allows. Your situation is you're in a residential home, but it's immediately adjacent to a commercial zone. So that's why you find yourself in this situation.

Generally speaking, just in terms of all applications, the best process to guarantee you get what you want is to work with the applicant to ask for certain things that help you. The perfect example is what you just saw when people came up and wanted to have more of a buffer. They'll ask for trees to be taller. They'll ask for them to be planted more closely together. They ask for a particular type of fence, sometimes an opaque fence. I'll use the example of the white vinyl fence that many of us have in our yards, so you can't see past it. By working with the applicant, it guarantees you will get some of the

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things you're asking for and it becomes part of the decision, so they have to do it. If we just flatly deny something, the risk is the potential for the applicant to take this to court and then it's out of our hands; it's whatever a judge decides. And a judge can tell them, you don't have to plant any plantings at all. So these are the type of this is the situation that we deal with with every application.

Frank, that's accurate? Our attorney has given me the thumbs up that that's an accurate description about how the process works. Not only here in the Town of Oyster Bay, but across America.

MS. LYNN: Okay. All right.

SUPERVISOR SALADINO: But you have a voice. I want you to know you have a voice. We welcome you to come here.

MS. LYNN: Yes.

SUPERVISOR SALADINO: And we listen to our residents, and we balance that out with the rights of the property owner to

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construct something there through their constitutional rights. The best thing to do, especially in our town where we have good applicants who want to work with the residents, you have them all here. I assume they're friendly people, I've never known them to be anything but friendly people; work with them to ask for things that you want to make it better for your experience. We love the fact you live in this town. Hicksville is not only an incredible community. It was rated by *U.S. News and World Report* as the third best place to live in all of New York State, and one of the best places to live in the country. And we want that experience to continue.

So my suggestion is to wait around after the hearing, ask these folks for their time. Tell them the kinds of things that you want to make this a better application, but that's your choice. You can ask us to deny it. You can ask us to approve it, or you can ask us if we would

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help to get the things that you want built into this design. Built into the design that will help you. Okay.

MY. LYNN: Okay.

SUPERVISOR SALADINO: Anything else you'd like us to know?

MS. LYNN: Yeah. No, that's it.

SUPERVISOR SALADINO: Okay. Is that fair?

MS. LYNN: Yes. It's fair.

SUPERVISOR SALADINO: Well, thank you for coming in here. Your voice is very important to us.

MS. LYNN: Okay. Thank you.

SUPERVISOR SALADINO: God bless you both. I don't have any other slips of anyone else. Is there anyone else who would like to be heard on this hearing, on this application?

(Whereupon, no response.)

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

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Counselor, it's your opportunity to wrap up. And in that process, I ask you to do your best to answer the questions that you heard here today.

MR. SNIPAS: Yes, Supervisor. Thank you.

Just to be clear, so we did reach out to Nick Sarandas from Hicksville Gardens, but I understand Mr. Heckler's concerns and we will speak with him after the meeting as well as with the Lynn family.

With respect to the plants on site, we have approximately 400 plants that are going to be planted on site. As you can see from the rendering, there will be plantings in front of the building. Just to really beautify the frontage along Broadway.

SUPERVISOR SALADINO: And that 400 includes those 15 foot tall trees planted densely that access the buffers?

MR. SNIPAS: Yes, yes. It might be plus or minus a little bit more as a

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result of those trees.

SUPERVISOR SALADINO: Could be more than 400.

MR. SNIPAS: Correct. Correct.

SUPERVISOR SALADNIO: Just want to make sure, for the record, that the residents are, that you've agreed to the kinds of plantings the residents have requested.

MR. SNIPAS: Yes, yes.

With respect to the concerns about the location of the building, the building from the rear property line to the start of the building is 102ft.

SUPERVISOR SALADINO: The property line to the building is 102 ft to the closest property line.

MR. SNIPAS: Correct.

SUPERVISOR SALADINO: Or to the closest residence's property line.

MR. SNIPAS: That was actually a comment that was brought up, I believe, by planning development that we indicate that on the plan and that is shown on the

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plan actually.

SUPERVISOR SALADINO: And just for the record, so the residents who are here, or are watching online understand, that is well beyond the minimum required by town code.

MR. SNIPAS: That is correct. That is correct.

Additionally, and, you know, it may be unfortunate because I've heard this being asked by potential clients in the past, the law says that absent a Vista easement, there's no right to a vista. There's no right to a view, unfortunately. But we do comply with the town code with respect to height setbacks and lot lines.

SUPERVISOR SALADINO: Will you be requiring any variance for parking or for any other reason?

MR. SNIPAS: Yes. So the one variance we will be required really from the Zoning board is to allow us to park in the more restrictive zone because of the

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property being split zoned R17 and GB. We are proposing the parking to be solely within the R17 zone, so we will have to seek relief for that.

SUPERVISOR SALADINO: And so this is clear. That is a variance to just utilize that for parking, but not to have more dense parking than the code allows.

MR. SNIPAS: Correct.

SUPERVISOR SALADINO: Which is the kind of variance in other types of applications where they have a large square foot. Not this application, but we'll have applicants come here and we'll have a large square foot building that is a restaurant or whatever it might be that requires more parking. And they don't have room for that parking. So they ask for a variance of relief from that code. But that's not the case here. You have all the parking spots that are required by law.

MR. SNIPAS: One more than required. So we have 29 parking spaces. We're

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required 28 parking spaces.

SUPERVISOR SALADINO: So you're just asking for the utilization of a part of the property for parking that might not allow it otherwise.

MR. SNIPAS: That is correct.

SUPERVISOR SALADINO: Does that answer all the questions that have been asked include -- Mr. Heckler's question was about could this, if this application is granted and built as is proposed, could this cause cars to queue up and block traffic on South Broadway?

MR. SNIPAS: So as Mr. Muller stated, this is a self storage facility. And as I'm sure many of you are aware very, very low impact. And this was studied, you know, the number of trips to be generated. We do not anticipate having any kind of issue of that nature.

COUNCILMAN HAND: Counselor, our other question was how long for construction? She's looking for an answer on duration.

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MR. SNIPAS: I would say between 12 and 18 months.

COUNCILMAN HAND: Okay. And about the weekends? She's probably concerned about weekends.

MR. SNIPAS: And I believe the town code allows for Saturdays, but not that Sundays.

SUPERVISOR SALADINO: No construction Sundays and the hours of operation. You can't be starting before a certain hour --

MR. SNIPAS: Correct.

SUPERVISOR SALADINO: On any day of the week. So that the residents are respected and they're not hearing a loud racket during sleeping hours.

MR. SNIPAS: We will comply with the town codes requirements for construction times.

SUPERVISOR SALADINO: Are there any other questions? Anything from the Board?

(Whereupon, no response.)

SUPERVISOR SALADINO: Do you have

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anything else to add to your application?

MR. SNIPAS: Nothing, but we will stick around and answer any questions the neighbors specifically have.

SUPERVISOR SALADINO: That was going to be my last ask of you.

So for any residents who are here, or anyone who would like to confer, to have a conversation with the representatives of the application, today is a perfect opportunity. Make sure you speak to them. Get their phone numbers so you can contact them. If you have any other questions or any problem arises, we know the reputation of these applicants and quite frankly, it's excellent. These attorneys are here quite often, and they work very diligently to collaborate with the residents. And we're very happy about your professionalism and the fact that the applicants have chosen you for for this project.

MR. SNIPAS: Thank you, Supervisor.

SUPERVISOR SALADINO: All right.

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Thank you.

With that, I'd like a motion.

COUNCILMAN IMBROTO: Did we ask about the postings?

SUPERVISOR SALADINO: Oh, I apologize. Yes. Of course. Are there any postings on correspondence?

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

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

The Nassau County Land and Tax map indicates the property is Section 46, Block 170, Lot 37;

According to the Town of Oyster Bay zoning maps, the property is located within a General Business in one family residence R17;

There are no variances or open Bureau cases on file;

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We do have affidavits of posting and publication;.

There is correspondence on file which has been distributed to the Town Board.

SUPERVISOR SALADINO: Thank you, Rich Lamarca.

And with that, may I have a motion?

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

COUNCILMAN HAND: Second.

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

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

SUPERVISOR SALADINO: Those opposed, "Nay".

(Whereupon, no response.)

SUPERVISOR SALADINO: The ayes have it.

So thank you everyone, as this concludes this hearing. The applicant and their legal counsel will be out in the

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hallway if you'd like to join them. The record will stay open for 30 days, which means if you think of something else, you can always write us and whatever comment or questions you have that will also be part of the permanent record. So for 30 days from today, the record stays open and you can continue to be heard through email or handwritten letters or whatever other communication you would like, so that it stays with the record. All right. Thank you everyone for participating

(Whereupon, above matter concludes, 11:34 p.m.)

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C E R T I F I C A T E

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

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

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

IN WITNESS WHEREOF, I have hereunto set
my hand this 12th day of August, 2025.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD

Town of Oyster Bay

REGULAR MEETING

August 12, 2025

11:34 a.m.

HEARING - P-6-25

**To consider the application of Best Friends
Animal Society, fee owner, for a
Special Use Permit at premises located at
3 Crossways Park Drive, Woodbury,
New York. (M.D. 6/3/25 #21)**

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

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A P P E A R A N C E S

P R E S E N T:

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

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

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

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APPEARANCES:

Garret Gray, Esq.
Weber Law Group
290 Broad Hollow Road,
Melville, New York 11747

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SUPERVISOR SALADINO: With that Town Clerk Rich LaMarca, would you please please call the next hearing?

TOWN CLERK: Today's final hearing is to consider the application of Best Friends Animal Society fee owner for a special use permit at premises located at 3 Crossways Park Drive in Woodbury, New York.

SUPERVISOR SALADINO: Good morning.

MR. GRAY: Good morning.

SUPERVISOR SALADINO: I normally say how are you today? But I see you have a bit of a challenge.

MR. GRAY: I'll tell you, I was trying out for the Iron Man and then some 20 year old kid from Oyster Bay clipped me from behind.

SUPERVISOR SALADINO: Touche, my friend. Touche.

COUNCILMAN IMBROTO: Well you're obviously very dedicated to your clients to show up in this condition.

MR. GRAY: I'll tell you. I gotta

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give until it hurts.

I have an application on today that's a little less controversial than battery energy storage.

So, again, Garrett Gray from Weber Law Group. I represent Best Friends Animal Society, which is a 501 C3 non-profit organization that operates the nation's largest no kill sanctuary for homeless animals in Southern Utah, as well as life saving centers in several other cities, including the Soho District of New York City. It provides adoption, spay neuter services, veterinary services, and educational programs throughout the United States.

Joining me this morning are Marlin Roberts, the executive director of Best Friends New York City; Kristen McCormick, senior manager of regional programs of Best Friends; and Joe Colucci, again of Dev Con Solutions, the engineer for the project.

Best Friends, is the owner of a

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parcel of property located --

(Whereupon, disruption.)

MR. GRAY: Best friends is the owner of a parcel of property located on the south side of Crossroads Park Drive West, approximately 97.66ft west of Crossways Park Drive, Woodbury, New York. More specifically, identified on the Nassau County tax map is Section 15, Block 183, Lot 26. The property is zoned LI Light Industrial, is a total of one acre and contains a 15,000 square foot office building. The property currently has an access point along the Crossways Park Drive West. The property is located in an industrial park and is bordered on all sides by industrial properties. There are no plans to change the footprint of the existing building, rather only interior alterations and a revised parking lot and landscaping plan post.

Best friends purchased this property to support their life saving operations up and down the East Coast, including,

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without limitation, bringing dogs and cats to the property where they will be examined by a licensed veterinarian treated for any illness or injury, spayed or neutered if necessary and allowed to recover from their treatments and held for at least 48 hours before being transferred to Best Friends Soho Lifesaving Center or other locations where they will be offered for adoption.

Dogs and cats treated and held at the property are owned by Best Friends Animal Society, or another similar animal shelter or rescue operation.

We're here today seeking an animal, a special permit for an animal boarding facility. We're aware of the Town of Oyster Bay zoning code Section 246-2.4, which defines an animal boarding facility as an establishment other than an animal hospital or veterinary officer clinic, principally used for the overnight boarding of animals. However, we do not believe that this definition accurately

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describes Best Friend's anticipated use. Specifically, this facility will not be open to the public, and there will be no veterinary or animal boarding services offered to the public. This is only for animals of Best Friends brought to the shelter and then sent out from the shelter.

Further, and more importantly, the principal use of the property is for animal life saving and adoption support and short term overnight housing of animals will only be an ancillary function. Nevertheless, an abundance of caution in the spirit of complete transparency, out of respect for the Town of Oyster Bay and its laws, and following consultation with Oyster Bay planning officials, Best Friends is here requesting a special use permit for an animal boarding facility in the LI district.

Our team is here to answer any questions you may have. And that

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concludes the presentation.

COUNCILMAN IMBROTO: Okay, so, you're seeking approval for a boarding facility, but you're not going to be boarding animals other than ancillary to lifesaving efforts of your facilities?

MR. GRAY: Correct. Correct. The animals are required to be held for a minimum of 48 hours. Also, if some life saving treatment is required and the animal is required to convalesce for longer than 48 hours, then --

COUNCILMAN IMBROTO: So, if I'm going on vacation and I need to leave my dog somewhere I'm not bringing it to you.

MR. GRAY: You can't leave your dog. You can't come to us.

COUNCILMAN IMBROTO: Okay.

MR. GRAY: But planning suggested that it would be beneficial and better for us to come to this Board, just that there are no questions down the road because there will be animals staying overnight.

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COUNCILMAN LABRIOLA: Counselor, how many animals come to you? In other words, is it functioning like an animal shelter? Like our animal shelter? People come there or strays or are brought to you? So I'm just trying to determine the nature of the business. I know it's not for profit. Right?

MR. GRAY: Yes. Yeah. Let me. Let me call up Marlin. He's much better equipped to answer that question.

MR. ROBERTS: Hello. Good morning, councilmen and women and supervisor. Thank you all for having us today. I'm Marlin Roberts. I'm located at 100 Union Street, Elizabeth, New Jersey.

So with Best Friends Animal Society, the animals will be coming from other shelters.

(Whereupon, disruption.)

MR. ROBERTS: The animals that we enter in our facility will be from throughout the East Coast. We have partner shelters throughout in like

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Georgia, Mississippi, various areas

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across the East Coast. They will come --

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s these are in shelters that ideally may

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not have the visibility for these animals

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to be placed. And sometimes the outcomes

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ends up being death. So we work with

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those organizations. The animals come

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into our care. We treat them. And then

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they're either sent off to our SoHo

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location, where we do most of our life

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saving and adoptions in New York City. Or

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they could also go to other partner

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organizations that we work with.

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COUNCILMAN LABRIOLA: So if the

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public comes upon a stray, they're not

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coming to you. What I'm trying to say to

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you is I'm trying to determine where the

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animals are coming from. Basically, what

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you're telling me is they're coming from

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out of state.

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MR. ROBERTS: Correct. The animals

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will be coming from out of state. In

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addition to, we will also be working with

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local partners as well like Oyster Bay

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Animal Shelter and so forth if there is a need to support with their care.

COUNCILMAN LABRIOLA: That's what I was getting at. Are you coordinating with our own animal shelter? Are they aware of your application and can support?

MR. ROBERTS: 100%. We have already communicated with them. One of my team members here, who has actually been to their location had meetings with them. They are all aware of us coming into their community and they're excited to work with us more.

COUNCILMAN LABRIOLA: So when - I'm trying to determine now what is the purpose of them being transported from out of state? Is it? I mean, they're getting health care at your facility. I see that there's a clinic or there's an area there for health care.

MR. ROBERTS: Correct. So -- go ahead.

COUNCILMAN LABRIOLA: So I'm just trying to determine why they're not

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getting the health care out of state. Why are they coming into your facility?

MR. ROBERTS: A lot of the organizations that we work with are under-resourced and underfunded. And a lot of times we're able to alleviate that strain, to maximize the outcome and life saving of animals at their shelter. So a lot of these shelters could be small or rural, and they don't have access to veterinary care, and they don't have the access to really maximize their life saving to get animals out into adoptive homes spayed or neutered and vaccinated. So with that, we work with them to alleviate that strain. They come to us, we're able to provide them with that high standard care of the spay, neuter, they're microchipped, they're vaccinated and then they're placed into an adoptive family's home.

COUNCILMAN LABRIOLA: So basically, your facility could help alleviate facilities nearby that are strained in

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Long Island. It doesn't have to come from out of state.

MR. ROBERTS: We also work with local organizations within New York and also in Long Island. So we work with partner shelters throughout the US. So it's not just specifically -- a lot of our animals will come from like the East Coast and from the Georgia to Mississippi. But we also, again, as mentioned, we have partnerships with like Oyster Bay Animal Shelter, animal care centers of New York City. So it'll be a collaborative effort.

COUNCILMAN LABRIOLA: Thank you.

SUPERVISOR SALADINO: Any other questions?

COUNCILMAN HAND: Quick question in regards to the animals that will be coming in; it will be all domesticated animals?

MR. ROBERTS: Correct. There will only be dogs and cats.

SUPERVISOR SALADINO: Only dogs and cats?

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MR. ROBERTS: Only dogs and cats.

SUPERVISOR SALADINO: By C & R will
be guaranteed.

MR. GRAY: Sure. Absolutely.

SUPERVISOR SALADINO: Great.
Councilwoman?

COUNCILWOMAN WALSH: So I actually
had this experience about a month ago.
Somebody came and they were going to trap
a cat that was hurt in the area, and then
they immediately said, well, we can't
trap the cat if it has nowhere to go to
heal. So I can appreciate what you're
doing. What happens when the animals are
then healed? You put them up for adoption
through our local. Where do they go up
for adoption? And what if they're not
adopted? Are you adopting them out of
your facility?

MR. ROBERTS: So there's various
avenues. So this specific location in
Oyster Bay will not be doing adoptions
out of that location. So a lot of our
adoptions will be filtered through our

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location in Soho, lower Manhattan, 307 West Broadway is where we operate most of our business right now. We're open seven days a week from 11 to 7, where we do dog and cat adoptions every single day. So ideally, unless a local shelter has the capacity to support with taking on more animals because they have that space and capacity and adopters looking to take in animals, we ideally will cover it. We will work with our partners who's ready to receive, who's already agreed to receive these animals or to our SoHo location in Lower Manhattan.

COUNCILWOMAN WALSH: Thank you.

SUPERVISOR SALADINO: Any other questions?

COUNCILMAN HAND: The last question is just the conditions of the boarding of the animals. Just elaborate a little bit on that.

MR. ROBERTS: Every animal will have -- we will be, of course, up to code. I think a lot of this work that we're doing

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is to make sure that we're in compliance

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with a companion animal care law that's

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coming into New York City. So every

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animal will have their own individual

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housing space. They will have a

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compartment to eat and sleep and also a

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compartment to relieve themselves. So

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every cat will have, like a double condo

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space. So they're not just crammed to one

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area. And it will be, of course, to a lot

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of our veterinary standards that we have

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that we're complying with.

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COUNCILMAN HAND: Okay, will you have

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an outdoor run as well?

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MR. ROBERTS: There will be an

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outdoor play yard that's still kind of

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under construction of what it'll look

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like, but there will be an exercise pen

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area for animals to go outside and

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relieve themselves and get a little bit

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of enrichment.

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COUNCILMAN HAND: Thank you.

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COUNCILMAN LABRIOLA: And also, what

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is your plan for the disposal of waste

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and how do you handle that in your facility?

MR. ROBERTS: So we have a legal team that's kind of like leading our plumbing and what all of that will look like. I don't know that answer. I can definitely find that out for you, though. But we will have a specific drainage system to make sure that all the waste is properly disposed of.

SUPERVISOR SALADINO: I'm going to assume that's liquid waste and solid waste will be thrown away in the garbage?

MR. ROBERTS: Well, we have a flush system, so most of our, like the poop, fecal matter, will be flushed into a plumbing system and then disposed of. Out of the way. I don't know the exact language to say of how that will be disposed of, but it will be flush systems.

SUPERVISOR SALADINO: Through the sanitary system.

MR. ROBERTS: Correct.

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SUPERVISOR SALADINO: Okay.

COUNCILWOMAN WALSH: This might have been answered before, but it's closed to the public. But who is going to be at the center on weekends at night times? So these pets aren't left alone.

MR. ROBERTS: It's a really great question. So while we're not open to the public, we will have around about 15 or so employees that will work out of that location. Our operation, we're looking at around about 7 to 5, 7 to 7 p.m., 7 a.m. to 7 p.m.. So there will be staff, licensed vets, that will be there to take care of the animals seven days a week.

SUPERVISOR SALADINO: Any other questions?

(Whereupon, no response.)

SUPERVISOR SALADINO: Okay, just a couple of questions from me. You mentioned this, and you agreed to the C&Rs of dogs and cats only.

MR. GRAY: Yes.

SUPERVISOR SALADINO: No other

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animal, no matter what the circumstances.

And talk to us about the capacity. What is the largest number of dogs and cats that you would ever have on the premises at one time?

MR. ROBERTS: That's a really great question. Right now we have the capacity to hold around about 30 dogs. That's puppies and adult dogs. And then we have the capacity to hold about 50 cats. That could change a little bit with how we change our construction and the layout. But at the moment, that's the absolute max is around about 30 dogs and around about 50 cats.

SUPERVISOR SALADINO: And again, you're willing to commit to that through the C&Rs?

MR. GRAY: Yeah.

SUPERVISOR SALADINO: Okay. Oh. One last question. This is an expensive operation; how do you derive your income?

MR. ROBERTS: So we are a 51C3 non profit. So all of our income is generated

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through the generosity of donors.

SUPERVISOR SALADINO: Donors. What happens if we hit a dry spell or an economic downturn and you find yourselves in a position where your funding does not meet your expenses? Then what?

MR. ROBERTS: I think that's also a really great question. I think our team has processes in place to where when we reach certain thresholds, we activate different things to make sure that we can get our funding up to par. But if not, we do have other life saving centers across the US that we could potentially alleviate these animals and that strain too, if it comes to a point to where we can no longer operate that building.

SUPERVISOR SALADINO: We are animal lovers and protectors in this town, and everyone on our Board feels that way. So that question was out of concern to ensure that no animal will be mistreated or have a lack of treatment and it sounds as though you feel the same way.

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MR. ROBERTS: Agree 100%.

SUPERVISOR SALADINO: Okay. If there are no other questions, Counselor, do you have any other information you would like us to know?

MR. GRAY: That's all.

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

(Whereupon, no response.)

SUPERVISOR SALADINO: All right, Mr. Adelman, you put in your slip, so you come up first.

MR. ADELMAN: Hello, Board. Good to see you all again.

Arthur Adelman, 110 Dubois Avenue, Seacliff, New York. I'm here in support of you granting whatever variance the Best Friends needs to open up their facility. I don't know if you're familiar with this organization. They are probably one of the biggest no kill organizations in the country. They are centered out in Utah. And they do great things. You know

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that I'm very familiar with rescue and shelters. And I was so excited when I saw this coming through a few months ago. The only disappointment I've had is that I've been advised that this facility is not open to the public and will not be generating adoptions from this facility, which I found disappointing because we could always use another source of rescued pets. But they did explain to me they will do pop ups utilizing mobile adoption units. I'm sure you've seen them around. I know North Shore Animal League does the same thing. And that's an exciting aspect.

Another important aspect that a facility such as this might offer our town residence is the ability for high school students to volunteer, or even adults, retired adults, to volunteer at such a facility to work with dogs and cats that need to be walked, cages cleaned. There's a lot of opportunities in these facilities for volunteers. I was

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made to understand that the Town Shelter is precluded from utilizing volunteers. So this is a great opportunity for people if they want to take care of animals.

In respect to that, it might be a means for the Town to also be able to use volunteers if they went to a second party to supply the volunteers. I know that the Town of Hempstead does it in that manner. The Town of North Hempstead also has volunteers in their shelters, which come from second parties.

In any case, I think this is an important addition to our community. I only hope they have the ability to expand that campus sometime in the future.

Thank you.

SUPERVISOR SALADINO: Thank you, Arthur.

And just to the point that was brought up, the Town has a number of issues that we have to consider. Liability and the safety of the public is one of them. Some people may not realize

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2 that we accept all dogs and cats. And
3 there are occasions where there are
4 behavioral health issues that put the
5 volunteers at high risk. So, that is one
6 of the reasons that that's the case in
7 our town. But that could speak to why you
8 need specialized care facilities that can
9 provide that specialized care to animals
10 of all different levels, including
11 behavioral health.

12 Michael Schlenoff. Come on up, sir.

13 SERGEANT SCHLENOFF: Michael
14 Schlenoff, 28 Park Road, Syosset.

15 First of all, a question. Why are
16 you limiting --

17 SUPERVISOR SALADINO: If you look
18 this way, we want to be able to hear you.

19 SERGEANT SCHLENOFF: Why are you
20 limiting only to dogs and cats since Utah
21 has many different types of animals?

22 SUPERVISOR SALADINO: Well, what
23 we're going to, please, is give us any
24 questions, any comments, any statements
25 you like. And then the process is that

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that speaker takes a seat. And then we can have the experts come up after.

SERGEANT SCHLENOFF: I have visited their facility in Utah. It's very well run and I'm a supporter of it.

SUPERVISOR SALADINO: Okay. Maybe their business model -- come on up, sir. If you give us your name again, for the record and your title.

MR. ROBERTS: Marlin Roberts, executive director of the New York Lifesaving Center, 100 Union Street. Elizabeth, New Jersey.

Thank you so much for the kind comments about our sanctuary in Kanab, Utah. We allow our sanctuary in Kanab, Utah to do animal like they do dogs, cats, wildlife. But most of our life saving centers focused directly on dogs and cats. So our sanctuary is probably the only unique center that you'll see within our organization that you see that vast variety of animals. If you come in for our local locations it's only dogs

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and cats.

SERGEANT SCHLENOFF: Okay.

SUPERVISOR SALADINO: Perhaps that's your business model.

MR. ROBERTS: That is.

SUPERVISOR SALADINO: There are certain types of veterinarians that handle certain types of animals, and you've made this choice in your corporate business model and how you choose to approach these costs and the scope of your work.

MR. ROBERTS: Yeah, it's also, that's where we have most of our experts in that field with those type of animals. We don't have that exact access, in other words.

SUPERVISOR SALADINO: We understand that. All right. Thank you.

COUNCILWOMAN WALSH: One last question.

SUPERVISOR SALADINO: Yeah. Sure.

COUNCILWOMAN WALSH: Capacity? I don't know if we talked about that at

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all.

SUPERVISOR SALADINO: Yes. They have answered that and they will commit to that in the C&Rs. And you said 30 dogs?

MR. ROBERTS: 30 dogs and 50 cats.

SUPERVISOR SALADINO: And 50 cats.

COUNCILWOMAN WALSH: Oh. Thank you.

SUPERVISOR SALADINO: That's their maximum capacity.

COUNCILWOMAN WALSH: Okay. Thank you.

SUPERVISOR SALADINO: All right. Is there anyone else who would like to be heard on this hearing, this application?

(Whereupon, no response.)

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

Counselor, if you have anything to wrap up with?

MR. GRAY: I have nothing else except to say this client has made me the most proud to represent in quite a while. The work that they do. Especially as a pet lover. In quite a while. I mean battery

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storage. But they are really --

SUPERVISOR SALADINO: You're really getting a charge out of that joke aren't you?

MR. GRAY: And that's all we have. Thank you.

SUPERVISOR SALADINO: Thank you. And I personally -- my personal opinion is I would agree with you. The applicant handled themselves in a fantastic way and presented the information fully with much transparency. And quite frankly, in my personal opinion, presented himself in a way that would send a message to all applicants. And we greatly appreciate the way you have constructed this application here today at this hearing.

MR. GRAY: Thank you.

SUPERVISOR SALADINO: All right. With that, are there any mailings or correspondence?

TOWN CLERK: The attorney for the applicant has filed the Affidavit of Service and Disclosure. The

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communications are as follows.

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

The Nassau County Land and Tax map indicates the property is Section 15, Block 183, Lot 26;

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

There are no variances or open Bureau cases on file;

We do have affidavits of posting and publication and there is no correspondence on file.

SUPERVISOR SALADINO: Okay.

May I have a motion, please?

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

COUNCILMAN HAND: Second.

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

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(Whereupon, all members of
the Board respond in favor.)
SUPERVISOR SALADINO: Thank you.
MR. GRAY: Thank you.

(Whereupon, above matter
concludes, 11:58 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 12th day of August, 2025.

Karen Lorenzo
KAREN LORENZO

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TOWN BOARD
TOWN OF OYSTER BAY

REGULAR MEETING

August 12, 2025

11:58 a.m.

ACTION CALENDAR

JOSEPH SALADINO

SUPERVISOR

**

RICHARD LaMARCA

TOWN CLERK

TAKEN BY: KAREN LORENZO, STENOGRAPHER

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A P P E A R A N C E S

P R E S E N T:

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

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: Town Clerk,
will you now present the Resolution
Calendar for today?

TOWN CLERK: May I have a motion to
suspend the Rules and add Resolution 581
through 585-2025?

On the motion, please?

COUNCILWOMAN IMBROTO: So moved.

COUNCILWOMAN HAND: Second.

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

On the vote, Supervisor Saladino?

SUPERVISOR SALADINO: Aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

SUPERVISOR SALADINO: Councilman
Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilwoman Walsh?

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COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Motion to suspend the Rules and add Resolution 581 through 585-2025 passes with six ayes.

May I have a motion to resuspend the Rules and add walk-on Resolution 586-2025, which is a resolution authorizing the the procurement of an appraisal of the properties located at 400 Carman Mill Road, Massapequa, New York, and vacant property known as Section 53, Block 6, Lots 1 - 12, 81 and 82, and for the Supervisor or his designee to execute any documents necessary.

May I have a 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?

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COUNCILMAN IMBROTO: Aye.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Motion to resuspend the
Rules and add walk-on Resolutions
586-2025 passes with six ayes and zero
nays.

May I have a motion to table
Resolution 523 and 574-2025?

COUNCILMAN IMBROTO: Motion to
table.

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?

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COUNCILMAN IMBROTO: Aye.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Motion to table

Resolution 523 and 574-2025 passes with
six ayes and zero nays.

May I have a motion to withdraw
Resolution 584-2025?

On the motion?

COUNCILMAN IMBROTO: So moved.

COUNCILMAN HAND: Second.

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

On the vote, Supervisor Saladino?

SUPERVISOR SALADINO: Aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: Aye.

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TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye.

TOWN CLERK: Motion to withdraw
Resolution 584-2025 passes with six ayes.

May have a motion to adopt
resolution number P14-2025 through 586
2025, noting that Resolution 523 and
574-2025 have been tabled and Resolution
584-2025 has been withdrawn.

On the motion?

COUNCILMAN IMBROTO: So moved.

COUNCILMAN HAND: Second.

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

Do we have a speaker.

SUPERVISOR SALADINO: There is.

On our resolution calendars, Arthur

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Adelman has asked to be heard.

MR. ADELMAN: Arthur Adelman, 110
Dubois Avenue, Seacliff, New York. Hello.
It's been a long time, and now I'm back
to my old tricks.

SUPERVISOR SALADINO: How are you
feeling, Arthur?

MR. ADELMAN: I'm great.

SUPERVISOR SALADINO: Excellent.

MR. ADELMAN: I just haven't been
here because getting old, you sleep
later. And I haven't had my friend Kevin
to push me on.

I'm here to talk about we have five
resolutions where similar resolutions
throughout the Agenda the resident is
charged administrative fees for --
they're requesting return of fees of like
the kid for the summer camp or if they
have a code enforcement issue. Everybody
is charged fees except for these five. To
me, it doesn't demonstrate a good
appearance when one person out of 44 who
asked for their return of what they paid

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for their child to go to a summer program, one person gets the 10% fee waived, while 42 others did not.

It's a similar situation with Resolution 505 where a code enforcement where we had to board up at home. I think it's a \$250 fee for that was waived for this particular incident by Mr. Esposito, and there is no explanation attached, even though it says there's supposed to be a letter from Mike Esposito.

So those are my questions regarding the waiving of fees. I think all those resolutions for recreation sports for the children of residents should be reversed. That would be 485, 508, 552, 562 and 530. And the one on Code Enforcement, Resolution 505. I don't think that's fair to all residents that nobody gets their administrative fees waived.

The other question I had was on the increased expenses for the roof of Marjorie Post, the increased expense of

1
2 \$15,600. I haven't had a chance to look
3 over the original RFP to see if that
4 aspect of the replacement of the roof was
5 mentioned. It's a particular underlying
6 type of roofing material that's applied
7 if needed. I'd be surprised if our
8 engineer and his RFP did not say that
9 something like that should have been
10 included. I think we should hold off on
11 paying that additional fee of \$15,600
12 until our engineer can make sure that it
13 wasn't in the original RFP. Or, you know,
14 Why do we have to pay it? That's it.

15 Everything else looks good. The
16 things on the fees, I think it's very
17 important. It's a minor thing. It's \$10
18 to \$250 each. But it's to me, it's
19 appearances. That doesn't appear to be
20 equitable to all residents when one
21 person out of 40 gets his fees waived or
22 her fees waived and everyone else is was
23 paying it. So I think you look at it and
24 reverse it. Thank you. Have a great
25 balance of your summer.

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SUPERVISOR SALADINO: Thank you, Arthur. Thank you very much. We're going to get you that answer on the fee question you asked.

On the roof question, I can answer that immediately. First of all, the roof design of the community room at Community Building at Marjorie Post Park is a rather unique design. Decades ago, it was very trendy among architects to create roof lines that were different and eye-catching and what they created is a concave roof versus convex roof. So as is a concave roof, is an unusual design that requires specialty draining and special attention to snow loads and things of this nature because of the pressures and how the snow and water drains, which is much different, as you know, than the convex roof. But when we enter into a contract with a roofer, it's very difficult for them to determine what they will find once they remove the roofing material. So in this case, once the

1
2 roofing material has been removed, if
3 they find more damage, they'll have to
4 address that damage because we wouldn't
5 put a new roof over damaged sheathing or
6 whatever the case might be. So in this
7 case, they removed the material. They
8 find other damage that needs to be
9 repaired before they replace the roof,
10 and that costs additional monies. It's
11 commercial. We pay a rate that is in
12 adherence --

13 MR. ADELMAN: Yeah. I'm sorry I
14 didn't mention that the backup
15 documentation, it talks about Al Roofing
16 supplying the paperwork for what they
17 did, and all they did was a one line
18 statement. And you know, it's pretty --

19 SUPERVISOR SALADINO: You would like
20 to see more detail and that's fine. So
21 I'll make sure the Commissioners' provide
22 more details not only for this but going
23 forward, because that's the point you're
24 making. Sounds great.

25 Jim, you have something for me.

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MR. MCCAFFERTY: I'll speak with Mr. Adleman. They're not aware of exactly what he was speaking of.

SUPERVISOR SALADINO: Okay. We're going to find out the accuracy of the statement you made about not returning the administrative fee. I know for a fact when we do property cleanups, we have an attention to detail in terms of what the property owner will pay, but that comes -- just so the public realizes -- when we do a property cleanup, it comes after many, many steps of notification that there is a defect, that the property that needs maintenance. Sometimes it is that the lawn needs to be cut, the trees need to be trimmed back. The property needs to be cleaned up from an external standpoint. Sometimes the entire structure has to be demolished and removed. So there's a wide variety of issues, and there's a wide variety of the types of property owners that we have. And I know for one, in my opinion, that

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there are entities when a property goes into foreclosure we'll see cases where the mortgage holder does not immediately address the issue and we end up taking down the property and charging them for this. But in all cases, the property owner has received many notices and usually gets a notification that this property is going into court and has an opportunity to speak to the condition of the property, what they have or haven't done, and why they haven't done that. And in addition to that, sometimes residents like myself are frustrated. We do take the property structures down. We clean the property up. It all takes place, in my experience, in one day. And then the property sits for years and it doesn't make sense to me why a mortgage holder, because in the vast majority of these cases, the homeowner, if you will, is no longer there, no longer owns the property. It goes to the mortgagee, generally a bank or a mortgage company

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and a foreclosure situation. That's the more typical scenario. And then that bank or mortgage corporation sits on the property when there are so many people who want to build homes in the Town of Oyster Bay. We all know you speak to a realtors and they'll tell you that you put a property up in this town at a price. And many, many times people are competing for that property, paying more than the asking price. And that has happened more and more. As a matter of fact, the Realty Association put out a report. They look back at home prices and Bethpage was the community that saw the largest increase in home prices, meaning many, many people want to live there. And that speaks to the success in our communities. So, therefore, it doesn't make sense to me for it to leave a property vacant and not try to sell it, when there are so many people who want to build their home or forever home in our town.

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Is there anyone else who would like to be heard on any of the items as it relates to today's Resolution Calendar?

(Whereupon, no response.)

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

So with that, to call for the vote, sir.

TOWN CLERK: Supervisor Saladino?

SUPERVISOR SALADINO: I vote aye.

TOWN CLERK: Councilman Imbroto?

COUNCILMAN IMBROTO: I also vote aye.

TOWN CLERK: Councilman Hand?

COUNCILMAN HAND: Aye.

TOWN CLERK: Councilman Labriola?

COUNCILMAN LABRIOLA: Aye.

TOWN CLERK: Councilwoman Maier?

COUNCILWOMAN MAIER: Aye.

TOWN CLERK: And Councilwoman Walsh?

COUNCILWOMAN WALSH: Aye

TOWN CLERK: Motion to adopt Resolution number P14-2025 through 522, 2025 passes with six ayes.

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Resolution number 523-2025 has been
tabled.

Resolution number 524-573 2025
passes with six ayes.

Resolution 574-2025 has been tabled.

Resolution 575-583 2025 passes with
six ayes.

Resolution 584-2025 has been
withdrawn.

Resolution 585 and 586-2025 passes
with six ayes.

Calendar is complete.

SUPERVISOR SALADINO: Thank you, Mr.
LaMarca.

At this time, we will take a break
for our executive session. When we come
out of the executive session. We will
report if any action has been taken.

With that may I have a motion?

COUNCILMAN IMBROTO: I move that we
enter executive session to discuss
pending litigation.

COUNCILMAN HAND: Second.

SUPERVISOR SALADINO: All in favor,

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please signify by saying aye.

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

SUPERVISOR SALADINO: Those opposed,
nay.

(Whereupon, no response.)

SUPERVISOR SALADINO: The ayes have
it.

Folks, we will make this as brief as
we can. Thank you very much for your
patience.

(Whereupon, executive
session 12:14 p.m.-1:40 p.m.)

SUPERVISOR SALADINO: May I have a
motion to close executive session.

COUNCILMAN HAND: Motion to close
executive session, no action taken.

COUNCILMAN LABRIOLA: Second.

SUPERVISOR SALADINO: All in favor,
say aye.

(Whereupon, all members
respond in favor.)

SUPERVISOR SALADINO: Opposed, nay?

(Whereupon, no response.)

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SUPERVISOR SALADINO: The ayes have
it.

At this time, we'd like to close our
regular Town Board meeting. May I have a
motion?

COUNCILMAN HAND: So moved.

COUNCILMAN LABRIOLA: Second.

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

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

SUPERVISOR SALADINO: Those opposed,
"Nay".

(Whereupon, no verbal
response.)

SUPERVISOR SALADINO: The ayes have
it.

(Whereupon, above matter
concludes, 1:42 p.m.)

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C E R T I F I C A T E

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

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

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

IN WITNESS WHEREOF, I have hereunto set
my hand this 12th day of August 2025.

Karen Lorenzo
KAREN LORENZO

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