

TOWN OF HEMPSTEAD

ONE WASHINGTON STREET

TOWN HALL PAVILION

HEMPSTEAD, NEW YORK 11550

MAY 7, 2019

10:30 P.M.

BEFORE: LAURA A. GILLEN,

SUPERVISOR

APPEARANCES :

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

DEPUTY SUPERVISOR/COUNCILMAN BLAKEMAN

SENIOR COUNCILWOMAN GOOSBY

Page | 2

COUNCILMAN D'ESPOSITO

COUNCILMAN DUNNE, SR.

MAJORITY LEADER/COUNCILWOMAN KING-SWEENEY

COUNCILMAN MUSCARELLA

TOWN CLERK CABANA

DEPUTY TOWN CLERK TUMMINELLO

TOWN ATTORNY RA

TOWN COMPTROLLER CONROY

HEMPSTEAD TOWN BOARD 5/7/19

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

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

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

10 If you like to be heard on any matter,
11 please, obtain a slip in the rear of the Pavilion
12 and fill it out with the matter that you would
13 like to be heard on.

14 After the Meeting is adjourned, we will
15 remain in session to hear the residents that
16 would like to address the Town Board in any other
17 matters.

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

20 CLERK CABANA: Supervisor Gillen?

21 SUPERVISOR GILLEN: Here.

22 CLERK CABANA: Councilman Blakeman?

23 COUNCILMAN BLAKEMAN: Here.

24 CLERK CABANA: Councilman D'Esposito?

25 COUNCILMAN D'ESPOSITO: I am here.

HEMPSTEAD TOWN BOARD 5/7/19

1 CLERK CABANA: Councilman Dunne?

2 COUNCILMAN DUNNE: Here.

3 CLERK CABANA: Senior Councilwoman Goosby?

4 SENIOR COUNCILWOMAN GOOSBY: Here.

Page | 4

5 CLERK CABANA: Councilwoman King-Sweeney?

6 COUNCILWOMAN KING-SWEENEY: Here.

7 CLERK CABANA: Councilman Muscarella?

8 COUNCILMAN MUSCARELLA: Here.

9 SUPERVISOR GILLEN: I, now, ask Councilman
10 Muscarella to lead us in the Pledge of Allegiance.

11 COUNCILMAN MUSCARELLA: Hand over your
12 heart.

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

16 SUPERVISOR GILLEN: All right, before we
17 begin, we would like to say congratulations to
18 Councilwoman Erin King-Sweeney who ran her first
19 half marathon to promote a worthy cause.

20 We will just give a round of applause.

21 (Whereupon, applause from the audience was
22 heard. After, the following ensued.)

23 COUNCILMAN BLAKEMAN: Supervisor, I took
24 the garbage out this morning, do I get a round of
25 applause?

HEMPSTEAD TOWN BOARD 5/7/19

1 SUPERVISOR GILLEN: No.

2 (Whereupon, laughter was heard. After, the
3 following ensued.)

4 SUPERVISOR GILLEN: Madam Clerk, will you, ^{Page | 5}
5 please, call our first Public Hearing.

6 CLERK CABANA: Proposed Local Law Re:
7 "Regulations and Restrictions" to limit parking in
8 Bellmore (To amend Chapter 202 of the Code of the
9 Town of Hempstead)

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

13 (Whereupon, no response was heard. After,
14 the following ensued.)

15 SUPERVISOR GILLEN: Hearing none, may I
16 have a Motion.

17 COUNCILWOMAN KING-SWEENEY: Supervisor, I
18 move that the Hearing be closed and the item be
19 adopted.

20 COUNCILMAN DUNNE: Second.

21 SUPERVISOR GILLEN: Madam Clerk.

22 CLERK CABANA: Supervisor Gillen?

23 SUPERVISOR GILLEN: Aye.

24 CLERK CABANA: Councilman Blakeman?

25 COUNCILMAN BLAKEMAN: Aye.

HEMPSTEAD TOWN BOARD 5/7/19

1 CLERK CABANA: Councilman D'Esposito?

2 COUNCILMAN D'ESPOSITO: Aye.

3 CLERK CABANA: Councilman Dunne?

4 COUNCILMAN DUNNE: Aye.

Page | 6

5 CLERK CABANA: Senior Councilwoman Goosby?

6 SENIOR COUNCILWOMAN GOOSBY: Aye.

7 CLERK CABANA: Councilwoman King-Sweeney?

8 COUNCILWOMAN KING-SWEENEY: Aye.

9 CLERK CABANA: Councilman Muscarella?

10 COUNCILMAN MUSCARELLA: Aye.

11 SUPERVISOR GILLEN: Madam Clerk, will you,
12 please, call our next Public Hearing.

13 CLERK CABANA: Proposed Local Law Re:
14 "Parking or Standing Prohibitions" in Bellmore,
15 Elmont, Levittown, Seaford (To amend Section 202-1
16 of the Code of the Town of Hempstead)

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 DUNNE: I make a Motion that the
25 Hearing be closed and we vote on the item.

HEMPSTEAD TOWN BOARD 5/7/19

1 COUNCILWOMAN KING-SWEENEY: Second.

2 SUPERVISOR GILLEN: Madam Clerk.

3 CLERK CABANA: Supervisor Gillen?

4 SUPERVISOR GILLEN: Aye.

Page | 7

5 CLERK CABANA: Councilman Blakeman?

6 COUNCILMAN BLAKEMAN: Aye.

7 CLERK CABANA: Councilman D'Esposito?

8 COUNCILMAN D'ESPOSITO: Aye.

9 CLERK CABANA: Councilman Dunne?

10 COUNCILMAN DUNNE: Aye.

11 CLERK CABANA: Senior Councilwoman Goosby?

12 SENIOR COUNCILWOMAN GOOSBY: Aye.

13 CLERK CABANA: Councilwoman King-Sweeney?

14 COUNCILWOMAN KING-SWEENEY: Aye.

15 CLERK CABANA: Councilman Muscarella?

16 COUNCILMAN MUSCARELLA: Aye.

17 SUPERVISOR GILLEN: Madam Clerk, please,

18 call the next Public Hearing.

19 CLERK CABANA: Proposed Local Law Re:

20 "Arterial Stops" in Levittown, North Bellmore,

21 Wantagh (To amend Section 197-5 of the Code of the

22 Town of Hempstead)

23 SUPERVISOR GILLEN: I do not have any slips

24 on this Public Hearing, is there anyone that would

25 like to be heard?

HEMPSTEAD TOWN BOARD 5/7/19

1 (Whereupon, no response was heard. After,
2 the following ensued.)

3 SUPERVISOR GILLEN: May I have a Motion.

4 COUNCILWOMAN KING-SWEENEY: Supervisor, I ^{Page | 8}
5 move that the Hearing be closed and the item be
6 adopted.

7 COUNCILMAN DUNNE: Second.

8 SUPERVISOR GILLEN: Madam Clerk.

9 CLERK CABANA: Supervisor Gillen?

10 SUPERVISOR GILLEN: Aye.

11 CLERK CABANA: Councilman Blakeman?

12 COUNCILMAN BLAKEMAN: Aye.

13 CLERK CABANA: Councilman D'Esposito?

14 COUNCILMAN D'ESPOSITO: Aye.

15 CLERK CABANA: Councilman Dunne?

16 COUNCILMAN DUNNE: Aye.

17 CLERK CABANA: Senior Councilwoman Goosby?

18 SENIOR COUNCILWOMAN GOOSBY: Aye.

19 CLERK CABANA: Councilwoman King-Sweeney?

20 COUNCILWOMAN KING-SWEENEY: Aye.

21 CLERK CABANA: Councilman Muscarella?

22 COUNCILMAN MUSCARELLA: Aye.

23 SUPERVISOR GILLEN: Madam Clerk, please,
24 call the next Public Hearing.

25 CLERK CABANA: Proposed "Handicapped

HEMPSTEAD TOWN BOARD 5/7/19

1 Park on Public Streets" in East Atlantic Beach,
2 Elmont, Franklin Square, Levittown, near Valley
3 Stream, Wantagh (Bay Street, Travis Avenue,
4 Hoffman Avenue, Hillsboro Avenue, Theodora Street,
5 Andrew Lane, Foxwood Drive, Riverside Drive)

Page | 9

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

9 (Whereupon, no response was heard. After,
10 the following ensued.)

11 SUPERVISOR GILLEN: Hearing none, may I
12 have a Motion.

13 COUNCILMAN BLAKEMAN: Supervisor, I move
14 that the Public Hearing be closed and the item be
15 adopted.

16 COUNCILMAN MUSCARELLA: I would like to
17 second that.

18 SUPERVISOR GILLEN: Madam Clerk.

19 CLERK CABANA: Supervisor Gillen?

20 SUPERVISOR GILLEN: 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?

HEMPSTEAD TOWN BOARD 5/7/19

1 COUNCILMAN DUNNE: Aye.

2 CLERK CABANA: Senior Councilwoman Goosby?

3 SENIOR COUNCILWOMAN GOOSBY: Aye.

4 CLERK CABANA: Councilwoman King-Sweeney? Page | 10

5 COUNCILWOMAN KING-SWEENEY: Aye.

6 CLERK CABANA: Councilman Muscarella?

7 COUNCILMAN MUSCARELLA: Aye.

8 SUPERVISOR GILLEN: Madam Clerk, will you
9 call the next public hearing, please.

10 CLERK CABANA: To consider the adoption of
11 the Town of Hempstead's 2019 Capital Plan and the
12 2019 to 2023 Multi-Year Capital Improvement Plan -
13 Town of Hempstead.

14 SUPERVISOR GILLEN: I do not have any
15 slips.

16 COUNCILMAN BLAKEMAN: Supervisor, I would
17 like to be heard on this.

18 SUPERVISOR GILLEN: Sure.

19 COUNCILMAN BLAKEMAN: First of all, I would
20 like to thank Supervisor Gillen for putting
21 forward the Capital Plan.

22 It is a best practices, um, type of, um,
23 scenario where we get to take a look at five years
24 going forward, our capital plan.

25 Also, we get to look at what we want

1 to do in the coming years, specifically this year,
2 next year and it gives us an opportunity, without
3 the crunch of budget time to really take a look at
4 what the needs are throughout the Town's and in Page | 11
5 our communities.

6 And, with respect to this capital plan, I
7 would move to amend the capital plan at this time
8 to increase the spending on roadwork in the Town
9 of Hempstead from 31.5 million to 36.5 million
10 dollars.

11 As I travel through my District Number 1,
12 the concerns that I get is about road repairs and
13 roadwork.

14 And, I have thought long and hard about
15 this.

16 This morning, I spoke with our Comptroller,
17 who indicated that it would not have a negative
18 affect on our budgeting or on our bond rating.

19 The levels of interest rates is now at one
20 of their lowest levels.

21 It is three percent, now, because of our
22 bond rating to go out and borrow, so, um,
23 Supervisor, I am going to move to amend to
24 increase by five million dollars the roadwork for
25 2019.

HEMPSTEAD TOWN BOARD 5/7/19

1 SUPERVISOR GILLEN: Mr. Capobianco, I know
2 that you really were intimately involved in
3 preparing the capital plan, so if you would,
4 please, come forward, I just want to ask some
5 questions.

Page | 12

6 Certainly I echo Mr. - - Councilman
7 Blakeman's sentiments.

8 I heard residents loud and clear that it is
9 our roads and in preparing our crumbling
10 infrastructure is a big priority for everyone
11 throughout the Town.

12 Um, we had worked on this capital plan,
13 very mindful of that, that is why it was a number
14 1 priority in our plan.

15 But, I just want to make sure you know we
16 have to balance a lot of needs and wants.

17 Our Number 1 priority was roads, that is
18 where we are making the greatest investment.

19 But, to increase this bond, we have been
20 very mindful of balancing all our wants with not
21 increasing debt service.

22 So, do you fell comfortable that we can
23 make this bump without increasing our debt
24 service?

25 MR. CAPOBIANCO: You definitely would be

1 increasing the debt service.

2 You wouldn't have a choice because you are
3 exceeding the amount that you are authorizing.

4 However, the sentiment of that was just
5 mentioned about the fact that rates are at an
6 extreme lows, at this time.

7 We are taking advantage of doing more work
8 and paying less in terms of that debt service,
9 right, now.

10 So, it is an advantage at this time, as
11 long as the rates stay where they are, which the
12 Treasury is projecting that for the next two
13 years.

14 SUPERVISOR GILLEN: I do see that it is
15 very important working on plan so we could take
16 advantage of interest rates being low.

17 COUNCILMAN BLAKEMAN: Supervisor, can I ask
18 Mr. Capobianco a question?

19 SUPERVISOR GILLEN: Certainly.

20 COUNCILMAN BLAKEMAN: Mr. Capobianco, my
21 understanding is that roadwork that would be
22 increased in 2019 would commence immediately, but
23 would not be going out to market until 2020 and,
24 then, um, we probably would not have our first
25 payment until 2021.

1 Therefore, it is, basically, a wash and it
2 would not have a negative impact on our increased
3 indebtedness, is that correct?

4 MR. CAPOBIANCO: That is correct.

5 SENIOR COUNCILWOMAN GOOSBY: I would like
6 to say, Supervisor, we are very happy when you
7 proposed this and I am very happy that we would be
8 able to add more funds because I have some streets
9 in my District, especially, in Uniondale and
10 Roosevelt and also Lakeview that really need work.

11 And, we cannot wait until it is so bad that
12 we have to really go ahead and do the entire
13 street, so, I am very happy and we did talk to,
14 um, your office, as well as, we talked to the
15 engineer, this certainly will not cause a problem
16 and it would really help us.

17 So, if we can help our residents have
18 better streets, that is one of the many, many
19 problems that I hear most of the time when I was
20 out in this area.

21 SUPERVISOR GILLEN: Okay. Mr. Capobianco,
22 you feel comfortable this is something that we can
23 do without causing a negative impact to the
24 finances of the Town?

25 MR. CAPOBIANCO: Yes.

HEMPSTEAD TOWN BOARD 5/7/19

1 SUPERVISOR GILLEN: Thank you.

2 Does anyone else have questions of Mr.
3 Capobianco?

4 COUNCILMAN DUNNE: Just at a three percent ^{Page | 15}
5 interest rate, correct, is that where we are, now?

6 MR. CAPOBIANCO: Yes, sir.

7 COUNCILMAN DUNNE: We would be crazy not to
8 do it, now, while it is so low.

9 If we wait until next year or the following
10 year, who knows what the interest rate would be.

11 We should strike when the iron is hot.

12 There are so many roads, we receive calls,
13 my office, all the time, same roads, all the time.

14 This is a no-brainer.

15 I think we should all vote for this.

16 Thank you.

17 SUPERVISOR GILLEN: Does anyone else have
18 questions of Mr. Capobianco?

19 Okay, Madam Clerk, we are, now, voting on
20 the amendment to the capital plan.

21 CLERK CABANA: Supervisor Gillen?

22 SUPERVISOR GILLEN: Aye.

23 CLERK CABANA: Councilman Blakeman?

24 COUNCILMAN BLAKEMAN: Aye.

25 CLERK CABANA: Councilman D'Esposito?

HEMPSTEAD TOWN BOARD 5/7/19

1 COUNCILMAN D'ESPOSITO: Aye.

2 CLERK CABANA: Councilman Dunne?

3 COUNCILMAN DUNNE: Aye.

4 CLERK CABANA: Senior Councilwoman Goosby? Page | 16

5 SENIOR COUNCILWOMAN GOOSBY: Aye.

6 CLERK CABANA: Councilwoman King-Sweeney?

7 COUNCILWOMAN KING-SWEENEY: Aye.

8 CLERK CABANA: Councilman Muscarella?

9 COUNCILMAN MUSCARELLA: Aye.

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

13 META MEREDAY: Meta J. Mereday, Baldwin
14 resident.

15 Um, first of all, I am definitely in favor
16 of this process.

17 It is something that is proactive.

18 It is something that I, for one, who
19 practically lives at my mechanic in Baldwin for
20 all the repairs I have had to get because of all
21 the roads I travel on my own time, my concern, um,
22 again, it has been duly noted and recorded on a
23 regular basis is the involvement of businesses
24 that are Veteran-owned, Minority, Women with
25 regard to these projects, as we are putting

1 the funding in place and we continue to kind of
2 lack in that arena.

3 And, I stand here a little battle weary in
4 terms of having to, um, question our County Page | 17
5 Legislators on their own lack of diversity and
6 inclusion and questioning their own procurement,
7 outreach and still being very dissatisfied with
8 that.

9 And, I continue to challenge this Town
10 Board with regard to the voices that are not being
11 heard for the diverse businesses and thus the
12 opportunities for work that we claim we are trying
13 to create jobs and create work.

14 And, we are not doing that.

15 So, we are failing on so many fronts and we
16 wonder why we have zombie homes and dissatisfied
17 voters and lack of participation.

18 So, I am just putting it out there, once,
19 again, because I know many of you will be showing
20 up in the same communities for their votes and
21 their support, but, we don't see them on the rolls
22 for procurement and contracts and just putting it
23 on the website and putting it in Newsday is not
24 enough, not enough.

25 We are not representing the

1 diversity, language and thought and idea for this
2 Township.

3 For this to be the largest and premier
4 Township in the Country, we are setting a very bad Page | 18
5 example.

6 So, if we are going to do the planning,
7 make sure we plan to include everyone.

8 COUNCILMAN DUNNE: Can I just interrupt,
9 here. I hate to interrupt you.

10 Mr. Tuman, Commissioner Tuman, the roads
11 that were are going to be doing, we already have
12 contractors that are doing it, do we have a
13 mechanism where we - - they have subcontractors,
14 can we, in any way, find out if those are Veteran-
15 owned businesses, the subcontractors that the
16 contractors are using?

17 COMMISSIONER TUMAN: I can say there is a
18 clause that is in all of our construction
19 contracts for, um, Veteran workshops business, I
20 don't want to mis-describe it.

21 The Town Attorney can actually comment on
22 that.

23 A Veteran workshop, if they, um, Veteran
24 workshop company, if they bid on a contract,
25 fifteen percent of the lowest bid, they

1 would be awarded the contract.

2 Granted we haven't had any of those people
3 actually bid, but, there is incentive there for
4 them to do that.

Page | 19

5 And, it is quite attractive.

6 COUNCILMAN DUNNE: Is there a way we can do
7 outreach to those companies that might be able to
8 that aren't aware of the bid coming up and post
9 them at the VFW and American Legions?

10 I know you put it in the paper, but is
11 there a mechanism?

12 COMMISSIONER TUMAN: Yeah, that is
13 marketing through the Town.

14 Obviously, it is very specialized work.

15 I don't know how many Veteran-owned
16 companies do road construction, um, but,
17 certainly, I guess there are things.

18 COUNCILMAN DUNNE: I see them at VFW, they
19 belly up to the bar, they talk about baseball.

20 They are looking for work.

21 They are trying to get work.

22 If we can get them included somehow, even
23 if it is subcontractors that we have, this would
24 really help those guys out.

25 I see them all the time.

HEMPSTEAD TOWN BOARD 5/7/19

1 COMMISSIONER TUMAN: I would be happy to
2 work with your office and come up with solutions
3 for that.

4 There is a clause in the contract, I don't ^{Page | 20}
5 think it is being utilized to the degree it should
6 be, maybe it could be better publicized and I
7 would be happy to discuss it with you.

8 COUNCILMAN DUNNE: Thank you.

9 SUPERVISOR GILLEN: Mr. Fox, just come up
10 for a minute, you can tell us ab out Veteran
11 preferences that we have in the Town.

12 COUNCILMAN BLAKEMAN: Supervisor, I would
13 ask while he is doing that, if he can talk about,
14 um, minority and women-owned businesses, what is
15 our target currently on Public Works projects,
16 fifteen percent?

17 COMMISSIONER TUMAN: There is no goal
18 mandated by the Town.

19 The money that we have from the Governor's
20 Storm Recovery, it is thirty percent; fifteen for
21 women-owned business, fifteen percent for
22 minority-own businesses.

23 We currently have sixty million dollars in
24 gosner funding, so, that approximately ten million
25 dollars that is going towards these

1 Minority groups, so we are reaching those goals.

2 Those goals have to be met, otherwise we
3 wouldn't get that funding.

4 SUPERVISOR GILLEN: Thank you.

Page | 21

5 META MEREDAY: While he is coming up, just
6 a point of information, and I know having known
7 Councilman Dunne for a number of years, the
8 terminology, the generic terminology, women of
9 color, particularly Black women are the leading
10 military recruits and they are also the leading
11 startups but they receive the least in sale
12 receipts, that is Nationally.

13 Um, considering that Long Island has the
14 largest Veteran population in New York State.

15 Um, Suffolk County, singularly is the
16 largest County as far as Veteran population and
17 Nassau County has upwards of eighty thousand of
18 its own.

19 I think, again, it is a disservice, um, not
20 to incorporate that and actually, we talk about
21 minority women, generally, it is the WB, it is
22 largely White women that are meeting the goals.

23 They have hearings, here, in the State with
24 regard to the lack of actual true inclusion for
25 the Minority and Women Business Enterprise

1 Program statewide because I am working with the
2 New York State Comptroller with regard to that.

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

Page | 22

5 META MEREDAY: Again, we need to do
6 something that is a little more structural as
7 opposed to okay, we have something on paper and we
8 are doing the same thing as far as outreach, which
9 is nothing.

10 SUPERVISOR GILLEN: Thank you.

11 Mr. Fox.

12 PURCHASING DIRECTOR FOX: Just to clarify,
13 in every contract that we put out, we offer a
14 number of different, um, benefits for any local-
15 owned business.

16 We get five percent differential, so, every
17 local company that bids on it, we give some
18 preference, five percent.

19 For every Veteran-owned business, we give
20 them seven and a half percent preference.

21 They don't have to be a Veteran workshop
22 and every Veteran workshop gets fifteen percent,
23 as well.

24 So, every time we get a contract, we do
25 look at all the papers on it.

1 Unfortunately, our current system doesn't
2 give us a way of technically showing what is their
3 status.

4 We are not - - we are looking at June 10th,^{Page | 23}
5 actually, I shouldn't say.

6 June 20th date, which allows us to put out
7 reasonable vendors, what they are, so we can
8 quantify, yes, we give two percent, five percent,
9 ten percent to Women, Veterans.

10 META MEREDAY: So, a gain, if we don't have
11 the resources or information, demographics, I know
12 my time is up, if we can get a one hundred and
13 fifty thousand dollar Grant from New York State to
14 study the marsh grass on the South Shore, I think
15 we can try to find some money between the Town and
16 the County and the State to actually study the
17 demographics of the situation and the layout for
18 our Veterans and our Minority and Women businesses
19 in New York State.

20 That is all I have to say.

21 PURCHASING DIRECTOR FOX: I do have a data
22 base of Veterans from the netcom and what I do is
23 I go through that list.

24 I have all the listings of Veterans, what
25 their specialty is, any time there is an

HEMPSTEAD TOWN BOARD 5/7/19

1 opening for anything that any Veteran can get, I
2 send them specifically the bid.

3 It is not out in the paper, out in the
4 Internet, we specifically aim at the Veterans on Page | 24
5 that one.

6 META MEREDAY: Right.

7 PURCHASING DIRECTOR FOX: And, the goal
8 will be to begin to look at Minority Women owned,
9 we have a number of women-owned businesses.

10 I see that all the time but that is the
11 ones we target, as well and, unfortunately, we
12 don't have statistics to hand you.

13 We will have them in the future.

14 META MEREDAY: Okay, great, thank you.

15 SUPERVISOR GILLEN: Thank you. I have a
16 slip for, it looks like Pete Georgos, on this
17 item.

18 PETE GEORGOS: My name is Pete Georgos,
19 North Bellmore.

20 I cam in late. I was - - I thought you
21 were on Item Number 4. You are on Item Number 5.

22 SUPERVISOR GILLEN: Item Number 5.

23 PETE GEORGOS: Number 5, the only reason
24 that I wanted to speak, here is because I started
25 to get involved with the process, finding

1 out information about some of these capital
2 projects that have been going on, um, it is very
3 hard to find detailed information.

4 You access the records from the Engineering ^{Page | 25}
5 Department.

6 I have been complaining about the streets
7 since, I guess, the '80's, to all the
8 Administrations since then up until now.

9 I am retired, so, I have a little more time
10 to look into it.

11 And, um, I tried to find information about,
12 um, the projects and the awarding the contracts,
13 that actual contracts itself.

14 SUPERVISOR GILLEN: Let me interrupt you
15 for a minute, in terms of contracts, we passed a
16 transparency legislation last year, so, the first
17 time ever, you can go online to the Town of
18 Hempstead website and you can pull up contracts
19 and you can see all the relevant documents for
20 those contracts.

21 PETE GEORGOS: I looked on my computer. I
22 ma not a techy person.

23 I have a hard time with it.

24 I could not download the budget, all the
25 capital expenditures, I could not download

1 Anything.

2 It was not relevant.

3 SUPERVISOR GILLEN: Is the capital plan on
4 the website? Page | 26

5 PETE GEORGOS: That is why I am looking for
6 a hardcopy or something. I can look at it and
7 read it.

8 SUPERVISOR GILLEN: It is on the website,
9 the capital plan.

10 PETE GEORGOS: Is there a hardcopy we can
11 get?

12 SUPERVISOR GILLEN: We can provide you with
13 one, yeah.

14 We can provide you with one. It is also
15 available online on the website.

16 PETE GEORGOS: I understand that.

17 SUPERVISOR GILLEN: If you see Avril Smith,
18 can you raise your hand, she will give you a copy.
19 Right, there, that lady over there.

20 She will get you - - email you a copy of
21 the capital plan.

22 PETE GEORGOS: You know what, it is
23 because, basically, the thing is it is a
24 situation, my street floods every time we get
25 substantial rain.

HEMPSTEAD TOWN BOARD 5/7/19

1 COUNCILMAN BLAKEMAN: Tell us where you
2 live?

3 Where do you live, sir? Tell us where you
4 live.

Page | 27

5 PETE GEORGOS: I did tell you.

6 SUPERVISOR GILLEN: In Bellmore, right?

7 PETE GEORGOS: In Bellmore, I am sorry, I
8 am not use to speaking in the mic.

9 COUNCILMAN BLAKEMAN: That is all right.

10 PETE GEORGOS: Like I said, I have been
11 complaining about this project for years and years
12 and they told me they looked it over and passed it
13 off.

14 SUPERVISOR GILLEN: So, with respect to the
15 roads, um, we implemented a new system just this
16 year.

17 In the past, the way reconstruction and
18 Commissioner, you can come down and correct me if
19 I misspeak, we would have to rely on field people
20 going out and inspecting roads, but for the first
21 time this year, we employed new technology where
22 we have a truck that actually scans roads and it
23 helps us to do readings of how the road is rating
24 in terms of a priority to repair and work with
25 engineering, who is, right, now, working

1 on a comprehensive list of all the road ratings
2 and when you will schedule the roads that need to
3 be repaired.

4 Is that accurate, Commissioner?

Page | 28

5 COMMISSIONER: That is accurate, that is
6 for road reconstruction projects, um, we will be
7 putting out a new pave contract that will allow us
8 to, basically, pave a lot more roads that we will
9 normally for the same amount of money and using
10 that data we will a lot to filter out the roads
11 that fall into that category.

12 I think what this gentleman is talking
13 about is a drainage issue, that wouldn't be part
14 of this process but we are very much aware of it.

15 Um, unfortunately, it is a very large
16 problem.

17 And, it requires a large amount of money,
18 millions of dollars to fix.

19 It is a large drainage issue, not that we
20 won't fix it, but, um, we need to kind of do it at
21 the right time and balance it against all the
22 other projects that we have.

23 So, we have a drainage - - a comprehensive
24 drainage study that is happening throughout the
25 Town, where we are reviewing all of these

1 Drainage issues and prioritizing them and coming
2 up with methods to solve each.

3 And, we will tackle them, but it is a large
4 million dollar fix and it is not just something we ^{Page | 29}
5 can do tomorrow.

6 We need to prioritize against everything
7 else.

8 SUPERVISOR GILLEN: And, can you make sure
9 that this gentleman's street is incorporated
10 within that study and that we are looking at that
11 area.

12 COMMISSIONER: Yes, one hundred percent, it
13 is part of a drainage situation that I am very
14 well aware of.

15 COUNCILMAN DUNNE: We have spent - - you
16 are in my District and, Patrick, Doreen and myself
17 and Commissioner Tuman sat about two hours.

18 We went over this problem and this problem
19 has been there for awhile and it really has to be
20 - - we have to go through all of this, but, it is
21 very expensive.

22 It is not just one road, it is a cluster of
23 roads that have a bad problem.

24 It is going to be very, very expensive to
25 do. We are trying to find a way to get it

1 done because you shouldn't have to live like that.

2 And, we are trying to help you. We are
3 trying to help you.

4 PETE GEORGOS: I understand that. I want to Page | 30
5 say for the first time this gentleman, actually,
6 and the Engineering Department, I have been in
7 contact with Jack Tierney and he has informed me
8 about this and the overall direction of the
9 flooding issues in the neighborhood, the problem
10 is, which I understand, but, you know what, I am
11 complaining about since 1980's, nobody has looked
12 into this all of these years.

13 I was trying to find out about my street
14 last year and the numbers were very similar with a
15 couple of streets around the corner from me, I
16 assume, I wouldn't know, they did not want to fix
17 it because the gentleman said it involves a lot
18 more.

19 New York State gave thirty million dollars
20 to the to some sort of drain problems, thirty
21 million dollars.

22 If the Engineering Department tells me it
23 is the whole neighborhood that needs to be done -
24 - when I have floods in my street and I cannot go
25 down to North Jerusalem Road and I go around,

1 there are no floods anywhere else, not one street
2 has floods except mine.

3 COUNCILMAN DUNNE: You did come a little
4 late, let me tell you what we did previously
5 before coming here, the Supervisor increased her
6 budget three million dollars yesterday and we
7 added another five million dollars, today, for
8 road repair, so, hopefully, hopefully, we
9 prioritize and there and there are some really bad
10 roads.

11 And, I know yours is bad too.

12 It is concurred by the Commissioner, so, I
13 think we will see sooner than later.

14 I will say, not overnight, we passed, just
15 before you came in, another five million, that is
16 eight million dollars that we will have for the
17 roads, hopefully, you are included.

18 PETE GEORGOS: What I am trying to find out
19 this morning is the details of this things and the
20 length of the study and how the steps will go
21 after that.

22 SUPERVISOR GILLEN: So, sir - -

23 PETE GEORGOS: We can't let it go anymore.

24 SUPERVISOR GILLEN: I understand whatever
25 frustrations but we are here, right, now and

1 we are committed to trying to address these
2 issues.

3 I am sorry it has taken awhile, but right,
4 now, we are here.

5 This is our Commissioner, if you want to
6 share your information with him, we can follow-up
7 with you and provide you with information as we
8 get more results back in, does that work for you?

9 COMMISSIONER: He can reach out to my
10 office in the next couple, I would say, within the
11 next month and we will have some additional
12 answers as to where it is in the study and in the
13 priority list.

14 We can definitely keep him informed as we
15 proceed.

16 PETE GEORGOS: I appreciate that, that is
17 what I am looking for to be kept in the loop so I
18 am not worried and I am not frustrated saying, no
19 one is paying attention to it.

20 One of the people called me to tell me that
21 for sure they are doing a study, which to me,
22 includes getting, for the past thirty years - -

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

25 SUPERVISOR GILLEN: Commissioner Tuman,

1 will you give this man your card.

2 COMMISSIONER TUMAN: He already has it.

3 PETE GEORGOS: I already have it. I can't
4 talk to him in the office, only, here.

Page | 33

5 Thank you very much, I appreciate it.

6 SUPERVISOR GILLEN: Okay, I do not have any
7 other slips on this Public Hearing, is there
8 anyone else that would like to be heard?

9 JOSLYN WALKER: My name is Joslyn Walker.
10 I was born and raised in Freeport.

11 I am a fifty year old woman. I am a single
12 parent of a thirty-three year old, grandmother and
13 the reason I am here, my main concern is I live in
14 the Town of Freeport.

15 And, it seems like, I have girlfriends that
16 I went to school with and they are now caregivers
17 of their parents and they are filling out Section
18 8 Housing applications all the time.

19 SUPERVISOR GILLEN: Madam, I am so sorry,
20 we are talking about the capital plan.

21 You will have an opportunity to talk about
22 things other than what is on the agenda at Public
23 Comment.

24 Did you fill out a card?

25 JOSLYN WALKER: Yes, I did.

HEMPSTEAD TOWN BOARD 5/7/19

1 SUPERVISOR GILLEN: Okay, you are probably
2 with the Public Comment.

3 JOSLYN WALKER: No problem.

4 SUPERVISOR GILLEN: So, if you don't mind, ^{Page | 34}
5 I will have you come back.

6 Thank you.

7 JOSLYN WALKER: You're welcome.

8 SUPERVISOR GILLEN: Okay, I don't have any
9 other slips on this Public Hearing, which is on
10 the Capital Plan.

11 Anybody that wants to be heard on the
12 matter, please, fill out a slip, this way we can
13 move orderly through this.

14 If you want to come forward.

15 DIANA THOMAS: I have one question as far
16 as planning the roadwork, my name is Diana Thomas.

17 I am from Baldwin, um, when you do
18 roadwork, I see that you guys are ready to start,
19 as someone mentioned earlier, as far as the zombie
20 housing and there is a request for proposals on
21 there, people taking care of the roadwork, are
22 they working with the people redesigning houses
23 and buildings or businesses to make sure they
24 don't have to go back later and redo the roadwork,
25 as has happened many times in the past and just

1 waste money?

2 COUNCILMAN BLAKEMAN: One of the things,
3 one of the things that we do in the own, is that
4 before we start any roadwork, we contact the
5 utilities, you are primarily talking about utility
6 companies, right?

Page | 35

7 DIANA THOMAS: Yeah.

8 COUNCILMAN BLAKEMAN: They have done a
9 horrible job of paving the work that they do.

10 We try to coordinate with everyone and what
11 we do and our Commissioner of Engineering can
12 confirm that, we let them know we are doing the
13 street, so, we tell them when we open the street
14 if you think you got any work that you need to be
15 done, there, now is the time to do it.

16 So, they work pretty good together on that.

17 DIANA THOMAS: So, are you surveying
18 residents, as well, sending them notice when you
19 will be doing roadwork so they have time to have
20 business come to their house, now, this person is
21 doing housework or this business is doing - - is
22 it going to be like everything is getting done and
23 not going back to do - -

24 COUNCILMAN BLAKEMAN: Before the work gets
25 done, gets started, I should say, before it gets

1 started, notice is given to residents, am I right,
2 Commissioner?

3 ENGINEERING COMMISSIONER: I am sorry, I
4 didn't hear you. Page | 36

5 SUPERVISOR GILLEN: We were talking about
6 coordinating sometimes with the utilities in terms
7 of the roads and reconstruction, this way we don't
8 reconstruct and they are torn up, again.

9 ENGINEERING COMMISSIONER: All the
10 utilities are notified what is slated and budgeted
11 for road constructions.

12 SUPERVISOR GILLEN: And, the residents are
13 notified, as well.

14 ENGINEERING COMMISSIONER: They are
15 notified in advance, you know, so everything this
16 year is put together for 2019 capital, we have all
17 the roads selected.

18 We will be sending out letters to all the
19 residents that will be affected by that
20 construction within months before actual
21 construction happens.

22 DIANA THOMAS: That was my question.

23 Thank you.

24 SUPERVISOR GILLEN: All right, thank you.

25 Madam Clerk, will you, please, call the roll on

HEMPSTEAD TOWN BOARD 5/7/19

1 Public Hearing Number 5 as amended.

2 CLERK CABANA: Supervisor Gillen?

3 SUPERVISOR GILLEN: I vote aye and I said I

4 look forward to putting forward a five-year

Page | 37

5 capital plan that looks, not only at this year's

6 needs but sends a roadmap for our spending going

7 forward.

8 I would like to thank each and every one of

9 my fellow Board Members, the Comptroller's Office,

10 the Commissioners, the Department Heads and

11 members of my staff, including Avril Smith for

12 working on this plan collaboratively.

13 It was really a collaborative effort and

14 based on the input that we received from residents

15 over the last year, the priority was clear, which

16 was more funding for our roads and we listened to

17 you, the 2019 budget for road reconstruction, um,

18 is ten million dollars more than last year and

19 more than half of the total capital budget for

20 this year.

21 Over the five-year plan, about one hundred

22 and sixty-seven million dollars will be put forth

23 to improve our roads and this is a significant and

24 much needed investment for our residents.

25 The five-year plan also contemplates

HEMPSTEAD TOWN BOARD 5/7/19

1 Twenty million dollars for our Parks and over
2 forty million dollars to protect our water
3 infrastructure.

4 The overall 2019 budget allows us to work Page | 38
5 on our infrastructure and stay within our goal of
6 borrowing only what we can offset, the retiring
7 debt, so, that our debt service number does not
8 increase.

9 I like to thank the Town Board, once,
10 again, and everybody who worked collaboratively on
11 this plan, yes.

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 Goosby?

19 SENIOR COUNCILWOMAN GOOSBY: Aye, very
20 happy to vote on this and adding the extra monies
21 for some of our residents that truly, truly need
22 to have their streets repaired, yes.

23 CLERK CABANA: Councilwoman King-Sweeney?

24 COUNCILWOMAN KING-SWEENEY: Aye.

25 CLERK CABANA: Councilman Muscarella?

HEMPSTEAD TOWN BOARD 5/7/19

1 COUNCILMAN MUSCARELLA: Aye.

2 SUPERVISOR GILLEN: Madam Clerk, please,
3 call the next Public Hearing.

4 CLERK CABANA: Proposed creation of a new Page | 39
5 Chapter XLIII of the Building Zone Ordinance of
6 the Town of Hempstead to be entitled "Transit
7 Oriented Development and related Districts for
8 North Lawrence and Inwood" - Town of Hempstead.

9 COUNCILMAN BLAKEMAN: Supervisor, I would
10 like to add an amendment, I would like, at this
11 time, to move that we add Item 49, a resolution
12 adopting a SEQRA Negative Declaration and
13 determination of non-significance in connection
14 with the proposed creation of new zoning district
15 and Overlay District in Inwood and North Lawrence
16 to be heard in conjunction with Item 6.

17 SENIOR COUNCILWOMAN GOOSBY: Second that
18 Motion.

19 SUPERVISOR GILLEN: All right, so, now, I
20 will have the Clerk call the roll, voting on
21 Hearing, Public Hearing Number 6 and
22 Administrative Calendar Item Number 49 in
23 conjunction, since they affect both the same
24 parcel.

25 Madam Clerk.

HEMPSTEAD TOWN BOARD 5/7/19

1 CLERK CABANA: Supervisor Gillen?

2 SUPERVISOR GILLEN: Aye.

3 CLERK CABANA: Councilman Blakeman?

4 COUNCILMAN BLAKEMAN: Aye.

Page | 40

5 CLERK CABANA: Councilman D'Esposito?

6 COUNCILMAN D'ESPOSITO: Aye.

7 CLERK CABANA: Councilman Dunne?

8 COUNCILMAN DUNNE: Aye.

9 CLERK CABANA: Senior Councilwoman Goosby?

10 SENIOR COUNCILWOMAN GOOSBY: Aye.

11 CLERK CABANA: Councilwoman King-Sweeney?

12 COUNCILWOMAN KING-SWEENEY: Aye.

13 CLERK CABANA: Councilman Muscarella?

14 COUNCILMAN MUSCARELLA: Aye.

15 SUPERVISOR GILLEN: Okay, so on this Public

16 Hearing Item 49, first we have John Cameron and

17 Kevin McAndrew.

18 JOHN CAMERON: Good Morning.

19 SUPERVISOR GILLEN: Good Morning.

20 KEVIN McANDREW: Good Morning, Supervisor

21 Gillen, Town Board Members, Kevin McAndrew,

22 partner with Cameron Engineering, Woodbury, New

23 York, Engineers and Planning Consultants on behalf

24 of the own.

25 On behalf of the entire team, the Town

1 Attorney's Office, the Town Building Department,
2 Councilman Blakeman's staff and office, key
3 stakeholders within the North Lawrence and Inwood
4 communities, as well as the residents, it is my ^{Page | 41}
5 privilege to make this presentation on such an
6 important initiative headed and guided by the
7 advice and Councilman Blakeman.

8 There are three boards we are technically
9 putting on the easel at the moment and my
10 presentation will corelate to these two visuals
11 going from left to right, starting - -

12 COUNCILMAN BLAKEMAN: Can I make a
13 suggestion, I think we have seen these and we also
14 have pass-arounds, could we turn them around so
15 the public can see it.

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

18 KEVIN McANDREW: Good idea.

19 COUNCILMAN BLAKEMAN: Hold them up one by
20 one.

21 KEVIN McANDREW: Hold them up one at a
22 time.

23 For contact purposes, I think it is
24 important for people to understand the boundaries
25 of he areas and the existing conditions which

1 really sets the need for this transform
2 initiative.

3 Um, the project area has two distinct
4 boundaries, on the right hand side of that exhibit Page | 42
5 that is presently being shown is the North
6 Lawrence hamlet area.

7 It is the boundaries defined by a bold
8 purple line.

9 To the bottom of that boundary area or the
10 South side is a star, that star is the Lawrence
11 Train Station.

12 The center of that study area is the
13 primary street corridor, Lawrence Avenue.

14 Inwood, um, study area is separated through
15 the center of that exhibit by New York State Route
16 878 Nassau Expressway.

17 The Inwood Study Area has a bold blue line
18 in the similar area.

19 The star at the bottom of that study area
20 is the Inwood Train Station.

21 Both of those train stations, as I
22 mentioned, are part of the Long Island Railroad,
23 Far Rockaway branch.

24 The center primary street corridor within
25 Inwood is the, um, is Dougherty Boulevard.

1 Most interesting and compelling, here is
2 the land use pattern within each of these study
3 areas.

4 It is sort of and the color but the
5 dominate color within each of these study areas is
6 purple.

7 And purple is existing Industrial and
8 Manufacturing land use, approximately, three
9 hundred and fifty thousand square feet around each
10 of these, um, respective train stations.

11 What comes with this land use; heavy truck
12 traffic, high emissions, noise.

13 This is a land use that is entirely
14 undesirable, not only around the train station but
15 especially, um, adjacent to the residential
16 communities of North Lawrence and Inwood.

17 What has happened, um, over time is that
18 this Industrial and Manufacturing land use has
19 migrated on both of these primary corridors of
20 Lawrence Avenue the red firm area of Inwood and
21 literally has, now, occupied residential lots
22 where there are contractors, storage yards, truck
23 traffic.

24 It is a condition, um, that unfortunately
25 has been contributed to the Town's decade old

1 Zoning Code which supports this land use and
2 really inhibits the ability for these communities
3 to transform in the way that they will be able to
4 under the proposed code.

5 The vision to create walkable hamlet
6 centers each with a distinctive sense of place
7 around the Inwood and Lawrence Train Stations with
8 mixed use development and housing choices in a
9 sustainable approach to improve the quality of
10 life in Inwood and North Lawrence residents and
11 the surrounding communities.

12 The vision statement has guided key
13 strategies which are integral provisions within
14 the proposed zoning code and it starts with
15 strengthening community identity through exemplary
16 architecture, street-scape, landscape and civic
17 open space.

18 This code incorporates, um, regulations
19 with regard to the design standards.

20 It includes provision for and advisory, um,
21 design committee which will administer, um, again,
22 the exemplary architecture which will be a result
23 of this - - this proposed code.

24 Creating a positive economic environment, a
25 sustainable environment and an environment that

1 has the mixed use downtown character, ground floor
2 retail, restaurant, commercial space with
3 residential above.

4 This really serves as a catalyst to live, ^{Page | 45}
5 work, shop, enjoy, entertainment in the area and
6 it really responds to the critical needs and
7 challenges of Long Island that is attracting and
8 retaining the younger population and Senior
9 populations and what this code does beyond just
10 providing new housing towards this is make a bold
11 commitment to affordable workforce housing.

12 This code, with the majority of the housing
13 units will be around the train station within the
14 primary TOD Zone has a mandate of twenty percent
15 affordable workforce housing and sixty percent
16 area median income.

17 And, just to kind of put that in content
18 that translates to an annual, um, gross income of
19 approximately fifty-six thousand dollars for a
20 household of two.

21 So, this is a code, as I stated, that is
22 making a bold commitment and it goes beyond, um,
23 just the, um, provision of the percentage and area
24 income.

25 It also speaks to a local preference, um,

1 for the residents of the Inwood and North Lawrence
2 hamlet.

3 An important consideration and often comes
4 out of housing is impact on schools. Page | 46

5 The good news is that there is not an
6 impact on schools.

7 It has been proven and shown with many
8 successful TOD projects that very few school-age
9 children are generated with this type of housing.

10 COUNCILMAN BLAKEMAN: Let me stop you there
11 and, in fact, if this goes out the way it has been
12 planned, it will have little effect on the school
13 budget in that district, is that correct?

14 KEVIN McAndrew: That is correct, that is
15 correct.

16 What ties into this very broad and
17 sustainable initiative is such a key and that is
18 shifting the emphasis from auto centric district
19 to a pedestrian focused district.

20 SUPERVISOR GILLEN: Mr. McAndrew, can I
21 just interrupt you for one second, you did mention
22 preferences and the housing, I am very supportive
23 of transit-oriented development.

24 I am very please to see a project like this
25 go forward.

1 I just have a question, um, we did receive
2 a letter from the Nassau County Planning
3 Commission with respect to the preferences?

4 Um, I just wanted to make sure that
5 preferences were not violated with the Federal
6 Fair Housing Law and, um, we are okay with the
7 preferences that we embraced in this code?

8 KEVIN McANDREW: Yes, that is absolutely
9 the coordination that has taken place with the
10 Town Attorney's Offices.

11 I think for clarification purposes, one of
12 the distinct characteristics of this community is
13 the demographics.

14 This community is literally the
15 demographics of Nassau County. It is effectively
16 three quarters minority population, approximately,
17 fifty percent Hispanic, twenty-five percent Black,
18 African American and twenty-five percent
19 White/Caucasian.

20 And, what this will do is strengthen and
21 maintain the excellence of this community and its
22 Minority base and actually hit head-on what is
23 often a displacement are a result of affordable
24 housing which was not intended.

25 So, we are confident that what we have

HEMPSTEAD TOWN BOARD 5/7/19

1 here speaks exactly to what the community wants.

2 JOHN CAMERON: I would have to say,
3 Councilman Blakeman was very strong in his
4 directive to us to make sure that there is strong ^{Page | 48}
5 preference for the local community, there, so,
6 they would not be displaced.

7 SUPERVISOR GILLEN: I think that is a great
8 plan.

9 I just want to make sure the preferences
10 are legal and comply with Federal Law.

11 COUNCILMAN BLAKEMAN: Supervisor - -

12 SENIOR COUNCILWOMAN GOOSBY: I am very
13 pleased - -

14 COUNCILMAN BLAKEMAN: Go ahead.

15 SENIOR COUNCILWOMAN GOOSBY: I am very
16 happy you stressed that because most people that
17 live there already cannot afford to go into these
18 apartments.

19 Everybody wants to put up in the
20 neighborhood where minorities live, so, I agree
21 with you Councilman that the best thing to do is
22 provide housing for those that already live there,
23 so, that they can live there.

24 COUNCILMAN BLAKEMAN: Yes, we made a
25 conscious effort to make sure that the

1 Nurses, the postal workers, the janitors and
2 gardeners that live in the area or who have
3 children and work in the area, that they be
4 allowed financially to stay and that is why we
5 were very aggressive with our affordable
6 components and in addition the preferences are to
7 encourage diversity and to keep Inwood and North
8 Lawrence residents in Inwood and North Lawrence
9 and keep the character of the community pretty
10 much as it is.

11 The problem is not in the residential
12 section of Inwood and North Lawrence. It is
13 around the train stations primarily where there
14 are warehouses, there are truck terminals.

15 There are factories and it has created an
16 unsafe environment, um, after dark where it
17 becomes a ghost town.

18 Pretty much the residential communities
19 will not be affected primarily areas that will be
20 affected are industrial types of uses that are
21 incompatible or inconsistent with the train
22 stations and what they have to offer as far as
23 getting people out of their cars, having a place
24 where our young people and our Senior citizens can
25 stay in and wanting to be part of this

1 community.

2 We have had a tremendous amount of moving
3 out, um, and we don't want to displace Inwood and
4 North Lawrence residents.

Page | 50

5 We want to encourage them to stay in the
6 community, so, we looked at the legality of
7 preferences and, um, we feel comfortable that we
8 will prevail.

9 The Fair Housing issue typically is where
10 we are trying to exclude the community as
11 Councilwoman Goosby said, trying to exclude
12 minorities.

13 We are trying to encourage that, at least,
14 twenty percent of, um, of these units are for
15 people who live in the communities.

16 SENIOR COUNCILWOMAN GOOSBY: I agree one
17 hundred percent what is happening and really it is
18 important and I support you. You are one hundred
19 percent on this.

20 COUNCILMAN BLAKEMAN: Thank you.

21 JOHN CAMERON: What has happened in some
22 communities where there has been Fair Housing
23 lawsuits, where it has been fairly exclusively
24 White communities and where they have local
25 preferences, which would exclude minority

1 Communities that is absolutely beyond what is
2 happening here.

3 COUNCILMAN BLAKEMAN: To summarize, would
4 you just go down the checklist of the studies that ^{Page | 51}
5 you did and we would like to hear from the public.

6 KEVIN McANDREW: Over the past twelve
7 months, there has been rigorous, comprehensive
8 engineering planning studies, comprehensive,
9 traffic studies, economic studies, um, affordable
10 housing research and study, there has been real
11 estate impact studies, all of these studies were
12 performed concurrent with the formulation of the
13 code that is before you, um, the code went through
14 an evolution, where there was input, um, the code
15 ultimately that is before you, um, is supported
16 with what is referred to as an expanded
17 environmental assessment form and report.

18 This report is compliant with the State
19 Quality Review Act.

20 Part of that documentation is the
21 preparation of a Negative Declaration which
22 demonstrates that this initiative will result in
23 numerous positive benefits and demonstrates it
24 will not have an adverse impact as a result of
25 this code being adopted.

HEMPSTEAD TOWN BOARD 5/7/19

1 COUNCILMAN BLAKEMAN: Thank you and just
2 to reiterate, there was a meeting with key
3 stakeholders that included the Fire Department,
4 the Police Department, the Long Island MTA, NICE ^{Page | 52}
5 Bus, um, the Lawrence School District, the Village
6 of Lawrence, the Village of Cedarhurst, the Inwood
7 Civic Association and a variety of other groups
8 that were invited that, in fact, did attend the
9 key stakeholders meeting and about a week later,
10 there was another meeting where notices were given
11 by mail and, approximately, two hundred people
12 showed up at that meeting where tis all was, um,
13 unveiled, is that correct?

14 KEVIN McANDREW: That is correct.

15 JOHN CAMERON: If I may, I would just like
16 to state what the Town is doing, here, the Town is
17 not serving as the developer.

18 They are also not mandating the type of
19 development, what they are doing is through the
20 zoning and TOD District.

21 They are facilitating economic development
22 for the betterment of the community.

23 They are incentivizing it.

24 There is density being provided and access
25 near the train station to facilitate the

1 investment, private capital, so that they can have
2 funds available to create affordable housing.

3 Just to create affordable housing, we need
4 to incentivize private investment that is what the ^{Page | 53}
5 Town has done with the enactment.

6 KEVIN McANDREW: I would just like to
7 conclude by recognizing Councilman Blakeman. He
8 has been the strongest advocate for the
9 formulation of the Smart Growth Code and all along
10 the way has pushed us to set the bar higher to
11 have the most progressive and sustainable code
12 that brings the Town forward and really sets the
13 table as a model code for other areas within the
14 Town, as well as on Long Island.

15 SENIOR COUNCILWOMAN GOOSBY: I happen to
16 know the area very well.

17 I live there, members of churches, my
18 church, so, I am very happy to hear this
19 formulation.

20 It is really going to make it better for
21 many of the people that live there.

22 They are not happy the way it is, now, so,
23 this is going to make it so much better the fact
24 is, the ability for the people that live there,
25 not where I live, people come in and put

HEMPSTEAD TOWN BOARD 5/7/19

1 Apartments and get rid of the people that live
2 there, so, I am happy this is coming up and it
3 will help me too.

4 COUNCILMAN BLAKEMAN: Thank you.

Page | 54

5 KEVIN McANDREW: This project, if I may - -

6 COUNCILMAN BLAKEMAN: We can't vote if you
7 keep talking.

8 KEVIN McANDREW: It serves as a model for
9 Long Island.

10 SUPERVISOR GILLEN: Thank you. I have a
11 number of slips of people that want to be heard on
12 this.

13 Bobby Chowle?

14 BOBBY CHOWLE: Good Afternoon. I will
15 start by saying I was pretty much born and raised
16 in Lawrence, basically that area is dangerous
17 after hours.

18 And, I am super excited to see it go
19 through to see what this area could become one of
20 the most important on Long Island.

21 So, I really want to thank Councilman
22 Blakeman.

23 COUNCILMAN BLAKEMAN: Thanks so much.

24 SUPERVISOR GILLEN: Thank you. Frank
25 Meserole?

HEMPSTEAD TOWN BOARD 5/7/19

1 FRANK MESEROLE: My name is Frank Meserole,
2 right on the City line of Far Rockaway.

3 I thank Councilman Blakeman for his
4 interest in this project and I am not here to
5 oppose it but I do urge you to proceed with
6 caution.

Page | 55

7 It is a very unique community.

8 It is called the Five Towns.

9 It is really four towns in one; Woodmere,
10 Cedarhurst, Lawrence, Inwood, there is a
11 difference and, um, we enjoy living there.

12 Somebody can't believe that if you look at
13 it, it doesn't compare.

14 First of all, we are surrounded, you got
15 Lawrence to the South, the Incorporated Village of
16 Lawrence and the Village of Cedarhurst to the East
17 and Jamaica Bay surrounded - - we are an island.

18 We have to be careful. It looks good on
19 paper.

20 I think it is close to something like three
21 hundred and sixty-four, I ready in the paper the
22 other day, three hundred and sixty-four thousand
23 bucks, so, there should be certain things
24 happening in Inwood because we are, as we are, the
25 Long Island Railroad separates us from the other

1 Communities but we do have people, their
2 livelihood, you know, first of all gardeners for
3 years, they are not welcomed in Lawrence.

4 They are not welcomed in Cedarhurst. We ^{Page | 56}
5 have industrial properties and, um, commercial but
6 anyhow, it is about two hundred gardening trucks
7 every day during the season maintaining and
8 manicuring the lawns and properties, the Five
9 Towns, the Rockaway Peninsula and beyond.

10 So, in a sense, we don't want to sake that
11 situation up if it could be handled properly but
12 we don't want to shake up those people that are
13 depending on it for their livelihood.

14 COUNCILMAN BLAKEMAN: Roy, if I might and I
15 know you as "Roy" for many years, that is your
16 given name, but, "Frank," is your legal name.

17 I didn't know this to this day and I know
18 you for thirty years.

19 Roy, um, basically, um, one of the things
20 that we are anticipating that this will do in a
21 material way is create jobs for the community.

22 And, when we talk about gardening, there
23 will be streetscapes and pocket Parks that will be
24 part of this.

25 We will create more work for the local

1 Gardeners and this project is not going so deep
2 into Inwood that it is affecting the homes where,
3 I know a lot of gardeners they pretty much operate
4 out of their trucks and they have their little
5 businesses that should not affect them in a
6 negative way.

7 It should affect them in a positive way.

8 FRANK MESEROLE: Okay, there is the item of
9 safety, some people think just because it is poor
10 looking, I don't think the 4th Precinct can supply
11 records, it is a very safe community, very safe,
12 that it is going to be trouble and many of our
13 residents go elsewhere.

14 COUNCILMAN BLAKEMAN: And, Roy, the issue
15 is that the Inwood Railroad Station and the
16 Lawrence Railroad Station are being underutilized
17 because they are surrounded by industry and after
18 dark there is nobody there.

19 There is no community, so, people are using
20 the Cedarhurst Railroad Station as their first
21 option rather than Lawrence and Inwood.

22 This will change, that people will feel
23 safe going to Inwood Railroad Station and the
24 railroad station in North Lawrence because, now,
25 there will be a viable community.

HEMPSTEAD TOWN BOARD 5/7/19

1 There will be people around.

2 There will be a community rater than a
3 ghost town as they say after dark.

4 FRANK MESEROLE: That is totally not true. Page | 58

5 Inwood is on the other side of the tracks,
6 as they say - - the Village of Lawrence, and in
7 Lawrence, the other side of Lawrence but on the
8 side - -

9 COUNCILMAN BLAKEMAN: North Lawrence.

10 (Whereupon, the bell rang. After, the
11 following ensued.)

12 FRANK MESEROLE: And, that is a nice
13 residential area.

14 It got some - - the Inwood Water Tank,
15 major water supply in the area including Atlantic
16 Beach.

17 We argued over that. They wanted to put it
18 in Lawrence.

19 They didn't want it there.

20 They put it in Inwood.

21 SUPERVISOR GILLEN: Mr. Meserole, your time
22 is up.

23 Wrap up your comments.

24 If you have other concerns, Mr. Cameron is
25 right behind you.

HEMPSTEAD TOWN BOARD 5/7/19

1 I am sure he will listen to some of your
2 concerns that you have and we will make sure that
3 they are included as this process goes on.

4 FRANK MESEROLE: Proceed with caution.

Page | 59

5 COUNCILMAN BLAKEMAN: Thank you, Roy.

6 FRANK MESEROLE: And, the other thing I
7 wanted to add, five-story apartments, we don't
8 want that.

9 Why should we have five-story apartments
10 when we have two-story garden apartments.

11 SUPERVISOR GILLEN: Speak with Mr. Cameron,
12 he is right behind you.

13 COUNCILMAN BLAKEMAN: Thank you, Roy.

14 SUPERVISOR GILLEN: Next, we have Isaiah
15 Moultrie?

16 ISAIAH MOULTRIE: Good Afternoon, I will
17 start by thanking you.

18 SUPERVISOR GILLEN: State your name and
19 address for the record, please.

20 ISAIAH MOULTRIE: Isaiah Moultrie. 216
21 Cedar Avenue, Woodmere, New York.

22 I have spoken to Councilman Blakeman about
23 this issue for years.

24 I am so thankful that he has taken this
25 effort to put this forth because Inwood is

1 Desperate.

2 We own several properties in the area. It
3 is desperately in need of new housing and I just
4 want to say thank you Councilman Blakeman for Page | 60
5 taking the time to do this and the efforts that
6 you put into it.

7 COUNCILMAN BLAKEMAN: Thank you so much.

8 SUPERVISOR GILLEN: Thank you, sir. Next
9 is Paul Fink?

10 PAUL FINK: Good Morning, Supervisor and
11 Town Board Members; my name is Paul Fink.

12 I am special project advisor for CECLI.

13 Um, I am speaking on behalf of our
14 President and CEO, Gwen O'Shea who was
15 unfortunately not able to attend, today.

16 CECLI is a regional non-profit that was
17 founded fifty years ago, um, to address growing,
18 affordable housing on Long Island.

19 We are a national and regional leader
20 working to revitalize and build strong communities
21 and we serve both Nassau and Suffolk and a portion
22 of Brooklyn and perhaps to help with challenges in
23 this area, including homeownership, rental
24 housing, assistance, real estate development, home
25 improvement, clean energy, multi-family

1 Development, lending and affordable housing,
2 technical assistance.

3 While we have played a role for many years
4 in this area, the housing needs on Long Island are ^{Page | 61}
5 still great.

6 Thirty percent of Nassau County residents
7 lack sufficient income and resources for housing,
8 food, childcare, transportation, etc.

9 Families are considered to be cost burdened
10 when they have to pay more than thirty percent of
11 their income, gross income towards housing and
12 about half of all Nassau County residents do have
13 to pay that.

14 In addition, as of the fourth quarter of
15 2018, the median sales price of homes was five
16 hundred and twenty thousand in Nassau County which
17 far outreaches the median family income of ninety-
18 three thousand.

19 Um, families earning the median can only
20 afford a mortgage of two hundred and forty
21 thousand.

22 Um, last on statistics, um, there is
23 staggering increase in the gap of housing
24 affordability in Nassau County residents currently
25 earning forty-two percent more than they did in

1 2000 but home values have increased by eight-six
2 thousand in the same time period.

3 So, housing doubled.

4 It went up less than half.

5 In partnership with private developers,
6 CECLI has participated in the development of more
7 than eighteen hundred affordable, multi-family
8 apartments on Long Island.

9 And, we have about four hundred currently
10 in the pipeline.

11 Most of those developments are located in
12 higher density community centers such as what you
13 are talking about, here.

14 This provides residents convenience to
15 shopping, healthcare, transportation and
16 employment.

17 It also helps to support downtown
18 revitalization, minimizing impacts to neighboring
19 streets and provides additional revenues to local
20 businesses.

21 CECLI supports the concept of the Inwood
22 and North Lawrence initiative as consistent with
23 smart growth, neighbor revitalization and transit-
24 oriented principles.

25 It will help bring back vibrancy with the

1 Downtown area.

2 (Whereupon, the bell rang. After, the
3 following ensued.)

4 PAUL FINK: We would be happy to help in Page | 63
5 any way with the design of the project from design
6 to implementation.

7 Thank you very much.

8 SUPERVISOR GILLEN: Thank you.

9 Eric Alexander? Eric Alexander?

10 ERIC ALEXANDER: Supervisor, Members of the
11 Town Board, my name is Eric Alexander, Director of
12 Vision Long Island.

13 Um, I am definitely pleased to see the Town
14 move forward with the new plan for Inwood and
15 Lawrence as far as transit oriented development.

16 Certain praise to Councilman Blakeman for
17 his leadership working with local communities and
18 he has spoken to members of ours in these local
19 communities and received positive feedback.

20 There have community meetings, multiple
21 community meetings really from the bottom up and
22 that is how you should do these types of plans.

23 Um, in reviewing the plans, there are - -
24 what is unique and excellent about this plan, in
25 particular, there are a range of housing options

1 particularly, some of the Town home options that
2 will allow the plan around the train station and
3 further North that also creates a twenty percent
4 of affordable units is higher than usual than the ^{Page | 64}
5 ten percent.

6 We are glad to see that.

7 We are glad to see a focus on trying to
8 keep people in the community that is very
9 positive, so, also, you know, the car light
10 concept, the reduction of vehicle miles traveled
11 to get people to stay in the community.

12 Ultimately, the plan as we see it is
13 radically tax positive when you look at the school
14 kids that go into multi-family units is three per
15 one hundred on average on Long Island in transit-
16 oriented developments.

17 So, it is a minimal impact to the school
18 district and very positive impact to the tax base.

19 Um, redeveloping the area retail,
20 commercial, it also adds in Cedarhurst.

21 They have some small offices, the work
22 models, transcends office space creating walk
23 space areas.

24 Four things I wanted tweaked in the Code
25 that we did see there are rebuilding

1 standards that may be a little aggressive
2 particularly for the prevailing wage making the
3 cost too much in this setting, that is 1.

4 2, keep architectural work on that, try to ^{Page | 65}
5 keep the design style as local as possible.

6 3, rear-ally loading, um, and having
7 garages in the rear versus in the front is
8 generally preferable in transit oriented format
9 and number 4 and if there is a way to remove
10 minimum lot sizes, so, you can have some varying
11 types of development within the Code.

12 Um, overall, we are just really happy to
13 see Inwood and Lawrence, now, be part of the forty
14 communities on Long Island that are doing
15 community based downtown transit oriented
16 developments, um, um, we have seen, you know,
17 thirteen thousand units approved over the last
18 twelve years, um, we are very excited with that
19 and there is a lot less work but I think you are
20 in a place where we look forward to move forward
21 with this plan.

22 Kudos to the plan.

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

25 COUNCILMAN BLAKEMAN: First of all, thank

1 you for the comments.

2 We will take them into consideration.

3 This is just the first step.

4 It will be tweaked along the way.

5 We will take your comments into
6 consideration and see if it can be tweaked going
7 forward.

8 COUNCILWOMAN KING-SWEENEY: And, Eric, thank
9 you for coming, I think you must have slept over
10 last night in the Town of Hempstead.

11 I want to thank you for your comments on
12 this and all your incredible work in downtown
13 Baldwin as we develop an Overlay Zone there.

14 And, I think slowly the Town of Hempstead
15 is approaching the 21st Century.

16 We can use what is happening in Inwood and
17 Baldwin as an impetus to look at the entire Code
18 and update it and bring more transit oriented
19 development in the Town of Hempstead.

20 And, thank you for your efforts on this.

21 ERIC ALEXANDER: And lastly, I want to make
22 - - Long Island is a community of communities and
23 every community has a different, almost different
24 set of economics, design styles.

25 We want to see different scales of

1 Buildings. They want local folks, want to plan a
2 community their way. I think you are doing that.
3 You are providing an opportunity, here in the Town
4 of Hempstead that is great.

5 There is no one way to do this.

6 But, I think your tailoring to each
7 community and that is the way to go.

8 And, Councilwoman Goosby talked to me about
9 that many times.

10 SENIOR COUNCILWOMAN GOOSBY: Come over to
11 Hempstead, we need you.

12 ERIC ALEXANDER: Thank you.

13 SUPERVISOR GILLEN: Thank you, Mr.
14 Alexander.

15 James McHugh?

16 COUNCILMAN BLAKEMAN: Chief, I just want to
17 start by saying, thank you for your service.

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

20 CHIEF McHUGH: My name is James McHugh. I
21 live at 204 Oakwood Avenue, Cedarhurst, New York.

22 This project is going to be very helpful
23 for the Fire Department, um, housing, it is very,
24 very hard to retain members as home prices in
25 Cedarhurst are very expensive.

1 My organization fully supports this.

2 We thank the Town of Hempstead. Again,
3 thank you for reaching out.

4 COUNCILMAN BLAKEMAN: Thank you, Chief.

5 SUPERVISOR GILLEN: Yeheda Kamenetsky?

6 YEHEDA KAMENETSKY: It is an honor to be
7 here.

8 SUPERVISOR GILLEN: State your name and
9 address for the record.

10 YEHEDA KAMENETSKY: Yeheda Kamenetsky,
11 Inwood.

12 I lived in St. Louis for the past ten
13 years.

14 About a year and a half ago, I wanted to
15 move back to where I grew up and we chose Inwood.

16 The area which we live is young. It is
17 vibrant, um, safe for our children.

18 We have some family members in Far Rockaway
19 and we know what the area in which we are talking
20 about, you know a bit dirty and unsafe and I
21 believe that with the housing, um, it would bring
22 in more vibrancy and life into the community and I
23 fully support this, um, initiative.

24 And, um, I welcome it greatly.

25 COUNCILMAN BLAKEMAN: And, Yeheda, I just

1 want to say I know your Dad, Rabbi Kamenetsky from
2 Yeshiva South Shore, who is a good friend and, of
3 course, I understand this is anniversary for your
4 Grandfather, who was one of the top people in the ^{Page | 69}
5 community for years and years.

6 And, thank you for coming, today.

7 YEHEDA KAMENETSKY: You're welcome.

8 SUPERVISOR GILLEN: Thank you.

9 Avi Roden?

10 AVI RODEN: Avi Roden. Um, unfortunately,
11 before I go to work I study, um, in Inwood and
12 drive by there every morning and, you know, having
13 this type of project is extremely important and
14 really benefits the community and I study by my
15 school that I live in for many years.

16 So, um, thank you very much.

17 SUPERVISOR GILLEN: Thank you.

18 Chief Peter Curcio?

19 COUNCILMAN BLAKEMAN: Chief, thank you for
20 your service, as well.

21 (Whereupon, applause from the audience was
22 heard. After, the following ensued.)

23 CHIEF CURCIO: Good morning. I represent
24 the Inwood Fire Department, lifelong resident and
25 serving the department for over thirteen years.

HEMPSTEAD TOWN BOARD 5/7/19

1 Um, I want to thank Councilman Bruce
2 Blakeman for involving us in this project allowing
3 us to plan for the future of Inwood.

4 We thank you kindly and thank you very much ^{Page | 70}
5 for your support.

6 Thank you.

7 SUPERVISOR GILLEN: Thank you, Chief.

8 David Hance?

9 DAVID HANCE: Good Morning, everybody,
10 Councilman Blakeman.

11 SUPERVISOR GILLEN: Good Morning. State
12 your name and address for the record.

13 DAVID HANCE: David Hance. 17 Meadow Road,
14 Inwood, New York.

15 And, once, again, um, Supervisor, Town
16 Board, thank you all for taking this up and giving
17 the time that it needs.

18 I not only live in Inwood but I am the
19 President of the Inwood Civic Association,
20 although, today, I am, here as David Hance.

21 I can tell you we support this project.

22 We are very excited about this project for
23 many, many reasons.

24 There is a lot of blight in Inwood.

25 I think this can really take us to the

1 21st Century.

2 Development brings in new life as someone
3 mentioned.

4 Um, I live in Inwood but, yet, there are ^{Page | 71} no
5 restaurants.

6 There are no bakeries.

7 We have Chinese restaurants. We have delis
8 and they are awesome but, it would be nice to have
9 nice retail operations and enough people to
10 support these operations.

11 I really, really think - - think that the
12 people who have lived in Inwood for so many years,
13 their time has come, although any development
14 comes with pros and cons.

15 I applaud the Town for ensuring that
16 members will not be displaced.

17 There will be a home for anybody living
18 there.

19 Now, they have a great shot getting a
20 place.

21 I would also ask that during any of the
22 construction, I know it is hard, it is private
23 funding, if there can be an emphasis on hiring
24 local Inwood/North Lawrence residents as part of
25 the construction.

1 I know that is a tough thing to do but if
2 it could be mentioned, it would be great because
3 we have some fine, young people in the community
4 of all walks of life that could use the work. Page | 72

5 I would also ask moving forward and Bruce
6 brought it to our attention that we got the MTA
7 person, who is in charge, back to us, um, the two
8 train stations, both Inwood and Lawrence really
9 need a facelift.

10 So, if you are going to bring this in line,
11 I think it is important that the two train
12 stations be upgraded, something they just look
13 like concrete eyesores, not friendly, not
14 something I want.

15 So, again, there is so much to say, but I
16 am out of time.

17 I thank you and I am looking forward to
18 this.

19 COUNCILMAN BLAKEMAN: Dave, thanks for
20 coming and we have been assured by the MTA that
21 when development starts they will reconfigure and
22 renew and beautify those train stations.

23 The reason they haven't done so up to this
24 point, they were underutilized.

25 Now, they will be utilized.

1 They will make it as nice as other
2 communities.

3 They are an eyesore those two railroad
4 stations.

5 So, thank you for bringing that to our
6 attention.

7 We will stay on the MTA that they spend the
8 money there.

9 DAVID HANCE: Thank you, again.

10 SUPERVISOR GILLEN: Thank you.

11 Moshe Katz?

12 MOSHE KATZ: Hi, my name is Moshe Katz. I
13 live at 171 Davis Avenue in Inwood.

14 Um, I live there with my six children.

15 I work in Inwood. My children go to school
16 in Inwood.

17 My wife works at the Ocean School in Far
18 Rockaway.

19 We are heavily invested in the area and we
20 love it there.

21 It is a family, friendly area.

22 It is beautiful and it is a place where I
23 want my children to live, as well.

24 The problems as to just reiterate, it has
25 been said earlier that the two areas have

1 been in distress, which my wife had walks
2 sometimes to work, she passes by the Inwood Train
3 Station and you can ask her and her friends and
4 the neighbors around there, it is not a
5 comfortable place to walk especially at night.

6 During the day, it is not such a good place
7 to walk by, I know, I walk with my children passed
8 the North Lawrence Station and, um, it is also
9 uncomfortable walking by there.

10 The woman that babysits my children, she
11 goes to church, she lives right next door to me,
12 she goes to church on Wanzer over there and she
13 walks down to central to the bank, Wells Fargo and
14 every time she passes that area by the bus depot
15 over there, she said it is - - she clutches her
16 purse and she gets very nervous.

17 So, this is something that I think will be
18 very welcomed by the people.

19 I know that, um, when the idea was
20 mentioned initially, a lot of friends live on
21 Bayview Avenue, trucks barreling down as it is,
22 now, trucks barreling down, people said, they are
23 afraid to keep their children on the sidewalks
24 because they feel like people are just barreling
25 down those areas which don't belong in

1 a residential area in the first place.

2 So, I am very grateful to Councilman
3 Blakeman being so forward thinking and really
4 creating a place that will be beautiful, that will
5 be a place where my children will be able to stay.

Page | 75

6 I know in Yeshiva Ketana, we have teachers
7 that drive from New Jersey and they are looking
8 for places to live and there is not enough
9 housing.

10 This is something that will be fantastic, a
11 place where hardworking people will be able to
12 live and educators and, um, public service people.

13 And, thank you so much.

14 COUNCILMAN BLAKEMAN: Thank you so much.

15 SUPERVISOR GILLEN: Thank you, Rabbi.

16 Next is Meta Mereday.

17 META MEREDAY: Meta J. Mereday, Baldwin
18 resident.

19 Yes, hi, just, I guess to echo all of the
20 earlier sentiments, but on a more personal,
21 specialized note, I am definitely in support of
22 this and I believe this definitely is a model that
23 we can replicate throughout the Township and
24 needed.

25 I salute Councilman Blakeman for this

1 initiative during the discussions and planning for
2 this.

3 I have been in touch with him and his
4 office and also want to recognize Debbie Pugliese ^{Page | 76}
5 for her hard work.

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

8 COUNCILMAN BLAKEMAN: Debbie is only going
9 to be with me a couple more days because she is
10 transitioning to, um to become um, Deputy
11 Commissioner of our Senior Enrichment Program.

12 So, I am going to miss her.

13 You are going to miss her, but, she will be
14 helping other Seniors.

15 Thank you for your support.

16 META MEREDAY: I look forward to working
17 with her in that.

18 We already got started with some
19 discussions.

20 COUNCILMAN BLAKEMAN: I am sure you have.

21 META MEREDAY: I don't miss a beat but also
22 with regard to this, as far as the housing issue,
23 I do encourage, um, that you work with CDC to get
24 that plan in place because I think that type of
25 alliance is something that will be beneficial

1 for residents that can look for the support and
2 resources to get into the facility.

3 Um, also with regard to the Overlay
4 Amendment, I am fully in support of that.

5 Um, I would just hope that it has some
6 flexibility with regard to other projects that are
7 on tap in that community of Inwood that are
8 outside of the TOD area.

9 So, I am just hoping it is not so blocked
10 in that we cannot look for some flexibility with
11 regard to that scenario because, again, it does
12 model the process that is taking place in Baldwin.

13 And, I was at the scoping session last
14 night. I am beginning to see the Supervisor and
15 Councilwoman Erin King-Sweeney all over the place,
16 which is a good thing because it is, um, letting
17 the community know that our elected officials do
18 care about what is going on and the concerns that
19 so many residents who voices have been long
20 unheard are dealing with as I know Senior
21 Councilwoman Goosby can attest to that.

22 So, we are looking forward to that.

23 And, lastly, um, the fact that you are
24 inclusive of all diverse Veteran population, um,
25 being at the meeting that you had in Lawrence,

1 I was in attendance, definitely standing room
2 only, um, and I know that you are hearing the
3 voices of your community and that is always
4 appreciated and we continue to look forward to
5 working with you to address those issues as it
6 pertains to providing housing and keeping our
7 first responders, our Veterans, our young people
8 in communities of color in place where they an
9 feel safe and secure, as well.

10 And, a point that was made earlier with as
11 far as the roadwork and getting involved, we need
12 to really better track what the utilities are
13 doing because they are tearing up the work that
14 our tax dollars are paying for, so, we need to
15 monitor that.

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

18 META MEREDAY: Thank you.

19 SUPERVISOR GILLEN: Thank you, Ms. Mereday.
20 Craig Pio?

21 CRAIG PIO: Hi, good afternoon, Councilman
22 Blakeman, Supervisor, for all of your efforts - -

23 SUPERVISOR GILLEN: State your name and
24 address for the record.

25 CRAIG PIO: Craig Pio. 482, Rose Place,

1 in Oceanside.

2 Working in Inwood every day, resident of a
3 funeral home and I have a couple of properties
4 along Dougherty Boulevard, we are looking for this ^{Page | 79}
5 development and I love to have restaurants and
6 other stuff in our neighborhood and, um, just
7 briefly, I have only been working there since
8 2013, but I do try to stay involved with the
9 community.

10 It is a great community. Dave Hance is my
11 partner in some other projects and we are really
12 looking forward to this.

13 Thank you very much.

14 SUPERVISOR GILLEN: Thank you, Mr. Pio.

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

18 GWENDOLYN MARIE WALKER: Gwendolyn Marie
19 Walker. I was born and raised in Freeport, New
20 York.

21 I have spent over fifty years in Freeport.

22 I am a single parent of a child with sickle
23 cell glycemia. I had him at the age of sixteen.

24 I wish I had him, now, but besides that,
25 anyway, my point is what I am concerned about

1 is that I have girlfriends that I went to school
2 with that are, now, caregivers of their parents,
3 now.

4 It is becoming hard, nowadays to take care ^{Page | 80}
5 of your parents and take care of a house and we
6 are taking over what our parents left behind.

7 We are trying to keep ahold on what they
8 had, their homes and their property, whatever they
9 have to leave for the next generations.

10 And, my problem is that I am saving time in
11 September.

12 I went to Section 8 Housing opening and I
13 stood on line all day in Westbury at the Senior
14 Citizens building in New Cassel.

15 And, what really concerns me, what puzzles
16 me is that most, this is 2019, May the 7th, right,
17 now, this is the age where we have modern
18 technology.

19 Nothing is done by paperwork anymore.

20 What concerns me is that every year they
21 always have Section 8 openings in Hempstead, in
22 Roosevelt, whatever, what I am hearing from
23 everyone, they are not doing any callbacks.

24 They are not getting any returns.

25 No one is answering them and they have

1 Fifteen and twenty years of keep on filling out
2 applications.

3 What is killing me most - - someone said
4 something to me when you fill out paperwork for a ^{Page | 81}
5 job, they only keep it three days, then, after
6 three days it is shredded and thrown in the
7 garbage.

8 They always give you the brushoff, but
9 nicely by saying, "We will call you. We will keep
10 it on file."

11 They keep it in a pile and, then, it goes
12 in the garbage, okay.

13 I wonder if they are doing the same thing
14 with the Section 8 Housing paperwork.

15 And, like my Father, Mr. David Walker, Sr.,
16 would say, "if you file something, look it up" and
17 someone needs to look it up and see what is going
18 on because it is too many Blacks and Latinos that
19 need housing that are living in homeless shelters
20 right, here in Hempstead and some of them with
21 their children after being in a homeless shelter
22 for five years, they have to leave at 5:00 o'clock
23 in the morning whether it is - - no matter if it
24 is rain, sleet or snow, whether they have a baby,
25 they have to hit the streets and stay in street

1 because the shelter is closed until they open
2 later on and they don't give a rats behind where
3 they put their kids.

4 They say, "Well, ma'am, you can come back ^{Page | 82}
5 when it is time for you to come back."

6 That is not right.

7 So, someone need to look into the housing
8 situation, Section 8 and do something about it,
9 that is what my Father would have done.

10 Thank you.

11 SUPERVISOR GILLEN: Thank you, ma'am for
12 your concerns.

13 We do - -

14 (Whereupon, the bell rang. After, the
15 following ensued.)

16 SUPERVISOR GILLEN: We do provide Section 8
17 vouchers to make sure if that is where people are
18 having problems that we correct that on our end
19 within the Town of Hempstead.

20 Um, we also are doing a housing study
21 because we know there is a real crisis in
22 affordable housing in Hempstead, so, we will be
23 looking at that across the Town of Hempstead and
24 we are going to be reaching out to the community
25 to get your input as we move forward in that

1 Study to really hear from the communities.

2 Thank you for sharing your concerns but,
3 right, now, really, we are focusing on this
4 transit oriented development, that is what this
5 Hearing is on right now is for that.

6 That doesn't mean we will not take your
7 comments into regard, just on a broader scale,
8 right, now, this Hearing, um, we are hearing on
9 the Public Hearing Number 6 and Item Number 49
10 which relates to this transit oriented development
11 in Inwood.

12 GWENDOLYN MARIE WALKER: May I say another
13 point?

14 SUPERVISOR GILLEN: I am so sorry, but - -

15 GWENDOLYN MARIE WALKER: My Mother worked
16 as a Nurses Aide there and she worked twenty years
17 at Hempstead General and me being her daughter
18 worked at the age of fourteen, worked at
19 PennySaver's, worked twenty-nine years, two jobs
20 taking care of a child by myself without needing
21 public assistance, without child support, without
22 a man helping me.

23 Now, I have the right to say what I want to
24 say because this is a Town I grew up in and I seen
25 so much impoverished people and people suffering

1 Everyday - -

2 SUPERVISOR GILLEN: Ma'am, you absolutely
3 have a right to say what you want to say, that is
4 what we are hear in Public Comment - -

5 GWENDOLYN MARIE WALKER: Yes, and also not
6 to take any consideration, it needs to be looked
7 into.

8 There needs to be an open investigation and
9 I am not going to shut my mouth until it is done.

10 Thank you. Have a good say. God Bless.

11 SUPERVISOR GILLEN: Thank you, ma'am.

12 If you have some facts about anybody, you
13 can see Rebecca Sinclair. Where is she?

14 You can see Adam Haber and let him know
15 what your complaints are.

16 Do you see this gentleman right, over
17 there. Raise your hand, Adam.

18 He will look into it for you, okay and you
19 absolutely have a right to speak.

20 We are just doing this, here.

21 GWENDOLYN MARIE WALKER: That is what I pay
22 my taxes for.

23 SUPERVISOR GILLEN: Absolutely, we do have
24 Public Comment at the end of the calendar.

25 GWENDOLYN MARIE WALKER: I have worked

HEMPSTEAD TOWN BOARD 5/7/19

1 since the age of fourteen, I have a right as a
2 Black American to speak my mind because there is
3 no way that you can tell me there is nothing going
4 on fishy.

Page | 85

5 When it doesn't look right, look it up.

6 SUPERVISOR GILLEN: Thank you, ma'am.

7 Speak to Mr. Haber.

8 GWENDOLYN MARIE HABER: I surely will.

9 SUPERVISOR GILLEN: First, can we have a
10 vote on Item Number 49.

11 COUNCILMAN BLAKEMAN: Yes, Supervisor, I
12 move that the Public Hearing be closed and the we
13 adopt Item 49.

14 SUPERVISOR GILLEN: Ma'am, we are voting on
15 Inwood, you have absolutely a right to speak, we
16 are talking about the vote on Inwood. We have
17 Public Hearings, first.

18 QUENTINA TENNIE: I want to speak on
19 Inwood.

20 SENIOR COUNCILWOMAN GOOSBY: We have to
21 finish this vote, Supervisor.

22 SUPERVISOR GILLEN: I have to let her
23 speak.

24 QUENTINA TENNIE: Good Morning, my name is
25 Quentina Tennie and I am from the Town of

1 Hempstead.

2 First, I would like to say thank you to Ms.
3 Goosby, thank Ms. Paulette from your office and
4 Ms. Sinclair from your office and thank you, Ms. ^{Page | 86}
5 Sweeney, um, and Mr. Blakeman, but I just want to
6 say I spoke with the gentleman, here, Camron
7 Engineering and I would like to see, um, housing
8 opportunities like this brought into Hempstead,
9 Roosevelt, Freeport and also the gentleman who
10 spoke from CDC, we would definitely love and
11 appreciate, um, opportunities from CDC, as well,
12 so, I don't live in Inwood, but, I do support it.

13 SUPERVISOR GILLEN: Thank you.

14 SENIOR COUNCILWOMAN GOOSBY: Let me make a
15 statement, there are many, many - - we don't have
16 any affordable housing in the Village of
17 Hempstead.

18 QUENTINA TENNIE: None.

19 SENIOR COUNCILWOMAN GOOSBY: I know because
20 they are all occupied and we don't have any in
21 Roosevelt.

22 We don't have any because, you know why?

23 "Not in my backyard," this is the only
24 places they are being built.

25 So, I am grateful that he is doing this

1 where he is in Inwood.

2 The other Towns don't do it, okay, so, you
3 know, there is a problem with that.

4 QUENTINA TENNIE: And, I will save that for ^{Page | 87}
5 my public comments.

6 I would like to see the other Districts do
7 their job as America is doing their job, you know,
8 my grandparents coming from other countries, I
9 would like to see the Districts doing their job
10 with us, working together collectively and
11 providing housing because I have been out there
12 speaking to women and children.

13 I have been trying to get them to come to
14 the meeting today, the sense of women crying in
15 shelters, paying to be in the shelter.

16 I mean it is like, you know, they are
17 paying two, three thousand dollars a month for a
18 shelter stay, um, why can't they again look for
19 housing of some sort and coming up here for a
20 dream and, again, still we have been here having
21 been in shelters, crying every day.

22 I seen it.

23 I lived it. I actually handed out fifteen
24 hundred flyers trying to get people to come to
25 this meeting, um, you know I definitely

1 like to see other Districts reach out, you know
2 and fight, help.

3 You just have to see what I have seen and
4 experience, what I have experienced, as far as Page | 88
5 the, um, gentleman, here from Camron and the
6 gentleman from CDC, I think it is a great idea but
7 we need more than just twenty percent, you know,
8 um, what is it, units for affordable housing.

9 Um, I guess it would be something different
10 and people in Hempstead, we are lower income
11 communities, um, that is it.

12 So, but, thank you, Ms. Goosby, Ms. Gillen
13 and Ms. Sweeney.

14 Thank you, I really appreciate you guys.

15 SUPERVISOR GILLEN: Thank you, we hear you
16 and we want you to be part of the process as we
17 move forward in our housing study and to hear your
18 feedback on affordability issues so we can make
19 sure that we serve the community.

20 Thank you.

21 QUENTINA TENNIE: Thank you.

22 SUPERVISOR GILLEN: Do you want to make
23 your motion, again.

24 First, we will be moving Item Number 49.

25 COUNCILMAN BLAKEMAN: Yes, I move that

HEMPSTEAD TOWN BOARD 5/7/19

1 we close the Public Hearing and the we adopt Item
2 49.

3 SENIOR COUNCILWOMAN GOOSBY: I second the
4 motion. Page | 89

5 SUPERVISOR GILLEN: Madam Clerk.

6 CLERK CABANA: Supervisor Gillen?

7 SUPERVISOR GILLEN: 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: Senior Councilwoman Goosby?

15 SENIOR COUNCILWOMAN GOOSBY: Aye.

16 CLERK CABANA: Councilwoman King-Sweeney?

17 COUNCILWOMAN KING-SWEENEY: Aye.

18 CLERK CABANA: Councilman Muscarella?

19 COUNCILMAN MUSCARELLA: Aye.

20 COUNCILMAN BLAKEMAN: Supervisor, I, now
21 move that we close the Public Hearing with respect
22 to Item 6 and we adopt the new zoning code for
23 Inwood and North Lawrence.

24 SENIOR COUNCILWOMAN GOOSBY: I second the
25 Motion.

HEMPSTEAD TOWN BOARD 5/7/19

1 CLERK CABANA: Supervisor Gillen?

2 SUPERVISOR GILLEN: Aye.

3 CLERK CABANA: Councilman Blakeman?

4 COUNCILMAN BLAKEMAN: Aye.

Page | 90

5 CLERK CABANA: Councilman D'Esposito?

6 COUNCILMAN D'ESPOSITO: Aye.

7 CLERK CABANA: Councilman Dunne?

8 COUNCILMAN DUNNE: Aye.

9 CLERK CABANA: Senior Councilwoman Goosby?

10 SENIOR COUNCILWOMAN GOOSBY: Aye.

11 CLERK CABANA: Councilwoman King-Sweeney?

12 COUNCILWOMAN KING-SWEENEY: Aye.

13 CLERK CABANA: Councilman Muscarella?

14 COUNCILMAN MUSCARELLA: Aye.

15 SUPERVISOR GILLEN: Madam Clerk, will you,
16 please, call the next Public Hearing.

17 CLERK CABANA: Application of ALFALFA
18 CARCO, LLC. for a special exception (Public
19 Garage) to renovate the existing one-story, 7,923
20 foot building and add 1,837 foot addition as a
21 service drive entrance and exit to serve as an
22 automotive service and repair facility with
23 related offices, premises located at 795 Merrick
24 Avenue - near WESTBURY - southwest corner of
25 Merrick Avenue and Corporate Drive.

HEMPSTEAD TOWN BOARD 5/7/19

1 COUNCILMAN MUSCARELLA: I make a Motion, I
2 move to call Item 35, the resolution adopting a
3 SEQRA Negative Declaration and determination of
4 non-significance in connection with a Merrick Road ^{Page | 91}
5 and Corporate Drive to be heard in conjunction
6 with Item 7.

7 COUNCILMAN BLAKEMAN: Second.

8 SUPERVISOR GILLEN: Just to be clear, we
9 are moving the Motion to hear Item 35 in
10 conjunction with Public Hearing Number 7.

11 Madam Clerk, please, call the roll.

12 CLERK CABANA: Supervisor Gillen?

13 SUPERVISOR GILLEN: 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 Goosby?

21 SENIOR COUNCILWOMAN GOOSBY: Aye.

22 CLERK CABANA: Councilwoman King-Sweeney?

23 COUNCILWOMAN KING-SWEENEY: Aye.

24 CLERK CABANA: Councilman Muscarella?

25 COUNCILMAN MUSCARELLA: Aye.

HEMPSTEAD TOWN BOARD 5/7/19

1 For the record, it is Merrick Avenue and
2 Corporate Drive.

3 SUPERVISOR GILLEN: Thank you.

4 ATTORNEY GRAY: Good Afternoon.

Page | 92

5 SUPERVISOR GILLEN: Garret Gray.

6 ATTORNEY GRAY: Garret Gray, the Law Group,
7 290 Broadhollow Road, Melville, New York for the
8 applicant.

9 I am afraid it won't be as exciting or as
10 interesting as the last Hearing, I will do my
11 best.

12 It will go faster.

13 Um, the petitioner is a Limited Liability
14 Contract Vendee of the premises.

15 With me, today, is Randy Sporn, who,
16 together with his brother, Joel Sporn and ranking
17 members of the petition.

18 The Petitioner owns and operates Westbury
19 Alfa Romeo which is a new car dealership at 928
20 Jericho Turnpike in Huntington - - Westbury, ha.

21 We are off to a good start.

22 The Petitioner intends to use the subject
23 premises as an automobile service and repair
24 facility.

25 As proposed, the premises fully

1 complies with all dimensional zoning requirements.

2 Furthermore, the petitioner is providing
3 seventy parking spaces where twenty-four parking
4 spaces are required.

5 Petitioner's automobile dealership
6 currently operates the repair and service center
7 for Westbury Jeep, Chrysler, Dodge, Fiat and Alfa
8 Romeo at 111 Bond Street in Westbury.

9 And, their sales and showroom location will
10 remain in Westbury at 928 Jericho Turnpike.

11 The proposed premise will serve as a new
12 location for Westbury Alfa Romeo customer vehicle
13 repairs and service.

14 The service facility located at 111 Bond
15 Street will continue to operate as an additional
16 vehicle service and repair facility.

17 The petitioner is proposing to renovate the
18 existing one story, seven thousand nine hundred
19 and twenty-three square foot building and add an
20 eighteen hundred and thirty-seven square foot
21 addition as service and auto repair and service
22 facility with related offices.

23 The proposed facility will be centrally
24 located on the property.

25 Um, it will house twelve service bays

1 for vehicle service and repairs, importantly, no
2 auto repair or auto spray painting will occur
3 anywhere on the premises.

4 All repair and service work will be
5 performed in the building, on the premises.

6 No work will occur in the yard of the
7 premises.

8 The petitioners intend to employ ten
9 employees at the service and repair building.

10 It will be open from 8:00 a.m. to 7:00
11 p.m., Monday through Saturday and will be closed
12 on Sundays.

13 The proposed use of the premises will cause
14 no adverse effect upon either the character of the
15 community or use of the adjoining neighboring
16 properties and surrounding area.

17 Traffic to and from the auto repair
18 facility will be dramatically lower than the prior
19 use which was a Bertucci Restaurant, for those of
20 you who recall and the hours of operation will be
21 less than Bertucci's, as well.

22 The premises is properly situated for a use
23 such as the one requested as it is in keeping with
24 the pattern of development already existing in the
25 area.

HEMPSTEAD TOWN BOARD 5/7/19

1 The relief requested, the proposed use of
2 the premises is in harmony with the general
3 purpose and intent of the Town of Hempstead
4 Building Zoning Ordinance will promote general
5 public health and safety and welfare.

Page | 95

6 Finally, we are aware that the Nassau
7 County Planning Commission issued an LD and also
8 used a comment that the facility tends to
9 proliferate along streets where they are located,
10 um, while that is true for automobile dealerships,
11 um, not for an automobile repair service such as
12 this.

13 Again, if anybody has questions, we are
14 happy to answer them and the applicant is here to
15 answer any, as well.

16 COUNCILMAN MUSCARELLA: I have one question
17 with reference to the service center, do you have
18 tow trucks that will bring cars to the premises?

19 Do you pick up Alfa Romeos?

20 RANDY SPORN: Hopefully, no cars will be
21 ever towed.

22 (Whereupon, laughter was heard. After, the
23 following ensued.)

24 RANDY SPORN: No, we do not operate or own
25 a tow truck.

1 We don't operate a tow truck. They are
2 supplied by the factory. If the customer's car
3 breaks down, they are instructed to call roadside
4 assistance.

5 We also work in conjunction with a local,
6 um, body shop and tow company and they have
7 preferential treatment.

8 They will call our preferred tow company
9 and they will get their cars towed.

10 COUNCILMAN BLAKEMAN: Counsel, I would like
11 to make a comment, as someone who inherited from
12 my Father who had a love for cars, all different
13 cars, a variety of cars and everything else, I am
14 just glad Alfa Romeo is back in the United States.

15 They are investing in our Country and they
16 are bringing those cars that, um, are different
17 than the cookie-cutter cars that are available in
18 America's Consumer choices.

19 I am a big fan of Alfa Romeo coming back to
20 the United States and I am glad they are in our
21 community.

22 COUNCILMAN MUSCARELLA: I just like to add
23 that Alfa Romeo is a U.S. company through
24 Chrysler, Fiat.

25 I am very happy to see the Maserati and all

1 Italian designs back in our Country.

2 RANDY SPORN: That is what is great about
3 this Country and the choice and we are finding out
4 that the customers that are behind Alfas are
5 successful.

6 Um, there is a passion. There is a choice.

7 There are choices in every different price
8 category of the cars, trucks, SUV's and it is
9 offering the public another choice and the people
10 who come in are just very excited about a new
11 option to go with their entry level vehicles.

12 We are excited, as well and the reason we
13 are doing this, we are selling more cars in our
14 existing Jeep, Chrysler, Dodge and Ram truck
15 facility which is also been successful.

16 We just don't have enough room there and we
17 also want to offer Alfa Romeo customers a little -
18 - not a little, a better experience where they are
19 differentiated.

20 They are not the normal customer service,
21 plain old car dealer.

22 SUPERVISOR GILLEN: Thank you, gentlemen.

23 ATTORNEY GRAY: That's it.

24 SUPERVISOR GILLEN: I don't have any slips
25 on this Public Hearing, is there, on this

1 Application, is there anyone that would like to be
2 heard?

3 META MEREDAY: Meta J. Mereday, Baldwin
4 resident.

5 Um, I am all in favor definitely of
6 commerce and industry.

7 I am just curious with regard to the Town
8 and their process for the types of businesses that
9 are coming into our area because it just seems
10 there is a lack, for a better word, a
11 proliferation of the garages, gas stations,
12 convenience stores.

13 And, um, like the discussion earlier, you
14 know, and I heard the pain, um, of the residents,
15 you know, in Freeport and again, dealing with
16 Veterans who are homeless and things of that
17 nature, um, and we do have a crisis of a
18 magnitude here and I am not saying I am against
19 this, but my question, again, pertains to how we
20 are looking at where we are putting our emphasis.

21 I think this is more of a charge to our
22 Planning and Economic Development and outreach to
23 focus on these things a little more stringently
24 because we really do need to start looking at the
25 residents and their issues, um, and because

1 knowing how the lengths of these meetings can
2 possibly be, we need maybe to restructure some
3 things so residents and the issues and their pain
4 and their voices can be heard and maybe we might ^{Page | 99}
5 get a better attendance at these types of
6 activities.

7 So, I am just hoping looking at that and as
8 it pertains to this project, I am hoping that we
9 look at it again from a public safety standpoint
10 and from a waste removal, again, the garages,
11 convenience storage and things of that nature, put
12 in undue burden on the sewer and water system of
13 those representative communities.

14 And, we are talking about the tenants, so,
15 let's try to get ahead of the situation for a
16 change and since we are living on a dangerous
17 plume, we got bad water, bad air, we got a lot of
18 things that are going on and we are coming into
19 the storm season, so, we need to look at where we
20 are actually putting our emphasis and be a little
21 more supportive, a little more compassionate
22 because the young lady that was standing here to
23 speak, this is her first time.

24 Again, we don't want to give people the
25 wrong impression.

1 She was standing here to speak.

2 You know if it was me, I would have sat
3 down and started speaking into the microphone.

4 She was still trying to be respectful, so, ^{Page | 100}
5 you know, all of you saw her standing here.

6 I know we did.

7 Um, we were telling her, saying she needed
8 to speak, so, let's be cognizant of that and,
9 again, start looking at these applications for
10 these gas stations, garages and convenience
11 stores.

12 Let's start looking at other things;
13 restaurants, community centers, senior centers.

14 Let's look at returning some of these
15 former VFW halls and American Legion Halls, they
16 are becoming 7-Eleven's and Bollas.

17 We still have Veterans that have needs,
18 here.

19 And, let's start to address that.

20 Thank you.

21 SUPERVISOR GILLEN: Thank you.

22 Is there anyone else that would like to
23 speak about this item - - application that we just
24 heard?

25 DEANNA THOMPSON: Yes, I do agree

1 another parking garage might not be the best
2 because you do - - proposal on how we can utilize
3 better parking spaces that we have - -

4 COUNCILMAN D'ESPOSITO: I want to make
5 clear, for the record, it is not a parking garage.

6 DEANNA THOMPSON: What was it exactly?

7 COUNCILMAN D'ESPOSITO: It is a service
8 center for the brand new car, Alfa Romeo.

9 DEANNA THOMPSON: Okay, regardless.

10 COUNCILMAN D'ESPOSITO: I am making it
11 clear for the record, that's all.

12 DEANNA THOMPSON: When it comes to car
13 dealerships, we have enough car dealerships and
14 automobile services on Long Island and to focus on
15 that, it is an important thing at the moment,
16 without considering, again, the housing crisis
17 that we are facing and, um, other technology that
18 can be implemented to make sure before focusing on
19 one company, okay, what other car automotive, um,
20 company, also needs help when you are grouping
21 them together and using the technology that we
22 have amicable to help everyone to help communities
23 at large.

24 Um, that is with regard to that matter,
25 that is all I have to say as far as adding

1 another vehicle maintenance when the transit issue
2 you still have to address increase transit
3 oriented development.

4 Are you looking at it as a whole or
5 breaking it down and do company by company by
6 company?

7 What is the plan?

8 SUPERVISOR GILLEN: Transit oriented
9 development looks at zoning around train stations,
10 um, that is what transit oriented development
11 does.

12 Generally speaking, it provides zoning
13 incentives for developers to come there and start
14 businesses there or maybe build housing there.

15 This is just a specific application, um,
16 where the applicants come to the Town to get our
17 permission to just alter structure on their
18 property.

19 So, that is what is happening right, now.

20 It is not Town property where we are
21 deciding to build a garage, it is private-owned
22 property.

23 So, it is a little different.

24 They are making a specific application to
25 change and alter the building at their property

1 Um, that is different than transit oriented
2 development is asking us permission to enact
3 zoning regulations that will promote growth around
4 train stations.

5 DEANNA THOMPSON: Okay, I will come back to
6 that and address that at Public Comment.

7 COUNCILWOMAN KING-SWEENEY: Just important
8 to clarify, we are still here in America where
9 there is private industry and we support private
10 industry as long as it is a legitimate business
11 that is following all of our rules and
12 regulations.

13 We should do all that we can to advocate
14 private industry's success to develop and be all
15 that it can in the Town of Hempstead.

16 I welcome your business.

17 I think you have a wonderful business.

18 It is not the role of government to dictate
19 what types of businesses come into communities.

20 We have to help the private individuals
21 success and opportunity to do that.

22 DEANNA THOMPSON: Private industry will
23 continue to be successful.

24 I am a private individual and I have been
25 trying to submit a request for proposals but

1 Government keeps saying I have to have this number
2 first.

3 I have to apply for this first, well,
4 because you are a Black woman and you have low
5 income you will not qualify for this.

6 You cannot qualify for that and I am trying
7 to work with community members and rebuild my
8 community.

9 I am getting red tape after red tape by the
10 government because you are low income and you want
11 to help yourself.

12 How can you help me today since you said
13 you want to help private businesses?

14 COUNCILWOMAN KING-SWEENEY: A couple of
15 things; you have to peel away the layers, first, I
16 agree with you that we need to cut down government
17 regulations, the burden of government, the role of
18 it that is happening in our lives.

19 So, um, I am happy to meet with you.

20 I am not sure what business you have, what
21 RFP's you have responded to.

22 I am sure there is not a single person in
23 the Town of Hempstead that is discriminating based
24 on your Race.

25 DEANNA THOMPSON: When I do come to the

1 Microphone or government buildings, the first
2 thing that happens to me is the Police are called
3 because you are speaking out of line, if that is
4 the only reason - -

5 COUNCILWOMAN KING-SWEENEY: I don't know
6 what has happened, here, in the past, here in the
7 Town of Hempstead, no one would treat you like
8 that but I am more than happy - - Marcus from my
9 office would be happy to sit down with you.

10 I don't know what type of business you
11 have, whatever it is, if you responded to an RFP,
12 we will look into it.

13 As far as these gentlemen, they have a good
14 business from everything that I know.

15 We, as a government, should not be
16 dictating what type of business comes in as long
17 as it is a legitimate business, it is our job to
18 help local, small businesses grow.

19 SUPERVISOR GILLEN: I do not have any other
20 slips on this Public Hearing, we will actually
21 vote on Item 35.

22 COUNCILMAN MUSCARELLA: I move that we
23 adopt Item 35.

24 COUNCILMAN BLAKEMAN: Second.

25 SUPERVISOR GILLEN: Madam Clerk.

HEMPSTEAD TOWN BOARD 5/7/19

1 CLERK CABANA: Supervisor Gillen?

2 SUPERVISOR GILLEN: Aye.

3 CLERK CABANA: Councilman Blakeman?

4 COUNCILMAN BLAKEMAN: Aye.

Page | 106

5 CLERK CABANA: Councilman D'Esposito?

6 COUNCILMAN D'ESPOSITO: Aye.

7 CLERK CABANA: Councilman Dunne?

8 COUNCILMAN DUNNE: Aye.

9 CLERK CABANA: Senior Councilwoman Goosby?

10 SENIOR COUNCILWOMAN GOOSBY: Aye.

11 CLERK CABANA: Councilwoman King-Sweeney?

12 COUNCILWOMAN KING-SWEENEY: Aye.

13 CLERK CABANA: Councilman Muscarella?

14 COUNCILMAN MUSCARELLA: Aye.

15 SUPERVISOR GILLEN: Okay, now, on Public

16 Hearing Number 7.

17 COUNCILMAN MUSCARELLA: I move we adopt

18 Item Number 7.

19 COUNCILMAN BLAKEMAN: Second.

20 COUNCILMAN MUSCARELLA: I like to close the

21 Public Hearing at this point and adopt Item 7.

22 COUNCILMAN BLAKEMAN: Second.

23 SUPERVISOR GILLEN: Madam Clerk.

24 CLERK CABANA: Supervisor Gillen?

25 SUPERVISOR GILLEN: Aye.

HEMPSTEAD TOWN BOARD 5/7/19

1 CLERK CABANA: Councilman Blakeman?

2 COUNCILMAN BLAKEMAN: Aye.

3 CLERK CABANA: Councilman D'Esposito?

4 COUNCILMAN D'ESPOSITO: Aye.

Page | 107

5 CLERK CABANA: Councilman Dunne?

6 COUNCILMAN DUNNE: Aye.

7 CLERK CABANA: Senior Councilwoman Goosby?

8 SENIOR COUNCILWOMAN GOOSBY: Aye.

9 CLERK CABANA: Councilwoman King-Sweeney?

10 COUNCILWOMAN KING-SWEENEY: Aye.

11 CLERK CABANA: Councilman Muscarella?

12 COUNCILMAN MUSCARELLA: Aye.

13 I declare this Hearing closed and
14 permission granted.

15 SUPERVISOR GILLEN: Thank you, gentlemen.
16 Madam Clerk, will you, please, call the next
17 Public Hearing.

18 CLERK CABANA: Application of K & R 630
19 WOODFIELD, LLC for a special exception (public
20 garage) to construct a one-story masonry addition
21 to the existing building which will serve as
22 additional garage space for vehicle repairs and
23 maintenance operations located in WEST HEMPSTEAD -
24 on the northwest intersection of Woodfield Road &
25 Charles Street, 233.71 feet South of Oakford

1 Street.

2 ATTORNEY BONESSO: Good Morning.

3 SUPERVISOR GILLEN: Good Morning.

4 ATTORNEY BONESSO: Supervisor Gillen,

5 Members of the Board:

6 My name is William Bonesso. I am partner
7 with the law firm Forchelli, Deegan & Terrano.
8 333 Earle Ovington Boulevard, Uniondale, New York,
9 appearing on behalf of the Applicant, K & R 630
10 Woodfield, LLC.

11 Seated behind me to my left are Mr. Kamar,
12 Thinca Bidell, (phonetic spelling) his architect,
13 Mr. Anthony Lovaso. (phonetic spelling)

14 Um, Mr. Thinca Bidell is the principal of
15 the ownership entity.

16 We are, here, today, seeking permission via
17 a special exception to redevelop, um, develop, um,
18 and slightly enlarge an existing public garage
19 situated at the premises in West Hempstead.

20 It is a facility that has been there since
21 1951 in a variety of situations.

22 My client purchased it about three years
23 ago and since purchasing it, um, filed
24 applications to make these modifications and to
25 improve the site.

1 Um, it is a property that contains a one-
2 story masonry building on it, that has three
3 service bays for automotive maintenance and
4 servicing.

5 Um, each one has a lift.

6 He is proposing to build an addition to
7 that building, approximately, forty-five by
8 twenty-eight feet in size, which will house two
9 additional bays, one with a lift, the other, just
10 a regular work bay.

11 He presently employs four employees, two
12 fulltime mechanics, a fulltime clerical person and
13 a part-time clerical person.

14 The addition that he proposes to build will
15 add one fulltime mechanic and one part-time
16 mechanic to the operation.

17 Currently the hours of operation are Monday
18 through Friday, 7:00 a.m. to 6:00 p.m., Saturday,
19 8:00 a.m. to 4:00 p.m., Sunday, closed.

20 Those hours will be maintained. No changes
21 to those.

22 This is very much a local community service
23 and repair shop providing service and repair and
24 maintenance services to the local patrons.

25 The site does not do any automotive

1 body work, no painting, no frame straightening, no
2 collision work of any kind.

3 It is really, simply, basically, repairs,
4 basic service and maintenance work. Page | 110

5 Now, the site will also or the application,
6 also entails the redevelopment of the site.

7 Presently, the site is nothing but
8 pavement.

9 There is striping, um, there is no
10 delineated parking spaces.

11 This will result in a redevelopment of the
12 site.

13 It will clear away only existing storage
14 units on the property.

15 It will also strengthen the property and
16 doing so, will provide a total of twelve parking
17 spaces.

18 Eight are required by the use and the new
19 addition.

20 So, we are actually providing an additional
21 four spaces, all be it, those four spaces will be
22 in the front yard setback.

23 We are asking permission to do that, as
24 well.

25 But by providing the additional parking

1 spaces, we feel that it will eliminate any
2 potential parking congestion on the property.

3 So - -

4 SENIOR COUNCILWOMAN GOOSBY: I have to ask ^{Page | 111}
5 you a question.

6 ATTORNEY BONESSO: Yes, ma'am.

7 SENIOR COUNCILWOMAN GOOSBY: Did you clean
8 all of this up?

9 Has this been cleaned up?

10 ATTORNEY BONESSO: Some of it has been
11 cleaned up, Councilwoman Goosby.

12 It will be completely cleaned up.

13 I was provided with a copy of the
14 inspection report and the items listed as non-
15 compliance.

16 I have had a very frank conversation with
17 my client, but, what needs to be done, now, he is
18 fully aware of that and he is fully aware of
19 bringing the property incompliance.

20 Much of what needs to be done will be the
21 result or will be removed as a result of the
22 redevelopment as indicated.

23 I know that there is a storage container
24 there.

25 I know there is numerous unregistered

1 Vehicles, tires and auto parts.

2 The vehicles have been removed.

3 The tires, I believe, have been removed,
4 but everything will be removed in conjunction with ^{Page | 112}
5 the redevelopment of the property.

6 He is aware of that.

7 I will make sure of it.

8 SENIOR COUNCILWOMAN GOOSBY: You will make
9 sure that all the outstanding violations will be
10 done?

11 ATTORNEY BONESSO: Yes.

12 SENIOR COUNCILWOMAN GOOSBY: First of all,
13 the tires, the cars, if you have them outside and
14 there is rain and they get water in them, what
15 happens?

16 ATTORNEY BONESSO: Flooding, the site has
17 been in disrepair, I guess, for a long time.

18 Thinca Bedell (phonetic spelling) took it
19 over in 2016, there is no reason why it should be
20 maintained in pristine condition.

21 It needs to be done so he is aware of that.
22 He will be bringing it into compliance that
23 includes new landscaping beds, new stripping, new
24 paving.

25 It will be a much more attractive site.

1 It will be a much more attractive site.

2 It will be a more efficient site in terms
3 of how it operates with the parking, the strip
4 parking and the use of the property.

5 The ability to add the addition will do
6 away with the needs of storage containers, all of
7 those things will go away.

8 COUNCILMAN BLAKEMAN: Counselor, I did not
9 see the site plan.

10 Was the site plan submitted with this?

11 ATTORNEY BONESSO: Certainly.

12 COUNCILMAN BLAKEMAN: Do you have one,
13 Senior Councilwoman?

14 SENIOR COUNCILWOMAN GOOSBY: I haven't seen
15 the site plan.

16 COUNCILMAN BLAKEMAN: I didn't see the site
17 plan.

18 I want to echo what Senior Councilwoman
19 Goosby said, um, Senior Councilwoman Goosby and
20 myself and Councilman Muscarella, we all share
21 part of West Hempstead and the surrounding areas.

22 I am going to echo what she said.

23 First of all, are you going to clean up
24 that façade at all when you do the new
25 construction?

1 ATTORNEY BONESSO: Yes.

2 COUNCILMAN BLAKEMAN: No offense, maybe
3 something else, but it looks a little gaudy if
4 they can clean it up, I don't know if you are
5 married to the bright red and yellow, but it could
6 be something a little muted for the community,
7 when you do the work, um, it would look a lot
8 nicer.

9 And, then, what Senior Councilwoman Goosby
10 was talking a bout is where the - - okay, we have
11 it, here, now, okay, we finally have it.

12 So, we would like to see a little more
13 enhancement of the landscaping.

14 Um, and, also would your client be willing
15 to covenant to keep all of the landscaping and
16 shrubbery in good healthy condition?

17 ATTORNEY BONESSO: Absolutely, the site
18 plan does show right, now, there are no planters,
19 no landscaping.

20 COUNCILMAN BLAKEMAN: Right.

21 ATTORNEY BONESSO: The site plan does show
22 four planters.

23 We can, in fact, with the Board's wishes,
24 as indicated, we have four extra parking spaces.

25 We might be able to expand some of those

1 Planters to do away with one or two of the
2 additional extra parking spaces and provide more
3 landscaping.

4 And, certainly, anything that was
5 installed, our restrictive covenants that the
6 Board will require will indicate that the
7 landscaping must be maintained.

8 It must be irrigated.

9 It must be kept in good condition and any
10 dead or dying planting would have to be removed
11 and replaced with similar plantings of the same
12 maturity and the same species and the like.

13 We would accept all of that.

14 COUNCILMAN BLAKEMAN: That is very helpful.

15 Thank you, Counsel.

16 ATTORNEY BONESSO: Other than that, Nassau
17 County Planning Commission has recommended local
18 determination.

19 Um, again, as much as there are conditions
20 on the property that need to be addressed, this is
21 the first step toward addressing that.

22 It will certainly improve the appearance of
23 the site.

24 The landscaping will certainly make it more
25 aesthetically pleasing and the operation will

1 run much better once there is striping and parking
2 and at the same time, allows my client to advance
3 and expand his business, so, that he can provide a
4 successful opportunity to the community.

5 It will also add two additional jobs.

6 COUNCILMAN BLAKEMAN: Counselor - -

7 ATTORNEY BONESSO: Yes.

8 COUNCILMAN BLAKEMAN: Would you be willing
9 to represent, at this time, that you would
10 dedicate, at least one parking space for
11 additional landscaping?

12 Do you want to talk to your client about
13 that?

14 ATTORNEY BONESSO: No, he is fine with
15 that.

16 COUNCILMAN BLAKEMAN: That will be a
17 condition of the application.

18 ATTORNEY BONESSO: Understood.

19 SUPERVISOR GILLEN: Counselor, since
20 Counselor Dunne is not here, I will ask that - -
21 can you make sure that there is a flagpole at this
22 property?

23 ATTORNEY BONESSO: Yes, he does presently
24 fly a flag but it is kind of attached to an
25 existing sign, that is not going to be the

1 case.

2 He is going to actually be able to put an
3 actual flagpole in the planters to be located on
4 the North end of the property.

Page | 117

5 SUPERVISOR GILLEN: Thank you.

6 You come here enough. You should always
7 put that in.

8 ATTORNEY BONESSO: It was in my notes.

9 COUNCILMAN DUNNE: Thank you.

10 ATTORNEY BONESSO: That is our direct
11 presentation.

12 SUPERVISOR GILLEN: I don't have any slips
13 on this Public Hearing.

14 Is there anyone that would like to be
15 heard?

16 (Whereupon, no response was heard. After,
17 the following ensued.)

18 SUPERVISOR GILLEN: May I have a Motion.

19 SENIOR COUNCILWOMAN GOOSBY: I am going to
20 be good to you this time because you have come to
21 us and because you have come to us and we have
22 always respected you and anything we ask you to do
23 you have made sure it was done and you know how I
24 am looking forward to this being good and
25 definitely get rid of the tires.

HEMPSTEAD TOWN BOARD 5/7/19

1 I cannot take those. I cannot have those.
2 So, they get wet, if you do everything that you
3 said and someone comes and checks you out, then, I
4 will go ahead and close the Hearing and grant the ^{Page | 118}
5 application.

6 COUNCILMAN BLAKEMAN: On the same condition
7 set forth by Senior Councilwoman Goosby, I second
8 that.

9 SUPERVISOR GILLEN: Madam Clerk.

10 CLERK CABANA: Supervisor Gillen?

11 SUPERVISOR GILLEN: 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 Goosby?

19 SENIOR COUNCILWOMAN GOOSBY: Aye.

20 CLERK CABANA: Councilwoman King-Sweeney?

21 COUNCILWOMAN KING-SWEENEY: Aye.

22 CLERK CABANA: Councilman Muscarella?

23 COUNCILMAN MUSCARELLA: Aye.

24 ATTORNEY BONESSO: Thank you very much,
25 Councilwoman Goosby, Councilman Blakeman,

HEMPSTEAD TOWN BOARD 5/7/19

1 you can rest assure that everything will be taken
2 care of as promised.

3 COUNCILMAN BLAKEMAN: Thank you.

4 SENIOR COUNCILWOMAN GOOSBY: Make it a show ^{Page | 119}
5 place so that the neighbors can be happy.

6 ATTORNEY BONESSO: Thank you.

7 SUPERVISOR GILLEN: Thank you.

8 Madam Clerk, if you will please call the
9 Administrative Calendar.

10 CLERK CABANA: Yes, there are Items 9
11 through 57 on the Administrative Calendar.

12 SUPERVISOR GILLEN: Would an of the Council
13 Members like to sever any of the items on the
14 Administrative Calendar?

15 (Whereupon, no response was heard. After,
16 the following ensued.)

17 SUPERVISOR GILLEN: So may I have a Motion
18 on the Administrative Calendar.

19 SENIOR COUNCILWOMAN GOOSBY: I move the
20 Administrative Calendar in its entirety with the
21 exception of Item 35 and 43.

22 COUNCILMAN BLAKEMAN: Second.

23 SUPERVISOR GILLEN: Felix Procacci?

24 FELIX PROCACCI: Felix Procacci. I like to
25 point out that this Board voted last week,

1 last meeting a person's address is an unwarranted
2 invasion of personal privacy.

3 So, I ask that was the determination and
4 the Town's Ethics Counsel had no response. Page | 120

5 You are not to ask for people's address.

6 Um, I want to speak on Item Number 50.

7 COUNCILMAN BLAKEMAN: Let me jump in, we
8 can ask but it would be up to them whether they
9 want to disclose that but we like to know where
10 people live.

11 It gives a little more insight.

12 FELIX PROCACCI: I like to speak on Number
13 50, the various offices and positions, leave of
14 absences, when I first asked about that, why
15 weren't they put on the calendar, I was told by
16 the Town Attorney that it was a HIPA regulation,
17 that I should research that.

18 I found out it wasn't true, so, I FOIL-ed
19 it and I found it was an unwarranted invasion of
20 personal privacy, but, no explanation was given as
21 to why nothing - - somebody is taking a leave of
22 absence and is an unwarranted invasion of personal
23 privacy.

24 So, I appealed the decision and it is too
25 long to read in three minutes but the gist of it

1 is likely to result in, at least, personal
2 hardship to the subject party or parties
3 regardless of the reason for the leave of absences
4 and, importantly is not relevant to the work of Page | 121
5 the Town.

6 Um, I disagree, um, to say the least.

7 When I went to file an inquiry with the
8 Compliance Officer that we recently hired, he
9 didn't respond for many days and I found out that
10 immediately after he was hired, he took a leave of
11 absence.

12 So, you know, so I had FOIL-ed information
13 regarding his time sheets and it turns out he does
14 not keep time sheets.

15 So, the problem with the leave of absence
16 issue is that there could be illegal absences and
17 the management here my tolerate that and the
18 public will have no way of knowing that.

19 So, there is no public feedback to say it
20 is not related to the work is untrue because if
21 people are taking leave of absences, it may add to
22 the overtime costs within the Town.

23 So, it is definitely a concern for
24 residents and the financials.

25 COUNCILWOMAN KING-SWEENEY: Mr. Procacci,

1 the Commissioner of Human Resources can correct me
2 if I am wrong, people take leave of absences for
3 personal sick reason, I can't possibly fathom why
4 you need to know why someone is sick, what is
5 going in someone's personal life.

6 FELIX PROCACCI: That is the second time I
7 was interrupted.

8 COUNCILWOMAN KING-SWEENEY: You made all of
9 these allegations against us.

10 We have all of these bad motives. We are
11 trying to shield this information from the public.
12 You have people living normal lives, who are
13 undergoing some sort of health issue and you don't
14 need to know about it.

15 FELIX PROCACCI: Well, once, again,
16 indicating I don't need to know the reason for the
17 leave of absence, just the fact that they are
18 taking a leave of absence - -

19 COUNCILWOMAN KING-SWEENEY: Should be
20 sufficient for you.

21 FELIX PROCACCI: Fourth time I was
22 interrupted illegally.

23 This made the paper, "South Manor School
24 Chief placed on leave."

25 So, apparently, his rights have been

1 | violated and there have been many instances where
2 | different officials have been put on leaves of
3 | absences for different reasons - -

4 | (Whereupon, three-minute bell rang. After, ^{Page | 123}
5 | the following ensued.)

6 | FELIX PROCACCI: - - That are made
7 | available to the public.

8 | I am not asking for the reason for the
9 | leave of absence, just the fact that they are.

10 | And, my school district, by the way, you
11 | let others speak for forty-five second over, my
12 | school district does rule and vote on leaves of
13 | absences and makes the name and not the reason,
14 | but the fact that a person is taking a leave of
15 | absence.

16 | SUPERVISOR GILLEN: So, just to be clear,
17 | Mr. Procacci, you think that we should identify
18 | who is taking leaves but not the reason?

19 | FELIX PROCACCI: That is fine.

20 | SUPERVISOR GILLEN: That is what you are
21 | suggesting?

22 | FELIX PROCACCI: That is fine.

23 | SUPERVISOR GILLEN: Thank you.

24 | Valerie Lampe?

25 | VALERIE LAMPE: Valerie Lampe, Town

1 of Hempstead.

2 I forget what number it is, the
3 whistleblower act?

4 SUPERVISOR GILLEN: We are calling for a Page | 124
5 Public Hearing.

6 VALERIE LAMPE: Right, I wanted to ask
7 regarding that whistleblower proposal, um, is it
8 going to be retroactive?

9 SUPERVISOR GILLEN: I don't understand what
10 your question is.

11 VALERIE LAMPE: Is it going to be
12 retroactive?

13 SUPERVISOR GILLEN: Mr. Ra?

14 TOWN ATTORNEY RA: There is currently in
15 the State of New York a whistleblower statute.

16 VALERIE LAMPE: Right.

17 TOWN ATTORNEY RA: I would refer you to
18 that, Number 1.

19 Number 2, no, it will not be retroactive,
20 but it repeats substantially all of the
21 protections that are in place, right, now, with
22 the State of New York.

23 It applies for all municipalities.

24 VALERIE LAMPE: Right, yes, I know that.

25 Second, um, I was just wondering

1 if there is any kind of statute of limitations or
2 so it is not going to be retroactive, but if there
3 was an employee of the Town of Hempstead who had a
4 complaint, um, and felt that there was retribution
5 regarding the status of their employment or
6 whether or not they received a demotion or any
7 kind of vendetta, are they able to file a
8 complaint from something that transpired, say, a
9 year ago?

10 SUPERVISOR GILLEN: Mr. Ra, I think what
11 you are saying is complaints always had
12 whistleblower protection under the New York State
13 Law.

14 What we are doing is codifying New York
15 State Law and enhancing it in the Town of
16 Hempstead.

17 VALERIE LAMPE: So, if something happened a
18 year ago, would an employee be able to make a
19 complaint, file a grievance, now?

20 SUPERVISOR GILLEN: I think that would
21 require a legal opinion I will not be giving.

22 The Town Attorney should be providing legal
23 opinion.

24 TOWN ATTORNEY RA: The answer is, yes,
25 because the State Law would apply.

HEMPSTEAD TOWN BOARD 5/7/19

1 VALERIE LAMPE: Okay, thank you very much.

2 The other question I have was, um,

3 (clicking fingers) Councilman D'Esposito, thank

4 you very much, at the last meeting when you

Page | 126

5 instituted a Code, um, of Ethics, that would

6 prohibit an Elected Official from, um, I guess

7 without using words that might put me on a witness

8 stand, reaching out to someone's employer about a

9 vendor for the Town of Hempstead and, um, you

10 know, causing them strife, fear of job loss, loss

11 of income, etc., um, my question is who is going

12 to protect the actual private citizen?

13 Is there any whistleblower protection for

14 the private citizen who, for example, I have, um,

15 a colleague of mine who can remain nameless, who

16 is very fearful of coming forth, she wants to talk

17 about her insurance at the animal shelter and also

18 something that she witnessed regarding the animal

19 that she wanted to adopt.

20 She witnessed, firsthand, abuse.

21 And, she is petrified of coming forward

22 because she owns a business within the Town of

23 Hempstead and she is afraid of retribution.

24 Who is going to protect the private

25 citizens?

HEMPSTEAD TOWN BOARD 5/7/19

1 (Whereupon, "go to the D.A.," was heard
2 calling out. After, the following ensued.)

3 VALERIE LAMPE: Is there anything that can
4 be done so that if someone has important
5 information they want to report something that is
6 unethical behavior and it should concern all of
7 us, um, that they will not have to fear for their
8 loss of business, income or even personal attacks,
9 cyberbullying, etc. - -

Page | 127

10 (Whereupon, "go to the D.A." was heard
11 calling out from the audience. After, the
12 following ensued.)

13 SUPERVISOR GILLEN: We will have a Board of
14 Ethics and Ethics Law.

15 Meta Mereday?

16 META MEREDAY: Meta Mereday, Baldwin
17 resident, um, I numbered my things; Number 23, I
18 just wanted to know, um, it says, "increase of
19 contract," okay, what does that mean and why?

20 Um, I just want to get all of my things
21 out, the clock is ticking.

22 And, 36, just specifics with regard to that
23 particular SEQRA.

24 Um, and 39, um, "authorizing settlement of
25 claims" not interest, per say, in the actual

1 names but I am trying to keep a running total of
2 how much we are paying out in settlements over the
3 course of a year.

4 SUPERVISOR GILLEN: For 23, um, we had a Page | 128
5 contractor who is doing additional work that was
6 not anticipated in terms of the, um, Baldwin
7 Overlay Zone, additional SEQRA-related work, so,
8 increasing the amount of their contract, that is
9 what 23 is.

10 Um, with respect to - -

11 META MEREDAY: How much is that increase?

12 SUPERVISOR GILLEN: Fifty thousand dollars.

13 META MEREDAY: Okay, so, that bring this
14 total to how much to date?

15 SUPERVISOR GILLEN: It is not to exceed
16 three hundred and seventy-seven thousand dollars.

17 META MEREDAY: For this particular aspect
18 of it?

19 SUPERVISOR GILLEN: Yes.

20 META MEREDAY: Okay.

21 TOWN ATTORNEY RA: Supervisor, if I may,
22 number 36, you asked about?

23 META MEREDAY: Yes.

24 TOWN ATTORNEY RA: 36 is a public garage,
25 um, on Babylon Turnpike in Roosevelt.

HEMPSTEAD TOWN BOARD 5/7/19

1 META MEREDAY: Okay, number of garages is
2 going up and we want to know why our water is so
3 contaminated.

4 Number 39?

Page | 129

5 TOWN ATTORNEY RA: 39 is two items; one is
6 eighty-eight hundred dollar settlement for
7 property damage from a car accident.

8 And, the other one is a settlement for
9 thirty-eight thousand seven hundred dollars where
10 there was personal injury in a car accident.

11 META MEREDAY: Okay, car accident, okay.

12 Um, so, overall, I think, um, with regard
13 to just these issues, I have asked before with
14 regard to the contracts that are being awarded,
15 um, if we are going to be on some kind of tract
16 with regard to diversity, if we could start
17 listing if it is "MWBE" component and one of the
18 other avenues I think we fail to realize people
19 have because, again, people have the wrong
20 connotation as it pertains to minority businesses,
21 they have the assumption that everybody small is
22 working out of their closet.

23 There are some minority business owners
24 that are billionaires, Bob Johnson, Oprah Winfrey.

25 You know, we might have some locally

1 if we expanded our horizons a little more instead
2 of saying we can't find anyone, if we partnered,
3 the number was in the millions as far as
4 contracts.

5 There are municipalities that put some type
6 of legal, how you do it, indirectly, the clause
7 with the prime contractor to put the onerous on
8 them with their secondary outreach subcontracting.

9 However you do it.

10 If you are saying, I am giving you twenty
11 million dollars of our taxpayer dollars, we have
12 some expectations of you going to do the outreach
13 to do the inclusion, some kind of process, paid
14 apprentice, not trained as someone has to take
15 time out to do.

16 They would find that the listing would grow
17 a lot deeper as far as the diversity pool as well
18 as the workforce.

19 We can start doing something a little
20 differently for the summertime, as far as the
21 outreach.

22 And, I would like to see a study on how
23 many gas stations, garages and maintenance
24 facilities are in the northernmost communities
25 that are not as dense, the population as

HEMPSTEAD TOWN BOARD 5/7/19

1 of minorities, because there are quite a few in
2 the communities of color.

3 Thank you.

4 (Whereupon, the three-minute bell rang. Page | 131

5 After, the following ensued.)

6 SUPERVISOR GILLEN: Thank you, Ms. Mereday.

7 Mary Ellen Kreye?

8 MARY ELLEN KREYE: Good Afternoon, Mary

9 Ellen Kreye, Uniondale.

10 On Item Number 14, there are specific
11 Parks, are they, um, for all the Parks?

12 SUPERVISOR GILLEN: Commissioner, are you,
13 here, Commissioner Leno?

14 COMMISSIONER LENO: Good Afternoon,
15 Supervisor, Members of the Board.

16 SUPERVISOR GILLEN: Good Afternoon.

17 MARY ELLEN KREYE: And, Number 18, um, is

18 that Commercial venue, those Wells 5 & 6,

19 Uniondale, Water Wells?

20 SUPERVISOR GILLEN: Thank you,

21 Commissioner.

22 COMMISSIONER LENO: Good Morning, Town

23 Board:

24 One on Oak Street.

25 MARY ELLEN KREYE: Oak Street?

HEMPSTEAD TOWN BOARD 5/7/19

1 COMMISSIONER LENO: Yes.

2 MARY ELLEN KREYE: Um, storage tanks, where
3 are they located?

4 COMMISSIONER LENO: One in Olen Green Water ^{Page | 132}
5 District and one is the Point Lookout District,
6 those are Water Department tanks, um, there is
7 also a tank, the Lido Beach Golf Course, one in
8 Merrick.

9 MARY ELLEN KREYE: Not in Uniondale.

10 And, um, 29, the street lighting, where is
11 that located or is it throughout the Town?

12 TOWN ATTORNEY RA: Various streets
13 throughout the Town.

14 MARY ELLEN KREYE: Thank you. And, I am
15 sorry, there is one more question that the water,
16 um, the East Meadow Well, Number 1, is that the
17 one that is located in Uniondale?

18 COMMISSIONER LENO: One is located on
19 Prospect Avenue.

20 MARY ELLEN KREYE: Thank you.

21 That is it, thank you.

22 SUPERVISOR GILLEN: Thank you, Ms. Kreye.

23 I do not have any other slips on the
24 Administrative Calendar, is there anyone else that
25 would like to be heard?

1 Just on the Administrative Calendar.

2 EMME FUNDERBURKE IVEY: Emme Funderburke
3 Ivey.

4 SUPERVISOR GILLEN: Good Afternoon.

5 EMME FUNDERBURKE IVEY: Good Afternoon,
6 sorry, 36, could you, please, excuse my ignorance,
7 could you be a little more specific in nature, um,
8 exactly, what is going on with that particular
9 property?

10 SUPERVISOR GILLEN: Mr. Ra?

11 TOWN ATTORNEY RA: This is an application
12 to have a public garage at a location on Babylon
13 Turnpike in Roosevelt that will come before the
14 Town Board for a Public Hearing.

15 This resolution says that the granting of
16 the application would have no adverse significance
17 to the environment, that is what SEQRA neg. dec.
18 is, no adverse effect.

19 EMME FUNDERBURKE IVEY: All right, it will
20 be a Public Hearing on this?

21 TOWN ATTORNEY RA; This will be a Public
22 Hearing whether to grant the use, this has to come
23 before that.

24 EMME FUNDERBURKE IVEY: Thank you.

25 SUPERVISOR GILLEN: Thank you.

HEMPSTEAD TOWN BOARD 5/7/19

1 Is there anybody else that wants to be
2 heard on the Administrative Calendar?

3 MS. BRUSKA: Um, sorry, on the
4 Administrative Calendar is from anything from 9 Page | 134

5 -

6 SUPERVISOR GILLEN: 9 to 57.

7 MS. BRUSKA: So, Number 10, um, special
8 exception - -

9 SENIOR COUNCILWOMAN GOOSBY: Number 10?

10 MS. BRUSKA: Number 10 for the, um, unsafe
11 one-family dwellings in Roosevelt, um, could you,
12 please, explain what this is about?

13 SUPERVISOR GILLEN: So, Commissioner, you
14 can jump in.

15 Sometimes when we have had unsafe
16 structures, the Town has to go in and fix them and
17 board them up.

18 And, so, what we do, we do the work, then,
19 we put it in on the rolls, is that accurate?

20 COMMISSIONER: Yes, Supervisor.

21 MS. BRUSKA: So, one thing we have, um,
22 plenty of those around there, around Hempstead,
23 Roosevelt, Freeport.

24 In Newsday, April 28th, Long Island
25 Newspaper, two hundred and fifty thousand

1 Dollars that was, um, I guess, approved for the
2 study of five hundred and forty-seven, um, zombie
3 houses, I guess this would be considered a zombie
4 house and foreclosed properties, unsafe buildings. ^{Page | 135}

5 SUPERVISOR GILLEN: I can't speak to each
6 house.

7 MS. BRUSKA: Okay.

8 SUPERVISOR GILLEN: I think one was an
9 unsafe swimming pool.

10 MS. BRUSKA: Regarding one house.

11 SENIOR COUNCILWOMAN GOOSBY: One house.

12 MS. BRUSKA: Okay, I just thought it was
13 more than one home, here.

14 SENIOR COUNCILWOMAN GOOSBY: No.

15 MS. BRUSKA: All right, but, um, all right

16 - -

17 SUPERVISOR GILLEN: Multiple homes.

18 COMMISSIONER: Yes, there are five homes
19 that are part of this resolution, um, there is
20 only one in Roosevelt, 69 Pleasant Avenue and,
21 basically, this was for engineering fees.

22 We have an outside engineering consultant
23 that prepared a report for the Town Board.

24 MS. BRUSKA: Okay and update, um, the um, I
25 guess, um, um, um, engineer that is coming in,

1 I guess, checking to see if it is safe or unsafe.

2 SUPERVISOR GILLEN: Do you want to report
3 unsafe homes?

4 MS. BRUSKA: No, I - - no, what I would
5 like to see done - -

6 SENIOR COUNCILWOMAN GOOSBY: Is it a home
7 you think it is unsafe?

8 MS. BRUSKA: That is exactly what I am
9 saying.

10 COMMISSIONER: I am sorry, what,
11 specifically?

12 MS. BRUSKA: Um, I don't understand,
13 "declared an emergency," when it comes to houses,
14 "declared an emergency," um, the Town of
15 Hempstead, we have zero housing, um, even the
16 woman that was here speaking regarding she would
17 like to apply for Section 8 - - Section 8 voucher.

18 There is no housing available, um, so, I
19 want to see if these houses that are boarded up in
20 my neighborhood - - I know the community housing
21 is a problem and I want to actually see some thing
22 being done like, um, I know we have, um, um,
23 maybe, um, the Town of Hempstead construction
24 company or construction services that you use, why
25 can't, you know, you guys go in and renovate,

1 um, some of the homes that are owned by the Town,
2 correct?

3 No?

4 SUPERVISOR GILLEN: No.

5 MS. BRUSKA: They are not taken over by the
6 Town?

7 SUPERVISOR GILLEN: These homes are subject
8 to this are not owned by the Town.

9 MS. BRUSKA: Okay.

10 SUPERVISOR GILLEN: We have partnered with
11 Habitat for Humanity as they rebuild homes.

12 MS. BRUSKA: And, also can I say this - -

13 SENIOR COUNCILWOMAN GOOSBY: I know
14 Habitat, they have two hundred and sixty-five
15 applicants for homes.

16 MS. BRUSKA: I spoke, I know there is a
17 waiting list.

18 SENIOR COUNCILWOMAN GOOSBY: Yes.

19 MS. BRUSKA: Um, I would just like the
20 foreclosure process and I know um, banks foreclose
21 across America but, um, I would like to see if
22 there is any kind of way we can work with these
23 foreclosed properties, um, is there any kind of
24 way, um, I don't know housing, the Town or
25 whatever, work with maybe such - -

HEMPSTEAD TOWN BOARD 5/7/19

1 (Whereupon, the three-minute bell rang.
2 After, the following ensued.)

3 MS. BRUSKA: You can work with us, like I
4 said, I have Section 8 vouchers, there are other Page | 138
5 women out there with vouchers and things, they are
6 working families to get some affordable housing,
7 work with the banks.

8 SUPERVISOR GILLEN: That is what we are
9 trying to do right, now.

10 COUNCILMAN D'ESPOSITO: If I may, I don't
11 mean to interrupt, so you realize not every time
12 that there are homes like this on the calendar
13 does it mean that they are foreclosures, um, for
14 instance, the Building Department, um, if we have
15 in your community, let's say, the house that you
16 live next door goes on fire, the Building
17 Department will come out and, then, sometimes have
18 to secure the building, so, that would be
19 something that would be on here.

20 There could be a pool in the backyard of a
21 house, that is not foreclosed, but, it needs to be
22 made safe, so, we can say, listen, we made this
23 parcel safe.

24 It is not always foreclosures.

25 MS. BRUSKA: Okay, I understand. I do

1 understand that you do have to make it safe for
2 the people but, um, I am just, you know, like I
3 see so many of the houses, you don't know what is
4 - - of course, burnt down, of course, there is a ^{Page | 139}
5 fire it needs to be made safe for the public, the
6 homes that are standing just boarded right on
7 Brown Street in Hempstead, two beautiful homes
8 just boarded up, sitting there.

9 SENIOR COUNCILWOMAN GOOSBY: People can't
10 afford to pay the taxes.

11 MS. BRUSKA: That is true.

12 SENIOR COUNCILWOMAN GOOSBY: They can't
13 afford to pay the taxes; the banks takes them
14 over.

15 MS. BRUSKA: Yeah.

16 SENIOR COUNCILWOMAN GOOSBY: We don't have
17 a right to them. It is the bank's.

18 We can't touch those. I live in the
19 Village, that is the Village, they can't touch
20 that.

21 MS. BRUSKA: I understand, Ms. Goosby, I
22 understand, maybe you can reach out to banks or
23 try to work something.

24 We have a housing emergency.

25 We have a housing crisis. No stone should

1 be left unturned like I said, in the community, I
2 am talking to these women crying to me every day
3 and I, myself, looking for housing and seeing how
4 many people living in, um, unsafe, um, illegal
5 housing.

6 You know I just - - on Terrace Avenue I
7 had a woman and three children in a one bedroom
8 apartment, you know, it is disgusting.

9 SENIOR COUNCILWOMAN GOOSBY: We are doing
10 as much as we can in the Town.

11 Yes, we are know some of the places, there
12 are Section 8 Housing that is not fit to live in,
13 that is a major problem.

14 A lot of people rent out, it is sad to see
15 what people have to live in, it is because a lot
16 of the people, the owners - - we don't own. We
17 can't take away a home.

18 MS. BRUSKA: Um, I understand but I am just
19 saying, I mean, it is a crazy question.

20 SENIOR COUNCILWOMAN GOOSBY: It is not
21 crazy.

22 MS. BRUSKA: We are desperately trying to
23 understand and the prices of housing is falling on
24 deaf ears.

25 SENIOR COUNCILWOMAN GOOSBY: It is not,

1 we just don't have it.

2 MS. BRUSKA: Working with like, um, HUD or,
3 um, housing - -

4 (Whereupon, calling out from the audience ^{Page | 141}
5 was heard. After, the following ensued.)

6 SUPERVISOR GILLEN: One at a time all
7 right.

8 Yes, this is all for Public Comment.

9 Are you talking about an Administrative
10 Calendar item?

11 Thank you for your comments. All right, we
12 are trying to close the Administrative Calendar.

13 GWENDOLYN MARIE WALKER: I know you are
14 twice my age and my Mother told me to respect
15 people. One thing - - thank you.

16 Now, especially about how he said build a
17 parking lot, Roosevelt on Babylon Turnpike, I live
18 over in that area, my name is Ms. Walker, once,
19 again.

20 I live at 12 Holt Place. I saw a woman in
21 the vicinity in my area picking up bottles because
22 she doesn't have a place to live.

23 Instead of building a parking lot, why not
24 take that area and build a home?

25 SENIOR COUNCILWOMAN GOOSBY: You have

1 to talk to the person that owns it.

2 GWENDOLYN MARIE WALKER: Tell me his
3 address and I will be at his doorstep every
4 morning.

5 Have a good day.

6 GWENDOLYN MARIE WALKER: I am sorry my time
7 is up. I want to say thank you, a gain, Ms.
8 Goosby, Ms. Gillen, thank you Ms. Sweeny, Mr.
9 Ramkin from your office.

10 SENIOR COUNCILWOMAN GOOSBY: We have to do
11 this. (Indicating to calendar.)

12 (Whereupon, calling out from the audience
13 was heard. After, the following ensued.)

14 SENIOR COUNCILWOMAN GOOSBY: Same thing, we
15 have to do this, we have to finish this, when we
16 finish this you can talk.

17 (Whereupon, "just because you called it,
18 the issue won't go away, everyone wants the
19 money," was heard yelling out from the audience.
20 After, the following ensued.)

21 SUPERVISOR GILLEN: Ma'am, ma'am.

22 Madam Clerk, will you call the roll on
23 Items 9 through 57 with the exception of 35 and
24 49.

25 CLERK CABANA: Supervisor Gillen?

HEMPSTEAD TOWN BOARD 5/7/19

1 SUPERVISOR GILLEN: Aye.

2 CLERK CABANA: Councilman Blakeman?

3 COUNCILMAN BLAKEMAN: Aye.

4 CLERK CABANA: Councilman D'Esposito?

Page | 143

5 COUNCILMAN D'ESPOSITO: I want to vote aye
6 on the calendar. I want to mention full disclosure
7 on Item Number 9, I am on the Board's foundation,
8 a non-profit organization, that is applying for a
9 5k permit and also I vote no on 37. I vote aye
10 with the exception of 37, which I vote no.

11 CLERK CABANA: Councilman Dunne?

12 COUNCILMAN DUNNE: Aye.

13 CLERK CABANA: Senior Councilwoman Goosby?

14 SENIOR COUNCILWOMAN GOOSBY: Aye.

15 CLERK CABANA: Councilwoman King-Sweeney?

16 COUNCILWOMAN KING-SWEENEY: Aye.

17 CLERK CABANA: Councilman Muscarella?

18 COUNCILMAN MUSCARELLA: Aye.

19 SENIOR COUNCILWOMAN GOOSBY: I make a
20 motion we adjourn.

21 COUNCILMAN BLAKEMAN: Second.

22 CLERK CABANA: Supervisor Gillen?

23 SUPERVISOR GILLEN: Aye.

24 CLERK CABANA: Councilman Blakeman?

25 COUNCILMAN BLAKEMAN: Aye.

HEMPSTEAD TOWN BOARD 5/7/19

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CLERK CABANA: Councilman D'Esposito?

COUNCILMAN D'ESPOSITO: Aye.

CLERK CABANA: Councilman Dunne?

COUNCILMAN DUNNE: Aye.

CLERK CABANA: Senior Councilwoman Goosby?

SENIOR COUNCILWOMAN GOOSBY: Aye.

CLERK CABANA: Councilwoman King-Sweeney?

COUNCILWOMAN KING-SWEENEY: Aye.

CLERK CABANA: Councilman Muscarella?

COUNCILMAN MUSCARELLA: Aye.

(Whereupon, the official meeting of the
Hempstead Town Board was concluded.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

CERTIFICATE BY COURT REPORTER

I, do hereby certify that the foregoing testimony in the matter of the Hempstead Town Board Meeting held on May 7, 2019, consisting of pages 1 through 145 inclusive is an accurate transcription of my cryptic notes.

IN WITNESS WHEREOF, I SET MY HAND THIS DAY.



MDW

CERTIFIED COURT REPORTER

NORTH SHORE COURT REPORTERS

NOTARY PUBLIC - STATE OF NEW YORK