

TOWN OF HEMPSTEAD

ONE WASHINGTON STREET

TOWN HALL PAVILION

HEMPSTEAD, NEW YORK 11550

JANUARY 22, 2019

10:30 A.M.

BEFORE: LAURA A. GILLEN,

SUPERVISOR

APPEARANCES :

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DEPUTY SUPERVISOR/COUNCILMAN BLAKEMAN

SENIOR COUNCILWOMAN GOOSBY

COUNCILMAN AMBROSINO

COUNCILMAN D'ESPOSITO

COUNCILMAN DUNNE, SR.

MAJORITY LEADER/COUNCILWOMAN KING-SWEENEY

TOWN CLERK CABANA

DEPUTY TOWN CLERK SEDACCA

TOWN ATTORNY RA

COMPTROLLER CONROY

HEMPSTEAD TOWN BOARD 1/22/19

1 SUPERVISOR GILLEN: Good morning, everyone,
2 welcome to our regularly scheduled Town Board
3 Meeting.

4 For those of you who have never attended ^{Page | 3}
5 Board Meeting before, we will first have Public
6 Hearings followed by an Administrative Calendar.

7 There are meeting agendas available in the
8 rear of the Pavilion.

9 If you like to be heard on any matter,
10 please, fill out a slip and give it to one of our
11 Public Safety Officers.

12 After the Meeting is adjourned, the Town
13 Board will remain in session as is our custom of
14 three hundred and fifty years to hear any other
15 matters that the Public would like to bring before
16 the Board.

17 Madam Clerk, will you, please, call the
18 roll.

19 CLERK CABANA: Councilman Ambrosino?

20 COUNCILMAN AMBROSINO: Here.

21 CLERK CABANA: Councilman Blakeman?

22 COUNCILMAN BLAKEMAN: Here.

23 CLERK CABANA: Councilman D'Esposito?

24 COUNCILMAN D'ESPOSITO: I am here.

25 CLERK CABANA: Councilman Dunne?

1 COUNCILMAN DUNNE: Here.

2 CLERK CABANA: Councilwoman King-Sweeney?

3 COUNCILWOMAN KING-SWEENEY: Here.

4 CLERK CABANA: Senior Councilwoman

5 Goosby?

6 SENIOR COUNCILWOMAN GOOSBY: Here.

7 CLERK CABANA: Supervisor Gillen?

8 SUPERVISOR GILLEN: Here.

9 I, now, ask our Councilman Ambrosino to
10 lead us all in the Pledge of Allegiance.

11 COUNCILMAN AMBROSINO: Put your hand over
12 your heart and join with me.

13 (Whereupon, Councilman Ambrosino led the
14 Assembly in the Pledge of Allegiance. After, the
15 following ensued.)

16 SUPERVISOR GILLEN: I ask everyone to,
17 please remain standing for one moment; our Senior
18 Councilwoman has lost her brother, Joseph
19 McMillian, Jr., so, we would like to have a moment
20 of silence in his honor.

21 (Whereupon, a moment of silence was
22 observed by the Assembly. After, the following
23 ensued.)

24 SUPERVISOR GILLEN: Senior Councilwoman, we
25 are all very sorry for your loss.

1 COUNCILWOMAN KING-SWEENEY: Supervisor, I
2 like to add a point of privilege to make a
3 statement, um, my favorite color has always been
4 pink and, now, I know why. Page | 5

5 Um, after a routine mammogram and
6 ultrasound, I was diagnosed with breast cancer the
7 first week of December.

8 Last Thursday, I underwent a lumpectomy at
9 NYU.

10 The operation was a success.

11 I want to sincerely thank my Doctors and
12 Nurses at NYU.

13 The operation was a success.

14 I want to sincerely thank my Doctors and
15 Nurses at NYU, one of the Country's leading
16 academic medical centers.

17 Once I am fully healed thoroughly from the
18 surgery after about four weeks, I will have three
19 weeks of radiation.

20 I consider myself extremely fortunate. I
21 am living proof that routine mammograms do make
22 all the difference.

23 Luckily the cancer was caught very early
24 and I will make a full and speedy recovery.

25 I share this news with you for several

1 Reasons, I am not looking for anyone's sympathy.

2 One, most importantly, at 45 years old and
3 low risk factors of breast cancer, I have reason
4 to procrastinate my annual mammogram, I wish to Page | 6
5 serve as a vocal advocate for early detection of
6 breast cancer.

7 As busy Moms, juggling kids' careers, life,
8 we tend to put our health at the end of the "to-
9 do" list.

10 I hope by sharing my experience, I can
11 alter what would otherwise be an awful diagnosis
12 for a family to endure.

13 I would like to place particular focus on
14 outreach to Minority women who all too often may
15 not have adequate access to healthcare.

16 Simply put, we are all in this together.

17 Second, I am a Public Official. I was
18 hired by the 5th Councilmanic District to do a job.

19 I tend to face things head on and openly.
20 I am not a shamed of this challenge and I will
21 simply not shy away from it.

22 And, for all you political gossipers out
23 there, if I am fortunate enough to receive the
24 nomination by my Party, the Republican Party to
25 run for reelection this November, I will

1 enthusiastically accept it.

2 The last several weeks have taught me a
3 lot, you never quite know how you will respond
4 when a Doctor tells you that you have cancer.

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5 Admittedly I am amazingly fortunate with
6 early detection, the type of cancer and the lack
7 of genetic markers, I resolved early on to
8 guarantee that this story has a happy ending and
9 to recommit myself to public service and the life
10 in this arena, I plan to marshal all attention and
11 resources to better understand the high incidences
12 of cancer on Long Island.

13 I aggressively push for greater research
14 into the quality of Long Island's drinking water
15 and the impact of the environmental toxins on our
16 public health.

17 More can be done and must be done on the
18 Federal and State levels.

19 We cannot allow critical funding at the
20 National Institutes of Health to be held hostage
21 by political infighting and uninformed
22 policymakers.

23 Medical breakthroughs are part of funding,
24 perseverance and the ability to dream.

25 Finally, I wish to thank my

1 Family, my husband is the only guy who could turn
2 cancer surgery into a romantic, New York date
3 night, so, that is why I love him; my Mom for
4 keeping it together with the kids and for your
5 understanding.

6 Thank you to my brother, Sean, his words of
7 encouragement.

8 And, a very special thank you to my Aunt
9 Barbara, who helped me navigate the medical needs
10 and finally, thank you to my Dad, now that the
11 election is over, the votes have been counted and
12 the out-of-State money has been donated, I wish to
13 say in a very personal way how thankful and lucky
14 I am to have Pete King as my Dad and I face this
15 challenge after my first call to John, I called my
16 Dad to tell him the news.

17 Dad has been with me every gritty step of
18 the way. He has organized pick-up, ballet and
19 gymnastics.

20 He has fed the kids, taken out the dog. He
21 has lent an ear and actively engaged in every
22 medical development along the way.

23 For some political opportunists to even
24 suggest that my Dad doesn't support women's
25 healthcare is appalling.

1 It seems recently that it has become
2 favorable to attack someone's character and unload
3 the most baseless accusations simply to get ahead
4 and score political points. Page | 9

5 I am reminded of the day I missed the Town
6 of Hempstead Kwanzaa Ceremony; I just finished an
7 hour of biopsy and was afraid that I would be
8 running late to my daughter's performance in the
9 Nutcracker, I made a family decision not to let my
10 ten year old down and yet I was called, again, a
11 fraud and hypocrite for doing so.

12 The last seven weeks have taught me that
13 kindness and decency do matter and we, as Public
14 Officials need to lead with class and dignity.

15 And, on a very happy note, I, now, have yet
16 another plastic surgeon in my rolodex and I
17 forever will fit in my skinny jeans with new and
18 improved healthy diet, so, now, let's get to work.

19 (Whereupon, a standing ovation was observed
20 from the Assembly. After, the following ensued.)

21 SENIOR COUNCILWOMAN GOOSBY: I like to
22 thank the Councilwoman for saying what you did.

23 And, certainly, I am very happy she has
24 decided to join me in the fact that I have been
25 working with breast cancer because it is so

1 important for the past seventeen years and, now,
2 she is going to join me because I had a scare
3 myself that is when I did, I started, now, how
4 important it is, especially for people that live
5 in my District that do not have access, that do
6 not know how to navigate, so, I can say doing
7 this, we have saved more than twenty-five years
8 and we will continue to do it.

9 And, anyone else that would like to join
10 us, please, we have Geri Parish who is working
11 with me and have a van, here each time we have the
12 Breast Cancer Forum, because it is names after
13 her, but, I don't have to worry about that
14 anymore.

15 So, I am happy you are going to be fine. I
16 was fine.

17 COUNCILMAN BLAKEMAN: First of all, I like
18 to thank Erin for her candor and her courage and I
19 would like to say that here on Long Island we have
20 amazing women who formed the Breast Cancer Action
21 Coalition, 1-in-9 about twenty-five years ago and
22 we established the first Breast Cancer Learning
23 Research Center.

24 We all know somebody that has had it and
25 the fact that it is so treatable, now, is due

1 to the advocacy of the women on Long Island who
2 started with, as Councilwoman Goosby said, Geri
3 Parish, she is one of the more courageous people
4 that I met.

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5 So, thank you for sharing with us.

6 It is important that women do go and get
7 their mammograms and it is there is a resource,
8 the Hewlett House, it is a wonderful facility for
9 women who need to know what they need to do and
10 how to take care of themselves and to go for
11 therapy and make sure that their children go for
12 therapy.

13 When children hear, "cancer" they hear the
14 worst and we don't want to scare them, so, again,
15 thank you for your courage and candor in this
16 matter because it is important that we speak out.

17 (Whereupon, applause from the audience was
18 heard. After, the following ensued.)

19 SUPERVISOR GILLEN: Councilwoman, I am
20 sorry to hear of your diagnosis.

21 I am glad that you had a positive outcome,
22 um, we had a recent diagnosis in my family, as
23 well and I think everybody here on the Town Board
24 will share your advocacy in working in terms of
25 raising awareness and reaching out to try to help

1 those suffering from that disease.

2 Madam Clerk, will you, please call the first
3 Public Hearing.

4 CLERK CABANA: Councilwoman King-Sweeney, ^{Page | 12}
5 am very sorry about the diagnosis. You are a very
6 courageous woman and pink is a beautiful color for
7 you, so, you continue to wear it proudly.

8 And, um, to Senior Councilwoman Goosby and
9 Councilwoman King-Sweeney, I like to help you in
10 the outreach in the Hispanic Community, if you so
11 wish.

12 I would very much like to help.

13 Okay, Proposed Local Law Re: "Regulations
14 and Restrictions" to limit parking in Baldwin,
15 near Bellerose Terrace, Bellmore, Elmont, near
16 Island Park, Merrick, Seaford (To amend Chapter
17 202 of the Code of the Town of Hempstead)

18 SUPERVISOR GILLEN: I do not have any slips
19 on this Public Hearing, is there anyone that would
20 like to be heard?

21 META MEREDAY: Meta Mereday, Baldwin
22 resident.

23 Um, first and foremost, Councilwoman
24 Goosby, you have our condolences for the loss in
25 your family.

1 Um, Councilwoman Erin King-Sweeney,
2 definitely have my support, um, having raised two
3 children who lost their Mother to Stage 4 Breast
4 Cancer in 2005 and living in a cancer cluster as ^{Page | 13}
5 the Senior Councilwoman pointed out, breast cancer
6 is most insidious for women of color, who, too
7 often, lack the resources of the support, so, we
8 do stand together in that in trying to address
9 those issues and we welcome the recourses, um,
10 that have been long withheld from the distressed
11 communities to make a difference to give more
12 information and be more upfront and preventative
13 to being reactionary.

14 The location, with regard to this issue?

15 TRAFFIC CONTROL REED: Good morning,
16 Supervisor, Town Board Members:

17 Tom Reed representing Traffic Control.

18 SUPERVISOR GILLEN: Good Morning.

19 TRAFFIC CONTROL REED: This location is on
20 Chestnut Street in Baldwin near the railroad
21 station.

22 META MEREDAY: And, the restriction is?

23 TRAFFIC CONTROL REED: We are changing two-
24 hour parking which runs 8:00 a.m. to 4:00 p.m. in
25 the afternoon um to a "no stopping 6:00 a.m.

1 to 6:00 p.m.” restriction for residents.

2 META MEREDAY: This was derived from - -
3 was it a resident?

4 TRAFFIC CONTROL REED: The request came Page | 14
5 from a resident herself.

6 META MEREDAY: Resident, okay, okay, thank
7 you.

8 Another quick note as it pertains to
9 parking by the Long Island Railroad, there is
10 still a lot of confusion with the Town Codes as it
11 pertains to parking and designation where there
12 are few handicapped spots.

13 Um, there have been residents who have
14 received, um, tickets because they have been
15 parking in handicapped zones but they don't have
16 the Town sticker or the local resident sticker,
17 um, that might be something that we are looking
18 for in the Town to possibly review or reconsider
19 because the Long Island Railroad is used by people
20 from out of Town and if there is an occasion that
21 someone from out of Town who is handicapped and
22 they parkin the handicapped spot to take the Long
23 Island Railroad to New York City, they come back,
24 you know, after spending money, which we want to
25 promote tourism and they come back and they get

1 a one hundred and thirty-five dollar ticket that
2 doesn't seem to be aiding people with special
3 needs.

4 SUPERVISOR GILLEN: That is something that ^{Page | 15}
5 we can look into it and maybe you can discuss it
6 with Mr. Reed after the meeting.

7 META MEREDAY: Okay, thank you.

8 SUPERVISOR GILLEN: Is there anybody else
9 that would like to be heard on this Public
10 Hearing?

11 (Whereupon, no response was heard. After,
12 the following ensued.)

13 SUPERVISOR GILLEN: Hearing none, may I
14 have a Motion.

15 COUNCILMAN D'ESPOSITO I move that the
16 Public Hearing be closed and the local law be
17 adopted.

18 SENIOR COUNCILWOMAN GOOSBY: Second the
19 Motion.

20 SUPERVISOR GILLEN: Madam Clerk?

21 CLERK CABANA: Councilman Ambrosino?

22 COUNCILMAN AMBROSINO: Aye.

23 CLERK CABANA: Councilman Blakeman?

24 COUNCILMAN BLAKEMAN: Aye.

25 CLERK CABANA: Councilman D'Esposito?

1 COUNCILMAN D'ESPOSITO: Aye.

2 CLERK CABANA: Councilman Dunne?

3 COUNCILMAN DUNNE: Aye.

4 CLERK CABANA: Councilwoman King-Sweeney? Page | 16

5 COUNCILWOMAN KING-SWEENEY: Aye.

6 CLERK CABANA: Senior Councilwoman

7 Goosby?

8 SENIOR COUNCILWOMAN GOOSBY: Aye.

9 CLERK CABANA: Supervisor Gillen?

10 SUPERVISOR GILLEN: Aye.

11 Madam Clerk, please, call the next Public
12 Hearing.

13 Proposed Local Law Re: "Parking or Standing
14 Prohibitions" in Baldwin, near Bellerose Terrace,
15 Bellmore, Elmont, Lido Beach, Oceanside,
16 Roosevelt, Uniondale, Woodmere (To amend Section
17 202-1 of the Code of the Town of Hempstead)

18 SUPERVISOR GILLEN: I do not have any slips
19 on this Public Hearing, is there anyone that would
20 like to be heard?

21 (Whereupon, no response was heard. After,
22 the following ensued.)

23 SUPERVISOR GILLEN: Hearing none, may I
24 have a Motion.

25 SENIOR COUNCILWOMAN GOOSBY: I move to

1 close the Public Hearing and adopt the Local Law.

2 COUNCILMAN D'ESPOSITO: Second the Motion.

3 SUPERVISOR GILLEN: Madam Clerk?

4 CLERK CABANA: Councilman Ambrosino?

5 COUNCILMAN AMBROSINO: Aye.

6 CLERK CABANA: Councilman Blakeman?

7 COUNCILMAN BLAKEMAN: Aye.

8 CLERK CABANA: Councilman D'Esposito?

9 COUNCILMAN D'ESPOSITO: Aye.

10 CLERK CABANA: Councilman Dunne?

11 COUNCILMAN DUNNE: Aye.

12 CLERK CABANA: Councilwoman King-Sweeney?

13 COUNCILWOMAN KING-SWEENEY: Aye.

14 CLERK CABANA: Senior Councilwoman

15 Goosby?

16 SENIOR COUNCILWOMAN GOOSBY: Aye.

17 CLERK CABANA: Supervisor Gillen?

18 SUPERVISOR GILLEN: Aye.

19 Madam Clerk, please, call the next Public
20 Hearing.

21 CLERK CABANA: Proposed Local Law Re:

22 "Arterial Stops" in East Meadow, Elmont, Franklin

23 Square, Oceanside, Roosevelt, Uniondale, Woodmere

24 (To amend Section 197-5 of the Code of the Town of

25 Hempstead)

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1 SUPERVISOR GILLEN: I do not have any slips
2 on this Public Hearing, is there anyone that would
3 like to be heard?

4 (Whereupon, no response was heard. After, ^{Page | 18}
5 the following ensued.)

6 SUPERVISOR GILLEN: Hearing none, may I
7 have a Motion.

8 COUNCILMAN DUNNE: I move we close the
9 Hearing and the item be adopted.

10 COUNCILMAN BLAKEMAN: Second.

11 SUPERVISOR GILLEN: Madam Clerk?

12 CLERK CABANA: Councilman Ambrosino?

13 COUNCILMAN AMBROSINO: Aye.

14 CLERK CABANA: Councilman Blakeman?

15 COUNCILMAN BLAKEMAN: Aye.

16 CLERK CABANA: Councilman D'Esposito?

17 COUNCILMAN D'ESPOSITO: Aye.

18 CLERK CABANA: Councilman Dunne?

19 COUNCILMAN DUNNE: Aye.

20 CLERK CABANA: Councilwoman King-Sweeney?

21 COUNCILWOMAN KING-SWEENEY: Aye.

22 CLERK CABANA: Senior Councilwoman

23 Goosby?

24 SENIOR COUNCILWOMAN GOOSBY: Aye.

25 CLERK CABANA: Supervisor Gillen?

HEMPSTEAD TOWN BOARD 1/22/19

1 SUPERVISOR GILLEN: Aye.

2 Madam Clerk, please, call our next Public
3 Hearing.

4 CLERK CABANA: Proposed Local Law Re: Page | 19
5 "Traffic Regulations in the vicinity of Schools"
6 in Elmont (To amend Section 197-13 of the Code of
7 the Town of Hempstead)

8 SUPERVISOR GILLEN: I do not have any slips
9 on this Public Hearing, is there anyone that would
10 like to be heard?

11 (Whereupon, no response was heard. After,
12 the following ensued.)

13 SUPERVISOR GILLEN: Hearing none, may I
14 have a Motion.

15 COUNCILMAN AMBROSINO: I move the Public
16 Hearing be closed and the proposed Local Law be
17 adopted.

18 COUNCILMAN BLAKEMAN: Second.

19 CLERK CABANA: Councilman Ambrosino?

20 COUNCILMAN AMBROSINO: Aye.

21 CLERK CABANA: Councilman Blakeman?

22 COUNCILMAN BLAKEMAN: Aye.

23 CLERK CABANA: Councilman D'Esposito?

24 COUNCILMAN D'ESPOSITO: Aye.

25 CLERK CABANA: Councilman Dunne?

1 COUNCILMAN DUNNE: Aye.

2 CLERK CABANA: Councilwoman King-Sweeney?

3 COUNCILWOMAN KING-SWEENEY: Aye.

4 CLERK CABANA: Senior Councilwoman

5 Goosby?

6 SENIOR COUNCILWOMAN GOOSBY: Aye.

7 CLERK CABANA: Supervisor Gillen?

8 SUPERVISOR GILLEN: Aye.

9 Madam Clerk, please, call our next Public
10 Hearing.

11 CLERK CABANA: Proposed "Handicapped
12 Parking on Public Streets" in East Atlantic Beach,
13 Elmont, Franklin Square, Oceanside, Roosevelt
14 (Buffalo Avenue, Marguerite Avenue, Covert Avenue,
15 Jefferson Street, Oceanside Road, Hillman Place,
16 West, Roosevelt Avenue.)

17 SUPERVISOR GILLEN: I do not have any slips
18 on this Public Hearing, is there anyone that would
19 like to be heard?

20 (Whereupon, no response was heard. After,
21 the following ensued.)

22 SUPERVISOR GILLEN: Hearing none, may I
23 have a Motion.

24 COUNCILMAN BLAKEMAN: Supervisor, I move
25 that the Public Hearing be closed and the

1 Regulations be adopted.

2 SENIOR COUNCILWOMAN GOOSBY: Second the
3 Motion.

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4 SUPERVISOR GILLEN: Madam Clerk?

5 CLERK CABANA: Councilman Ambrosino?

6 COUNCILMAN AMBROSINO: Aye.

7 CLERK CABANA: Councilman Blakeman?

8 COUNCILMAN BLAKEMAN: Aye.

9 CLERK CABANA: Councilman D'Esposito?

10 COUNCILMAN D'ESPOSITO: Aye.

11 CLERK CABANA: Councilman Dunne?

12 COUNCILMAN DUNNE: Aye.

13 CLERK CABANA: Councilwoman King-Sweeney?

14 COUNCILWOMAN KING-SWEENEY: Aye.

15 CLERK CABANA: Senior Councilwoman

16 Goosby?

17 SENIOR COUNCILWOMAN GOOSBY: Aye.

18 CLERK CABANA: Supervisor Gillen?

19 SUPERVISOR GILLEN: Aye.

20 Madam Clerk, please, call the next Public
21 Hearing.

22 CLERK CABANA: Application of Wantagh 3215,
23 LLC. for a permit to include existing gasoline
24 service station with "GSS" District to demolish
25 existing building, a new one-story, 2996'

1 Convenience Store and gasoline service station
2 facility will be constructed adding six (6) MPD's
3 providing (12) fueling stations will be
4 constructed as will a 20' by 136" canopy covering ^{Page | 22}
5 the MPD's - Wantagh - northwest corner of Wantagh
6 Avenue & Merrick Road.

7 ATTORNEY BONESSO: Good Morning, Supervisor
8 Gillen, Members of the Board:

9 William Bonesso from the Law Firm of
10 Forchelli, Deegan & Terrana. 333 Earl Ovington
11 Boulevard, Uniondale, New York, here, on behalf of
12 the Applicant, Wantagh 3215, LLC.

13 The Applicant is the owner of the property
14 in question.

15 Seated to my right is Frank Filiciotto of
16 Stonefield Engineering.

17 He has been before this Board in the past
18 and recognized as a Traffic Expert.

19 He will be providing testimony in
20 connection with the application.

21 The application before the Board involves a
22 parcel of property situated on the West side of
23 Wantagh Avenue in Wantagh on its - - at the
24 southerly end.

25 The property begins at the northwest corner

1 of Wantagh Avenue and Merrick Road.

2 It extends all the way up to the North end
3 of its property which is situated on the southwest
4 corner of Wantagh Avenue and Liden Street.

5 The property is comprised of three tax
6 lots, Section 56, Block 156, Lots 8, 9 and 207.

7 The lots are all zoned "Business X"
8 District.

9 They are presently developed with three
10 structures, um, thereon.

11 The site has, um, a long history of being
12 used for both automotive and commercial uses
13 including gasoline service station and convenience
14 market.

15 What the applicants, here, are proposing is
16 the complete redevelopment of the premises,
17 demolishing of the existing structures and in its
18 place to redevelop the property with a 7-Eleven
19 convenience market and gasoline service station.

20 Now, the Clerk noticed and she was correct
21 when the application was first filed that we were
22 proposing six MPD's.

23 At the present time, we are actually
24 proposing only five MPD's that was one of the
25 modifications that was made as a result of

1 Meeting with the Wantagh Homeowners Association.

2 The site history for this property goes
3 back quite some distance.

4 Back in 1926, the earliest Town records
5 show that a gasoline service station was built at
6 the site.

7 Since that time, over the years, it started
8 as a layman's filling station and lunch room.

9 It became a Shell Station.

10 It was branded under Cosale, then, Gasco,
11 all the way up to 2007, when it ceased to be used
12 as a gasoline service station.

13 However, the building that is situated down
14 on the South end of the property has three service
15 bays, repair bays which are currently in use for
16 automotive repair shop and anybody who has been by
17 and seen it, it is an active site.

18 There are vehicles presently stored on the
19 site for automotive repair.

20 The middle portion of the property which
21 has an address of 2264 Wantagh Avenue, um, that is
22 a building that was first built in 1952.

23 So, it has been there over fifty years.

24 It was first operated as a Poultry A
25 Market, then, as a drive-thru hamburger restaurant

1 with approvals from the Zoning Board.

2 Then, from - - in 1973, it started to be
3 operated as the Wantagh Smoke Shop and in '87, one
4 of the principals of the LLC., that is the owner ^{Page | 25}
5 of the property, the Koch Family acquired title to
6 the property and they have operated as a
7 convenience market.

8 Um, in 1987, they added - - they added a
9 deli to - - excuse me, in the early '90's, they
10 added a deli to the facility, so, since that time,
11 it has been operating as a deli and convenience
12 market and that is situated more towards the North
13 end of the property.

14 Um, the third parcel is the most northerly
15 portion of the property, again, it is zoned
16 "Business X" District.

17 The property adjacent to Wantagh Avenue is
18 improved with asphalt and parking stripes for
19 parking in association with the deli and
20 convenience market.

21 To the West of that is a single-family
22 residence that was built back in 1956 but, again,,
23 excuse me, 1946, but, again, that property, too,
24 is zoned "Business X" District.

25 So, again, it is important to note that

1 Because this property has a long history of being
2 used as a gasoline service station and, um,
3 convenience uses.

4 What the applicants are proposing to do is ^{Page | 26}
5 simply to redevelop the site, make it a much more
6 attractive site, make it a much more efficient
7 site by building the new 7-Eleven facility.

8 And, when they designed the site, they
9 really did design the site not only to make it
10 work efficiently as you will hear from our Traffic
11 Expert, but, also, with an eye towards the
12 residential homes that are situated on Liden
13 Street.

14 If you take a look at the site plan, you
15 will see that the convenience market is proposed
16 to be situated very far South on the property,
17 basically, tucked in behind a residential
18 property.

19 By the way, they own that residential
20 proper, that piece is not being converted and is
21 not part of this application.

22 But the applicants also own that
23 residential property, so, they are not negatively
24 affecting the owner of that property.

25 But, the convenience market will be

1 tucked in behind that property and close to the
2 South end or in the South end of the site.

3 The parking will run along the front of
4 that building and extend up to the North along the ^{Page | 27}
5 westerly property line.

6 The MPD's will be situated basically in the
7 middle of the site, leaving very little activity
8 occurring at the northernmost portion of the
9 property.

10 There will be a curb cut there, however,
11 there is a curb cut there presently and access
12 from the North under the present circumstances,
13 only under the present circumstances, the
14 convenience market is much further North and the
15 parking for the convenience market, the main
16 portion of parking for the convenience market is
17 situated right next to Linden Street.

18 It is fully expected that when residents -
19 - when patrons come onto the property, they are
20 going to park as close to the convenience market
21 as possible.

22 That is typical.

23 They will use that parking that is closest
24 to Merrick Road because the convenience market is
25 closest to Merrick Road.

1 Now, the convenience market is supposed to
2 be two thousand and nine hundred and ninety-six
3 square feet.

4 Under normal circumstances that would
5 require fifteen parking spaces.

6 This site is providing twenty-two parking
7 spaces, so, there is ample parking.

8 There will not be any parking congestion.

9 There will be no reason to park on Linden
10 Street or off site for any activity that will
11 occur.

12 With regards to MPD's, we have - - we
13 originally proposed six.

14 We, now, have five.

15 The reason we removed one, the one we
16 removed was the one closest to the intersection
17 and after speaking with representatives of the
18 Civic Association, they told us what we already
19 know, this intersection is a very, very busy
20 intersection and they felt that it would be better
21 if they created more of a space for site
22 circulation on site by removing the MPD's closest
23 to the intersection.

24 My client went back to 7-Eleven. 7-Eleven
25 agreed to do that, so, consequently, they

1 removed that 6th MPD.

2 They will maintain five MPD's.

3 Now, this should also be noted that this
4 property is almost an acre in size.

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5 It is .83 acres.

6 So, even though they will be having five
7 MPD's service station with a convenience market,
8 it is an extremely large size.

9 It is a very roomy size from the standpoint
10 of site development.

11 Site circulation will work beautifully,
12 again, I won't testify on that directly.

13 Mr. Filiciotto will speak to that.

14 The site will be fully landscaped.

15 Um, there is a landscape plan that has been
16 submitted that represents a major upgrade in the
17 landscaping of the site.

18 It will also be completely redeveloped from
19 a drainage standpoint, at the present time, there
20 maybe ten drywells on the property, there will be
21 probably, I will get the number, there will be one
22 hundred and seventy-five drainage structures
23 implemented, based upon the current rules and
24 requirements associated with a site of this size.

25 So, the grading and drainage will be far

1 Superior to what is there presently and the
2 appearance is going to be far superior.

3 On the Linden Street side of the property,
4 we made sure to implement a very intensive Page | 30
5 landscape buffer.

6 Um, there is presently, as indicated, there
7 is presently a house that fronts on Linden Street,
8 that house will be demolished.

9 However, there is going to be a large lawn
10 area with plantings and white PVC fence, if you
11 scroll through these handouts, you will see what
12 the appearance looking from across Linden Street,
13 looking at the North end of the property will be.

14 It is a substantially heavily landscaped
15 site which will provide excellent screening for
16 the residents on Linden Street.

17 Now, in addition to the site improvements
18 that are represented by this application, when we
19 met with the Wantagh/Seaford Homeowners
20 Association, there was significant concern raised
21 about the intersection, itself, so, after our
22 first meeting, there, my client, Mr. Filiciotto,
23 myself, we went back and looked at what kind of
24 actual off-site improvements could be made to the
25 area that would improve traffic circulation,

1 Traffic safety in the areas surrounding the
2 intersection and a number of improvements were
3 proposed.

4 My client is prepared to implement them all ^{Page | 31}
5 on his dime and he has already received approvals
6 and preliminary approvals from the necessary
7 regulatory agencies that would control those.

8 But, to speak about that and to speak about
9 the actual site circulation, I would like to turn
10 it over to Mr. Filiciotto.

11 TRAFFIC ENGINEER FILICIOTTO: Thank you.

12 Good Morning, Madam Supervisor and Members
13 of the Town Board:

14 Just for the record, again, Frank
15 Filiciotto.

16 I am a New York State licensed Professional
17 Engineer with the firm of Stonefield Engineering
18 and Design.

19 I have fifteen years of experience in the
20 field of traffic and transportation engineering,
21 as well as, site design and I have appeared before
22 this Board on prior similar matters.

23 As Bill noted, we are proposing a 7-Eleven
24 of two thousand and nine hundred and ninety-six
25 square feet supported by ten gasoline vehicle

1 Fueling positions.

2 As part of this project and you hard about
3 some of the site aspects, the existing deli and
4 the exiting automotive repair store as part of Page | 32
5 this application, all of those existing structures
6 will be removed and a brand-new facility will be
7 constructed.

8 Why that is important is because it give us
9 the opportunity to reimagine who access and
10 circulation is done.

11 And, this site has a long history, as you
12 heard, dates back almost one hundred years and
13 what was done back then is very different than
14 what we do, now in the state of or the design and
15 that first starts with significant access of
16 consolidation.

17 Right, now, there are six driveways serving
18 this property, we are reducing that down to three.

19 So, we have three frontages. There will be
20 a driveway on every frontage, two of those
21 driveways, two on the busiest roads, Wantagh
22 Avenue and Merrick Road will have "no left turn,"
23 restrictions.

24 So, what we are trying to do is achieve a
25 balance between being able to get to the site,

1 but, being able to do so safely and efficiently,
2 so, the driveway on the Wantagh Avenue will be
3 situated as far North as possible, virtually, two
4 hundred feet from the intersection of Merrick Road^{Page | 33}
5 and Wantagh Avenue.

6 And, it will provide right turn in and
7 right turn out.

8 There will be no left turns that can
9 legally occur there.

10 Similarly, on Merrick Road, there will be
11 single driveway there that will provide right
12 turns in and right turns out access only.

13 And, Linden Street, there is an existing
14 driveway there, today.

15 We are adjusting the position of that
16 driveway an also restricting left turn movements
17 out of that driveway.

18 That street, Linden Street, is a dead end
19 street has a few single family homes on it and
20 what we are doing is removing the ability for
21 someone who might be confused about how to enter
22 the Wantagh State Parkway, we are pushing them
23 back out to Wantagh Avenue, so, there is no
24 confusion that Linden Street provides access to
25 the Parkway because it doesn't.

1 So, in terms of access and circulation, a
2 significant reduction in the number of curb cuts
3 that reduces conflict points, it makes things
4 generally safer when you are trying to enter and ^{Page | 34}
5 exit this site.

6 In addition, as Bill noted, the site
7 design, itself, when you are designing uses that
8 cater to a convenience space or customer base, it
9 is very important that it be designed
10 appropriately so people can conveniently maneuver
11 in and out.

12 And, that spills down to the width of the
13 driveways, the width of the drive aisles and
14 everything has been optimized by that type of
15 traffic.

16 We provide drive aisles in excess of thirty
17 feet on either side of the fueling canopy, which
18 is larger than the industry standard, twenty-four
19 feet for two-way traffic.

20 As Bill noted, we have in excess of the
21 minimum required parking that the Town requires in
22 twenty-two parking spaces which is ample for this
23 type of use.

24 And, I will note, that a lot of customers,
25 today, I am sure, we have all been one of those

1 Customers who purchase gas, maybe you are using
2 cash and you have to go into the store, first to
3 give the cash to an attendant in order to fuel.

4 You may purchase a convenience item at that ^{Page | 35}
5 time, so, the fueling position, itself, can act as
6 a parking space for that brief moment in time.

7 So, we do have ample positions on this
8 property to conduct that business.

9 In terms of the 7-Eleven gas
10 stations/convenience stores, I think everyone is
11 familiar with what they are, but, I just want, for
12 the record, to explain how they are not typically
13 major generators of traffic.

14 They certainly generate traffic to the
15 site, but, in terms of adding an abundance of new
16 traffic to the roadway, that is really not
17 something that they do.

18 And, the reason why is because they are
19 placed on roadways that already have significant
20 volumes of traffic.

21 If you think about Merrick Road with over
22 thirty thousand vehicles per day on it, Wantagh,
23 in this section, has about fifteen thousand
24 vehicles per day.

25 There is an abundance of traffic already

1 on this roadway for the site to essentially borrow
2 from.

3 And, really, when that is done, it is done
4 during more important tasks throughout your day; ^{Page | 36}
5 you are going to work, you are going to school,
6 things that are really important that you plan
7 around.

8 You don't plan around to go get gas,
9 typically or to go to 7-Eleven, so, the importance
10 of a site like this in being able to service an
11 existing customer base efficiently is more
12 important.

13 And, we found that there is little
14 additional traffic that is added to roadways once
15 these are built.

16 Upwards of two thirds of the traffic is
17 already on the roads, yes.

18 SENIOR COUNCILWOMAN GOOSBY: I have a
19 question, on Merrick Road there is a traffic
20 light, is that right?

21 ENGINEER FILICCIOTTO: That's right.

22 SENIOR COUNCILWOMAN GOOSBY: The traffic is
23 turning in to the left, does that mean that this
24 traffic signal will be able to take care of the
25 traffic coming, you know, from Merrick Road,

1 is that what that means?

2 MR. FILICIOTTO: So, if you are referring
3 to the driveway on Merrick Road, you will not be
4 able to make a left turn into that driveway.

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5 SENIOR COUNCILWOMAN GOOSBY: Yes.

6 MR. FILICIOTTO: So, you have to use the
7 traffic light to go up onto Wantagh.

8 SENIOR COUNCILWOMAN GOOSBY: Thank you.

9 MR. FILICIOTTO: So, we have seen upwards
10 of two thirds to seventy-five percent of traffic
11 that ends up using these facilities already on the
12 road, today, so, you are passing by, today, you
13 have no reason to stop at this site - - you might
14 be on your commute going West on Merrick Road in
15 the morning.

16 You might be incline to visit it, but, it
17 is not additional cars on the road because that
18 car is already there.

19 In terms of the off-site improvements, we
20 have taken a very hard look at this intersection,
21 we know how busy it is.

22 We have spoken at length with a lot of
23 residents and Civic groups that actually live,
24 here.

25 I don't live here in this particular

1 area.

2 So, we have the benefit of listening to
3 them over the course of several hours and hearing
4 some of the concerns that, um, quite frankly, they ^{Page | 38}
5 deal with on a daily basis.

6 And, while we can't, as one property owner
7 said, fix all of the issues, we developed a fairly
8 robust list of improvements that the applicant is
9 willing to make as part of the project,
10 contingent, of course, on Nassau County Department
11 of Public Works' approval.

12 But, from early indications that we have
13 gotten, they are supportive of the majority of
14 these improvements.

15 One of the things that we noticed, first
16 and foremost, if you look eastbound on Merrick
17 Road approaching Wantagh Avenue, there is a left
18 turn, there.

19 And, right, now, during the peak hours,
20 that turning lane is not sufficient at all.

21 It is very common for vehicles to stack up
22 beyond the capacity of that lane.

23 And, when they do so, they end up blocking
24 the thru lane adjacent to it.

25 So, we went out - - so, what we did right,

1 now, there is storage for eight vehicles in that
2 lane and when we performed site inspections, we
3 realized if you go West on Merrick Road,
4 underneath the overpass, approaching the next
5 intersection, which is Woodland, there is an
6 opportunity to restripe the road to, basically,
7 create double the capacity in that lane that there
8 is, now.

9 So, as part of this project, we are going
10 to be restriping the eastbound lane to bring it
11 back from one hundred sixty feet, today, to three
12 hundred feet in the future, which will allow for
13 fifteen vehicles to cue.

14 COUNCILMAN D'ESPOSITO: That is East of the
15 intersection?

16 ENGINEER FILICIOTTO: That is West of the
17 intersection but in the eastbound direction, so,
18 it is eastbound, left turn lane as you are moving
19 East on Merrick Road.

20 SUPERVISOR GILLEN: You are going to
21 prevent cars stacking up because they are in the
22 thru lane, but, they want to get in the turning
23 lane, is that correct?

24 ENGINEER FILICIOTTO: They will be able to
25 move, basically, double the amount of traffic

1 you can, now, in that lane, which gets people out
2 of the thru lane and it has the opportunity to
3 reduce the side swipe that can occur when people
4 kind of jostle in that position, there.

5 So, that is one of the biggest improvements
6 that we are proposing to make.

7 One of the other things that we noticed,
8 too, this intersection operates, um, uniquely.

9 Um, there is an off ramp from the Wantagh
10 State Parkway that creates an intersection.

11 Not to get too technical, there are
12 movements at that intersection that creates
13 conflicts, especially, when vehicles are trying to
14 make right turns on red.

15 And, if you have been at this intersection
16 in the morning, West on Merrick Road, you know,
17 there is a very heavy right-turn movement from
18 Merrick Road to go North on Wantagh Avenue, the
19 reason being is that if you are trying to go North
20 on the Wantagh State Parkway, the entrance ramp is
21 on Popular Street, which is North.

22 It is above your field of view, there,
23 essentially, make a right turn onto Wantagh Avenue
24 and, then, essentially, make a left onto turn
25 Popular.

1 There is upwards of nine hundred vehicles
2 doing that in the morning.

3 What happens is people use the right turn
4 on red to make those movements, sometimes. Page | 41

5 And, what they don't realize there are
6 other movements taking place at that time that can
7 cause conflict.

8 So, during that particular time when there
9 is a conflict, we are proposing a "No Turn On Red"
10 sign.

11 It is nota permanent, "No Turn On Red,"
12 sign where you can never make a right turn on red,
13 it is variable signs.

14 You may have seen these throughout the
15 County that will turn on and off based on what
16 else is going on in the intersection, that is
17 something that we are working with the County on,
18 as well.

19 Additionally, when we performed our site
20 inspection, we realized that this intersection is
21 depleted in terms of paving markings.

22 Some of the paving markings are not visible
23 at all.

24 The crosswalks are missing.

25 The stop lights are missing.

1 The lane line, themselves, are in poor
2 condition.

3 We are proposing to restripe the entire
4 frontage of Wantagh Avenue, as well as, the entire ^{Page | 42}
5 frontage of Merrick Road and introduce Stop lines
6 and crosswalks where they have either been
7 depleted or never existed in the first place.

8 Additionally, the Linden Street
9 intersection, you can see it on the big board,
10 there to your right, we are proposing a "Do Not
11 Block the Box," at Linden Street.

12 "Do Not Block the Box," prevents most
13 traffic.

14 I am not saying all the drivers; most
15 drivers will steer clear of it.

16 At times, Wantagh Avenue does back up
17 towards Linden Street and beyond.

18 What we are looking to do is introduce that
19 "Do Not Block the Box," that intersection is
20 opened for the residents of Linden Street who have
21 expressed some concern about being able to get out
22 of their street, today.

23 In addition, and some of this actually has
24 already been done by this Town Board is some of
25 the parking restrictions that we effectuated,

1 um, the applicant was interested in removing some
2 of the things that occur on these streets with
3 respect to the parking and especially on roads
4 like Wantagh Avenue and Linden Street, we are
5 proposing to essentially remove parking on the
6 West side of Wantagh Avenue along the frontage, as
7 well as, along Linden Street on both sides.

8 Um, in addition, we are looking to, again,
9 restripe both frontages.

10 Everything will be crystal clear.

11 The paving marks will be in good condition.

12 People will be able to see where they are
13 going.

14 Those are some of the major improvements
15 that we are proposing to do as part of the
16 project.

17 Um, in additional, I noted, m, the route to
18 the Wantagh State Parkway, there have been some
19 complaints over the years ab out drivers turning
20 onto Linden Street thinking they have gone onto
21 the Parkway only met with a dead end and making
22 awkward maneuvers around.

23 We are proposing to add an additional sign
24 on the northbound, um, northbound approach of
25 Wantagh Avenue as you are going in a North

1 direction to Popular, as well as, some additional
2 dead end signs on, um, on the Linden Street side
3 of Wantagh Avenue, so, that drivers know very
4 clearly that they should not turn onto Linden
5 Street to go anywhere.

6 So, as part of this project, not only we
7 know from studying the 7-Eleven projects, I
8 probably worked on over one hundred, 7-Eleven
9 projects have gas, throughout the course of my
10 career, many of them in Nassau County and in the
11 Town of Hempstead, we know that they don't create
12 an abundance of new traffic on the roads.

13 We know that it is important design site to
14 be able to accommodate the traffic that will visit
15 it and this site is superior in a lot of ways
16 because of its ability to provide for adequate
17 circulation around the fueling canopy in both
18 directions.

19 There is no need to, um, reverse at any
20 point on this site, except if you are to back out
21 of a parking space.

22 There is a designating zone for fueling,
23 underground fueling tanks that is dedicated, trash
24 enclosure for those types of operations.

25 And, the store is focusing at the far

1 South end of the property to really make this more
2 of a Merrick Road draw than a Linden Street or
3 Wantagh Avenue draw, so, everything is focused
4 towards the South where the traffic already
5 exists.

6 I want to point out that the fueling
7 canopy, by removing of that building, it gives us
8 about eighty feet from Merrick Road to the first
9 gasoline fueling position, that is a significant
10 difference, that is really hard to find, um, in
11 the industry when sites are being designed for
12 gasoline and service stations.

13 A lot of times in Nassau County, we are
14 accustomed to pulling right off the road on
15 Hempstead Turnpike, pulling right off the road and
16 it is twenty feet before you get to a fueling
17 position.

18 This is not the case, here.

19 You have adequate time to turn in and visit
20 the fueling position.

21 So, from a site-design standpoint, it is
22 very generous in terms of dimensions and the
23 amount of parking we are providing and from an
24 off-site improvement standpoint, I think both the
25 applicant and the community will benefit from a

1 lot of these improvements.

2 I am happy to answer any questions that I
3 may have overlooked during the course of my
4 testimony.

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5 COUNCILWOMAN KING-SWEENEY: Thank you for
6 your comments.

7 I do appreciate and I am lucky enough to
8 represent this part of Wantagh.

9 I live about two miles away and, um, I have
10 been in traffic in that exact spot.

11 I am very familiar with the discrepancy.

12 I live in Wantagh, so, um, thank you for
13 your presentation.

14 A couple of questions for you, I note
15 there are current violations, can you address
16 those and, you know, obviously, the community
17 wants these cleaned up and going forward, they
18 don't want any of these - -

19 ATTORNEY BONESSO: Yeah, there are some
20 violations in connection with a decision to the
21 convenience market, that is not permanent.

22 There was a shed there.

23 There was some existing conditions that
24 received some notices.

25 That being said, this represents a

1 complete redevelopment of the site.

2 All of those violations will go away
3 because all of those structures, all the current
4 operations on the property will go away, so, this ^{Page | 47}
5 will represent a clean slate on this property.

6 And, it will be fully in accordance with
7 the requirements of the Town.

8 COUNCILWOMAN KING-SWEENEY: Okay, I also
9 know that you met with the Wantagh/Seaford
10 Homeowners Association.

11 I had been an active Member prior to being
12 on the Town Board and, obviously, due to the
13 certain apparent conflict, I stepped away from
14 that.

15 But, I am appreciative that you did reach
16 out to and I urge anyone who was here from the
17 community in Wantagh to, um, reach out to my
18 office.

19 We haven't had that much outreach, so, if
20 there are particular areas of concern, um, please,
21 do let us know, um, I know that we heard a little
22 bit from the Wantagh/Seaford Homeowners
23 Association since, feedback on that.

24 I will say that I am appreciative, um, that
25 Mr. Mann is proposing to put the sign,

1 "Welcome to Wantagh" sign. I hope it is - - I
2 know what he did in Bellmore was beautiful in the
3 community.

4 Bellmore has been very appreciative of the ^{Page | 48}
5 Bellmore sign.

6 So, hopefully, the Wantagh sign can be even
7 nicer.

8 Um, going forward, I know that Councilman
9 Dunne has a question for you.

10 COUNCILMAN DUNNE: Thank you.

11 Yeah, hi, I represented that area when I
12 was in the Legislature for twenty-two years and I
13 am very familiar with it, with the traffic coming
14 out of Wantagh Park going into Wantagh Park, the
15 congestion there.

16 And, I addressed all of that and walkers
17 and bike riders and skaters that go to Cedar Creek
18 to go down to Jones Beach, it is very heavy use in
19 the Summer and it looks like and sounds like you
20 really address it.

21 I love the fact that you are doing
22 landscaping, of course, it is commercial.

23 It looks Industrial. It looks awful, not a
24 nice-looking spot at all in Wantagh and you are
25 really addressing that and I appreciate that.

1 I don't see and I am looking at the
2 blueprints and at the prints, your flag pole,
3 where is the flag pole?

4 ATTORNEY BONESSO: There will be a flag Page | 49
5 pole, Councilman Dunne, um, when this application
6 was filed, which was sometime ago, that was before
7 you had made your feelings expressed, you feelings
8 to the Town, we agree one hundred percent to
9 implement a flag pole.

10 We have, basically, an idea as to where it
11 will be.

12 7-Eleven has okayed it already.

13 So, we will be providing an amended site
14 plan that includes a flag pole which will
15 prominently display the American Flag.

16 COUNCILMAN DUNNE: The kids that are going,
17 it is just a nice touch. Thank you, I appreciate
18 it.

19 COUNCILWOMAN KING-SWEENEY: I do have a
20 follow-up question for you, I wish I could coax
21 Gary Hudes out of retirement, so he could be our
22 resident expert on the trees and shrubs that we
23 need.

24 Can you explain it in layman's terms what
25 you plan to do?

1 I saw from the pictures, here and I want
2 the residents, um, to feel comfortable that this
3 is going to be appropriately beautiful and not
4 just some, you know, three that is planted and
5 dead six months later.

6 ATTORNEY BONESSO: We have our site
7 engineering firm represented, here, today, um, Mr.
8 Koch from Bohler Engineering.

9 I will let him address that.

10 ENGINEER KOCH: Good Morning, my name is
11 Dale Koch with the firm of Bohler Engineering
12 located at 2929 Expressway North, Hauppauge, New
13 York.

14 And, actually, I will be submitting the
15 plan so it is on the record.

16 So, the landscaping, um, Mr. Filiciotto and
17 Mr., um, Bonesso did a great job describing the
18 site and all the movements on site features.

19 We are proposing some new landscaping that
20 is presently designed in a way that people do a
21 real good job not only tying in the neighborhood
22 and showing some landscaping as they are driving
23 down Merrick Road or Wantagh Avenue, but, also
24 provide some accurate screening along the
25 residential properties to the West and North, so

1 along the western property line is probably the
2 most important one.

3 We are proposing thirty-five new, um,
4 evergreen shrubs.

5 They are arborvitaes.

6 They will be installed five to six foot
7 high when they are first installed, so, they will
8 provide a very nice buffer along that western
9 property line to the North along Linden Street.

10 Um, we actually went ahead, we are
11 proposing, um, a pretty substantial buffer on that
12 site, as well, we are proposing some evergreens
13 that will be a little bigger and fuller than the
14 arborvitaes along the fence, along that curb line
15 and another row of, um, evergreen shrubs.

16 So, you actually have two rows to the North
17 that you can see in this colored site plan, here,
18 um, so, all in all, buffering will be very
19 substantial and do a real nice job buffering the
20 parking lot.

21 And, along Wantagh Avenue and Merrick Road,
22 we are providing some new landscaping, just street
23 trees.

24 This is, um, six street trees that are on
25 Wantagh Avenue that will be new and then some

1 fill-ins landscaping along the island that buffer,
2 um, that are adjacent to the parking lot.

3 ATTORNEY BONESSO Now, Mr. Koch, I believe
4 I am correct in stating that all those landscaped ^{Page | 52}
5 areas will be irrigated?

6 ENGINEER KOCH: That will be correct.

7 ATTORNEY BONESSO: There will be sprinklers
8 for maintenance in the future?

9 ENGINEER KOCH: Most importantly, when they
10 are first installed, there will be sprinklers
11 installed to, um, establish the plants.

12 ATTORNEY BONESSO: And, the applicant will,
13 of course, accept a condition in a Declaration of
14 Restrictive Covenants that any dead or dying
15 plants would be promptly replaced with similar
16 species and similar maturity plantings so as to
17 make sure that the property stays in good
18 condition.

19 I would just note, Mr. Koch's testimony,
20 the difference between what is presently there and
21 what is proposed there are presently two hundred
22 and twenty-five square feet of landscaped beds on
23 the site.

24 This will provide five thousand eight
25 hundred forty square feet of landscaped beds

1 that will be there.

2 There are presently ten plantings on the
3 site.

4 This will provide seven hundred plantings
5 on the site. Page | 53

6 Um, there are presently no street trees
7 whatsoever, this will provide six street trees.

8 And, um, as you heard, it will be all
9 irrigated and properly maintained.

10 COUNCILMAN D'ESPOSITO: I just have one
11 question, I really can't tell from the plans
12 changing the use from a garage to now going to a
13 convenience store and gas station, if there is
14 any, just recommending and asking if there is any
15 change in, um, the amount of the hydrants or the,
16 you know, the position of hydrants on the
17 property?

18 I don't know if they are being moved.

19 You don' have to give me the answer, now.

20 If you could coordinate with the Wantagh
21 Fire Department so they know, I am sure
22 Councilwoman Sweeney can get you in touch with
23 them so they have an idea of the hydrants and
24 changing locations or not.

25 ENGINEER KOCH: Absolutely and we already

1 made a submission to the Nassau County Fire
2 Marshal - -

3 COUNCILMAN D'ESPOSITO: Okay.

4 ENGINEER KOCH: - - For hydrants of that Page | 54
5 nature and we will also coordinate with Wantagh.

6 COUNCILMAN D'ESPOSITO: Perfect, thank you.

7 ATTORNEY BONESSO: I would also point that
8 out in keeping with what the Town likes to see,
9 the applicant will also agree to a condition of a
10 Restrictive Covenant that there are no sale of
11 alcoholic beverages beyond midnight or before 6:00
12 a.m.

13 Other than that, unless the Board has any
14 additional questions, that is our direct
15 presentation.

16 I would like the opportunity to just
17 respond to any public comments that may arise.

18 SUPERVISOR GILLEN: Certainly.

19 Anthony Salina?

20 ANTHONY SALINA: Good Morning, Anthony
21 Salina. I reside at 3208 Linden Street; the
22 property is next to the proposed site.

23 A few things I want to put on the record,
24 there is a lot of, um, disagreement over twenty-
25 four hours.

1 My personal opinion is twenty-four hours
2 keep away a lot of the riff-raff.

3 I have a ten month old son as well as an
4 eight year old son and there is a lot - - when Page | 55
5 they were closed down, they were closed down for a
6 few months, there was a lot of cars hanging out
7 there.

8 They meet there on Wantagh Parkway, um, I
9 had to make a couple of phone call to property
10 owners and they would say, "what can we do about
11 this?"

12 I personally walked over there once or
13 twice and asked them to keep the noise down,
14 drinking, smoking, reeving their engines, going
15 back and forth under the bridge.

16 It is a lot of noise. I think twenty-four
17 hours will completely stop that.

18 There would be no way to hang out there.

19 Um, another thing, I never hear and I am
20 directly - - my bedroom window is looking out to
21 back where the deli is, now, I never hear any, um,
22 dumpster trucks.

23 What I do hear at 3:00 o'clock in the
24 morning is the tow trucks dropping off cars to the
25 service station, the chain clanking, the

1 Hydraulic lifts, the engines starting, so o and so
2 forth.

3 I never hear dumpster trucks.

4 I don't even know when they come, to be Page | 56
5 honest.

6 The visual appeal, I look out my window the
7 fence is knocked down.

8 It is just as everybody knows who lives in
9 the area, it is not visually appealing.

10 I think the site is going to be way more
11 visually appealing and attractive and more people
12 to the area driving by saying, this is a nice
13 neighborhood.

14 Right, now, you drive by and it looks like
15 it is not okay.

16 Um, I plan on buying this house, that is
17 the plan going forward.

18 Currently, right, now, I rent. There is a
19 plan in place to allow me to buy this house.

20 I have a family. I am spending the next
21 ten, twenty, thirty years, here.

22 I am not looking to just come and go.

23 I have been there for six years already and
24 waiting for this to go through, this way I can
25 move forward.

1 So, um, I think overall, it will make the
2 neighborhood a lot nicer.

3 COUNCILWOMAN KING-SWEENEY: Can I ask you a
4 question, what the gentleman said regarding Page | 57
5 twenty-four hours, is that your experience with,
6 um, these type of convenience stores, if it is
7 twenty-four hours, it helps the community or what
8 is your feel on that?

9 ATTORNEY BONESSO: Yes, we actually have.
10 The principals and his family has operated the
11 convenience market for many years, what they have
12 found and he can testify to this in further
13 detail, what they found is when they work twenty-
14 four hours, they did not have the problems that
15 are being referenced to by this gentleman.

16 But, when they stopped being twenty-four
17 hours, that is when cars started to show up and
18 park, that is when loitering occurred, that is
19 when they had some activities.

20 That is being addressed.

21 COUNCILWOMAN KING-SWEENEY: Okay.

22 ANTHONY SALINA: That is basically all I
23 have to say.

24 Um, my biggest complaint is the cars
25 hanging out there, the noise at night, sounds

1 like a tin can with a microphone.

2 It wakes up the baby all night long. It
3 wakes myself up all night long and the visual
4 appeal will be a thousand times better than what ^{Page | 58}
5 is there.

6 Thank you.

7 SUPERVISOR GILLEN: Thank you. Good luck
8 with your plans to buy your home.

9 Charles Barredo?

10 CHARLES BARREDO: Good Morning, Town
11 Supervisor and Town Board:

12 Councilwoman Goosby, my condolences and
13 Councilwoman Sweeney, best wishes for a full
14 recovery.

15 COUNCILWOMAN KING-SWEENEY: Thanks.

16 CHARLES BARREDO: My name is Charles
17 Barredo. I reside 2163 Young (as heard) Avenue,
18 right around the corner from the subject property,
19 living in Wantagh for thirty years.

20 And, um, frankly, after hearing the
21 comments, today, I am really, now, looking
22 forward, not only to the aesthetic improvements to
23 the property but the traffic safety improvements.

24 Thousands of times I went through that
25 intersection and I am looking forward to that.

1 I am looking forward to the "Welcome to
2 Wantagh," sign, the gateway to Jones Beach.

3 The current automotive shop is rundown, so,
4 that will be a great site for us. Page | 59

5 I do know the applicant. I know Allan,
6 both personally and professionally.

7 We have done business together, although, I
8 do not have any business interest in this
9 property.

10 Um, he is a very fair-minded businessman.

11 Um, I have confidence and we seen Bellmore,
12 the work that he will do.

13 He will do the right job and I think our
14 community overall will be very pleased with the
15 job that he does.

16 And, I ask that the Board approve the
17 application.

18 Thank you.

19 COUNCILWOMAN KING-SWEENEY: Thank you for
20 your comments.

21 I know you, obviously, from the Wantagh
22 community and you did not disclose the conflict
23 that we do have with my husband recommending the
24 coffee to you, did you try it?

25 CHARLES BARREDO: I did try the air press.

1 This is off the record. I will give it
2 another try.

3 COUNCILWOMAN KING-SWEENEY: Thanks.

4 COUNCILMAN BLAKEMAN: You husband
5 recommended Kraft Beer to me.

6 (Whereupon, laughter was heard from the
7 audience. After, the following ensued.)

8 ELIZABETH GRECO: Good Morning. My name is
9 Elizabeth Greco. I live at 2211 2nd Street in
10 Wantagh.

11 Um, Madam Supervisor and the Board:

12 I appreciate you giving me the time to say
13 a few words, I live in Wantagh for fifty-two
14 years.

15 I live around the corner from this location
16 for the past twenty-four years and my entire life
17 it has been an eyesore.

18 And, I am sorry I am sniffing. I have a
19 cold but, um, you know, if nothing else it drops
20 the property value and like the gentleman before
21 me said, it really - - the beautification that
22 they are looking to bring to this corner will just
23 be spectacular and amazing.

24 And, you can't even say enough, just the
25 traffic alone, just what they are doing for

1 the intersection, you know, how many accidents
2 there have been, I feel personally it will improve
3 it.

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4 And, also, with the off-street on the
5 eastbound of Merrick Road, how to alleviate the
6 traffic, especially at rush hour during the Summer
7 coming off from the beach, coming onto the beach,
8 it is going to be a tremendous asset to Wantagh
9 and I can't say how appreciative my family and I
10 and all they are considering, like, as a builder,
11 they don't have to do that, you know.

12 We are just so appreciative of everything
13 that they are looking to do and really, really
14 consider doing it.

15 Thank you.

16 SUPERVISOR GILLEN: Thank you, Ms. Greco
17 for your feedback.

18 Kevin Egan?

19 KEVIN EGAN: Good Morning, Kevin Egan. 3204
20 Linden Street.

21 Um, I live on the South side of Linden
22 Street, next to Anthony.

23 Um, I am not going to argue, it is a nice-
24 looking proposal.

25 It certainly is but, um, I have concerns

1 about it being twenty-four hours.

2 Currently, all businesses there are closed
3 10:00 o'clock the latest and, um, in my
4 experience, it has been pretty quiet and I like it
5 that way, so, if you look at any of the gas
6 stations on Merrick Road, none of them are as big
7 as this proposal and none of them are opened
8 twenty-four hours to my knowledge, not even in
9 Seaford, Massapequa, Bellmore, anywhere closer in
10 the three owns.

11 Um, so, you know, that is one thing that I
12 asked them not to have it be a twenty-four hour
13 operation.

14 Also, you know, they are here knocking down
15 a house on Linden Street, I don't think really
16 jogs well with suburban values.

17 There is nothing wrong with the house.

18 I needs to be fixed up. A family is living
19 there, right, now.

20 We only have seven houses on the block, so,
21 it is really changed the look of the neighborhood.

22 If you knock that house and put up a gas
23 station, how nice-looking is a gas station?

24 Um, so, some other concerns I have is the
25 exit to Linden Street, um, if nothing else,

1 I ask that be moved, this way there can't be any
2 traffic coming onto our block or having tanker
3 trucks pull onto the street to be able to pull
4 into the gas station.

5 Um, I am sure - -

6 SUPERVISOR GILLEN: Mr. Bonesso, have there
7 been any studies about when stations are opened
8 twenty-four hours versus when you close at 10:00?

9 And, could you address the concern about
10 trucks coming in on Linden Street?

11 ATTORNEY BONESSO: I will let Mr.
12 Filiciotto speak to the truck and transportation
13 issues.

14 ENGINEER FILICIOTTO: Yes, we looked at
15 fuel tank trucks, probably it is once or twice a
16 week - -

17 (Whereupon, "we can't hear you," was heard
18 calling out from the audience. After, the
19 following ensued.)

20 SUPERVISOR GILLEN: Please, speak into the
21 microphone.

22 ENGINEER FILICIOTTO: We looked at the fuel
23 tanker trucks, the way we see it coming in, in
24 terms of its path, it would be a right turn in off
25 Wantagh Avenue.

1 The fueling has to unload on the
2 passenger's side of the truck, that is the way all
3 fuel trucks are done, so, that vehicle would make
4 a right turn in, circulate over the fueling tanks ^{Page | 64}
5 and proceed to exit onto Merrick Road by making a
6 right.

7 So, there is no intended use for fuel
8 trucks.

9 It really doesn't make sense. It is a
10 tight street and you can adequately perform that
11 maneuver vis Wantagh Avenue.

12 COUNCILMAN BLAKEMAN: Would the applicant
13 be willing to covenant not to allow tanker trucks
14 to exit onto residential streets?

15 ATTORNEY BONESSO: That is fine. Mr.
16 Filiciotto, there was a suggestion that the curb
17 cut be removed on Linden Street, would you address
18 why?

19 ENGINEER FILICIOTTO: One of the things we
20 are doing to promote safety on Merrick Road and
21 Wantagh Avenue is to restrict "left turn"
22 movements from those driveways.

23 There is a little bit of a balance, here.

24 Linden Street already allows left turns in
25 and out because it is a public street.

1 While we don't believe there is going to be
2 significant amounts of left turns, what we don't
3 want to do is completely eliminate the ability for
4 someone to make a left turn if they need to. Page | 65

5 Again, these types of uses caters to rights
6 in and rights out but Linden Street provides the
7 important ability to bring someone in, making a
8 left and put some back out making a left.

9 Specifically, if you are a resident and you
10 happen to come in here Linden Street, you can make
11 a right turn out and go to Wantagh Avenue.

12 So, it is an important access point for
13 that reason.

14 Again, it is a tertiary and selling point.
15 We have it because we have frontage there and it
16 is important for left turns but, um, it is not
17 going to be the primary use.

18 And, I don't believe its location will have
19 an impact there.

20 There is already a driveway there, today.

21 SUPERVISOR GILLEN: Thank you.

22 Mr. Bonesso, do you have any information
23 about noise with twenty-four hour stations?

24 ATTORNEY BONESSO: We don't have any
25 specific information to that affect.

1 What I would point out are two things, one
2 - -

3 SUPERVISOR GILLEN: Can you speak into the
4 mic. Page | 66

5 ATTORNEY BONESSO: Yes, twenty-four hour
6 operation is permitted on this site.

7 And, in fact, has been - - has existed on
8 this site in the past with the convenience market,
9 um, that is not an issue before this Board and, in
10 fact, 7-Eleven, itself is not even an issue before
11 this Board.

12 If there was not a gasoline service station
13 proposal in conjunction with the 7-Eleven of this
14 size or larger, could be on this site as of right
15 and would not be before this Board.

16 So, the twenty-four hour operation aspect
17 of the 7-Eleven is really not the tail wagging the
18 dog in this case.

19 The fact of the matter is as part of a
20 gasoline service station, it comes before this
21 Board, but, the hour of operation really don't
22 come into play.

23 And, again, if this development doesn't go
24 in, any number of other uses could go in and could
25 have twenty-four hour operations.

1 And, so, in the past, the site has been a
2 site of a twenty-four hour convenience use, so, I
3 don't think there is really a big change
4 occurring, here.

5 KEVIN EGAN: I do disagree. This is a big
6 change occurring because I bought my house five
7 years ago, there use to be a Hess on the other
8 side of Linden Street and Wantagh Avenue when I
9 bought the house that already closed down.

10 I was told that there would not be another
11 gas station there, again.

12 So, I mean, you know, in my mind, it is a
13 big change.

14 Now, I have to live near a gas station. My
15 property values are going to go down.

16 There is somewhat of a danger element, um,
17 you know, fire of the tanks, leaks or something
18 like that and, um, um, I mean, that is really - -
19 those are my main concerns.

20 If nothing else, you know, at least, maybe,
21 plant more trees along the western property line,
22 maybe right, now, you know, I will be in my
23 backyard looking at this gas station possibly
24 having people looking at me, um, you know, privacy
25 is certainly a concern.

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1 SUPERVISOR GILLEN: I would encourage you
2 to speak with Mr. Bonesso about the landscaping.

3 KEVIN EGAN: Yes, thanks.

4 COUNCILWOMAN KING-SWEENEY: Please, stay in ^{Page | 68}
5 touch with my office.

6 Um, Marcus, can you raise your hand. Is
7 Marcus here or Alex?

8 KEVIN EGAN: I have spoken to Alex.

9 COUNCILWOMAN KING-SWEENEY: This is the
10 gentleman you mentioned to me this morning? Okay,
11 so, we will stay in touch.

12 KEVIN EGAN: Thank you.

13 SUPERVISOR GILLEN: Donald Orlando?

14 DONALD ORLANDO: My name is Donald Orlando.
15 I live at 3205 Linden Street.

16 I have a couple of concerns; one, is the
17 location of the gas station coming close to Linden
18 Street?

19 When the gas station use to be there a few
20 years back, it was right off Merrick Road, okay,
21 um, farther back than where they are putting the
22 tanks, everything like that.

23 It was closer to Merrick Road.

24 Um, I am wondering why they are not putting
25 it back where it was.

1 SUPERVISOR GILLEN: Would you like to
2 address that, Mr. Bonesso?

3 ATTORNEY BONESSO: As I understand, the
4 prior gas station had, um, two fueling stations. Page | 69

5 It was situated down closest to Merrick
6 Road and that was only on that lowest lot of the
7 three lots that make up this property.

8 So, consequently, that was the operation
9 down there, allowing for two other operations to
10 occur at other lots.

11 This proposed redevelopment occupied the
12 entire premises, one use, a 7-Eleven convenience
13 store and gasoline service station.

14 So, good design call for spreading out the
15 use to some extent, that said, there is still
16 significant distance between Linden Street and the
17 northernmost, um, um, MPD's, so all activities
18 still stays close to the south end of the property
19 as possible, still allows for better site
20 circulation and site design.

21 DONALD ORLANDO: Okay, the other thing,
22 when they took out that station, they took out the
23 tanks and everything like that and you leave room
24 for what is in there and took it away, so, that
25 was contaminated.

1 My next thing is where is that station
2 going to go?

3 Okay, I didn't see anybody doing borings
4 and anything like that and I think that should be ^{Page | 70}
5 done, okay, that is a concern of mine.

6 COUNCILWOMAN KING-SWEENEY: Mr. Bonesso,
7 can you speak to the contamination issue?

8 ATTORNEY BONESSO: Yes, DEC has signed off
9 on this property.

10 This property is cleaned, um, for all
11 intense and purposes and any new installation of
12 tanks will be part of the application.

13 They will be state-of-the-art, double wall
14 fiberglass, underground storage tanks with
15 monitors on them so if there is a breach in one of
16 the walls a monitor tells the station owner that
17 there is a problem.

18 So contamination is much less likely, now,
19 then, they were back when the initial gasoline
20 service station was there.

21 DONALD ORLANDO: Okay, um, you are saying
22 fuel trucks - - they should come down Wantagh
23 Avenue heading South, the fuel trucks coming down
24 and there is a new gas station, the tendency is
25 going to be to turn off Linden Street.

1 I have lied there for over thirty-some-odd
2 years an I see trucks coming in there, now.

3 They are smaller. They are deliveries that
4 come in. Page | 71

5 They come in that way.

6 They don't come in off Linden Street or
7 Wantagh Avenue where it is wider, okay.

8 And, Number 2, they addressed - - they are
9 going to put a dead end sign.

10 We have two dead end signs both here, both
11 here at the beginning of Linden Street that says
12 "dead end" on top of that.

13 There is "No entrance to Parkway," signs at
14 the end of the block. Its this huge (indicating)
15 dead end signs.

16 I sit there during the Summertime working
17 in my front yard and stuff like that and I tell
18 you easily there is twenty to thirty cars a day
19 coming down there thinking it is the entrance to
20 the Parkway.

21 There already Stop signs.

22 People don't read signs.

23 They don't. They are too busy on their
24 phones or whatever.

25 It gets to be scary.

1 Now, you are going to have this gas
2 station.

3 The traffic, right, now, is a nightmare.

4 Sometimes when we come, I try to go out Page | 72
5 Linden Street in the early morning, not too early
6 like 7:00, 8:00 o'clock and you have these cars
7 waiting for the light backed up well passed my
8 block.

9 Okay, so, I don't know how you are going to
10 change the traffic.

11 The lanes aren't going to get wider; you
12 know, I mean what do you do.

13 I don't buy you are not blocking the block.

14 Okay, plus I think the gas station there,
15 that is going to knock the property value of my
16 house down - -

17 (Whereupon, the bell rang. After, the
18 following ensued.)

19 DONALD ORLANDO: And, I have one other
20 thing, they said something about dumpsters, Number
21 1, right, now, the only dumpster that I see on
22 their property is closer to the gas station repair
23 shop, nowhere near Linden Street, okay, where
24 Anthony's house is.

25 He borders it.

1 Now, the new proposal - -

2 SUPERVISOR GILLEN: Mr. Orlando, your time
3 is up. You can talk to Mr. Bonesso about your
4 concerns about the dumpster.

5 DONALD ORLANDO: Thank you.

6 SUPERVISOR GILLEN: Thank you.

7 COUNCILWOMAN KING-SWEENEY: Sir, if you
8 could touch base with Alex.

9 Alex, raise your hand and you can address
10 your concerns, as well.

11 We will set up a meeting.

12 SUPERVISOR GILLEN: Donald Kamfer.
13 (phonetic spelling of name)

14 DONALD KAMFER: Good Morning. It is Donald
15 Kamfer. 327 Linden Street. I have lived there, so
16 far, all of my life, which is seventy years.

17 Um, just a couple of points, it was never,
18 ever a twenty-four hour convenience store on that
19 property.

20 And, I have lived there all that time. I
21 never seen it.

22 As far as the traffic goes that corner is
23 the worst corner around where they have the, um,
24 they want to make that lane bigger on Merrick Road
25 to make the left turn when you are heading

1 East, people are going to back up in that lane to
2 turn into 7-Eleven.

3 People are going to back up behind them,
4 want to make the turn North on Wantagh Avenue. Page | 74

5 They are not going to be able to make that
6 turn because people are turning left into the 7-
7 Eleven.

8 I don't know how you get around that.

9 I don't think other than blocking the right
10 off so you can't make that turn.

11 You are not going to be able to stop that.

12 As far as coming out on Linden Street,
13 there is a cut there, now, people do come out of
14 the convenience store, they use to cut through the
15 Hess station to get onto the Parkway, Popular
16 Street, they will still do that.

17 They will come out of that 7-Eleven and
18 make a left even though there is a sign that they
19 want to put up.

20 We all know people in New York sometimes
21 don't pay attention to signs when they drive.

22 I am sure they are going to make that turn.

23 This twenty-four hour station, I don't know
24 who is going to go in there at 2:00 in the morning
25 because, thankfully, at that time of the morning

1 there is not a lot of traffic on Wantagh Avenue or
2 Merrick Road, so, I don't see the financial
3 viability of having a twenty-four hour gas
4 station.

5 I don't even know how the 7-Eleven's make
6 out by the one on Merrick Road and the one on
7 Merrick Road by the 7th Precinct.

8 So, there isn't just that much traffic.

9 Now, we already have three 7-Eleven's
10 within a mile and a quarter of this location.

11 I am trying to figure out why we need a
12 fourth.

13 I think that what they want to do is a
14 little over the top for this area.

15 It is overdevelopment.

16 It is really not necessary.

17 We don't need this in this area.

18 SUPERVISOR GILLEN: For that turning lane
19 off Merrick Road, is there a turning light there?

20 ENGINEER FILICIOTTO: Yes, there is a green
21 arrow, if you will, that services that existing
22 left turning lane.

23 DONALD KAMFER: If you turn here and have
24 westbound traffic - -

25 ENGINEER FILICIOTTO: Right.

1 DONALD KAMFER: They can't make that turn?

2 ENGINEER FILICIOTTO: That is correct, that
3 turn is prohibited.

4 DONALD KAMFER: This turn into 7-Eleven is ^{Page | 76}
5 prohibited?

6 ENGINEER FILICIOTTO: Yes, Nassau County
7 Department of Public Works has jurisdiction over
8 Merrick Road.

9 They have jurisdiction over property
10 design.

11 It is part of 239-F process which is the
12 County process, which is part of the site plan
13 review, um, they have required us to post signs in
14 accordance with Federal regulations to restrict
15 left turns.

16 DONALD KAMFER: Into this?

17 ENGINEER FILICIOTTO: Correct and out of
18 that driveway, as well?

19 DONALD KAMFER: That is the first time I
20 ever saw a sign make a difference; I will tell
21 you.

22 ENGINEER FILICIOTTO: Yeah, you know, what
23 I mean you will not prevent one hundred percent of
24 traffic.

25 There is always going to be that road

1 driver who does what he or she wants to do.

2 I can't tell you it is going to work one
3 hundred percent of the time, absolutely, but, the
4 intent of this is to restrict that maneuver and Page | 77
5 based on my experience, there is prevention when
6 you put sign up.

7 You are not going to get one hundred
8 percent.

9 You are never going to get one hundred
10 percent.

11 If I may if you are done, sir - -

12 DONALD KAMFER: Okay, I just have one point
13 - -

14 ENGINEER FILICIOTTO: Sure.

15 DONALD KAMFER: I heard something about
16 parking on Linden Street this morning which I
17 hadn't heard before, is there anything that they
18 are going to restrict parking on Linden Street - -

19 (Whereupon, the bell rang. After, the
20 following ensued.)

21 ENGINEER FILICIOTTO: We have proposed a
22 "No Stopping Anytime," along the frontage.

23 That was a proposed improvement.

24 DONALD KAMFER: And, you didn't have to
25 notify us about that?

1 ENGINEER FILICIOTTO: I am not sure of the
2 notification.

3 There was a Public Hearing.

4 ENGINEER FILICIOTTO: Madam Supervisor, ^{Page | 78} if

5 I may, there were a couple of other issues that
6 came up, just for the record, for the "dead end"
7 sign, the reason why they are mixed in terms of
8 being effective or not is because they are placed
9 several feet onto Linden Street, so, if someone
10 turns onto Linden Street, it is too late at that
11 point.

12 What we are proposing to do is put "dead
13 end" signs on the street's name sign, Linden
14 Street and above it would a little plaque "dead
15 end."

16 It is not commonly done but in this
17 particular instance, there has been so much
18 concern over this, um, that it is something that
19 we can do, again, it is the configuration of the
20 roadway network.

21 No use is going to be able to fix this
22 issue.

23 It is a dead end road near a Parkway. What
24 we are trying to do is do everything we can to
25 make it very, very clear that Linden Street is

1 a dead end roadway.

2 Um, with respect to the truck turn, we
3 actually experimented with a truck, not in real
4 life, in computer modeling, trying to use Liden Page | 79
5 Street.

6 It just doesn't fit.

7 Geometrically, a truck cannot make a turn,
8 so, we are prepared to covenant that it won't use
9 it and it will use Wantagh, which is the path of
10 least resistance.

11 I think that covered the item that I heard,
12 that I wanted to clarify.

13 Thank you.

14 SUPERVISOR GILLEN: Thank you.

15 I do not have any other slips on this
16 Public Hearing, is there anyone else that would
17 like to be heard?

18 META MEREDAY: Meta Mereday, Baldwin
19 resident.

20 Just a couple of things, I am always
21 interest when there is somebody that is going to
22 address road improvement.

23 Um, so, I am just curious as to why it
24 takes these types of projects to get the curbing
25 and things of that nature on the roadways.

1 Um, that we pay such high taxes for, um, I
2 am always appreciative of Councilman Dunne's
3 questioning with regard to the Flag, I am just
4 also curious as to why our local and County
5 governments don't seem to monitor the condition of
6 the Flags that fly over these facilities that we
7 have.

8 COUNCILMAN DUNNE: There is an organization
9 that you can call of Veterans and you can say did
10 you see such and such and they tend to it, either
11 donate the Flag to them.

12 I will pay it out of my own pocket or, um,
13 they will take care of it.

14 So, it is usually done just by being aware
15 of it, letting us know.

16 META MEREDAY: Well, I had to call attention
17 to the deplorable condition of the flag that was
18 flying over the Nassau County offices, Theodore
19 Roosevelt building and that flag is on its way
20 out.

21 Again, I am putting notice out there.

22 But, I am curious as to why we can't have
23 something inside the facility that might be
24 supportive of our Veterans on a regular basis and
25 I brought it up to the District Managers for

1 7-Eleven.

2 It seem to get quite an increase in the
3 number of 7-Eleven and Bolla-type facilities that
4 are coming to the area.

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5 And, I think it would be conducive for us
6 to start looking at doing something that
7 incorporates, um, some type of aspect for our
8 Veterans in that community.

9 And also, the disabled parking spots, I
10 also notice there is always, "We are in compliance
11 with regard to having the number of spots."

12 But, I would also ask those of you who are
13 representing our interests to put that out there.

14 Maybe we are going above and beyond
15 compliance because we do have residents in these
16 communities that they are coming to in record
17 number who have challenges that they may need more
18 than the incompliance number of spots.

19 Um, lastly, I definitely want to stay on my
20 time, what is the benefits to the community for
21 this in terms of jobs?

22 Um, do we have an ongoing "Buy Long Island"
23 or support local suppliers?

24 How many jobs are actually being created?

25 What, again, is the utilization of

1 Residents in the community as far as workers?

2 Again, what are the protections for these
3 workers if it is going to be a twenty-four hour
4 facility?

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5 I never seem to hear those questions, um,
6 being asked with regard to these types of
7 projects.

8 And, we do have, um, private developers and
9 homeowners who have some projects that cannot seem
10 to get on the calendar and I have concern about
11 that.

12 But, if we can speak to the issues as it
13 pertains to more Veterans, more jobs and community
14 development, I would be very encouraged by these
15 types of projects.

16 Thank you.

17 SUPERVISOR GILLEN: Thank you, Ms. Mereday.

18 COUNCILMAN DUNNE: When you came up I
19 thought about that, get in touch with Mr. Becker,
20 who is with Occupational Resources, get in touch
21 with 7-Eleven because a lot of them are family run
22 and have family members, always, you know, running
23 it but when there is no family members running it,
24 maybe they can reach out that have positions and
25 maybe in the schools too.

1 META MEREDAY: I mean something, again,
2 ties it into the community that does serve and
3 some residents did bring up some concerns about
4 the number of gas stations that we have around
5 residential areas.

6 It is something that we need to be aware
7 of.

8 COUNCILWOMAN KING-SWEENEY: Ms. Mereday,
9 you are correct. I should have asked about the
10 number of people that this facility plans on
11 employing.

12 So, I ask you, now, how many do you expect?

13 ATTORNEY BONESSO: We are advised by 7-
14 Eleven that there will be a total of fifteen
15 employees that will range from fulltime and part-
16 time.

17 They will always be, at least, two
18 employees there at any given time but it should be
19 fifteen total employees for the site which is
20 actually more than what is employed on the site,
21 presently.

22 The auto repair facility has two, if not,
23 three employees presently and I am told by Mr.
24 Capore that the convenience market typically has
25 one or two employees present.

1 Is there some incentive to buy local like
2 local beverages, resources, something that sells
3 Long Island, purchase Long Island, hire Vets.,
4 something like that?

5 ATTORNEY BONESSO: That I can't answer.

6 COUNCILMAN DUNNE: Buy local the Chamber of
7 Commerce is pushing that all over the place.

8 Every Chamber of Commerce is saying shop
9 locally, that is something we have been pushing
10 because we all belong to the Chamber of Commerce.

11 But that is what we are pushing all the
12 time.

13 META MEREDAY: Exactly, I don't have it
14 here and it is not on the record and I don't see
15 developers who are coming, basically gaining
16 benefits from those of us who are paying taxes, in
17 essence to say we are being buying local or there
18 is a covenant that we are going to say we are
19 buying local Long Island Tea or something that
20 speaks to helping the residents that are here to
21 stay here so we can pay those taxes and keep their
22 homes.

23 COUNCILWOMAN KING-SWEENEY: I know I
24 attended the Wantagh/Seaford Homeowners
25 Association.

1 Could you also reach out to the Wantagh
2 Chamber of Commerce, that will be well received.

3 ATTORNEY BONESSO: Yes, Ma'am.

4 ADAM MANN: Adam Mann. 2 Jericho Plaza, Page | 85
5 Jericho, New York 11753.

6 Councilwoman, thank you. I would just add
7 to that we have met with the Wantagh Chamber of
8 Commerce previously but we would be glad to
9 continue to meet with them.

10 COUNCILWOMAN KING-SWEENEY: Thank you.

11 ADAM MANN: Of course.

12 ATTORNEY BONESSO: Just in closing, I just
13 want to address some of the comments in
14 opposition, again, with regard to the, um, twenty-
15 four hour operation, this is something that is
16 permitted on the site, a 7-Eleven plan in here, as
17 of right, would do so, as of right and it could
18 operate twenty-four hours.

19 This is a unique development in that we
20 have a large site that is going to be used for one
21 use and it is a very good efficient development of
22 the property.

23 Um, there was a comment made that this is
24 too large a site.

25 The fact that it is large is good, if it is

1 limited to one main activity in here.

2 It is a 7-Eleven convenience store and gas
3 station.

4 We did a comparison, um, because we thought ^{Page | 86}
5 this topic might come up and I will hand it up to
6 the Board.

7 It is a sheet that we call convenience
8 store and gasoline service station site
9 comparisons.

10 And, it looks at the size of the gasoline
11 service stations with convenience markets in and
12 around the Town of Hempstead.

13 This site, as indicated, is thirty-six
14 thousand two hundred square feet.

15 We are proposing five MPD's.

16 We are going to have twenty-two parking
17 stalls and we are proposing a building that is
18 just under three thousand square feet.

19 Um, just down Merrick Road in Bellmore,
20 there is an eleven thousand square foot site which
21 is about a quarter of an acre.

22 We are over eight tenths of an acre that
23 has a building just slightly smaller than ours.

24 It has four MPD's and it has only six
25 parking stalls.

1 At 2670 Merrick Road, you have a fifteen
2 thousand plus square foot site with five MPD and
3 four parking stalls.

4 2475 Hempstead Turnpike in East Meadow a Page | 87
5 twenty-five thousand square foot site, it is a
6 little bit bigger but it is still not approaching
7 ours, thirty-one hundred square foot, thirty-two
8 hundred square foot building and eight MPD's that
9 means sixteen fueling stations, ten parking
10 spaces.

11 791 Stewart Avenue in Garden City, eighteen
12 thousand square foot property, half the size of
13 ours, six MPD's, fifteen parking stalls, so, I
14 think you see that our site represents a
15 significant and positive development in terms of
16 site design and site circulation and in terms of
17 what you are getting versus what you have there
18 presently.

19 I will be talking about the amount of
20 landscaping that will increase the amount of
21 drainage structure that will increase.

22 Right, now, the number, the building square
23 footage on the property, totals seven thousand two
24 hundred and eighty-four square feet that is the
25 auto repair building, the convenience store and

1 the single family home.

2 This is going to reduce the amount of
3 building square footage by four thousand two
4 hundred and eighty-eight square feet.

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5 You have three auto repair bays on the
6 property that are going away.

7 You have actually a reduction in the
8 convenience store square footage because the
9 present convenience market and deli is thirty-five
10 hundred and forty-five square feet.

11 This will be two thousand nine hundred and
12 ninety-six square feet.

13 So, when all is said and done, you have a
14 significant difference in the terms of what is
15 there presently and what is going to be there.

16 You have aesthetically a much more
17 beautiful site.

18 You have a better design site.

19 And, you get the bonus of significant off-
20 site traffic and parking improvements that the
21 applicant will be paying for with his dollar.

22 Now, in closing, I just - - I was asked by
23 all these parties just to read into the record a
24 few letters of support and I will read them in
25 part.

1 From the Bellmore Preservation Group, um,
2 they indicate they would like to lend their
3 support to the application of Wantagh 3215, as a
4 Member of the Bellmore Preservation Group and
5 Bellmore Civics, we have known the applicant, Adam
6 Mann for over five years.

7 He and his organization have held the
8 community - -

9 COUNCILMAN BLAKEMAN: Counselor, how many
10 letters do you have?

11 ATTORNEY BONESSO: Four.

12 COUNCILMAN BLAKEMAN: Can you submit them
13 into the record.

14 ATTORNEY BONESSO: I would be happy to
15 submit them.

16 COUNCILMAN BLAKEMAN: Are they all
17 favorable to the application?

18 ATTORNEY BONESSO: Yes, they are.

19 COUNCILMAN BLAKEMAN: I have to say the
20 presentation of this application is very well
21 done.

22 We have a lot of information. Thank you.

23 ATTORNEY BONESSO: You're welcome.

24 SUPERVISOR GILLEN: Thank you. Give those
25 letters to Ms. Hanson and she will make them

1 available to us.

2 Thank you for this comprehensive analysis.

3 ATTORNEY BONESSO: Thank you.

4 SENIOR COUNCILWOMAN GOOSBY: Thank you.

5 SUPERVISOR GILLEN: All right, I do not
6 have any other slips on this item, may I have a
7 Motion.

8 COUNCILWOMAN KING-SWEENEY: I like to make
9 a Motion to withhold the decision.

10 I like to thank the Wantagh residents for
11 coming down, today and giving comments and my
12 office looks forward to working with them.

13 And, thank you to the applicant for a
14 thorough presentation.

15 COUNCILMAN DUNNE: Second the Motion.

16 COUNCILWOMAN KING-SWEENEY: I said
17 "withhold" I meant reserve decision.

18 Sorry, is that good, we are good.

19 COUNCILMAN DUNNE: I second the Motion.

20 SUPERVISOR GILLEN: Madam Clerk?

21 CLERK CABANA: Councilman Ambrosino?

22 COUNCILMAN AMBROSINO: Aye.

23 CLERK CABANA: Councilman Blakeman?

24 COUNCILMAN BLAKEMAN: Aye.

25 CLERK CABANA: Councilman D'Esposito?

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COUNCILMAN D'ESPOSITO: Aye.

CLERK CABANA: Councilman Dunne?

COUNCILMAN DUNNE: Aye.

CLERK CABANA: Councilwoman King-Sweeney? Page | 91

COUNCILWOMAN KING-SWEENEY: Aye.

CLERK CABANA: Senior Councilwoman
Goosby?

SENIOR COUNCILWOMAN GOOSBY: Aye.

CLERK CABANA: Supervisor Gillen?

SUPERVISOR GILLEN: Aye.

Madam Clerk, will you, please, call the
Decision Calendar.

CLERK CABANA: There are four items on the
Decision Calendar.

The first application of JAS USA, Inc. to
include premises existing and extend premises into
the GSS District to maintain existing repair bays
and snack shop, installation of a 24' x 54' canopy
over the existing pump islands with lighting,
vacuum station, air station, dumpsters enclosure
and various other site improvements including
paving, curbing, landscaping and the relocation of
an existing curb cut along Chester Street located
at 1198 Front Street - Uniondale - southeast
corner of Front Street & Chester Street.

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1 SUPERVISOR GILLEN: May I have a Motion on
2 this time.

3 SENIOR COUNCILWOMAN GOOSBY: I move the
4 decision and recommend its adoption.

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5 COUNCILMAN D'ESPOSITO: Second.

6 CLERK CABANA: Councilman Ambrosino?

7 COUNCILMAN AMBROSINO: Aye.

8 CLERK CABANA: Councilman Blakeman?

9 COUNCILMAN BLAKEMAN: Aye.

10 CLERK CABANA: Councilman D'Esposito?

11 COUNCILMAN D'ESPOSITO: Aye.

12 CLERK CABANA: Councilman Dunne?

13 COUNCILMAN DUNNE: Aye.

14 CLERK CABANA: Councilwoman King-Sweeney?

15 COUNCILWOMAN KING-SWEENEY: Aye.

16 CLERK CABANA: Senior Councilwoman

17 Goosby?

18 SENIOR COUNCILWOMAN GOOSBY: Aye.

19 CLERK CABANA: Supervisor Gillen?

20 SUPERVISOR GILLEN: Aye.

21 Madam Clerk, please, call the next item.

22 CLERK CABANA: Application of Shady Point,

23 LLC. for Special Exception (Public Garage) to

24 permit an operation of an automobile repair shop

25 and automobile body repair in addition the

1 Installation of a spray booth for painting of
2 automobiles - West Hempstead - northeast corner of
3 Hamilton & Cherry Valley Avenues.

4 SUPERVISOR GILLEN: May I have a Motion ^{Page | 93}
5 on this item.

6 COUNCILMAN AMBROSINO: I move that the
7 decision be granted.

8 COUNCILMAN D'ESPOSITO: Second.

9 SUPERVISOR GILLEN: Madam Clerk?

10 CLERK CABANA: Councilman Ambrosino?

11 COUNCILMAN AMBROSINO: Aye.

12 CLERK CABANA: Councilman Blakeman?

13 COUNCILMAN BLAKEMAN: Aye.

14 CLERK CABANA: Councilman D'Esposito?

15 COUNCILMAN D'ESPOSITO: Aye.

16 CLERK CABANA: Councilman Dunne?

17 COUNCILMAN DUNNE: Aye.

18 CLERK CABANA: Senior Councilwoman

19 Goosby?

20 SENIOR COUNCILWOMAN GOOSBY: Aye.

21 CLERK CABANA: Supervisor Gillen?

22 SUPERVISOR GILLEN: Aye.

23 Madam Clerk, please, call the next item.

24 Application of SHADY POINT, LLC., for
25 special exception (public garage) to permit an

1 Operation of an automobile repair shop and
2 automobile body repair in addition the
3 installation of a spray booth for painting of
4 automobiles - West Hempstead- northeast corner of ^{Page | 94}
5 Hamilton & Cherry Valley Avenues.

6 SUPERVISOR GILLEN: May I have a Motion on
7 this item.

8 COUNCILMAN AMBROSINO: I move that the
9 decision be granted.

10 COUNCILMAN D'ESPOSITO: Second.

11 SUPERVISOR GILLEN: Madam Clerk?

12 CLERK CABANA: Councilman Ambrosino?

13 COUNCILMAN AMBROSINO: Aye.

14 CLERK CABANA: Councilman Blakeman?

15 COUNCILMAN BLAKEMAN: Aye.

16 CLERK CABANA: Councilman D'Esposito?

17 COUNCILMAN D'ESPOSITO: Aye.

18 CLERK CABANA: Councilman Dunne?

19 COUNCILMAN DUNNE: Aye.

20 CLERK CABANA: Senior Councilwoman
21 Goosby?

22 SENIOR COUNCILWOMAN GOOSBY: Aye.

23 CLERK CABANA: Supervisor Gillen?

24 SUPERVISOR GILLEN: Aye.

25 Madam Clerk, please, call the next item

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1 CLERK CABANA: Application of Shady Point,
2 LLC. for a Revocation of a Declaration of
3 Restrictive Covenants dated December 20, 1995
4 affecting real property located at 160 Cherry
5 Valley Avenue - West Hempstead - northeast corner
6 of Hamilton Avenue & Cherry Valley Avenue.

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7 SUPERVISOR GILLEN: May I have a Motion on
8 this item.

9 COUNCILMAN AMBROSINO: I move that the
10 decision be granted.

11 COUNCILMAN BLAKEMAN: Second.

12 SUPERVISOR GILLEN: Madam Clerk?

13 CLERK CABANA: Councilman Ambrosino?

14 COUNCILMAN AMBROSINO: Aye.

15 CLERK CABANA: Councilman Blakeman?

16 COUNCILMAN BLAKEMAN: Aye.

17 CLERK CABANA: Councilman D'Esposito?

18 COUNCILMAN D'ESPOSITO: Aye.

19 CLERK CABANA: Councilman Dunne?

20 COUNCILMAN DUNNE: Aye.

21 CLERK CABANA: Senior Councilwoman

22 Goosby?

23 SENIOR COUNCILWOMAN GOOSBY: Aye.

24 CLERK CABANA: Supervisor Gillen?

25 SUPERVISOR GILLEN: Aye.

1 Madam Clerk, please, call the next item.

2 CLERK CABANA: Application of BOLLA EM
3 REALTY, LLC, for a variance of the provisions of
4 the "GSS" Ordinance and to include an existing Page | 96
5 gasoline station within "GSS" District and install
6 two (2) additional storage tanks with a capacity
7 of 12,000 gallons located at 85-101 Hempstead
8 Turnpike - West Hempstead - southeast corner of
9 Hempstead Turnpike & Broad Street.

10 COUNCILMAN D'ESPOSITO: I move that the
11 decision be granted.

12 SENIOR COUNCILWOMAN GOOSBY: I second the
13 Motion.

14 CLERK CABANA: Councilman D'Esposito?

15 COUNCILMAN D'ESPOSITO: Aye.

16 CLERK CABANA: Councilman Dunne?

17 COUNCILMAN DUNNE: Aye.

18 CLERK CABANA: Councilwoman King-Sweeney?

19 COUNCILWOMAN KING-SWEENEY: Aye.

20 CLERK CABANA: Senior Councilwoman
21 Goosby?

22 SENIOR COUNCILWOMAN GOOSBY: Aye.

23 CLERK CABANA: Supervisor Gillen?

24 SUPERVISOR GILLEN: Aye.

25 Madam Clerk, please, call the

1 Administrative Calendar.

2 CLERK CABANA: There are items 7 through 50
3 on the Administrative Calendar.

4 I also have an item of urgent or an
5 emergency nature.

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6 This item is a resolution authorizing the
7 execution of an agreement between the State of New
8 York and the Town of Hempstead for the multi model
9 number 4 program related to highway improvements
10 within the Town of Hempstead, Nassau County, New
11 York.

12 This will be Item Number 51 on the
13 Administrative Calendar.

14 COUNCILMAN D'ESPOSITO: Supervisor, if I
15 may, I also have another hand up resolution from
16 the Board Members with regard to a leave of
17 absence from the title, "Superintendent of
18 Sanitation" and the appointment of John Tamarus,
19 Commissioner of Sanitation.

20 SUPERVISOR GILLEN: Madam Clerk, will you,
21 please, call the roll as to whether we will add
22 this item to the agenda.

23 CLERK CABANA: Councilman Ambrosino?

24 COUNCILMAN AMBROSINO: Aye.

25 CLERK CABANA: Councilman Blakeman?

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1 COUNCILMAN BLAKEMAN: Aye.

2 CLERK CABANA: Councilman D'Esposito?

3 COUNCILMAN D'ESPOSITO: Aye.

4 CLERK CABANA: Councilman Dunne?

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5 COUNCILMAN DUNNE: Aye.

6 CLERK CABANA: Senior Councilwoman

7 Goosby?

8 SENIOR COUNCILWOMAN GOOSBY: Aye.

9 CLERK CABANA: Supervisor Gillen?

10 SUPERVISOR GILLEN: I vote no.

11 (Whereupon, Councilwoman King-Sweeny was
12 not in the meeting room at the time of roll call.
13 Councilwoman King-Sweeney returned to the meeting
14 and the following ensued.)

15 Councilwoman, the Clerk has called the roll
16 on whether or not we will be adding Item 52 to the
17 agenda, an emergency resolution.

18 COUNCILWOMAN KING-SWEENEY: Can we break?

19 SUPERVISOR GILLEN: I, now, like to break
20 into Executive Session to discuss Item 52.

21 It was something that was brought to my
22 attention thirty minutes before the Board Meeting.

23 We will take a fifteen minute adjournment
24 while we break into Executive Session.

25 (Whereupon, Board Members retired into

1 Executive Session. After, the following ensued.)

2 SUPERVISOR GILLEN: Okay, we will continue
3 our meeting.

4 If you would let the record reflect there ^{Page | 99}
5 was a vote taken on whether we would break into
6 Executive Session and all parties voted in favor
7 of it.

8 And, now, Madam Clerk, I would ask you to
9 call the roll to go back into regular session.

10 CLERK CABANA: Councilman Ambrosino?

11 COUNCILMAN AMBROSINO: Aye.

12 CLERK CABANA: Councilman Blakeman?

13 COUNCILMAN BLAKEMAN: Aye.

14 CLERK CABANA: Councilman D'Esposito?

15 COUNCILMAN D'ESPOSITO: Aye.

16 CLERK CABANA: Councilman Dunne?

17 COUNCILMAN DUNNE: Aye.

18 CLERK CABANA: Councilwoman King-Sweeney?

19 COUNCILWOMAN KING-SWEENEY: Aye.

20 CLERK CABANA: Senior Councilwoman

21 Goosby?

22 SENIOR COUNCILWOMAN GOOSBY: Aye.

23 CLERK CABANA: Supervisor Gillen?

24 SUPERVISOR GILLEN: Aye.

25 Okay, so, we had the Administrative

1 Calendar called, Items 7 through 52 has been added
2 to the calendar.

3 Would any of the Council Members like to
4 sever any items on the Administrative Calendar? Page | 100

5 COUNCILMAN AMBROSINO: Madam Supervisor, I
6 have a question on two items.

7 TOWN ATTORNEY RA: Wait, there is a Motion
8 and a second.

9 COUNCILMAN AMBROSINO: Okay, fine.

10 SUPERVISOR GILLEN: Would anybody like to
11 sever any items on the Administrative Calendar?

12 COUNCILMAN BLAKEMAN: No.

13 Supervisor, I would like to point something
14 out, that in the past I have recused myself on
15 applications regarding Bolla, um, because they
16 have done business with my prior law firm.

17 I no longer associate with that law firm,
18 so, I am not recusing myself.

19 I wanted to clear the up if there is
20 confusion with respect to that.

21 SUPERVISOR GILLEN: I would like to sever
22 Item Number 52.

23 May I have a Motion on the Administrative
24 Calendar.

25 SENIOR COUNCILWOMAN GOOSBY: First of all,

1 she is severing 52, what do we do?

2 She can't sever something like that. We
3 have to vote for that.

4 TOWN ATTORNEY RA: Senior Councilwoman, I Page | 101
5 think it would be better to move the
6 Administrative Calendar with the exception of Item
7 52.

8 SENIOR COUNCILWOMAN GOOSBY: All right.

9 I move the Administrative Calendar with the
10 exception of 52.

11 COUNCILMAN BLAKEMAN: Second.

12 SUPERVISOR GILLEN: I have slips - -

13 COUNCILMAN AMBROSINO: I have a few slips
14 on Item 43.

15 Commissioner, how are you, Commissioner?

16 SUPERVISOR GILLEN: Good Morning,
17 Commissioner.

18 COUNCILMAN AMBROSINO: Just a question
19 regarding the category of qualified caretakers for
20 these bay houses, who makes that determination and
21 what is the criteria?

22 COMMISSIONER: The bay houses?

23 COUNCILMAN AMBROSINO: Bay houses, Item 43.

24 COMMISSIONER: Who makes the criteria?

25 COUNCILMAN AMBROSINO: What is the criteria

1 and who makes that determination that a person is
2 a qualified caretaker?

3 COMMISSIONER: Well, it is a volunteered
4 position with the assumption after three years of ^{Page | 102}
5 working on the bay house, fixing it and take care
6 of it, paying for insurance, he would, then, be
7 able to take it over from the family who no longer
8 wants it since it represented things that have
9 been back in time and the Town Board in the 1980's
10 decided it was right and just and proper to hold
11 onto these as long as they possibly could.

12 COUNCILMAN AMBROSINO: I think the goal is
13 very laudable.

14 I just - - I question, it seems a little
15 arbitrary and my second question is the amount of
16 the annual rent just seems very, very low given
17 the fact while they might not be ideal for
18 everyone, nine hundred dollars a year to live in a
19 bay house seems a little.

20 I request Board Members, if we could
21 adjourn this until we get questions answered to
22 the next meeting.

23 COUNCILWOMAN KING-SWEENEY: Councilman, I
24 think you raised some good questions, I think we
25 need to get some answers and so I second

1 that Motion.

2 SUPERVISOR GILLEN: Madam Clerk, if you
3 would call the roll on adjourning Item 43.

4 CLERK CABANA: Councilman Ambrosino?

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5 COUNCILMAN AMBROSINO: Aye.

6 CLERK CABANA: Councilman Blakeman?

7 COUNCILMAN BLAKEMAN: Aye.

8 CLERK CABANA: Councilman D'Esposito?

9 COUNCILMAN D'ESPOSITO: Aye.

10 CLERK CABANA: Councilman Dunne?

11 COUNCILMAN DUNNE: Aye.

12 CLERK CABANA: Councilwoman King-Sweeney?

13 COUNCILWOMAN KING-SWEENEY: Aye.

14 CLERK CABANA: Senior Councilwoman

15 Goosby?

16 SENIOR COUNCILWOMAN GOOSBY: Aye.

17 CLERK CABANA: Supervisor Gillen?

18 SUPERVISOR GILLEN: Aye.

19 Okay, I have a number of slips on the
20 Administrative Calendar.

21 Felix Procacci?

22 FELIX PROCACCI: Felix Procacci. 1165

23 Barnes Street, Franklin Square, New York.

24 On Item Number 44, the personnel decisions,
25 um, there is Alexis Sherrell being appointed to

1 the Supervisor's Office, is that a new hire?

2 SUPERVISOR GILLEN: It is. I lost a number
3 of my staff. She is replacing someone that has
4 left. Page | 104

5 FELIX PROCACCI: Does she also work for the
6 Town?

7 SUPERVISOR GILLEN: I am proposing to bring
8 her in to work for the Town.

9 FELIX PROCACCI: Does she currently work
10 for the Town, now?

11 SUPERVISOR GILLEN: She is subject to the
12 Board's approval.

13 FELIX PROCACCI: I just want to comment on
14 Cheryl Petri. She is being transferred, again.

15 This is - - I wonder why. I mean, I don't
16 want an answer to this because I am not going to
17 get an honest answer, but, you know, she was
18 transferred last year and then she was
19 transferred, again, out of the Receiver of Taxes'
20 office and, now, she is being transferred to the
21 Comptroller's Office.

22 I just question when someone as big as a
23 salary plays musical employee, there, you wonder
24 if she really has a job, you know for this Town or
25 is she just being protected and we are losing

1 Money from New York State and everything.

2 I know everyone is going to be up in arms
3 about that, but, we do seem to waste a lot of
4 money and things aren't really clarified.

5 You say, okay, it is a good thing but when
6 the residents besides me ask for information, "oh,
7 we can't discuss it."

8 So, it is just - - and, then, there is a -
9 - I can't pronounce the last name, being added to
10 the Minority, Legislative Aide.

11 SENIOR COUNCILWOMAN GOOSBY: Works for me,
12 now.

13 FELIX PROCACCI: Are you hiring a new
14 person?

15 SENIOR COUNCILWOMAN GOOSBY: Another
16 person.

17 FELIX PROCACCI: Another person, is this an
18 addition or replacement?

19 SENIOR COUNCILWOMAN GOOSBY: Replacement.

20 FELIX PROCACCI: So, you are replacing
21 somebody.

22 SENIOR COUNCILWOMAN GOOSBY: Yes.

23 FELIX PROCACCI: He hasn't been on the Town
24 Board for a while, Felice Guarnari.

25 The last time he was on the calendar

1 his salary went from one hundred forty-five or
2 something like that.

3 It made the paper. I told the Press about
4 it. Now, without resolution, for the last several ^{Page | 106}
5 years his salary went up eleven thousand dollars,
6 roughly, once, again, are these really necessary
7 to make these large expenditures in personnel?

8 And, how can you argue with the State
9 cutting funding when you just give away money to
10 people making one hundred and forty-five like it
11 is candy, you know.

12 SUPERVISOR GILLEN: Ms. Hanson, if you
13 could stop the clock for a minute.

14 Mr. Conroy, would you like to come forward,
15 um, have you looked at all these personnel
16 actions?

17 COMPTROLLER CONROY: Good Morning,
18 Supervisor, Town Council:

19 As a matter of practice, my office looked
20 at everyone of these "PAR's" to determine whether
21 or not if there are funds available.

22 SUPERVISOR GILLEN: And, is there money in
23 the budget for all of the increases in salary and
24 hires in the respected budgets?

25 COMPTROLLER CONROY: With exception of

1 two that I am aware of, Conservation and
2 Waterways, there are five "PAR's" about eighteen
3 thousand dollars of which there are no monies in
4 the budget for them.

5 Um, the Minority District, Councilwoman
6 Goosby, it is probably a timing difference.

7 I am not aware of the vacancy in your
8 Department.

9 On a prorated basis, the new hire that
10 you're recommending, at this point, is worth about
11 seventy-five thousand dollars a year.

12 In any event, monies in the budget don't
13 come available by way of retirement or, you know,
14 determination or what have you.

15 As a matter of practice, what we do at the
16 end of the year, we cluster all of our financial
17 positions as it relates to every line item in the
18 budget, whether there is a surplus, whether there
19 is a deficit and what we do we appropriate the
20 Fund Balance to the amount that we need to cover
21 those expenditures.

22 SUPERVISOR GILLEN: Mr. Conroy, I would
23 like to propose that, um, we should address the
24 shortfall at the next budget - - at the next Board
25 Meeting.

1 And, I think we will ask you to, please,
2 try to find funding in the 2019 budget to cover
3 some of the items where there are shortfalls.

4 I don't think we should go to our Reserve Page | 108
5 Funds to cover the shortfalls on these dollars,
6 especially, since we are already supposedly going
7 to see a savings of 8.1 million dollars from
8 staffing, um, I don't have a problem with these
9 requests, whatsoever.

10 And, I am glad to hear that a majority of
11 them are funded, but, I want you to try to look
12 and find ways to pay for these items, pay for
13 these salaries within the 2019 budget.

14 Could you work with my office doing that.

15 COMPTROLLER CONROY: Absolutely,
16 Supervisor.

17 SUPERVISOR GILLEN: Thank you.

18 COUNCILMAN D'ESPOSITO: Mr. Conroy, if I
19 could just ask a question with regards to you said
20 there was not funds available for the Conservation
21 and Waterways, um, as far as I understood
22 discussing with Rich Regina, this morning, those
23 are, um, due to prior Union Arbitration, is that
24 correct, some of the raises we are dealing with,
25 something from the Union?

1 SUPERVISOR GILLEN: I think those changes
2 are made to have people working within their
3 proper title and maybe Commissioner, if you like
4 to speak to that.

5 COUNCILMAN D'ESPOSITO: There was some sort
6 of grievance issue.

7 COMMISSIONER: I can comment on one of
8 them; there was a trainee upgraded.

9 I don't have the particulars on all the
10 others.

11 COUNCILMAN D'ESPOSITO: Okay.

12 SUPERVISOR GILLEN: That was my
13 understanding.

14 We were trying to correct people that were
15 working out of title and put them into their
16 proper title.

17 Commissioner, does that sound right to you?

18 COUNCILMAN D'ESPOSITO: Or Mr. Sammon.

19 TONW ATTORNEY RA: Supervisor, that is
20 correct.

21 SUPERVISOR GILLEN: So, the Town Attorney
22 said that is correct, so, thank you.

23 But, I just ask that you find a way to find
24 funding for it within the Departmental budget that
25 we can maybe put forward a resolution to

1 Allocate for these salary changes.

2 COMPROLLER CONROY: I will absolutely,
3 Supervisor.

4 We endeavor to do that at all costs, but, Page | 110
5 in any event, it will require a Town Board
6 resolution to move those monies.

7 SUPERVISOR GILLEN: Thank you.

8 COMPROLLER CONROY: Thank you.

9 SUPERVISOR GILLEN: Sorry, Mr. Procacci,
10 maybe you can continue.

11 FELIX PROCACCI: Well, I suggested this
12 many, many years ago and it kind of fell on deaf
13 ears, maybe, today, too.

14 I always ask for some sort of justification
15 for some of these salaries because the comments -
16 - I publish the salaries every year on my website,
17 it is very hard to get it off the State website,
18 it is very hard to get off the State website.

19 And people always come to me and say,
20 "look, these salaries aren't heard of in my
21 industry."

22 Everybody that works in private industry,
23 even if you go to North Hempstead and look at the
24 identical job position, the exact same positions,
25 you are further North, it is unheard of.

1 And, um, just because the money is
2 available, it doesn't mean we should give it.

3 It should be based on market value.

4 (Whereupon, the bell rang. After, the
5 following ensued.)

6 FELIX PROCACCI: It is as simple as that.

7 Just one more thing.

8 COUNCILMAN BLAKEMAN: Felix, I would like
9 to respond to that.

10 First of all, a lot of people don't realize
11 this is America's largest Township.

12 We have close to eight hundred thousand
13 people.

14 If we were a City, we would be the second
15 largest in the State of New York.

16 We are over two and a half times the size
17 of Buffalo.

18 We are over three times the size of
19 Rochester.

20 We are probably four times the size of
21 Syracuse.

22 We are much bigger than Yonkers and the
23 facts of the matter is I would venture to guess
24 that our staffing is well below anyone of those
25 Cities but because we are called a "Town", um,

1 we have to provide more with less.

2 And, we do provide more with less in the
3 Town of Hempstead.

4 In any promotion that we make, every salary Page | 112
5 increase we make, we do it within the constraints
6 of the budget, bearing in mind, that we have to
7 keep good people.

8 You are not going to get good people to
9 work for the Town of Hempstead if you are not
10 going to pay them a fair wage and not give them a
11 path to where they can get promotions and
12 increases, you know in their livelihood through
13 the course of their career.

14 So, you know, I think you don't take that
15 into consideration when you criticize us because I
16 think we run very efficiently and very leniently
17 in the Town compared to those other
18 municipalities.

19 FELIX PROCACCI: Let me just respond on the
20 account you are accusing me of this.

21 COUNCILMAN BLAKEMAN: I am not accusing you
22 of anything.

23 I am just saying, maybe you didn't take
24 that into consideration.

25 FELIX PROCACCI: I definitely did take that

1 into consideration.

2 Averill Park which I coach track there very
3 often, we spent - - the Town spent six to eight
4 months fixing a drainage problem with drywells and
5 months of mess and dirt, everything.

6 I have pictures of it.

7 I send it to the Supervisor and even before
8 she was Supervisor when she was a candidate,
9 before she was Supervisor and at the end of the
10 day, after all that mess, after all that time,
11 when it rains, we call Averill Park, "Lake
12 Averill" there are two lakes.

13 They dropped brand new drywells, dropped
14 with the last year and a half, brand new drywells,
15 a lot of work went into it and the job sucked.

16 Okay.

17 And, you don't take that into
18 consideration.

19 COUNCILMAN BLAKEMAN: I am sorry, Felix.

20 FELIX PROCACCI: Who got punished for it?

21 COUNCILMAN BLAKEMAN: I do take that into
22 consideration.

23 As a matter of fact, I am also aware that
24 because of that situation, that we have had to
25 pump out Averill Park when it has gathered

1 too much water.

2 Apparently, we have an issue there. We
3 have been dealing with it.

4 It hasn't been one hundred percent
5 successful, but, I think the Commissioner is on
6 top of it.

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7 We will find a solution to the problem in
8 Averill Park.

9 FELIX PROCACCI: They paved the Park before
10 they did the drainage issue.

11 They did it backwards.

12 You fix the drainage problem, first, then
13 you do the pavement.

14 COUNCILMAN BLAKEMAN: I will look into
15 that, Felix.

16 I wasn't aware of that.

17 SENIOR COUNCILWOMAN GOOSBY: I would like
18 to say to you, too, my staff works very, very
19 hard, many of them work without pay.

20 They don't get paid for everything that
21 they do.

22 I will vouch for them one hundred percent
23 and I think if you look and see, I pay less in my
24 Councilmanic District than others do and we have
25 many more problems to solve than they.

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1 SUPERVISOR GILLEN: Mike Cascia?

2 MIKE CASCIA: Michael Cascia. 113 Birch
3 Street, Oceanside.

4 So, we know the Supervisor will be putting ^{Page | 115}
5 in a proposal to the Building Department and we
6 strongly urge that the Board vote yes on the
7 proposal.

8 SUPERVISOR GILLEN: Mr. Cascia, that is not
9 on the calendar, today.

10 You have to reserve your comments for
11 Public Comment.

12 MICHAEL CASCIA: Oh, okay.

13 SUPERVISOR GILLEN: The miscellaneous part.

14 MICHAEL CASCIA: Yes, why was I called,
15 now?

16 SUPERVISOR GILLEN: You were in my
17 Administrative Calendar pile, that is why.

18 MICHAEL CASCIA: I am saving that for
19 Public Comment.

20 SUPERVISOR GILLEN: Valerie Lampe?

21 VALERIE LAMPE: Valerie Lampe, Baldwin.

22 First and foremost, I just want to extend
23 my condolences to Senior Councilwoman Goosby.

24 I am very sorry for the loss of your
25 brother and also, um, Councilwoman Erin

1 King-Sweeney, um, I am sorry to hear about your
2 latest challenge and ailment but I sincerely wish
3 you the best recovery.

4 I know you will be one hundred percent, Page | 116
5 again.

6 And, I have done a lot of work with
7 different foundations including "Pink Tie FACT"
8 which stand for "find a cure today."

9 And, I am pretty good a fundraisers. Pink
10 Tie, we got three hundred and twenty-five
11 attendees and about one hundred thousand in
12 revenue the first year to eighteen hundred
13 attendees and three hundred and fifty thousand
14 that second year.

15 So, I am relatively involved.

16 And, I would like to also let you know you
17 inspired me to get a mammogram.

18 Anyway, moving on, so, regarding Item
19 Number 32, the scent machine and the contract, I
20 am in favor of that being severed because as we
21 did before, Supervisor Gillen, over a year ago,
22 um, that was a surface and cosmetic solution
23 versus actually cleaning up after the animals and
24 within the kennel, there is, um, a lot of times
25 people see feces and urine, etc.

1 And, um, you know, this strikes me as a
2 pattern where instead of getting to all the things
3 that you promised to fix, she wanted to make sure
4 that the Vets were qualified and competent. Page | 117

5 She wanted to make sure - - she wanted to
6 make it a no kill shelter.

7 She also wanted to bring in Diane Madden
8 back to the animal shelter and all these promises
9 just continue to go unfiltered and instead we get
10 a fifteen hundred dollar air freshener, like that
11 is going to help anything because it is not.

12 Um, Councilman Erin King-Sweeney, you are
13 my Councilwoman and I am grateful for that.

14 And, I know the shelter is also in your
15 District, so, I look forward to working with you,
16 again and more directly, so we can accomplish some
17 really great things.

18 Um, as we all know, Supervisor Gillen, when
19 she was running and campaigning accused the animal
20 shelter of being riddled with, her words, "abuse"
21 which was a crime, mismanagement, which is
22 something that is grounds for termination in terms
23 of, you know, employment, um, and riddled with
24 patronage jobs.

25 She also accuses the Board of being

1 corrupt and she is still has not apologized for
2 doing so.

3 My only question is - -

4 SUPERVISOR GILLEN: Can you stick to the Page | 118
5 Administrative Calendar.

6 We are talking about a resolution to
7 terminate a contract for a scent.

8 VALERIE LAMPE: I knew she would do that,
9 yeah, so, I vote against that.

10 I am hoping that everyone - - excuse me, I
11 vote for severing the contract.

12 And, again, I hope that we can start to
13 address the bigger issues that Supervisor Gillen
14 did address and accuse the shelter and she is
15 going to try to say that she was repeating a
16 rumor.

17 I would never hold a Press conference to
18 repeat a rumor.

19 (Whereupon, the bell rang. After, the
20 following ensued.)

21 SUPERVISOR GILLEN: Thank you for your
22 comments.

23 Meta Mereday?

24 META MEREDAY: Meta Mereday, Baldwin
25 resident.

1 I need a clarification, um, with regard to
2 the executive session, what was the outcome with
3 Item 52 because I am confused.

4 SUPERVISOR GILLEN: 52 has been severed, Page | 119
5 so, you will have an opportunity to speak about
6 that, if you like.

7 META MEREDAY: Thank you.

8 Okay, with regard to Item 32 with that
9 termination, does that mean the last line says,
10 "authorizing payment for fees due and owing," if
11 the work was not satisfactory or up to par, is
12 there an option to do any kind of clawback or any
13 of the funds?

14 SUPERVISOR GILLEN: Mr. Ra, is the
15 contractor required to make that payment?

16 TOWN ATTORNEY RA: Which Item?

17 SUPERVISOR GILLEN: Item 32, "terminating
18 the contract with the scent provider at the animal
19 shelter, Deputy Commissioner"?

20 TOWN ATTORNEY RA: We are paying them for
21 their services up-to-date and we are terminating
22 the contact.

23 The contract has a termination provision in
24 it, so, we are paying them up for the work they
25 did and we are terminating the contract because

1 they are looking at other, um, avenues to
2 accomplish the same thing.

3 SUPERVISOR GILLEN: So, we are legally
4 required to pay them?

5 TOWN ATTORNEY RA: Yes.

6 META MEREDAY: It is a legal requirement?

7 TOWN ATTORNEY RA: Yes.

8 META MEREDAY: Have there been any
9 complaints or any reason why we don't have to pay
10 them that money?

11 TOWN ATTORNEY RA: No, we are paying them
12 for the work they did to date and the Department
13 is looking for other alternatives to continue the
14 work, but the contract had a termination clause,
15 so, we exercised it.

16 META MEREDAY: Right.

17 Okay, regarding Item 35 and, um, 36, I do
18 appreciate the Board extending that because we
19 still have a number of residents truly those on
20 the South Shore along the water that need all the
21 reserves and support that they can get to get back
22 into their homes.

23 So, I do support that and encourage that
24 and continue to do whatever is necessary so that
25 our residents can be made whole and we can

1 address the issue of the clawbacks from FEMA and
2 other agencies that are trying to further add to
3 the load that these residents that are still
4 paying taxes on homes that they can't live in so I Page | 121
5 applaud you for that.

6 I have a question about 27, um, just in
7 terms, so, New York State Division of Youth
8 Services, I am curious as to why that is under the
9 Department of Planning and Economic Development?

10 SUPERVISOR GILLEN: Commissioner, would you
11 like to answer that question.

12 COMMISSIONER: Supervisor, Members of the
13 Board, my department acts as a pass-thru of those
14 funds.

15 They are State funds given to the County.

16 The individual, in this case, a Village,
17 um, makes the request each year for the funds and
18 it simply passes thru.

19 META MEREDAY: Okay, thank you so much.

20 Item 40, authorizing joint funding
21 agreement for services, the water quality
22 conservation, I think Councilman D'Esposito
23 mentioned earlier probably, forgive me, but as it
24 pertains to meeting the resources for our water
25 conservation, I mean I think addressing the

1 Contamination and contaminants in our region is
2 vital and important and pointing out earlier to
3 the statement made by Erin King-Sweeney, one of
4 the things that was noted in this region with
5 regard to the increase in the cancers that we have
6 and 911 and first responders and the cancer
7 conditions with COPD being high among them, we
8 really need to make sure we have the resources in
9 place to address those types of situations, as
10 well as improving our emergency management, as
11 Councilman Blakeman pointed out, the size and
12 depth of the Town of Hempstead, you know, we have
13 to be a township.

14 We have to act responsible and coordinate
15 to protect the interests of our residents as best
16 as possible.

17 And, last, I want to, again, when we talk
18 about hiring and things of that nature in terms of
19 putting the things to the table, I definitely done
20 that and never got consideration from the Township
21 as far as that type of thing, but, it is all good.

22 (Whereupon, the bell rang. After, the
23 following ensued.)

24 META MEREDAY: There is a purpose for
25 everything.

1 Thank you.

2 SUPERVISOR GILLEN: Thank you. Diane
3 Madden.

4 DIANE MADDEN: Diane Madden, East Meadow. Page | 123

5 First and foremost, Senior Councilwoman
6 Goosby, terribly sorry you had a personal loss,
7 very sorry.

8 And, Erin, um, thank you for that
9 testimony. I typically view you very brave. You
10 are a lot like your Dad and, um, my ears perked up
11 not just when you mentioned, um, recovery and
12 expectations of that and the issue with water and
13 I urge you to get in touch with those that run
14 admin for Open Nassau, Dick Watson.

15 They have done great research on it and it
16 is cause for concern.

17 I would like to thank the Board for
18 terminating this scent air, speak about cancer-
19 causing things that are unnecessary.

20 This scent-air contract, I had spoken of it
21 many times over the past year to please terminate
22 this contract, in addition to other fraudulent
23 contracts, in any case, I am glad that the Board
24 seems to be on a new track to move forward to
25 focus - - there are better things we can spend

1 our money on.

2 Um, as far as previous contracts, they also
3 severed the thirty thousand dollar contract that,
4 basically, puts a price tag on dogs' heads that Page | 124
5 also would cover up just like the scent contract,
6 what the underlying problem is, as well as,
7 another forty-two hundred dollar payment per dog
8 to, again, cover up what is really going on there.

9 And, it is important to get down to what
10 the problems are that is the only way they are
11 going to get fixed.

12 Um, I have to point out that once more
13 there are points to gross mismanagement whenever
14 we have these conversations, contracts like this
15 would never come in front of you.

16 You would have a director that would have -
17 - a director that would have solutions.

18 I would like to hear a little more, Mr. Ra,
19 abut what are the things that they are looking
20 into because what they should be looking into are
21 healthy alternatives and cleaning products instead
22 of using scents to cover up the issues that really
23 need clearly attention and careful dosing with
24 bleach products that are healthy for employees to
25 be breathing in.

1 I hope that is the case and not looking to
2 sign another contract because it is really not
3 necessary.

4 I wanted to mention lately that the other ^{Page | 125}
5 contract that was passed by the Board under
6 Santino which I pleaded and begged, later started
7 with this contract.

8 One hundred percent correct was the
9 contract to ship and send our dogs that had
10 already suffered and been imprisoned for years on
11 end with a failing system with people that are not
12 qualified to do their jobs, down to Virginia, that
13 was another cover up, it turned out.

14 And, I explained to Supervisor Santino, at
15 the time - -

16 (Whereupon, bell rang. After, the
17 following ensued.)

18 DIANE MADDEN: - - The animals were going
19 to be in jeopardy in the State of Virginia.

20 It ended up being closed permanently and
21 our dogs were not only raced back, some of them,
22 but money was also solicited to from the public to
23 do this.

24 So, I ask that you continue to look at
25 these contracts, what is necessary and let the

1 ones that have gotten us here, expire.

2 Thank you.

3 SUPERVISOR GILLEN: Thank you, Ms. Madden.

4 I do not have any other slips on the
5 Administrative Calendar Items 7 through 51, is
6 there anyone that would like to be heard on the
7 Administrative Calendar?

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8 PEARL JACOBS: Pearl Jacobs. Good
9 Afternoon, Councilwoman Goosby, on behalf of
10 myself and all the residents of Uniondale, I would
11 like to give you my sincere condolences on your
12 loss.

13 And, Councilwoman Sweeney, I respectfully
14 admire your courage and encouragement and your
15 positivity and I know you will just be fine.

16 And, I wish you all the best.

17 Regarding an issue on the calendar, my
18 first issue is twenty-five, Item 25, I need some
19 clarification on this regarding the water issues
20 proposed in East Meadow and Uniondale.

21 COMMISSIONER REINHARDT: Good Afternoon,
22 Supervisor, Members of the Town Board:

23 John Reinhardt, Commissioner of Public
24 Water.

25 Um, Item 25 is a commitment to matching

1 funds for a grant application we are making in the
2 New York State Water Improvement Act Grant for - -
3 this is part of the Merchants Contaminants
4 Treatment Program and the State has offered monies
5 for the Town to match funds.

6 PEARL JACOBS: My question, I know the
7 State doesn't give money just because, is this
8 something that is of concern, this is something
9 that you are doing proactive?

10 COMMISSIONER REINHARDT: It is currently
11 unregulated contaminants that the State is
12 considering putting regulations on in the near
13 future and accordingly, New York State put money
14 in their budget this year to assist communities
15 and starting proactive measures.

16 PEARL JACOBS: East Meadow and Uniondale
17 are wells shared?

18 Are the wells shared or, um, why are the
19 concerns both East Meadow and Uniondale?

20 COMMISSIONER REINHARDT: Each District has
21 its own Wells that operate independently,
22 financially, but all water does go through one
23 combined system, so, this, as far as I am
24 concerned, the Grant is applied for both East
25 Meadow and one for Uniondale.

1 PEARL JACOBS: Okay, at no time are the
2 Wells shared?

3 Are you saying at no time are East Meadow
4 and Uniondale Wells shared?

5 COMMISSIONER REINHARDT: I don' know what
6 you mean by "shared."

7 All the water goes into one system.

8 PEARL JACOBS: It is commingled?

9 COMMISSIONER REINHARDT: Yes, it is all
10 commingled.

11 PEARL JACOBS: Thank you. Um, okay, Item
12 31, um, Nostrand Avenue Improvement, is this
13 related to the proposed development at A. Holly
14 Patterson right across the street in anyway, Item
15 31?

16 TOWN ATTORNEY RA: I think this is just an
17 engineering department, um, repaving.

18 I don't think this is related to - -

19 SUPERVISOR GILLEN: Commissioner, do you
20 want to come forward.

21 I understand this is where three bids were
22 received, um, the lowest bidder was disqualified,
23 so, this is the second lowest bidder, is that
24 correct?

25 COMMISSIONER: Correct, the lowest bidder

1 was disqualified for technicality.

2 They bid under one - - yeah, this is
3 unrelated to that.

4 This is just one of our road repairs.

5 PEARL JACOBS: Thank you.

6 SUPERVISOR GILLEN: Thank you,
7 Commissioner.

8 PEARL JACOBS: Item 39, um, authorizing
9 expenses, operating funds, will this increase - -
10 will this resolution increase expenses regarding
11 code enforcement, code enforcement budget?

12 SUPERVISOR GILLEN: Commissioner, you can
13 come forward.

14 I think funding within the budget, the
15 sanitation budget, purchasing a vehicle.

16 PEARL JACOBS: Operating funds, I just want
17 to know will this increase the budget for code
18 enforcement?

19 COMMISSIONER PRITCHARD: Commissioner
20 Pritchard, Commissioner of Sanitation.

21 It is a money transfer from vehicle repair
22 line to a vehicle count in order for us to
23 purchase two recycling trucks.

24 PEARL JACOBS: So, it is, basically,
25 vehicle repair budget line.

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1 COMMISSIONER PRITCHARD: It is reducing the
2 vehicle repair line and helping us pay for the
3 capital expense.

4 PEARL JACOBS: Okay, it doesn't transcend Page | 130
5 into the budget?

6 COMMISSIONER PRITCHARD: Correct, correct.

7 PEARL JACOBS: Thank you. And, last is
8 Item 46, I just want to know the details,
9 clarification regarding this.

10 SUPERVISOR GILLEN: This is just calling
11 for a Public Hearing but we can speak to Mr. Reed
12 telling you exactly what roads are affected.

13 PEARL JACOBS: Okay, thank you very much.

14 SUPERVISOR GILLEN: All right, may I have a
15 Motion on the Administrative Calendar with the
16 exception of Item Number 52.

17 SENIOR COUNCILWOMAN GOOSBY: I move the
18 Administrative Calendar in its entirety except for
19 43 and 52.

20 COUNCILMAN BLAKEMAN: Second.

21 SUPERVISOR GILLEN: Madam Clerk?

22 CLERK CABANA: Councilman Ambrosino?

23 COUNCILMAN AMBROSINO: Aye with the
24 exception of Items 49 and 50 which I recuse
25 myself.

1 CLERK CABANA: Councilman Blakeman?

2 COUNCILMAN BLAKEMAN: Aye.

3 CLERK CABANA: Councilman D'Esposito?

4 COUNCILMAN D'ESPOSITO: Aye.

5 CLERK CABANA: Councilman Dunne?

6 COUNCILMAN DUNNE: Aye.

7 CLERK CABANA: Councilwoman King-Sweeney?

8 COUNCILWOMAN KING-SWEENEY: Aye.

9 CLERK CABANA: Senior Councilwoman

10 Goosby?

11 SENIOR COUNCILWOMAN GOOSBY: Aye.

12 CLERK CABANA: Supervisor Gillen?

13 SUPERVISOR GILLEN: Aye.

14 Madam Clerk, will you, please call Item
15 Number 52.

16 CLERK CABANA: Leave of absence from the
17 title "Superintendent of Sanitation" and the
18 appointment of John Conroy for "Commissioner of
19 the Sanitation."

20 SUPERVISOR GILLEN: Do we have a Motion on
21 this?

22 SENIOR COUNCILWOMAN GOOSBY: I move Item
23 Number 52.

24 COUNCILMAN D'ESPOSITO: Second.

25 COUNCILMAN AMBROSINO: Just before

1 we get to it, I just want to clarify, Mr. Ra this
2 leave of absence is unpaid, correct?

3 TOWN ATTORNEY RA: Correct.

4 SUPERVISOR GILLEN: Is there anyone that Page | 132
5 would like to be heard on this resolution?

6 FELIX PROCACCI: Felix Procacci. 1165
7 Barnes Street, Franklin Square.

8 Um, can you explain in more detail what
9 that means and why the leave of absence is being
10 taken?

11 Does it relate - - there is another
12 detailed item. I didn't bring it with me on the
13 electronic version, leave of absence, sanitation,
14 is this relating to that?

15 SUPERVISOR GILLEN: Mr. Ra?

16 TOWN ATTORNEY RA: By this resolution, John
17 Conroy is being appointed Commissioner of the
18 Department of Sanitation.

19 He currently holds a tested Civil Service
20 title of "Superintendent of Sanitation."

21 He is taking a leave of absence from his
22 "Superintendent" position to become the
23 Commissioner.

24 FELIX PROCACCI: And, the guy, okay, so, it
25 is one person involved in this?

1 TOWN ATTORNEY RA: Correct.

2 FELIX PROCACCI: What is happening to the
3 existing Commissioner of Sanitation?

4 TOWN ATTORNEY RA: John Conroy is the new Page | 133
5 Commissioner.

6 FELIX PROCACCI: What happened to the other
7 one, the existing?

8 TOWN ATTORNEY RA: He will no longer be the
9 Commissioner.

10 FELIX PROCACCI: That needs to be stated in
11 the resolution clearly so people can understand
12 what is going on, so I know.

13 We did this years ago when you eliminated a
14 title and by eliminating a title you eliminate
15 people, so, then never show up on the resolution,
16 which is kind of deceitful for a group of people
17 who claim to be transparent, but, you know, two
18 people got laid off under Santino that never made
19 it to a resolution and that is unfortunate because
20 you could say anything you want to the Press and
21 they will write it.

22 You can tell the truth and show
23 documentation and they won't write it unless you
24 hold a position within the Town of Hempstead and
25 that is unfortunate because the public does

1 not understand what is going on, so, if you are
2 going to get rid of somebody that is required by
3 resolution that it shows up.

4 And, I wish you would, in the future, do Page | 134
5 that because leave of absences, you have six or
6 seven leave of absences, also at the end of the
7 calendar, which you don't specify, which I, again,
8 FOIL every month because you refuse to give them
9 to me and, unfortunately, there is no privacy
10 issue because I am not asking for their medical
11 records.

12 It is just a person who is taking a leave
13 of absence and since you don't have to say why if
14 it is medical or maternity or this or that, just
15 so we know where the personnel is because that is
16 money.

17 We deserve - - the public deserves to know
18 what is going on if anything, that has to do with
19 money, if it is unpaid leave or paid leave of
20 absence, I think that is minimal information, that
21 is not divulging personal information under HIPA.

22 Thank you.

23 SUPERVISOR GILLEN: Is there anyone else
24 that would like to be heard on Item Number 52?

25 META MEREDAY: Meta Mereday. I am

1 really confused with regard to this first
2 question, clearly with the name, is there a
3 relationship to someone who is already on the
4 payroll for the Town of Hempstead?

5 Secondly, what is the salary for this
6 position?

7 Thirdly, what, if any vetting process took
8 place with regard to credentials, background?

9 Lastly, so I can get it all out, I believe
10 that the candidate that is taking over the
11 position is taking a leave of absence from his
12 previous position, is he getting a salary or
13 something from the previous position?

14 And, who is going to be taking over the
15 position that he is leaving from to take over the
16 position for someone else?

17 TOWN ATTORNEY RA: He is not getting a
18 salary from the previous position that he is
19 taking a leave of absence from.

20 And, to the best of my knowledge, at this
21 time, the position that he is taking a leave of
22 absence is from is not going to be filled.

23 META MEREDAY: So, that position that he
24 held, I gather, some responsibility for him to be
25 chosen for this position had some level

1 of authority which, now, is no longer significant
2 to that Department, it, now, can freely - -

3 TOWN ATTORNEY RA: The new Commissioner
4 will be handling both jobs as part of being the Page | 136
5 Commissioner.

6 META MEREDAY: So, this person will be the
7 Commissioner and Superintendent?

8 TOWN ATTORNEY RA: That is not what I am
9 saying.

10 META MEREDAY: Okay.

11 TOWN ATTORNEY RA: The duties that he had
12 as a Superintendent will mesh into his duties as
13 Commissioner.

14 META MEREDAY: So, that becomes a savings
15 in the salary he was given as Superintendent.

16 TOWN ATTORNEY RA: As of today, that is
17 true.

18 META MEREDAY: So, two months from, now, he
19 will not be getting an increase because of the
20 extended duties?

21 TOWN ATTORNEY RA: I cannot predict the
22 future.

23 META MEREDAY: Okay, um, again, what is the
24 new salary?

25 SUPERVISOR GILLEN: Mr. Sammon,

1 are you here?

2 Could you speak to some of Ms. Mereday's
3 questions about his salary?

4 How his salary was determined and if he is ^{Page | 137}
5 related to anybody in the Town?

6 PERSONNEL DIRECTOR SAMMON: The salary was
7 one hundred eighty-five thousand, the same as the
8 former Commissioner was getting.

9 Um, John Conroy has been an employee of
10 Sanitation for twenty-three years.

11 SUPERVISOR GILLEN: What is his current
12 salary?

13 PERSONNEL DIRECTOR SAMMON: Um, I believe,
14 it is in the one thirties, um, I believe he is
15 part of the Conroy family, Keven Conroy being the
16 Comptroller.

17 META MEREDAY: My last question had to do
18 with the vetting process, was there not an
19 assistant to the outgoing Commissioner, I mean if
20 someone is coming from one hundred thirty-five pay
21 to a top position, one hundred eighty-five pay, is
22 there on one either Civil Service approved in that
23 level?

24 Was there no consideration for, I mean,
25 again, it goes back to the lack of

1 Diversity in the high ends within the Township
2 because was there no females presented?

3 Are there any females at that level who
4 have credentials, minorities?

5 Again, what are we saying with regard to
6 the lack of diversity and the reflection of just
7 that spirit of inclusion.

8 Um - -

9 PERSONNEL DIRECTOR SAMMON: If I may say,
10 Superintendent of Sanitation is the highest tested
11 title in that Department in order to be appointed
12 to that title.

13 John Conroy, over twenty-three years passed
14 three significant senior administrative Civil
15 Service exams to rise to the position which he is
16 being recommended for today.

17 There is nobody in my estimation in that
18 Department more qualified to serve as Commissioner
19 of Sanitation.

20 COUNCILMAN AMBROSINO: Mr. Sammon, to the
21 extent that the leave of absence is unpaid, as I
22 clarified before, in essence, he has got a net, a
23 current salary and future salary, we are saying
24 the current salary, we will no longer have to pay
25 out of funds?

1 PERSONNEL DIRECTOR SAMMON: Correct.

2 COUNCILMAN AMBROSINO: It is one hundred
3 forty thousand or thereabouts, so, it is one
4 hundred eighty-five minus the one hundred forty, ^{Page | 139}
5 you are saving one hundred forty because you are
6 not paying two people anymore.

7 PERSONNEL DIRECTOR SAMMON: That is
8 correct.

9 COUNCILMAN AMBROSINO: So, one hundred
10 eighty-five plus the one hundred forty is roughly
11 three hundred twenty-five, you are only paying one
12 hundred eighty-five, so, three hundred twenty-five
13 minus one hundred eighty-five, whatever that math
14 is.

15 It is a savings. It is not an additional
16 expense.

17 PERSONNEL DIRECTOR SAMMON: Correct.

18 COUNCILMAN AMBROSINO: Okay.

19 META MEREDAY: How long was he in the
20 position of "Superintendent"?

21 PERSONNEL DIRECTOR SAMMON: I believe eight
22 or night years.

23 META MEREDAY: Okay, so, the nine years he
24 was in the roll of "Superintendent" so, now, he is
25 in this position, now, as the Commissioner

1 and what I am hearing, now, that the
2 Superintendent position that someone was in nine
3 years, I am gathering since you highly recommend
4 him and if that is the case, I am all for people ^{Page | 140}
5 doing the job, so, now, that position is now just
6 closed, shut off or he is going to assume those
7 responsibilities as well and we are not even
8 considering possibly having a candidate, diverse
9 candidate who meet those qualifications, so, we
10 are not grooming anyone that might meet those
11 qualifications to be in that position?

12 TOWN ATTORNEY RA: I believe there are two
13 other Superintendents.

14 I think Sanitation has three altogether.

15 I know there is, at least, two and so the
16 duties will be between those two and the
17 Commissioner.

18 META MEREDAY: Okay, you do realize that
19 there is that issue with regard to if we are
20 talking about the cronyism and patronage and
21 things of that nature - -

22 (Whereupon, the bell rang. After, the
23 following ensued.)

24 META MEREDAY: This kind of continues a
25 pattern that does not bode well for this

1 Township and the residents, you know, many of whom
2 are making - - if they are making fifty percent of
3 the monies that we are paying for those salaries
4 and folks are getting - - I am respectful of the ^{Page | 141}
5 time. Thank you.

6 PERSONNEL DIRECTOR SAMMON: I like to say,
7 some point in the future if the Department wants
8 to fill the position of Superintendent of
9 Sanitation, we have to apply to the State for the
10 proper exam and certainly the same announcement
11 would be disseminated throughout the community.

12 SUPERVISOR GILLEN: Thank you.

13 PEARL JACOBS: I just have a question, what
14 are the - - can you reveal what are the Town's
15 diversity numbers for women and minorities among
16 highly compensated employees that would be
17 Superintendents and Commissioners?

18 SUPERVISOR GILLEN: Ms. Jacobs, right, now,
19 we are talking about the resolution to replace the
20 Commissioner.

21 PEARL JACOBS: It ties into that, though,
22 it really ties into that and I would like to know,
23 I understand he is highly qualified, my question
24 would lend to what are the Town's diversity
25 numbers regarding the women and minorities

1 among highly compensated employees?

2 SUPERVISOR GILLEN: I would be happy to
3 look into that for you.

4 I don't have those figures.

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5 PEARL JACOBS: Would you look into that for
6 me, Supervisor.

7 SUPERVISOR GILLEN: I would be happy to do
8 that.

9 Is there anybody else that would like to be
10 heard on Item 52?

11 (Whereupon, no response was heard. After,
12 the following ensued.)

13 SUPERVISOR GILLEN: Hearing none, may I
14 have a Motion.

15 TOWN ATTORNEY RA: We already have a
16 Motion.

17 SUPERVISOR GILLEN: Madam Clerk, will you
18 call the roll on Item Number 52.

19 CLERK CABANA: Councilman Ambrosino?

20 COUNCILMAN AMBROSINO: Aye.

21 CLERK CABANA: Councilman Blakeman?

22 COUNCILMAN BLAKEMAN: Aye.

23 CLERK CABANA: Councilman D'Esposito?

24 COUNCILMAN D'ESPOSITO: Aye.

25 CLERK CABANA: Councilman Dunne?

1 COUNCILMAN DUNNE: Aye.

2 CLERK CABANA: Councilwoman King-Sweeney?

3 COUNCILWOMAN KING-SWEENEY: Aye.

4 CLERK CABANA: Senior Councilwoman

5 Goosby?

6 SENIOR COUNCILWOMAN GOOSBY: Aye.

7 CLERK CABANA: Supervisor Gillen?

8 SUPERVISOR GILLEN: I vote no because there
9 has been nothing open and transparent about this
10 process.

11 I did not have any opportunity to evaluate
12 whether or not Commissioner Pritchard is not doing
13 a good job.

14 I did not appoint Commissioner Pritchard
15 and I had no opportunity to evaluate the new
16 candidate, so, I vote no.

17 May I have a Motion to adjourn.

18 SENIOR COUNCILWOMAN GOOSBY: I move we
19 adjourn.

20 COUNCILMAN BLAKEMAN: Second.

21 CLERK CABANA: Councilman Ambrosino?

22 COUNCILMAN AMBROSINO: Aye.

23 CLERK CABANA: Councilman Blakeman?

24 COUNCILMAN BLAKEMAN: Aye.

25 CLERK CABANA: Councilman D'Esposito?

HEMPSTEAD TOWN BOARD 1/22/19

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COUNCILMAN D'ESPOSITO: Aye.

CLERK CABANA: Councilman Dunne?

COUNCILMAN DUNNE: Aye.

CLERK CABANA: Councilwoman King-Sweeney? Page | 144

COUNCILWOMAN KING-SWEENEY: Aye.

CLERK CABANA: Senior Councilwoman
Goosby?

SENIOR COUNCILWOMAN GOOSBY: Aye.

CLERK CABANA: Supervisor Gillen?

SUPERVISOR GILLEN: Aye.

(Whereupon, the official meeting of the
Hempstead Town Board concluded.)

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CERTIFICATE BY COURT REPORTER

I, do hereby certify that the foregoing
testimony in the matter of the Hempstead Town
Board Meeting held on January 22, 2019, consisting
of pages 1 through 145 inclusive is an accurate
transcription of my cryptic notes.

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IN WITNESS WHEREOF, I SET MY HAND THIS DAY.



MDW

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