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TOWN OF HEMPSTEAD  
ONE WASHINGTON STREET  
TOWN HALL PAVILION  
HEMPSTEAD, NEW YORK 11550  
October 2, 2019  
10:30 A.M.

BEFORE: LAURA A. GILLEN,  
SUPERVISOR

## 1 APPEARANCES :

2 DEPUTY SUPERVISOR/COUNCILMAN BLAKEMAN

3 SENIOR COUNCILWOMAN GOOSBY

4 COUNCILMAN D'ESPOSITO

5 COUNCILMAN DUNNE, SR.

6 COUNCILMAN MUSCARELLA

7 TOWN CLERK CABANA

8 DEPUTY TOWN CLERK SEDACCA

9 TOWN ATTORNEY RA

10 TOWN BOARD COUNSEL REGINA

11 RECEIVER OF TAXES CLAVIN, JR. (ABSENT)

12 MICHELE HANSON, TOWN CLERK OFFICE

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1           SUPERVISOR GILLEN: All right, good morning,  
2 everybody. Before we begin our meeting today, we want  
3 to note two things: First, it is Councilman Bruce  
4 Blakeman's birthday, so let's all give Councilman a  
5 round of applause. Thank you.

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

8           SUPERVISOR GILLEN: Second, also, we begin  
9 October and Breast Cancer Awareness Month. Probably  
10 everybody here has in some way been touched by breast  
11 cancer. It's estimated that one in eight women born  
12 today will be affected by breast cancer at some point in  
13 their lives.

14           Senior Councilwoman Dorothy has been a  
15 champion for the cause. She has hosted an event here  
16 for years, and she's hosting another one this year.

17           Senior Councilwoman, I'd like you to just  
18 take a few minutes, if you'd like to, to speak about  
19 that.

20           COUNCILWOMAN GOOSBY: Okay, thank you.

21           On the 19th of October, we invite you to  
22 come. We're celebrating the 17th Annual Breast Cancer  
23 Forum that we have here at the Town of Hempstead.  
24 Because with many, many lives, there are people who will  
25 come, will tell you because of what we've done, their

1 lives have been saved. And this time we'll also be  
2 including men.

3 So we have many doctors who are specialists  
4 in the various positions that they're in, and we'll have  
5 nurses. We'll have a band. So if you need to have a  
6 mammogram, all you need to do is make sure to bring a  
7 prescription with you and you may have it here. So we  
8 hope to have you here. It's on the 19th, and it starts  
9 eleven a.m. You're all invited.

10 SUPERVISOR GILLEN: Thank you, Senior  
11 Councilwoman, and thank you for all your advocacy in  
12 this important issue.

13 So welcome to this regularly-scheduled Town  
14 Board meeting. For those of you who have never attended  
15 a Town Board meeting before, we will first have Public  
16 Hearings followed by an Administrative Calendar. After  
17 the Administrative Calendar is concluded, we will remain  
18 in session and as our tradition for 350 years to hear  
19 the public on any matters on which they'd like to  
20 address the Town Board.

21 If anybody would like to be heard on any  
22 matter, there are agendas available in the rear of the  
23 pavilion. Please fill out a slip indicating the item  
24 that you would like to be heard on and hand it up to one  
25 of the Public Safety officers and they'll hand up to me

1 so I can call on you and you may be heard.

2 If you want to be heard on the Public  
3 Hearing, please fill out a different slip for each  
4 Public Hearing. If you want to be heard on the  
5 Administrative Calendar, you can just fill out one slip  
6 for the Administrative Calendar and you can indicate the  
7 items that you'd like to be heard on.

8 Madame Clerk, would you please call our  
9 roll?

10 CLERK CABANA: Yes.

11 Supervisor Gillen?

12 SUPERVISOR GILLEN: Here.

13 CLERK CABANA: Councilman Blakeman?

14 COUNCILMAN BLAKEMAN: Here.

15 CLERK CABANA: Councilman D'Esposito?

16 COUNCILMAN D'ESPOSITO: Aye -- here. Sorry.

17 CLERK CABANA: Councilman Dunne?

18 COUNCILMAN DUNNE: Here.

19 CLERK CABANA: Senior Councilwoman Goosby?

20 SENIOR COUNCILWOMAN GOOSBY: Here.

21 CLERK CABANA: Councilman Muscarella?

22 COUNCILMAN MUSCARELLA: Here.

23 SUPERVISOR GILLEN: I will now ask  
24 Councilman Blakeman to lead us in the Pledge of  
25 Allegiance.

1           (Whereupon, Councilman Blakeman led us in  
2 the Pledge of Allegiance. After, the following ensued.)

3           COUNCILMAN BLAKEMAN: I'm sorry, if I can  
4 ask everyone to remain standing. I apologize. Just a  
5 moment of silence for NYPD Officer Brian Mulkeen who was  
6 murdered, unfortunately, in the line of duty in a  
7 terrible accident in the Bronx. He was a member of the  
8 Anti-Crime Team. He is without a doubt a hero. And the  
9 motto for -- in the NYPD our motto is "Fidelis ad  
10 Mortem," which is "Faithful Unto Death," and he lived  
11 that life until his dying breath. So, please, a moment  
12 of silence of him.

13           COUNCILMAN DUNNE: If I may supplement that  
14 as well, that same week we lost a deputy sherif here in  
15 the United Stated, Deputy Sheriff Dhaliwal. He was a  
16 trailblazer. He was one of the first Sikh police  
17 officers in the United States that actually wore his  
18 turban on duty. He also was killed in the line of duty.  
19 So along with Officer Mulkeen, if you would remember  
20 Deputy Sheriff Dhaliwal in your prayers today. Thank  
21 you.

22           (Whereupon, a moment of silence occurred.  
23 After, the following ensued.)

24           SUPERVISOR GILLEN: At this time the Town  
25 Clerk will be delivering a copy of the tentative budget

1 to each Town Board member.

2 Madame Clerk, would you please take on that  
3 duty?

4 And let the record reflect that I thank  
5 Averil Smith, my financial advisor and member of the  
6 Comptroller's office and my Chief of Staff who also  
7 worked so hard in preparing the 2020 tentative budget  
8 which delivers a tax cut to our residents. Thank you.

9 Thank you, Madame Clerk. Please call our  
10 first public hearing.

11 CLERK CABANA: Proposed Local Law Re:  
12 "REGULATION AND RESTRICTIONS" to limit parking in  
13 LAKEVIEW, OCEANSIDE, near ROCKVILLE CENTRE, SOUTH  
14 HEMPSTEAD, WANTAGH, AND WOODMERE."

15 SUPERVISOR GILLEN: I do not have any slips  
16 on this public hearing. Is there anyone who'd like to  
17 be heard?

18 (Whereupon, no response was heard. After,  
19 the following ensued.)

20 SUPERVISOR GILLEN: Hearing none, may I have  
21 a motion?

22 COUNCILWOMAN GOOSBY: I move that the public  
23 hearing be closed and that a proposal be dismissed.

24 CLERK CABANA: Supervisor Gillen?

25 SUPERVISOR GILLEN: Aye.

1 CLERK CABANA: Councilman Blakeman?

2 COUNCILMAN BLAKEMAN: Aye.

3 CLERK CABANA: Councilman D'Esposito?

4 COUNCILMAN D'ESPOSITO: Aye.

5 CLERK CABANA: Councilman Dunne?

6 COUNCILMAN DUNNE: Aye.

7 CLERK CABANA: Senior Councilwoman Goosby?

8 SENIOR COUNCILWOMAN GOOSBY: Aye.

9 CLERK CABANA: Councilman Muscarella?

10 COUNCILMAN MUSCARELLA: Aye.

11 SUPERVISOR GILLEN: Madam Clerk, please call  
12 our next public hearing.

13 CLERK CABANA: Proposed Local Law Re:  
14 "PARKING OR STANDING PROHIBITIONS" in LAKEVIEW,  
15 ROOSEVELT, AND WANTAGH.

16 SUPERVISOR GILLEN: I do not have any slips  
17 on this public hearing. Is there anyone who'd like to  
18 be heard?

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

21 SUPERVISOR GILLEN: Hearing none, may I have  
22 a motion?

23 COUNCILWOMAN GOOSBY: I move that the Public  
24 Hearing be closed and that this proposal be accepted.

25 COUNCILMAN DUNNE: Seconded.



1 SUPERVISOR GILLEN: Madam Clerk?

2 CLERK CABANA: Supervisor Gillen?

3 SUPERVISOR GILLEN: Aye.

4 CLERK CABANA: Councilman D'Esposito?

5 COUNCILMAN D'ESPOSITO: Aye.

6 CLERK CABANA: Councilman Dunne?

7 COUNCILMAN DUNNE: Aye.

8 CLERK CABANA: Senior Councilwoman Goosby?

9 SENIOR COUNCILWOMAN GOOSBY: Aye.

10 CLERK CABANA: Councilman Muscarella?

11 COUNCILMAN MUSCARELLA: Aye.

12 SUPERVISOR GILLEN: Madam Clerk, please call  
13 our next Public Hearing.

14 CLERK CABANA: Proposed Local Law Re:  
15 "ARTERIAL STOPS" in Elmont and West Hempstead.

16 SUPERVISOR GILLEN: I do not have any slips  
17 on this public hearing. Is there anyone who'd like to  
18 be heard?

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

21 SUPERVISOR GILLEN: Hearing none, may I have  
22 a motion?

23 COUNCILMAN MUSCARELLA: I'd like to move  
24 that the motion be closed and the law be adopted.

25 SENIOR COUNCILWOMAN GOOSBY: Second.

1 SUPERVISOR GILLEN: Madam Clerk?

2 CLERK CABANA: Supervisor Gillen?

3 SUPERVISOR GILLEN: Aye.

4 CLERK CABANA: Councilman Blakeman?

5 COUNCILMAN BLAKEMAN: Aye.

6 CLERK CABANA: Councilman D'Esposito?

7 COUNCILMAN D'ESPOSITO: Aye.

8 CLERK CABANA: Councilman Dunne?

9 COUNCILMAN DUNNE: Aye.

10 CLERK CABANA: Senior Councilwoman Goosby?

11 COUNCILWOMAN GOOSBY: Aye.

12 CLERK CABANA: Councilman Muscarella?

13 COUNCILMAN MUSCARELLA: Aye.

14 SUPERVISOR GILLEN: Madam Clerk, please call  
15 our next Public Hearing.

16 CLERK CABANA: Proposed Local Law Re:  
17 "TRAFFIC REGULATIONS IN THE VICINITY OF SCHOOLS" in  
18 SEAFORD.

19 SUPERVISOR GILLEN: I do not have slips on  
20 this Public Hearing. Is there anyone who'd like to be  
21 heard?

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

24 SUPERVISOR GILLEN: Hearing none, may I have  
25 a motion?

1 COUNCILMAN DUNNE: I propose that this  
2 Public Hearing be closed and that the Local Law be  
3 adopted.

4 SUPERVISOR GILLEN: Madam Clerk?

5 CLERK CABANA: Supervisor Gillen?

6 SUPERVISOR GILLEN: Aye.

7 CLERK CABANA: Councilman Blakeman?

8 COUNCILMAN BLAKEMAN: Aye.

9 CLERK CABANA: Councilman D'Esposito?

10 COUNCILMAN D'ESPOSITO: Aye.

11 CLERK CABANA: Councilman Dunne?

12 COUNCILMAN DUNNE: Aye.

13 CLERK CABANA: Senior Councilwoman Goosby?

14 SENIOR COUNCILWOMAN GOOSBY: Aye.

15 CLERK CABANA: Councilman Muscarella?

16 COUNCILMAN MUSCARELLA: Aye.

17 SUPERVISOR GILLEN: Madam Clerk, please call  
18 our next Public Hearing.

19 CLERK CABANA: To review the recommendation  
20 of the Town of Hempstead Landmark Preservation  
21 Commission that the "FRANKLIN SQUARE MOVIE THEATER," 989  
22 Hempstead Turnpike in FRANKLIN SQUARE, N.Y., be  
23 designated as a Historical Landmark.

24 SUPERVISOR GILLEN: Okay, I have a number of  
25 slips on this Public Hearing.

1 COUNCILMAN BLAKEMAN: Before we hear from  
2 the public on that, I believe the terminology should be  
3 "adopted recommendations of the Landmark Commission."

4 Counsel, do we need a minute for that? This  
5 says "review." We are adopting it.

6 TOWN ATTORNEY RA: We are adopting it. You  
7 can say it right now.

8 COUNCILMAN BLAKEMAN: I would move to amend  
9 the resolution to replace the word "review" with  
10 "adopt," "To adopt the recommendation of the Town of  
11 Hempstead Landmark Preservation Commission that the  
12 'Franklin Square Movie Theater,' 989 Hempstead Turnpike  
13 in Franklin Square, New York be designated as a  
14 historical landmark."

15 SUPERVISOR GILLEN: I second.

16 COUNCILMAN DUNNE: Second the motion.

17 SUPERVISOR GILLEN: Madam Clerk, we're  
18 voting on the amendment right now.

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?

1 COUNCILMAN DUNNE: Aye.

2 CLERK CABANA: Senior Councilwoman Goosby?

3 SENIOR COUNCILWOMAN GOOSBY: Aye.

4 CLERK CABANA: Councilman Muscarella?

5 COUNCILMAN MUSCARELLA: Aye.

6 SUPERVISOR GILLEN: Okay, Wayne Edwards?

7 MR. EDWARDS: Good morning, Supervisor  
8 Gillen and members of the Board.

9 SUPERVISOR GILLEN: Can you talk into the  
10 mic, please?

11 WAYNE EDWARDS: For the record, my name is  
12 Wayne Edwards, Sahn Ward Coschignano, 333 Earle Ovington  
13 in Uniondale, New York. I'm the attorney for the  
14 property owner located at 989 Hempstead Turnpike in  
15 Franklin Square. The property owner is 989 Hempstead  
16 Turnpike, LLC.

17 Before I start my presentation, I'd like to  
18 request that Councilman Muscarella and Councilman  
19 Blakeman recuse themselves. Prior to this hearing, they  
20 sent out letters to the Franklin Square community which  
21 basically stated that they had already predetermined  
22 this case in this matter. In addition, Councilmen  
23 Muscarella and Blakeman issued a press release which  
24 basically said that they predetermined the case, and I  
25 feel that my client is not going to get a fair

1 determination from those two councilmen at this point in  
2 time.

3 So I'd like to submit a copy of the letter  
4 for the record.

5 COUNCILMAN BLAKEMAN: If I could be heard on  
6 that, Counselor, we are elected officials and we are  
7 entitled express an opinion as to legislation. As a  
8 matter of fact, we propose legislation all the time  
9 before it's adopted. We support it; we say we're in  
10 favor of it. That's why we put it on the calendar.

11 Here, you have a unanimous petition  
12 involving a Historical Landmark Commission to make this  
13 movie theater in Franklin Square a historical landmark.  
14 I'm proposing that. Councilman Muscarella will second  
15 that today and we are in favor of it, unless we hear  
16 something during the hearing that would change our  
17 judgment and that would make us not do that because  
18 that's the nature of a Public Hearing. And we have done  
19 that in the past. We've so supported or not supported  
20 something and we heard at a Public Hearing something  
21 that changed our minds, which we have a prerogative to  
22 do.

23 So this is a proposal to put this on the  
24 calendar. We're not voting on it until we hear from the  
25 public. We will keep an open mind out. But, yes, we

1 are proposing this legislation and it's perfectly  
2 normal, it's done every day. And it's a nice try,  
3 Counsel.

4 WAYNE EDWARDS: I'll go to my second item.

5 COUNCILMAN BLAKEMAN: Is it as good as the  
6 first?

7 WAYNE EDWARDS: It's better.

8 Under Landmark Law, Section -- Chapter 76,  
9 this Town Board is required to have a hearing ninety  
10 days from the date of the decision. We sent a letter  
11 and copied to Joe Ra -- Joseph Ra, County Attorney,  
12 copied the supervisor, counsel to the Town Board, and to  
13 Deputy Town Attorney Pitnick and Regina.

14 SUPERVISOR GILLEN: Counselor, I would say  
15 that I did, in fact, receive your letter, and, in fact,  
16 when this matter first came up, we noticed that there  
17 was this ninety-day window. And we spoke to the Town  
18 Attorney -- actually, we spoke to Counsel for the  
19 majority about it, and he expressed an opinion that that  
20 was not germane as to whether or not we could hear this  
21 matter after the ninety-day period.

22 Mr. Ra, I'd just request your opinion on  
23 this as well, that this is a procedural defect that must  
24 be corrected or not.

25 TOWN ATTORNEY RA: The ninety-day limit that

1 you're referring to is directional and not  
2 jurisdictional, so the hearing can proceed. I'll have  
3 no further comment on it because I figured there may be  
4 some litigation here.

5 WAYNE EDWARDS: I think you figured right,  
6 and we think there's two other items in terms of that:  
7 The Code also says that after the notice of -- the  
8 notice of decision, it should be sent to the property  
9 owner and interested parties forthwith. I didn't  
10 receive -- and I was at the hearing representing my  
11 client. I did not receive an official copy of this  
12 until September.

13 Now, the word "forthwith" means that  
14 basically within a time period after that hearing. So  
15 that's another procedural matter, which I guess at some  
16 point in time might be litigated. I don't need to have  
17 an opinion regarding that.

18 Obviously, we don't feel it's  
19 jurisdictional. My office does feel it's jurisdictional  
20 and that this hearing is being held improperly.

21 SUPERVISOR GILLEN: Counselor, are you  
22 talking about the notice that should be sent by the  
23 Landmarks Commission?

24 WAYNE EDWARDS: Yes. In terms of our  
25 opinion, the Landmarks Commission has failed my client



1 but also failed this Town Board.

2 Let's take a look at the notice of decision.  
3 I assume you each have a copy of it. It's dated  
4 February 26th. If anybody needs a copy of the decision,  
5 I have copies for everyone.

6 That Landmark Commission after the hearing  
7 is supposed to give you a recommendation. It should  
8 give you more than basically saying, in summary, the  
9 Commission's decision was based on, but not limited to,  
10 the historical value of the structure known as the  
11 Franklin Square Movie Theater that was built in the  
12 early 1900s. The exterior of the theater retains its  
13 character and design.

14 That is basically -- first, it wasn't built  
15 in the early 1900s. It was built in the mid-1930s. So  
16 that's incorrect. Second of all, it doesn't give you  
17 any --

18 COUNCILMAN BLAKEMAN: The mid-1900s are the  
19 mid-1930s.

20 WAYNE EDWARDS: He said "early 1900s,"  
21 Councilman.

22 COUNCILMAN BLAKEMAN: That's halfway through  
23 the 1900s.

24 WAYNE EDWARDS: I think you know what I  
25 mean.

1 COUNCILMAN BLAKEMAN: I don't think --

2 WAYNE EDWARDS: Having practiced law with  
3 you when we were together, I don't think you would have  
4 written that that way either.

5 COUNCILMAN BLAKEMAN: I think that that's a  
6 compliment.

7 WAYNE EDWARDS: And first of all, happy  
8 birthday.

9 So we presented evidence at that hearing,  
10 which I'll basically have to present to you today so you  
11 could make a fair determination, but that this theater  
12 should not be landmarked.

13 In addition, if you look at the decision,  
14 what are they landmarking? Are they landmarking the  
15 front exterior, are they landmarking the building? Most  
16 of the testimony on that date was basically everybody  
17 loved going to the Franklin Theater, they have a warm  
18 memory of it, but that doesn't make it landmark.

19 I have a lot of warm memories about  
20 structures and buildings within the Town of Hempstead.  
21 I lived here all my life, in Nassau County as well, and  
22 that doesn't make it -- that shouldn't be a reason for  
23 designating it a landmark.

24 My client acquired the property on December  
25 21st of 2018. He owns the adjoining property which is a

1 gym. There's an application to the Town of Hempstead to  
2 grant that into storage and I think that's the reason,  
3 that's the impetus for going after this piece of  
4 property is to try to make him give up that application.

5 I went to the Board of Zoning Appeals. The  
6 Board of Zoning Appeals denied that application. Over  
7 six months afterwards, we filed an appeal, not of the  
8 decision but an appeal that would issue a decision. A  
9 judge in Supreme Court said you're entitled to your  
10 special use permits, you're entitled to your variances  
11 for the storage, and that's being appealed by the Town.

12 The Town defaulted on the decision. Now  
13 they're trying to open it up so we can put in a defense.  
14 As I said to you, the buildings were built around the  
15 mid-1930s. It was actually a result of a decision by  
16 the Board of Zoning Appeals.

17 SUPERVISOR GILLEN: I'm sorry, everybody has  
18 to adhere to the three-minute time limit.

19 WAYNE EDWARDS: Supervisor, I'm not going to  
20 get a chance to put a defense in. Let me submit my  
21 exhibits and my presentation for the record so that when  
22 a judge eventually makes a decision, then I guess we'll  
23 be back here.

24 SUPERVISOR GILLEN: Can you just note for  
25 the record what you're going to be handing up to us?

1           WAYNE EDWARDS: I'm going to be submitting a  
2 copy of the file from the Board of Zoning Appeals dated  
3 1933 -- February 18th, 1933 which has the original plans  
4 for the theater. I was going to note those original  
5 plans were never built.

6           I have current pictures of the exterior and  
7 interior of the -- of the theater. I have a CO search  
8 and copies of the certificate section from the Town of  
9 Hempstead Building Department which shows that since  
10 1934/'35, the theater has been substantially altered.  
11 It went from a 955-seat theater to a 6-plex and has been  
12 under different owners. I have a copies of all of this  
13 for you.

14           SUPERVISOR GILLEN: Thank you. You can hand  
15 it up to Ms. Hanson and give her all the copies and  
16 she'll distribute them to us.

17           WAYNE EDWARDS: I also have from a source  
18 called "Cinema Treasures," which basically documents all  
19 the theaters from all over the country, that this  
20 theater has a history of a theater which is a 955-seat  
21 theater. Basically, they said there was a neighborhood  
22 house showing a mix of second runs with occasional first  
23 runs.

24           It actually has a very impressive book  
25 revenue and the original marquee. That original marquee

1 was taken out in 1963 and replaced twice already. it  
2 was actually a nice marquee. And that's basically it.

3 SUPERVISOR GILLEN: Okay, thank you.

4 COUNCILMAN BLAKEMAN: Thank you.

5 SUPERVISOR GILLEN: Thank you, Mr. Edwards.

6 WAYNE EDWARDS: Also, "L'Shana Tova,"  
7 October.

8 COUNCILMAN BLAKEMAN: Thank you.

9 SUPERVISOR GILLEN: Next we have Margaret  
10 Kelly.

11

12 MARGARET KELLY: Good morning.

13 SUPERVISOR GILLEN: Good morning, Ms. Kelly.

14 MARGARET KELLY: My name is Margaret Kelly.  
15 I'm president of the community of Garden City South  
16 Incorporated. I reside in West Hempstead.

17 I just listened to the attorney that spoke  
18 in regards to the ownership of the building, and the  
19 first thing that popped into my mind was that he stated  
20 the interior has changed so much over the years. As I  
21 far as I understood speaking with the historical -- and  
22 doing presentations, the interior of the building has  
23 absolutely nothing to do with "historical."

24 So it doesn't matter what that building  
25 becomes as long as the exterior, the Art Deco, remains

1 the same. This is very important to our community as it  
2 stands out as what our forefathers believed in and what  
3 they meant for this town to be.

4 Most of Franklin Square is historic, and we  
5 will push in the future to bring either further  
6 buildings to historical status or possibly even the  
7 downtown area. It would become absolutely impossible if  
8 this should not pass.

9 I have in front of me from the Town of  
10 Hempstead, and I made photocopies -- screenshot and  
11 photocopies. It says, "The conservation, protection,  
12 and preservation of historical places and sites,  
13 structures, and buildings are matters of public interest  
14 in harmony with the comprehensive town plan to promote  
15 cultural education and to support the civic pride."

16 I'm here as a civic leader, and this is part  
17 of our civic pride. This building in the Town of  
18 Hempstead -- I'm not going to bore everybody with the  
19 presentation that you've all had that we presented  
20 multiple times in front of the committee, but as a  
21 lifelong resident of Franklin Square, fifty-two years,  
22 every memory -- every memory of my childhood growing up  
23 in Franklin Square reflects back to weekends at the  
24 movie theater with friends, summers at the movie theater  
25 with friends. That's what we did. We -- we had

1 families from when we were young -- families in there.

2 To change the structure of this building in  
3 any way, shape, or form, whether it be a three-story  
4 building, a parking lot, whatever the proposed plans  
5 are, would just be devastational (sic) to our community.  
6 In the event that we do become a revitalized Franklin  
7 Square, a building of an industrial magnitude rather  
8 than a commercial magnitude would impact this community  
9 immensely.

10 And happy birthday, Councilman. And just  
11 one last note: It's my understanding that when we go to  
12 our councilman for issues that are going on in our  
13 community, they're either for us or against us, and they  
14 make it very clear what they stand behind and what they  
15 don't. They have a stake in the community as well as we  
16 all do as residents, and we're very happy that our  
17 councilmen have taken that stance. Thank you.

18 COUNCILMAN BLAKEMAN: Thank you very much.  
19 You know, one of the things that we've been trying to  
20 do, and we haven't been successful yet, is to get some  
21 landmark designation for Hempstead Turnpike. Some  
22 people outside of Franklin Square and Elmont don't  
23 realize that our first president, George Washington,  
24 actually used Hempstead Turnpike for his tour of  
25 Long Island. So I would like to see if maybe the Town

1 could do that if the State's not going to do that. It's  
2 a state highway. I think there should be recognition  
3 that George Washington was actually there.

4 MARGARET KELLY: Ironic you should say that,  
5 because I have been putting together a composite of  
6 possible historical signs to put along the turnpike in  
7 the designated areas so that people who enter our town  
8 actually can see what our history is other than going by  
9 word of mouth or, you know, from third, fourth  
10 generations.

11 COUNCILMAN BLAKEMAN: Thank you.

12 SUPERVISOR GILLEN: Thank you, Ms. Kelly.  
13 Katherine Tarascio?

14 KATHERINE TARASCIO: Good morning, and thank  
15 you, Supervisor and Council Members, for hearing me  
16 today. My name is Katherine Tarascio, and I'm from  
17 Franklin Square. Today, I want to talk a bit about the  
18 architecture of the Franklin Theater and what makes it  
19 so significant.

20 From its location on Hempstead Turnpike  
21 nestled in the center of the hamlet's downtown business  
22 district, this local movie house has served the  
23 community for over eighty years. But a poor paint job  
24 partially conceals what makes it so significant. It is  
25 likely the last Art Deco movie theater left in the Town



1 of Hempstead.

2 Designation would protect the exterior of  
3 the Deco theater from insensitive renovations and  
4 preserve this example of a dwindling genre of buildings  
5 for hopefully many years to come. In 1925, the sign  
6 went up on an empty lot on Hempstead Turnpike between  
7 what is now Franklin Avenue and William Avenue and the  
8 town that had been on the Long Island map but was  
9 settled much earlier.

10 By the time of the theater's construction in  
11 1932 to '33, Franklin Square had been busy for a decade  
12 organizing itself into a proper town. A trolley line  
13 connected it to the city by 1920. A water district was  
14 established in 1921. Sanitation and modern streetlights  
15 appeared in the early '30s, and plots of farmland were  
16 being sold all along to developers for new homes and new  
17 schools to accommodate the population zones.

18 In the middle of all that was the perfect  
19 place for a sleek, modern, and up-to-date movie house,  
20 and that's exactly what Abraham H. Schwartz planned to  
21 construct. Schwartz had been building theaters since  
22 the turn of the 20th century and had prided himself on  
23 constructing theaters that were fireproof, had the  
24 newest equipment, and were completely modern in design  
25 and form.

1           In the 1930s he was working with an  
2 architect named R. Thomas Short who worked for James E.  
3 Ware & Sons. Short was known for designing large ornate  
4 apartment buildings in New York City such as Red House,  
5 Alwyn Court Apartments, the Studio Building, which is  
6 across the street from American Museum of History, and  
7 all of these including some of his other works are now  
8 designated New York City landmarks and are listed on the  
9 national register. The Franklin Theater ended up being  
10 slightly less grand than he wished for and Short had  
11 planned for having been constructed during the  
12 Depression.

13           Despite the property being purchased and  
14 plans being made as early as 1925, the Franklin Theater  
15 did not open until October of 1933. Art Deco itself is  
16 part of the statement and modernity of projects in this  
17 style while pulling from traditional influences. While  
18 at first look it is unassuming, the architecture of the  
19 Franklin demonstrates typical small-scale modern Art  
20 Deco designs. Coming among the -- common among the  
21 genere in 1930 and common on other Art Deco buildings in  
22 the Town of Hempstead.

23           The angles are streamlined with different  
24 brickwork which alternates in color and texture and it  
25 features --

1                   SUPERVISOR GILLEN: I'm sorry, we're going  
2 to have to ask you to wrap up your comments because  
3 we're keeping everybody a few minutes.

4                   KATHERINE TARASCIO: I'll continue. The  
5 lawyer, so I can continued. It's just one more  
6 paragraph.

7                   The most lamentable of these changes is the  
8 removal of the parapet and the removal of its marquee in  
9 the early '60s. The two-story Franklin is flanked on  
10 either by postwar single-story storefronts and exists in  
11 an area in which several other historical buildings have  
12 been landmarked. These include the Franklin National  
13 Bank two blocks to the east, the Plattduetsche Home four  
14 blocks to the west, and the 1925 St. Catherine of Sienna  
15 Roman Catholic Church.

16                   Most important, and this is the last thing  
17 I'm going to say, the significance of the Franklin  
18 Theater community within the architectural landscape on  
19 which it sits is the fact that a preliminary survey of  
20 historic theaters in the Town of Hempstead demonstrates  
21 that not only is The Franklin one of the few to survive  
22 a wrecking ball or attempts of renovation by the  
23 property owners but that it is likely the last Art Deco  
24 movie theater left standing in the Town of Hempstead.

25                   Of the thirty-three 1970s historic theaters

1 surveyed, eight were demolished, two were still  
2 operating theaters, one was heavily renovated, and the  
3 rest were closed, renovated beyond recognition,  
4 repurposed, or modified for retail. The only Art  
5 Deco --

6 SUPERVISOR GILLEN: Ms. Tarascio, I'm sorry,  
7 I did make Mr. Edwards stop. So thank you for your  
8 extremely thorough presentation and for this handout as  
9 well.

10 COUNCILMAN BLAKEMAN: If I may just -- that  
11 was very thorough. Thank you very much for that  
12 history.

13 KATHERINE TARASCIO: It's an important asset  
14 if we lost the theater -- the Town of Hempstead would  
15 lose an important asset.

16 COUNCILMAN BLAKEMAN: I grow up two miles  
17 from that theater. I remember a lot of good times  
18 there. And, you know, we lost the Argo Theater in  
19 Elmont, we lost the Valley Stream Theater on Rockaway  
20 Avenue in Valley Stream, so it would be a shame if we  
21 lost another theater like that. Thank you for your  
22 presentation.

23 KATHERINE TARASCIO: Thank you for listening  
24 to me and for letting me go over.

25 SUPERVISOR GILLEN: Thank you.

1                   Now we have Frank Culmone.

2                   FRANK CULMONE: Good morning.

3                   SUPERVISOR GILLEN: Good morning.

4                   FRANK CULMONE: My name is Frank Culmone,  
5 and I'm the secretary of the Franklin Square Civic  
6 Association. I don't really need to address Councilman  
7 Blakeman or Muscarella. I just went to my high school  
8 fifty reunion, and at that reunion we had many  
9 constituents that belonged to Anthony D'Esposito,  
10 Dorothy Goosby, and Mr. Dunne. I have a list of names,  
11 if you want them. There were over twenty people that  
12 were at that reunion that support the Franklin Square  
13 Theater being a landmark as well as other people that  
14 weren't at the reunion that lived in California,  
15 Colorado. All went to Sewanhaka. All of us graduated  
16 '69. All active in the communities we live in.

17                   We hope that this Town Council, barring any  
18 other things, votes for landmark status of Franklin  
19 Square Theater.

20                   I don't need to take up anymore of your  
21 time.

22                   SUPERVISOR GILLEN: Thank you, Mr. Culmone.  
23 Sarah Kautz?

24                   SARAH KAUTZ: Good morning, Supervisor and  
25 Council Members. My name is Sarah Kautz. I'm the

1 preservation director at Preservation Long Island. We  
2 are a regional nonprofit advocate for historic  
3 preservation across Long Island, and we wish to submit  
4 this letter in support of the Landmark Preservation  
5 Commission's recommendation to designate the theater  
6 located on Hempstead Turnpike in the heart of Franklin  
7 Square's historic downtown business district. The  
8 theater served the community more than eighty years.

9           Despite some insensitive alterations, the  
10 theater's original Art Deco grandeur remains evident,  
11 and as a tool as Franklin Square resident's sense of  
12 place is as strong as ever. Opened in 1933 as part of  
13 the Circuit City (sic) Theater chain. The property is  
14 architecturally and historically significant as it is  
15 the last surviving 1930s Art-Deco-style movie theaters  
16 in the Town of Hempstead.

17           Town landmark status would encourage the  
18 rehabilitation of this unique historic resource which  
19 has enormous potential to enhance downtown  
20 revitalization efforts to Franklin Square. We note that  
21 the award-winning restoration of Suffolk Theater in  
22 Riverhead, New York has played a key role in the  
23 revitalization of this surrounding community.

24           It also -- it was also built as a Circuit  
25 City movie house and opened just two months after The

1 Franklin in December 1933. Blanket Sister Theaters  
2 (phonetic) wrote that The Franklin is worthy of local  
3 landmark status and preservation as one of Long Island's  
4 few historic theaters to survive that extensive  
5 alteration.

6 We applaud the Commission's recommendation  
7 to designate the theater as a landmark, and we encourage  
8 you to vote in support of that designation. We also  
9 encourage the property owners to consider nominating the  
10 property for listing on the national and state registers  
11 of historic places which would open doors to potential  
12 grant opportunities and other financial incentives in  
13 support of rehabilitating this land.

14 Thank you very much. I am submitting a copy  
15 of the letter.

16 SUPERVISOR GILLEN: Thank you very much.

17 Eleanor Kuna?

18 ELEANOR KUNA: I'd just like to mention the  
19 fact that many of my neighbors did not receive this  
20 letter that they said they sent out. I only got the one  
21 in August, and I called in September to find out it was  
22 rescheduled for October. But if I hadn't called, I  
23 wouldn't be here, and I feel it's unfair that many of  
24 the residents that I did call that I have friends of,  
25 they did not receive it. So I don't know how to get the

1 word out, but everybody that spoke belongs to a  
2 historical society or some other organization and not  
3 just a resident.

4 SUPERVISOR GILLEN: Are you in support of  
5 landmark status?

6 ELEANOR KUNA: I am for it.

7 SUPERVISOR GILLEN: I'm sorry, I don't think  
8 you stated your name and address for the record.

9 ELEANOR KUNA: Eleanor Kuna, and my address  
10 is 334 Roxbury Road South, Garden City South.

11 SUPERVISOR GILLEN: Thank you.

12 ELEANOR KUNA: I'm sorry mine was short.

13 SUPERVISOR GILLEN: That's okay. You did  
14 very well. Thank you.

15 Janet Brosia Lee?

16 JANET LEE: I'm sorry, I pass.

17 SUPERVISOR GILLEN: William Youngfert.

18 WILLIAM YOUNGFERT: Good morning. William  
19 Youngfert, 258 Roosevelt Avenue, Franklin Square,  
20 New York.

21 COUNCILMAN MUSCARELLA: Good morning.

22 THE WITNESS: I have no prepared statement  
23 today. I just come as the president of the Franklin  
24 Square Library Board, fourth vice president of Franklin  
25 Square Chamber, and past president of the Civic



1 Association.

2 We see the landmark as a first step in a  
3 long overdue revitalization of Franklin Square. If  
4 you've been to Westbury and Port Washington and  
5 Patchogue, you see how the theater is the center of the  
6 town revitalization and the businesses approach, so  
7 that's what we want to do in Franklin Square. We have  
8 the hub happening in Elmont and now we need to address  
9 the towns in between and we feel this landmark status  
10 would help make the first step in a long overdue  
11 revitalization of the town. We obviously love this  
12 theater, and we appreciate your support for this  
13 resolution today. Thank you.

14 COUNCILMAN BLAKEMAN: Thanks, Bill.

15 SUPERVISOR GILLEN: Thank you,  
16 Mr. Youngfert.

17 William Muller?

18 WILLIAM MULLER: Hi, I come here as a member  
19 of the Landmark Preservation Committee. First of all, I  
20 want to say Ms. Tarascio, she would be an expert in  
21 court. She has a degree. She has a master's in  
22 historical archaeology. She worked for the State of  
23 Massachusetts on historical archaeology. She works for  
24 the Museum of Natural History, and I hope that you read  
25 her application and make that a part of the record here,

1 because she's impressive when she's talking to us as  
2 well.

3 Wayne Edwards is a lawyer who I respect  
4 greatly. I did not know of an Article 78 proceeding. I  
5 did not know of any Board of Zoning Appeals hearing. We  
6 did not communicate with the Supervisor's Office or the  
7 Town Board. The only thing that we do do is, and the  
8 Supervisor and Council from the area may have addressed  
9 this question, we've always asked our liaison in the  
10 Building Department to ensure that all their counselors  
11 are aware of the application so that they can address it  
12 if they get questions about it so they're not  
13 blind-sided.

14 My decision, and I think everybody else's  
15 decision based on my conversations with Board Members,  
16 all which were held in public, is whether or not this  
17 landmark was culturally, historically significant. It  
18 was. The Franklin Theater which is located on Hempstead  
19 Turnpike is in Downtown Franklin Square and was  
20 constructed in 1930s, open for 1933. The building was  
21 designed and constructed in the Art Deco style you heard  
22 described by Ms. Kelly. It's streamlined with an  
23 minimal ornamentalism and pure expression of the  
24 architecture of the 1920s and the 1930s.

25 I don't know if there's anywhere else on

1 Long Island let alone in the Town of Hempstead. I just  
2 want to make clear in our hearing is the Board of  
3 Landmark Commission cannot go to use. Our designation  
4 is whether or not that marquee and the architecture at  
5 that location is historically significant, not whether  
6 it should be theater or not that's beyond what we can  
7 do. Our jurisdiction is whether that marquee is  
8 historically significant.

9 I think by the record that was created at  
10 our Landmark Preservation Committee hearing, I think it  
11 was held twice. Based on the application that was  
12 submitted to Ms. Kelly and that application submitted as  
13 well, I think it clearly is historically significant.

14 I think I still have thirty-one seconds.

15 SUPERVISOR GILLEN: I just want to ask a  
16 question for clarification, if you don't mind.

17 WILLIAM MULLER: Sure.

18 SUPERVISOR GILLEN: Mr. Edwards expressed  
19 there was some ambiguity about what your recommendation  
20 was, whether it was the sign, the building, the  
21 structure. If you could just provide an a little  
22 clarity.

23 WILLIAM MULLER: Sure. The way we interpret  
24 this action -- again, we can make a recommendation. I  
25 know I only have twenty-seven seconds.

1           So I just want to be clear, anyone can make  
2 a recommendation to the Landmark Preservation Committee.  
3 Comes to anybody can make an application to the Landmark  
4 Preservation Committee. If we accept it, they go to the  
5 Town Board. If we reject it, they have to appeal to the  
6 Town Board.

7           This body up here is the last recommendation  
8 for the determination as to whether something is a  
9 landmark or not a landmark. However, the way I  
10 interpret this charter and the way everybody else  
11 interprets the -- not charter I'm still in the -- the  
12 Code is whether or not that structure is -- is -- is  
13 architecturally, historically, culturally significance  
14 that it should be protected. And -- and, again, you'll  
15 make that decision and the final determination of what  
16 it is, but to this Board of Landmark Preservation  
17 Committee, it was clearly, clearly culturally,  
18 historically, and architecturally significant.

19           SUPERVISOR GILLEN: Thank you, Mr. Muller.

20           COUNCILMAN BLAKEMAN: In the interest of  
21 transparency, Mr. Muller's mother was my assistant for a  
22 few years and she retired last year.

23           How's your mom doing?

24           WILLIAM MULLER: Actually, she's going  
25 through another procedure today, so if everybody could

1 say a prayer.

2 COUNCILMAN BLAKEMAN: We hope that she will  
3 be fine. Lovely woman who served the Town very, very  
4 well.

5 WILLIAM MULLER: I agree. Thank you.

6 SUPERVISOR GILLEN: Is there anybody else  
7 who'd like to be heard on this Public Hearing?

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

10 SUPERVISOR GILLEN: Hearing none, may I have  
11 a motion?

12 COUNCILMAN BLAKEMAN: Supervisor, it is my  
13 pleasure to move that the Public Hearing be closed and  
14 that the recommendations of the Town of Hempstead  
15 Historical Committee be adopted to create historical  
16 status for the Franklin Square Movie Theater on  
17 Hempstead Turnpike.

18 COUNCILMAN MUSCARELLA: I second that  
19 motion.

20 CLERK CABANA: Supervisor Gillen?

21 SUPERVISOR GILLEN: I will say with the  
22 recommendation of our Town Counsel that the ninety-day  
23 window is not a procedural defect to us hearing this  
24 application and that I don't think there's anything  
25 arbitrary or confusing about any of it in reviewing this

1 application. So I will proceed to go ahead and do so.

2 I think the residents who have been heard  
3 from today as well as the representatives from the  
4 Landmarks Commission have made a very compelling  
5 presentation. I have reviewed these materials before  
6 that were handed up because they were sent to me. And I  
7 think it's very important for us to preserve the  
8 community that makes people want to live in the Town of  
9 Hempstead and I wholeheartedly support this application.

10 CLERK CABANA: Councilman Blakeman?

11 COUNCILMAN BLAKEMAN: Aye.

12 CLERK CABANA: Councilman D'Esposito?

13 COUNCILMAN D' ESPOSITO: Aye.

14 CLERK CABANA: Councilman Dunne?

15 COUNCILMAN DUNNE: Aye.

16 CLERK CABANA: Senior Councilwoman Goosby?

17 SENIOR COUNCILWOMAN GOOSBY: Aye.

18 CLERK CABANA: Councilman Muscarella?

19 COUNCILMAN MUSCARELLA: Aye.

20 SUPERVISOR GILLEN: Madame Clerk, please  
21 call our next Public Hearing.

22 CLERK CABANA: To review the recommendation  
23 of the Town of Hempstead Landmarks Commission --

24 (Whereupon, applause from the audience was  
25 heard. After, the following ensued.)

1 CLERK CABANA: To review the recommendation  
2 of the Town of Hempstead's Landmark Preservation  
3 Commission that St. Matthias Church, 2856 Jerusalem  
4 Avenue, Wantagh, New York be designated as a historical  
5 landmark.

6 SUPERVISOR GILLEN: Okay, I have a number of  
7 slips on this public hearing.

8 SENIOR COUNCILWOMAN GOOSBY: I'll make the  
9 motion that we change from "review" to "adopt" on the  
10 recommendation that the Town of Hempstead's Landmark  
11 Preservation Commission that the St. Matthias Church,  
12 2856 Jerusalem Avenue, Wantagh, New York, be designated  
13 as a historical landmark.

14 SUPERVISOR GILLEN: Okay. Madame Clerk, we  
15 have an amendment to change the language in the  
16 resolution from "review" to "adopt." Madam Clerk,  
17 please call the roll.

18 CLERK CABANA: Supervisor Gillen?

19 SUPERVISOR GILLEN: Aye.

20 CLERK CABANA: Councilman Blakeman?

21 COUNCILMAN BLAKEMAN: Aye.

22 CLERK CABANA: Councilman D'Esposito?

23 COUNCILMAN D'ESPOSITO: Aye.

24 CLERK CABANA: Councilman Dunne?

25 COUNCILMAN DUNNE: Aye.

1 CLERK CABANA: Senior Councilwoman Goosby?

2 SENIOR COUNCILWOMAN GOOSBY: Aye.

3 CLERK CABANA: Councilman Muscarella?

4 COUNCILMAN MUSCARELLA: Aye.

5 SUPERVISOR GILLEN: Okay, we have a number  
6 slips on this Public Hearing. We'll bring back  
7 Mr. Muller from the Landmark Preservation Committee  
8 first.

9 WILLIAM MULLER: Thank you.

10 St. Matthias Church is well over a century  
11 old. It dates back to 1904. It's a distinct.  
12 St. Matthias remains on its original site and overall it  
13 exhibits surprisingly good structural integrity. It's  
14 one of the very few such churches of its style remaining  
15 within the Town of Hempstead.

16 St. Matthias Church housed an  
17 African-American congregation for most of its existence.  
18 The religious denominations which gathers there varied  
19 over time, yet most of the congregants in the 20th  
20 century had their family roots in this historic  
21 African-American community called "the Brush" which was  
22 principally located in Wantagh.

23 This community, which no longer exists in  
24 the area, is well documented and is of great historical  
25 and cultural significance not only to Wantagh but to



1 entire town. Whatever has been said about  
2 St. Matthias's age or denomination or affiliation, it  
3 served the people of the Brush, and so it's one of the  
4 small number of surviving African-American sites of this  
5 kind. And not even on the Town of Hempstead, on  
6 Long Island. There's nothing on Long Island that  
7 matches what is at the Brush.

8           It is architecturally and culturally  
9 significant. The Landmark Commissioners have  
10 recommended that the Town Board designate St. Matthias a  
11 Town landmark. Let me just say this, also: One of  
12 things you review is architect of the site. Before that  
13 church when there was a fire, there was a Brush in the  
14 congregation from decades prior to the structure that's  
15 there now, okay. There is nothing like it. This should  
16 be on a federal registry, not just the Town of Hempstead  
17 booklet.

18           COUNCILMAN DUNNE: Can we have Josh, being  
19 that he's the applicant and part of the Preservation  
20 Commission, so we can ask a few questions?

21           WILLIAM MULLER: No. The reason I want to  
22 say that is that this was -- if you remember the last  
23 one, that you can actually -- anybody in the Town of  
24 Hempstead has stated to bring an application. Josh  
25 Soren is on the Landmark Preservation Committee, so we

1 would not let him participate in the hearing.

2 COUNCILMAN DUNNE: That's fine. You can  
3 answer the question.

4 WILLIAM MULLER: I don't want to -- I don't  
5 want to intertwine Josh Soren's role as local historian  
6 with Josh Soren's role on the Landmark Preservation  
7 Committee.

8 COUNCILMAN DUNNE: Fine, fine.

9 WILLIAM MULLER: Also, Wantagh has a  
10 tremendous historical society, and they have come to  
11 this. One other thing, also, in the last forty seconds,  
12 I just want to point to the Landmark Preservation  
13 Committee has rejected applications. We look at every  
14 application in the merit of that application. It's not  
15 just like, "okay, you know what, it's significant.  
16 We'll just pass it along." We've actually rejected  
17 applications because they were not historically  
18 significant. Actually, one in Wantagh.

19 So, again, this one I -- I don't know of an  
20 African-American site on Long Island that has this  
21 historical significance.

22 COUNCILMAN DUNNE: Question number one, I  
23 want to make sure I do my due diligence: The ninety-day  
24 hearing before it was complied with, right, the  
25 ninety-day?

1 WILLIAM MULLER: So one of the things about  
2 it is that I don't know, but one of the --

3 COUNCILMAN DUNNE: It was in February, so  
4 it's more than ninety days.

5 WILLIAM MULLER: More than ninety days. I  
6 believe we did a hearing, it wasn't heard in time, so we  
7 did it again and so it's back again. One of the  
8 things --

9 COUNCILMAN DUNNE: Here's another question,  
10 just answer it.

11 WILLIAM MULLER: Sorry.

12 COUNCILMAN DUNNE: Is it the building or the  
13 exterior or the use of all of the above that you want to  
14 make historical?

15 WILLIAM MULLER: Yes, so -- so one of the  
16 things about it is, again, and I said this with -- it  
17 was a church that for all this time we can designate it  
18 historical as a landmark. We recommend to you and you  
19 designate it. That could be something else. We can't  
20 require it to be a -- a church in perpetuity. The Town  
21 Board I don't think can do it. The architecture to me,  
22 I think it's clearly culturally significant.

23 COUNCILMAN DUNNE: Okay, the next question:  
24 Arlo Guthrie's Alice's Restaurant, but you know -- I  
25 don't know if you're too young to remember Alice's

1 Restaurant, but every Thanksgiving they play it and it's  
2 a great song. But the thing is the historical part of  
3 it is I understand that before it was burnt down and  
4 then replaced in 1901, it was a part of the Underground  
5 Railroad which gives it an incredible historical  
6 background. I read -- there's a couple of people  
7 submitted who submitted information about that.

8 WILLIAM MULLER: Right.

9 COUNCILMAN DUNNE: If, in fact, that's true,  
10 this country has been getting rid of and voting  
11 historical features everywhere and anywhere in our  
12 country. This is something that should be held up.  
13 Even though it was rebuilt after the fire in 1901, I  
14 think it holds historical value.

15 The upkeep is going to be done by -- do you  
16 know who?

17 WILLIAM MULLER: It's owned by the  
18 Episcopalian Church. One of the reasons why -- I think  
19 they are speaking after me -- the property is opposed to  
20 us because they want to sell the property.

21 COUNCILMAN DUNNE: And the reason why people  
22 want to take it down is to sell the property and put it  
23 on the tax rolls, right? It's not on the tax rolls if  
24 we make it a historical site, correct?

25 WILLIAM MULLER: I don't know what the

1 immediate use would be.

2 COUNCILMAN DUNNE: Just as hearsay.

3 WILLIAM MULLER: The problem is that the  
4 property is very large, it's a tremendous piece of  
5 property, and the church probably -- that structure sits  
6 in a spot of the property that's kind of -- it doesn't  
7 maximize the property. So I would assume that a  
8 homeowner or a new owner is going to want to -- I  
9 shouldn't say what they want to do, but that it's an  
10 inconvenient spot for maximizing the value of that  
11 property.

12 COUNCILMAN DUNNE: The other one we just did  
13 was 1933. This is 1901. It really predates the other  
14 one we just passed, so that gives you a tremendous leg  
15 up.

16 I did have some other questions, but you  
17 know what, the recommendation of your Committee after  
18 having the hearing in February, February 26th to give an  
19 exact date, the Historical Board of Landmark Status is  
20 limited to the architectural and historical value of the  
21 structure.

22 It was -- it just has a better feeling than  
23 the one we just passed. The African-American children  
24 in our area and in the Town of Hempstead deserve to have  
25 their history preserved, just like any other area that

1 we're doing historical preservation.

2           So I'm in favor of making this happen. It's  
3 been a real tug of war in Wantagh. People want to make  
4 a 7-Eleven there or put something else there. You know  
5 what, this is a beautiful site. I drive by it and say,  
6 "You know what, we should keep that." Why wouldn't you  
7 do it? What are you doing, giving away all our  
8 treasures? This is a treasure for Wantagh, and the  
9 people of Wantagh deserve to have something.

10           We have a railroad station there in Wantagh.  
11 We preserved that. So why not preserve the churches,  
12 too? And this one does have historical value. So I  
13 just wanted you to know that in my eyes, hearing the tug  
14 of war with the people wanting to make money on the land  
15 and people wanting to make sure we preserve our history  
16 culturally and historically and architecturally, I do  
17 believe that I'm asking my colleagues to go with me and  
18 adopt this.

19           WILLIAM MULLER: Can I say -- I know my  
20 three minutes are up. I just want to say one thing: We  
21 did not base that decision on the fact that they -- that  
22 they would we tear down the property, stuff like that.  
23 Our decision was based on whether or not it was  
24 historically and culturally significant. Not want they  
25 turn into the property; that would be improper. It was

1 whether that -- answering that particular question.

2 I will say one other thing. I'll leave on  
3 this note: We need another person on the Landmark  
4 Preservation Committee. It is -- it is four Caucasian  
5 middle-aged men. I'm forty-seven, but I consider myself  
6 middle-aged. There's an opening on that board. We  
7 should have diversity on that board, and I think that it  
8 will be something that would behoove all of us to think  
9 about.

10 SUPERVISOR GILLEN: Thank you, Mr. Muller.  
11 Can I ask one question? And then you can ask a  
12 question, if you have any.

13 I just wanted to get a point of  
14 clarification of what was said by the Councilman: Was  
15 this a stop on the Underground Railroad or you're not  
16 sure?

17 WILLIAM MULLER: Well, there was testimony  
18 there on the historians. One is a hugely historical --  
19 a huge historical society, and there was testimony that  
20 it was prior to this a stop on the Underground Railroad  
21 going through because it was the only really  
22 African-American church of that size at that time.

23 However, there was a fire, it did burn down.  
24 There was no Underground Railroad in 1904 when this  
25 structure was there. So, again, I think when I would

1 say the Underground Railroad was there, I think that  
2 goes to the cultural significance of the location and  
3 also to the -- to what I think the Councilwoman was  
4 saying is that there -- there is no church of this type  
5 that -- in the Town of Hempstead. There just isn't.

6 SENIOR COUNCILWOMAN GOOSBY: May I ask a  
7 question?

8 WILLIAM MULLER: Sure.

9 SENIOR COUNCILWOMAN GOOSBY: I know there  
10 are graves of children and men and woman that were  
11 buried in Wantagh as well, and I know that there was a  
12 group that wanted to purchase that land, you know, to  
13 build homes. But this Board decided it was not going to  
14 happen so they can't use it. Is there anyplace near  
15 this church?

16 WILLIAM MULLER: I think Josh Soren is here,  
17 and, again, he'll speak on that. I think there was  
18 testimony to that, but I did say it did -- the decision  
19 that was made was on that location. But you are -- you  
20 are -- you are correct.

21 I just have to tell you, the people coming  
22 behind us, I know they have three minutes, each one of  
23 them would be deemed an expert in a court of law. They  
24 have degrees, and they have expertise that goes way  
25 beyond me.



1 SUPERVISOR GILLEN: Thank you, Mr. Muller.

2 SENIOR COUNCILWOMAN GOOSBY: And I know that  
3 there are churches that are gorgeous, and they really  
4 want it saved because so many of them are here today.  
5 And that's throughout the Town of Hempstead that we have  
6 churches there.

7 SUPERVISOR GILLEN: Sarah Kautz?

8 SARAH KAUTZ: Good morning, everyone. Sarah  
9 Kautz, Preservation Long Island. We'll submit our  
10 letter (handing). And, again, we would support the  
11 designation -- the recommendation to designate.

12 During May of 2019, the New York State  
13 Historical Preservation Office determined that  
14 St. Matthias Church is eligible for listing on the  
15 National Register of Historic Places, and I have  
16 included a copy of that determination with the letter.  
17 They say that it is architecturally significant and is a  
18 fantastic example of a shingle-style ecclesiastical  
19 structure of modern scale.

20 It also determined that the property is  
21 significant for social and ethnic history that  
22 originally was constructed in 1904 to serve as a  
23 historical community of color known as "the Brush." We  
24 note that St. Matthias is one of the few remaining  
25 buildings with direct ties to the Brush.

1           We're attentive to the burden of  
2 redevelopment during the 1920s and the postwar housing  
3 boom displaced many residents and destroyed many of the  
4 community's distinctive older properties. The church is  
5 a rare survivor that preserves the historical character  
6 of the Brush. Surrounded by mature trees and generous  
7 yards, the property embodies the distinctive heritage of  
8 the Brush community as well as popular architectural  
9 styles and rural character of Long Island during the  
10 late 19th and early 20th centuries.

11           Unfortunately, significant structures  
12 located within historical communities of color across  
13 Long Island including this church are at  
14 disproportionately high risks of demolish or insensitive  
15 redevelopment. The relative lack of local landmark  
16 designations for sites -- for these sites is a key risk  
17 factor that other municipalities have sought to address.

18           For example, following a series of teardowns  
19 in the early 2000s, the Town of Brookhaven designated  
20 the ethnically-developed Bethel-Christian Avenue-Laurel  
21 Hill neighborhood of Setauket as a local historic  
22 district in 2005. It is also on the National Register  
23 of Historic Places.

24           Similar to the Brush in Hempstead, Setauket  
25 was settled during the early 1800s by African-Americans

1 and Native Americans. The Brookhaven Town's landmark  
2 designation has greatly reduced the loss of  
3 irreplaceable destroyed property in this unique  
4 neighborhood. Likewise, the Town's designation would  
5 help protect St. Matthias Church from potential  
6 demolition or insensitive redevelopment.

7 We encourage you to vote for this  
8 designation. We also encourage the property owners to  
9 consider nominating the property for national and state  
10 registers, which would open doors to potential ground  
11 grant opportunities and other financial incentives in  
12 support of preserving the site.

13 Thank you very much.

14 COUNCILMAN DUNNE: Thank you.

15 SENIOR COUNCILWOMAN GOOSBY: Thank you.

16 SUPERVISOR GILLEN: Gary Hammond?

17 GARY HAMMOND: Good morning, my name is Gary  
18 Hammond. I live at 1421 Lakeside Drive in Wantagh. We  
19 live in walking distance of St. Matthias, and I drive by  
20 there every day.

21 Prior to my retirement I worked for  
22 thirty-eight years with the Nassau County Department of  
23 Recreation and Parks in the Division of Museum Services.  
24 I retired as a museum registrar, responsible for the  
25 entire museum's collection of half a million items.

1           I had previously spoke at the last three  
2 Historical Commission meetings concerning St. Matthias,  
3 and I'm in favor of it. And to support that, I gave a  
4 twenty-nine-page research report which I submitted to  
5 the Commission, also, documenting the history of the  
6 African-American population in the Brush and Wantagh and  
7 also specifically St. Matthias.

8           It's important because, to even quote from  
9 the actual records of the Diocese, it's one of the  
10 last -- actually only the first three surviving  
11 Episcopal churches for African-Americans in Queens and  
12 Nassau that were not built by the Episcopal Church  
13 itself. It took the place of the prior African-American  
14 Methodist Episcopal Church that was destroyed by fire  
15 sometime between the 1890s and 1907.

16           This building served the community -- the  
17 African-American community for 114 years, although an  
18 Episcopal Diocese congregation already had been meeting  
19 by 1902. And it survives unaltered with the example of  
20 shingle-style architecture.

21           The local community is heavily Quaker. So  
22 the 1830s, even though we can't document any connection  
23 to the Underground Railroad, we knew the Quakers had a  
24 school specifically for African-American children. They  
25 contributed to the population there. And it wasn't

1 three African-Americans in the Brush, which is very  
2 important. You know, representation, all Nassau County  
3 exists like this, and today, it's really an oasis.

4 This is the third -- actually three times  
5 before this the Diocese attempted to sell the property  
6 and demolish the building back in 1927 through 1963 and  
7 again in 1967. So this wasn't the first war or bout  
8 this church has had to fight -- fought to save it by the  
9 community.

10 Fifty-two years ago, Newsday stated that  
11 St. Matthias Episcopal Church is a historical church  
12 fighting with an unhappy ending. It further states that  
13 it was, "A snug little wood structure, white and brown  
14 fabric, historic steeple, flanked with windows, and a  
15 gleaming interior of pine handling five old beams."

16 It's the same church today. Fifty-two years  
17 later, it's the same building. I want to say in 1902,  
18 they had to do nothing to support the colored people in  
19 the County, and this is their act to preserve and,  
20 again, for African-Americans involved in the community  
21 and the Episcopal Church.

22 By landmarking the structure, the Town of  
23 Hempstead will help in the rediscovery and preservation  
24 in support and part of African-American and local  
25 history which helps to document Long Island's role in

1 abolishing slavery and creating free black communities.

2 I've prepared a five-minute talk, so that's  
3 why I didn't -- I abbreviated it. So thank you.

4 COUNCILMAN DUNNE: Can you supply me with  
5 that twenty-nine-page research that you did?

6 WILLIAM MULLER: (Handing.)

7 COUNCILMAN DUNNE: Thank you so much.

8 SUPERVISOR GILLEN: Josh Soren?

9 JOSHUA SOREN: Good morning, Supervisor and  
10 Council Members. I am Joshua Soren. Let me put my  
11 glasses on.

12 Okay, I am Joshua Soren. I am the applicant  
13 for the Town of Hempstead Landmarks Preservation  
14 Commission to recommend to the Town of Hempstead Town  
15 Board landmark status for St. Matthias Episcopal Church,  
16 2856 Jerusalem Avenue, Wantagh.

17 I reside at 34 Return Lane, Levittown,  
18 New York 11756. I've lived there sixty-one years. I am  
19 also one of the Landmarks Commissioners for twenty-three  
20 years.

21 As the Landmarks Commissioner, I -- in  
22 parentheses "we" -- always keep our eyes open for  
23 potential sites for landmarking. St. Matthias has been  
24 a long time on my wish list as well as some of my  
25 colleagues on the Commission. For a long time I have

1 been hoping that someone or an organization would submit  
2 an application for this site. When it was placed on the  
3 market and the real estate was placed on the -- and  
4 erected on the property, I immediately submitted this  
5 application on June 14th, 2018.

6 To understand the importance of  
7 St. Matthias, I had to go further back into the history  
8 of the surrounding area. Located near today's  
9 Wantagh/Bellmore boarder was a loosely-bounded area  
10 along Old Mill Road and Oakfield Avenue known as "the  
11 Brush," named after the landscape of the area. The  
12 inhabits of the Brush were mostly of African-American  
13 decent, going back several generations with ancestors  
14 freed slaves and given land mostly by the Jackson and  
15 Valentine families, prominent landowners at the time.  
16 The Brush settlement thrived, intermingling with the  
17 communities and also developing a AME, African Methodist  
18 Episcopal Church circa 1845 on Oakfield Avenue and a  
19 school nearby.

20 The Town of Hempstead has landmarked three  
21 other sites that are related to this formal Brush area:  
22 The Lawrence House located on Old Mill Road and Wilson  
23 Avenue, home to three generations of a family of  
24 African-American since; the Harold Avenue Cemetery circa  
25 1808 where some of the earliest inhabitants of the Brush

1 were interred; and the old burial ground, 1851, also  
2 known as St. Matthias Cemetery located on Oakfield  
3 Avenue. This last site was where the first AME church  
4 was built circa 1845. The predecessor --

5 SUPERVISOR GILLEN: If you could just wrap  
6 up your comments, we're really trying to stick to the  
7 three-minute rule. I'd appreciate it.

8 JOSHUA SOREN: Well, I was going to get to  
9 the actual history of the church.

10 SUPERVISOR GILLEN: If you'd like to hand  
11 that up, you can give that to Ms. Hanson.

12 COUNCILMAN DUNNE: I have just a few  
13 questions for you, this way -- now, Seaford has a  
14 historical society, and they have a building right by  
15 the fire department in Seaford Harbor. And is that as  
16 old as this building?

17 JOSHUA SOREN: This building is from --

18 COUNCILMAN DUNNE: Way before. So that's  
19 one.

20 The second comparison, the Wantagh train on  
21 Wantagh Avenue, that's Preservation, also, and I think  
22 you were on that committee, also. That car in Wantagh,  
23 they preserved that and that's not older than this.

24 JOSHUA SOREN: The railroad car is 1912.

25 COUNCILMAN DUNNE: Okay. The next thing is



1 Hicksville. My friend, Ken Henry, who went to Hofstra  
2 with me was the attorney for their historical society,  
3 and they have a building by the railroad in Hicksville.  
4 That's not as old as this building?

5 JOSHUA SOREN: No.

6 COUNCILMAN DUNNE: The Jackson family is  
7 very historical, and the grave site -- the graveyard,  
8 when I was in the Veteran Service Agency back in the  
9 late '70s, they asked me to check out that to see if  
10 there was any veterans there and there was slaves were  
11 buried in that graveyard. And they were laying down and  
12 scouts came and they cleaned it up, tried to make it --  
13 you can see it's a historical site.

14 This is all part of that historical site.  
15 So you agree with that?

16 JOSHUA SOREN: Yeah.

17 COUNCILMAN DUNNE: The only one question I  
18 had is this: The Building Department usually tears down  
19 new houses that are infested with, you know, rats and  
20 kids that go drinking there because they're not going  
21 to -- this doesn't happen in this building, correct?

22 JOSHUA SOREN: No.

23 COUNCILMAN DUNNE: Okay. Then I have no  
24 problem at all. Thank you, Josh.

25 JOSHUA SOREN: May I just add some of the

1 letters of support from our State Assemblyman, David  
2 McKenna.

3 SUPERVISOR GILLEN: Sure. You can hand  
4 those up, and you can tell us right now you're handing  
5 us letters of support from the people that you're  
6 handing them out from.

7 COUNCILMAN DUNNE: We'll make copies.

8 SUPERVISOR GILLEN: If you want to state for  
9 the record that you have letters of support from whoever  
10 it is, you can do now.

11 JOSHUA SOREN: I believe these were all  
12 presented to...

13 SENIOR COUNCILWOMAN GOOSBY: Excuse me, we  
14 have a lot of members here from the community and that  
15 church that would like to speak.

16 JOSHUA SOREN: Okay.

17 SUPERVISOR GILLEN: Next we have Christian  
18 Browne.

19 CHRISTIAN BROWNE: Good morning, Supervisor  
20 and Members. Christian Browne, Sahn Ward Coschignano,  
21 PLLC, 333 Earle Ovington, Suite 601, Uniondale. I'm  
22 appearing for the Episcopal Diocese of Long Island which  
23 owns the property. I know we only have a limited time.

24 First of all, the Diocese opposes the  
25 landmark status. I also want to point out the last

1 application, this application, in my opinion, suffers  
2 from the same procedural defect that a hearing was not  
3 held within ninety days. I understand we have a  
4 difference of opinion whether that is a jurisdictional  
5 defect.

6 I would just read to you one sentence: "If  
7 the Commission approves an application, the Town Board  
8 shall call a Public Hearing within ninety days of the  
9 date of the approval pursuant to Section D of this  
10 section." It says you "shall" do that, so I'm not -- I  
11 don't understand the opinion that was given earlier, so  
12 I note that for the record.

13 I'll also note for the record that after my  
14 offices reviewed the file, it does not appear that the  
15 required notification mailing was done to the 200-foot  
16 radius. I don't know whether that's true, I don't know  
17 if there's an affidavit mailed somewhere else, but I'd  
18 ask the Board to attend to that. If the mailing was not  
19 done, then I think it's undisputed and it's a defective  
20 procedure.

21 Briefly to the merits, I gave Ms. Hanson an  
22 exhibit. There's some confusion and conflation going on  
23 here. The church that's been referred to as this  
24 historic African-American church is not this church,  
25 it's not this site. There was another site shown on the

1 map about a half a mile away where there was an  
2 African-American Methodist -- an AME congregation, not  
3 an Episcopal congregation. It later became a Baptist  
4 congregation, apparently, dating from the 1840s. That  
5 church burnt down in the 1890s at a different site. So  
6 whether that other site had historic significance near  
7 Oakfield Cemetery, whether it was affiliated with the  
8 Underground Railroad, I don't know. But it's not that  
9 site, it's not this church. That was a different  
10 congregation.

11 This church was erected, as we've said, in  
12 the early 1900s, and, yes, it probably did serve a  
13 predominantly-African-American population. There are at  
14 least eight Episcopal Churches on Long Island that  
15 served predominantly-African-American communities. So  
16 it's not unique in that sense in any regard.

17 It has struggled as a parish, as a church,  
18 since at least the 1940s. The Episcopal Diocese first  
19 tried to close it in 1942. It was never erected  
20 canonically as an Episcopal parish, meaning it was a  
21 mission church that could not support itself financially  
22 and it was never able to support itself financially.

23 It remained in that position from the '40s  
24 through the '60s, and someone else mentioned there was  
25 another ballot to close it, okay. After 1976, the

1 Episcopal Church stopped sending priests, so it was  
2 essentially left on its own. In the last forty years,  
3 it has had ten congregations, the last two of whom have  
4 failed and then left the church and forced them to have  
5 to evict people. There is no congregation here, whether  
6 there was years ago, black, white, it doesn't exist  
7 anymore. And what you're going to do by landmarking  
8 this, because unlike, say, the movie theater which was  
9 inside, if you preserve this, this is a church and the  
10 Episcopal Diocese will have to maintain this church with  
11 no congregation in perpetuity. Because you really can't  
12 repurpose a church. Some representatives of the Diocese  
13 will speak in the moment.

14 My final point is, and I don't think this is  
15 disputed, it has no architectural adornment or any sort  
16 of unique style. It is a plain white building. It  
17 doesn't even have stained-glass windows.

18 When I mentioned that to the Landmark  
19 Commission, they turned around and said it's an example  
20 of plain architecture. Well, I don't think it can be so  
21 subjective. It's an old church, and that's really all  
22 there is to it. It's an old church that hasn't had an  
23 active congregation with the Episcopal Diocese for over  
24 forty years, and landmarking will be a substantial  
25 burden on the Episcopal Diocese.

1                   SUPERVISOR GILLEN: Thank you. I just have  
2 one quick question: What is happening at that structure  
3 now, anything?

4                   CHRISTIAN BROWNE: Nothing right now. And  
5 as noted earlier, and I think also instructed the  
6 Board's consideration, the Diocese was looking to sell  
7 it. So after a hundred years after when the "for sale"  
8 signs went up, that's when there were calls to landmark  
9 it.

10                   There was a squatter congregation in there  
11 for a long time. It took a long time to get them out.  
12 They are now out, and it's now a vacant site.

13                   SUPERVISOR GILLEN: Thank you, Mr. Browne.

14                   CHRISTIAN BROWNE: Thank you very much.

15                   SUPERVISOR GILLEN: Alfred Thompson?

16                   SENIOR COUNCILWOMAN GOOSBY: Mr. Thompson,  
17 are you here?

18                   AUDIENCE MEMBER: He stepped out for a  
19 moment.

20                   SUPERVISOR GILLEN: Lawton Bryant?

21                   LAWTON BRYANT: Good morning, my name is  
22 Lawton Bryant, 39 Greene Avenue, Amityville, New York.  
23 I come here to certainly rebut what the attorney just  
24 said. He was so far off base.

25                   First of all, he said this was a squatter

1 congregation. It was never a squatter congregation.  
2 The congregation always stayed intact. It went down to  
3 three members in 2008 because the Diocese failed to send  
4 a pastor there for "X" number of years. The  
5 congregation came to me -- the congregation came to me,  
6 and I took over as pastor.

7 We went in 2008 until the Courts made a  
8 decision. We went from three members to a hundred  
9 twenty members. Those are not squatters, okay? If the  
10 Diocese really was serious about this being a church,  
11 they would have locked into us and they would have  
12 continued to work with us, but they didn't care about  
13 that. I just wanted to set the record straight there.

14 Let's tell the truth if we're going to sit  
15 before this Committee. This has always been a Native  
16 American/African-American church, but it always was a  
17 community church. There was also a lot of white members  
18 in the church, also, okay?

19 Now, for us to sit here -- any of us to sit  
20 here, to say that a building that has been in existence  
21 from 1904 up until present time to not be landmarked I  
22 think is a travesty. The building should have always  
23 been landmarked.

24 I was there for ten years, okay. In ten  
25 years no matter what went wrong in that building, we

1 always made sure that we took it apart, fixed it, and  
2 put it back together exactly the way it was. We were  
3 a great -- we spent great money.

4 I heard the lawyer talking about -- the  
5 congregation didn't have money. He don't know that.  
6 He's just saying something, whatever, okay. We always  
7 had money; we always had bank accounts. We always was  
8 vibrant.

9 What happened is if you take and don't send  
10 a leader, the people will scatter. So the people  
11 scattered. Once a leader came back in there, the people  
12 came back in droves. It was vibrant. The church put on  
13 community festivals, the church put on community events,  
14 the church was active in the community. The church did  
15 everything that a community -- that a church is supposed  
16 to do in a community. It lacked nothing.

17 So I've just come to rebut what this  
18 gentleman is saying, because it's obvious he never came  
19 there and he really didn't know what he was talking  
20 about, "squatters." Thank you.

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

23 SUPERVISOR GILLEN: Thank you, sir.

24 Is Mr. Thomson back?

25 ALFRED THOMSON: Alfred Thomson, 400



1 Newbridge Road, Levittown.

2 SUPERVISOR GILLEN: Good morning.

3 ALFRED THOMSON: I don't really have a lot  
4 to say. I'm very much in favor of the church. I have  
5 also met some of the members previously, and I was there  
6 at a book signing when -- I guess back at the final  
7 closing of the property. But I'm thoroughly in support  
8 of landmarking it.

9 I'm also a past president of the Wantagh  
10 Preservation Society, and I'm sure the members there are  
11 also very much in favor of it. And I just thank you,  
12 everybody, for the support and we go through with this  
13 and the final note that.

14 COUNCILMAN DUNNE: You're committees of  
15 Levittown, correct?

16 ALFRED THOMSON: Correct.

17 COUNCILMAN DUNNE: I remember you were a lot  
18 younger then. Me too.

19 ALFRED THOMSON: Thank you all very much.

20 COUNCILMAN BLAKEMAN: Dennis was one of the  
21 original congregants there.

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

24 SUPERVISOR GILLEN: Paul Daley?

25 PAUL DALEY: Hi, everybody. My name is Paul

1 Daley, and I'm a resident of Bellmore -- almost lifelong  
2 resident of Bellmore with very little exception. Not to  
3 get involved with the politics of ownership of the  
4 building and such, I'm here as an architectural  
5 historian. I hold a B.A. degree in Historic  
6 Preservation and American Culture Studies from Roger  
7 Williams University, Bristol, Rhode Island.

8 As I said, I'm a Bellmore resident. I live  
9 at 745 Sunrise Avenue in Bellmore. I'm quite familiar  
10 with the building, having spent a good deal of my life  
11 in the -- in the area.

12 I want to dispute what the attorney actually  
13 said about not having any style. It actually does have  
14 style, and, in fact, as an architectural historian who  
15 has been at my profession for almost thirty-eight years  
16 now, currently employed at the Landmarks Preservation  
17 with the New York City Parks Department. It most  
18 definitely has style.

19 It's called the "shingle style," and it has  
20 some slight touches as well. To the untrained eye, it  
21 doesn't look like it has any style, but it does, and the  
22 proportions are really, really perfect. Of course it  
23 doesn't have stained glass window and some of the other  
24 things. I said this at one of the previous Landmark  
25 Commission meetings: We're not talking about

1 St. Patrick's Cathedral. We're talking about a building  
2 built in the turn of the 20th century in a rural farming  
3 community, but we know it's a church. When you go by,  
4 you know it's a church. You don't have to have the  
5 cross and the bell tower to know.

6 Can it be reused for something else?  
7 Absolutely. One of the projects I was involved in, we  
8 turned a morgue into a recreation center and kept some  
9 of the fittings from the morgue.

10 I found online an illustration here, just  
11 quickly, it's a little hard to see, of a church in  
12 Australia which was turned into a community center and  
13 they added onto it, they made a conversation pit out  
14 here with a fireplace. So it's entirely possible to  
15 repurpose the building to use and yet preserve the  
16 facade of the building.

17 Again, the details are there. It's  
18 original. It has a wonderful rose window in the front  
19 which suggests gothic cathedrals of Europe. It has a  
20 tri window arrangement at the rear of the building.

21 One second I have a photo of this feature  
22 right here (indicating). But, again, the massing, the  
23 moldings, everything is there waiting to be preserved.  
24 So I'm fully in support of the building becoming a  
25 landmark. Thank you.

1 SUPERVISOR GILLEN: Thank you, sir.

2 David Bernacci?

3 DAVID BERNACCI: Good morning. My name is  
4 David Bernacci, 62 Linden Boulevard, Hicksville,  
5 New York, and I'm here in support of the -- becoming a  
6 landmark. I know it's a whole other process, but my  
7 interest is having Pets For Love, which I spoke to you  
8 about, the rescue, actually be able to purchase the  
9 property, turn it into a rescue and partial sanctuary  
10 but keeping the church as a church, turning a small part  
11 of the inside into a thrift store and keeping a part of  
12 the church as a religious structure and the present  
13 pastor of there, you know, would be also part of it but  
14 having days for people to come and having their pets  
15 blessed.

16 SUPERVISOR GILLEN: You should talk to  
17 Mr. Browne afterwards. Maybe he can get his client to  
18 sell it to you.

19 (Whereupon, laughter from the audience was  
20 heard. After, the following ensued.)

21 DAVID BERNACCI: It can be repurposed. You  
22 know, as Pets For Love it would be a rescue for our  
23 community. We have programs for helping the pets and  
24 the elderly with financial support for their pets,  
25 dealing with injured pets, and it would become a

1 beautiful thing, you know, remaining for the community  
2 and the church would still be used partly as a church.  
3 So I just wanted you to let you guys be aware there is a  
4 way to repurpose it.

5 SUPERVISOR GILLEN: Thank you, Mr. Bernacci.  
6 Mr. Browne's over there. He's waving his hand.

7 Matthew Susco?

8 MATTHEW SUSCO: Hi, guys. A little stage  
9 fright, my first time speaking in this venue.

10 I'm grateful for the Town Board, also  
11 grateful for Josh and Mike Tarkopolis (phonetic) for the  
12 previous help and the advice they gave me for the  
13 Jerusalem Preservation.

14 My name is Matt Susco. I'm a lifelong  
15 resident of Wantagh, New York: 2928 Mandalay Beach  
16 Road, Wantagh, New York. I'm the trustee of the Wantagh  
17 Preservation Society. I'm here officially representing  
18 the Board of Trustees of the society.

19 In July of 2018, the Board of Trustees voted  
20 overwhelmingly to support the application to grant the  
21 Town of Hempstead landmark status for the historic  
22 St. Matthias Church. The society presented at the Town  
23 of Hempstead Landmark Commission meetings that were held  
24 on this issue. The society's views are, therefore, part  
25 of the record.

1           The Town of Hempstead had previously granted  
2 landmark status to the Jerusalem Quaker Meeting House in  
3 the St. John Jerusalem Chapel. It represented parts of  
4 the religious history similar to the Wantagh area. The  
5 society hopes the town will also grant landmark status  
6 to St. Matthias Church, likewise, so the  
7 African-American history of the area can also be  
8 preserved -- (perusing).

9           Sorry, technology.

10           -- and recognized. Thank you. And just to  
11 add to that, the St. Matthias Church located on  
12 Jerusalem Avenue in a region formally known as "the  
13 Brush" is a staple of the African-American heritage of  
14 Wantagh as well as a staple of the Native American  
15 history of the Town of the Hempstead. The population of  
16 the Brush were predominately former slaves, descendents  
17 of slaves, and Civil War veterans, heros.

18           I personally like the Pets for Love idea.  
19 I'm an animal lover myself. I think it's proper for me  
20 to present the plans to the Wantagh Preservation Society  
21 to digest it properly, and I hope that the community  
22 would be in favor of an organization with your  
23 intentions and plans as long as they want to preserve it  
24 properly.

25           And that's pretty much it. I'm grateful for

1 the Town Board for help. So Ms. Goosby's question about  
2 the old burial ground down the block, and it's part of  
3 everything that's important and it's necessary to let  
4 the people out there know about this.

5 Thank you so much.

6 SUPERVISOR GILLEN: Thank you, Mr. Susco.

7 MATTHEW SUSCO: Thank you.

8 SUPERVISOR GILLEN: Natalie Naylor?

9 NATALIE NAYLOR: Thank you. I'm Natalie  
10 Naylor. I live at 496 Clarendon Road in Uniondale,  
11 New York. I'm a retired Hofstra University professor of  
12 Long Island history, and I'm also president of the  
13 Nassau County Historical Society. And I'm not going to  
14 try to repeat things that have been said before, but I  
15 would mention that the St. Matthias Church -- I am  
16 speaking in support of the landmarking, and St. Matthias  
17 Church was included in a very significant exhibition of  
18 the Long Island Museum in Stony Brook had last spring.

19 The title was -- let's see -- One Road to  
20 Freedom Surviving Slavery on Long Island. It's also  
21 pictured in a book that was published by the Long Island  
22 Studies Institute at Hofstra in an appendix of early  
23 African-American churches.

24 I understand in the 1920s the Episcopal  
25 Diocese was interested in the church, took it over

1 because they wanted to protect people there from Ku Klux  
2 Klan activities. And that is aspect of history we'd  
3 rather forgot, but I think that's important that it be  
4 remembered as well as the history of African-Americans,  
5 and I would like love to see in the Town of Hempstead  
6 perhaps using that church to interpret some of that  
7 history. That would be great and a way of repurposing  
8 as well.

9           There have been other proposals and, of  
10 course, financing is always an issue and the most  
11 appropriate one. But thank you for your time and  
12 listening.

13           COUNCILMAN DUNNE: Thank you for speaking.  
14 I'm class of '79 from Hofstra, and thank God I didn't  
15 have you. You probably would have told me how bad my  
16 grades were.

17           If you have any historical stuff on this  
18 church, would you get it to my office? We'd like to  
19 have a good file, solid file so if this ever happens  
20 again, someone will be able to do something, we have a  
21 proper file.

22           NATALIE NAYLOR: Right. I think -- I think  
23 Gary Clemente, what he has submitted, and Joshua Soren  
24 includes it. I know there's information in the  
25 Long Island Studies Institute in Hofstra the Brush and



1 so on.

2 COUNCILMAN DUNNE: Thank you.

3 SUPERVISOR GILLEN: Thank you, Ms. Naylor.

4 COUNCILMAN BLAKEMAN: I have a question on a  
5 different subject that we talked about previous.

6 NATALIE NAYLOR: Sure.

7 COUNCILMAN BLAKEMAN: So I've tried to  
8 research General George Washington's trip from Long  
9 Island. There is very little on the Internet on that  
10 particular excursion. So I would ask if you could maybe  
11 look into it with some of your other scholars so we  
12 could get a better understand of why he was here, what  
13 he was doing here, what his impressions were of Long  
14 Island, if they're recorded anywhere.

15 NATALIE NAYLOR: They are recorded in his  
16 journal. He doesn't name the name of the road he went  
17 on, but I reprinted the Long Island portion of his  
18 journal in a book called Journeys on Old Long Island  
19 that I edited for the Long Island Studies Institute.

20 COUNCILMAN BLAKEMAN: Great.

21 NATALIE NAYLOR: You can read that account.

22 COUNCILMAN BLAKEMAN: Where can I get that?

23 SUPERVISOR GILLEN: Go buy her book,  
24 Councilman Blakeman.

25 (Whereupon, laughter from the audience was

1 heard. After, the following ensued.)

2 SUPERVISOR GILLEN: Professor, we'll talk.  
3 Haiko Cornelissen?

4 HAIKO CORNELISSEN: Hi, thank you for having  
5 me. My name is Haiko Cornelissen. I'm the real estate  
6 manager of the Diocese of Long Island. We own about  
7 130-some churches on the island. The churches are  
8 obviously the way we serve our communities.

9 SUPERVISOR GILLEN: I'm sorry, you represent  
10 the Episcopal Diocese; is that correct?

11 HAIKO CORNELISSEN: I'm the real estate  
12 manager of the Episcopal Diocese of Long Island who owns  
13 the church.

14 The church is, of course, how we serve our  
15 communities. Some do better than others. So I think it  
16 has been doing not that great for the last couple of  
17 decades since the '70s there's no Episcopal  
18 congregation.

19 The pastor that spoke earlier was not part  
20 of the Episcopal Diocese. We let them serve their  
21 congregation in our building. You know, they didn't pay  
22 rent. We let them continue. When we close or when we  
23 especially sell churches, we do not take this lightly.  
24 But we had to conclude after decades of struggling that  
25 this church has not been able to fulfill the mission

1 that we have set out to do, and that's to serve the  
2 community spiritually and through community services.  
3 So that's why I had to let this go, especially because  
4 we do not have unlimited resources.

5           If we were to landmark this church, it's  
6 going to be a burden on the church. It's money that we  
7 would like to use for other communities where we have  
8 the churches that are part of the preventative services  
9 within the community where we were not able to do that  
10 in this case.

11           I also would like to note that as the lawyer  
12 had commented, there seems to be a lot of emotion  
13 related to the architecture of the church itself, and  
14 also related to the different location that was noted.  
15 The original location of the original church is about  
16 half a mile down where the current church is.

17           So we would be more than happy to also think  
18 about solutions outside the box where the church would  
19 be sold for a dollar, be moved to a location at the  
20 expense of the seller to reunite the original church  
21 with the current structure that is there to be  
22 landmarked. Because we -- the financial means that this  
23 would give us, we need those in order to provide that to  
24 the other communities throughout Long Island.

25           SUPERVISOR GILLEN: Thank you, sir.

1           Mr. Ra, is there something that  
2 would -- if this church is given landmark status and say  
3 everybody came together to relocate the church to the  
4 burial grounds, is that something we could do?

5           MR. RA: If they agree, if everybody agrees.

6           SUPERVISOR GILLEN: Thank you.

7           Is there anybody else who'd like to be heard  
8 on this Public Hearing?

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

11           Hearing none, may I have a motion?

12           COUNCILMAN DUNNE: I move that we close the  
13 hearing and adopt the item.

14           COUNCILMAN MUSCARELLA: Second.

15           SENIOR COUNCILWOMAN GOOSBY: I second the  
16 motion.

17           SUPERVISOR GILLEN: Madam Clerk?

18           CLERK CABANA: Supervisor Gillen?

19           SUPERVISOR GILLEN: Aye.

20           CLERK CABANA: Councilman Blakeman?

21           COUNCILMAN BLAKEMAN: Aye.

22           CLERK CABANA: Councilman D'Esposito?

23           COUNCILMAN D'ESPOSITO: Aye.

24           CLERK CABANA: Councilman Dunne?

25           COUNCILMAN DUNNE: Aye.

1 CLERK CABANA: Senior Councilwoman Goosby?

2 SENIOR COUNCILWOMAN GOOSBY: Aye. And I  
3 think it's worth preserving some of the history of the  
4 people who actually were the backbone of this country.

5 CLERK CABANA: Councilman Muscarella?

6 COUNCILMAN MUSCARELLA: Before I say "aye,"  
7 I'd like to acknowledge and take note that the people of  
8 Garden City South and Franklin Square, people like  
9 Margaret Kelly, Cathy is still here in attendance. I  
10 think it says a lot about preserving the property that  
11 we need to preserve. I'm going to say "yes," and thank  
12 you for your support and being here.

13 SUPERVISOR GILLEN: Okay, Madame Clerk,  
14 please call our next Public Hearing.

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

17 CLERK CABANA: Proposed handicapped parking  
18 in Bellmore, East Atlantic Beach, East Meadow, Elmont,  
19 Garden City South, near Lynbrook, Uniondale, and Valley  
20 Stream.

21 SUPERVISOR GILLEN: I do not have any slips  
22 on this Public Hearing. Is there anyone who'd like to  
23 be heard?

24 (Whereupon, no response was heard. After,  
25 the following ensued.)

1                   SUPERVISOR GILLEN: Hearing none, may I have  
2 a motion?

3                   COUNCILMAN BLAKEMAN: Supervisor, I move  
4 that the hearing be closed and the item be adopted.

5                   COUNCILMAN DUNNE: Second.

6                   SUPERVISOR GILLEN: Madam Clerk?

7                   CLERK CABANA: Supervisor Gillen?

8                   SUPERVISOR GILLEN: Aye.

9                   CLERK CABANA: Councilman Blakeman?

10                  COUNCILMAN BLAKEMAN: Aye.

11                  CLERK CABANA: Councilman D'Esposito?

12                  COUNCILMAN D' ESPOSITO: Aye.

13                  CLERK CABANA: Councilman Dunne?

14                  COUNCILMAN DUNNE: Aye.

15                  CLERK CABANA: Senior Councilwoman Goosby?

16                  SENIOR COUNCILWOMAN GOOSBY: Aye.

17                  CLERK CABANA: Councilman Muscarella?

18                  COUNCILMAN MUSCARELLA: Aye.

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

21                  CLERK CABANA: Proposed revised public  
22 parking field maps in Oceanside.

23                  SUPERVISOR GILLEN: I do not have any slips  
24 on this Public Hearing. Is there anyone who'd like to  
25 be heard?

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

3           Hearing none, may I have a motion?

4           COUNCILMAN MUSCARELLA: I move that the  
5 Public Hearing be closed and the proposed parking field  
6 map be adopted.

7           SENIOR COUNCILWOMAN GOOSBY: 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: Councilman Muscarella?

20          COUNCILMAN MUSCARELLA: Aye.

21          SUPERVISOR GILLEN: Madam Clerk, please call  
22 our next Public Hearing.

23          CLERK CABANA: Authorizing the conveyance of  
24 a vacated commercial parcel of land located at 19 & 23  
25 Debevoise Avenue (Section: 55, Block: 415, Lots: 1 & 2)

1 to PARABIT REALTY, LLC for development and construction  
2 of a commercial structure pursuant to the Roosevelt  
3 Urban Renewal Plan Phase II in Roosevelt.

4 SUPERVISOR GILLEN: Okay, on this Public  
5 Hearing, I have a slip from John Moss.

6 JOHN MOSS: Good morning.

7 Happy birthday, Council.

8 My name is John Moss. I am from John K.  
9 Moss, P.C., attorney for Department of Planning &  
10 Economic Development. Today the Department is presented  
11 a contract with Parabit Realty to sell the premises  
12 known as 19 & 23 Debevoise Avenue to assist operations  
13 of Parabit Systems, Inc. which conducts operation at the  
14 adjacent parks located nearby Debevoise Avenue  
15 Roosevelt. The facility at 35 Debevoise Avenue houses  
16 manufacturing operations of Parabit Systems electronic  
17 manufacturing of security and self-service solutions.

18 Parabit Systems, Inc. has headquarters  
19 located at 2699 Grand Avenue in Bellmore, New York. The  
20 subject premises were acquired in a meeting by the Town  
21 of Hempstead Department of Planning in accordance with  
22 the Urban Renewal Plan Phase II, Roosevelt.

23 The Department published a request on  
24 February 16th seeking a proposal to purchase the  
25 property and other commercial properties as well.



1 Parabit Realty, LLC responded by a proposal dated March  
2 30th, 2018. Proposal submitted indicated that that  
3 acquisition and redevelopment at the site, among other  
4 things, will prevent Parabit Systems' relocation of  
5 manufacturing of operations to another community,  
6 preserved current jobs as the Parabit Systems, Inc., and  
7 to potentially create thirteen new jobs in the expanded  
8 facility. All above factors are included in the Urban  
9 Renewal Plan which it require property for.

10 I had the pleasure of attending the  
11 community meeting hosted by Senior Councilwoman Goosby.  
12 I believe the community was well in support of Parabit.  
13 They're good neighbors. As the property was acquired in  
14 accordance with the Urban Renewal Plan, we feel that  
15 this use coincides with the community development as a  
16 whole in Roosevelt. I know there were some  
17 representatives of Parabit here, if you have any  
18 questions about their operations or anything of that  
19 nature.

20 SENIOR COUNCILWOMAN GOOSBY: Yes, I'd like  
21 to say that I'm very, very proud of Parabit. They have  
22 me as a resident who lives in Roosevelt. I go to  
23 airports and looking at to see what Parabit made them,  
24 and you train a lot of young people and they work there  
25 in the summer. It's really been a very, very good asset

1 for Roosevelt, and I know that you need this land,  
2 you're looking for it, so I'm certainly in favor of this  
3 property being sold to Parabit.

4 SUPERVISOR GILLEN: Thank you.

5 Thank you, Mr. Moss.

6 JOHN MOSS: Thank you.

7 SUPERVISOR GILLEN: Next we have Daniel  
8 Baker.

9 DANIEL BAKER: Good afternoon, Supervisor,  
10 Members of the Board. My name is Daniel Baker. I  
11 represent Parabit, which you probably know. I live at  
12 90 Merrick Avenue, East Meadow, New York 11554, and only  
13 if you have any questions about the project or the  
14 operation.

15 COUNCILMAN D' ESPOSITO: Thank you, sir.

16 SUPERVISOR GILLEN: Thank you.

17 DANIEL BAKER: Thank you very much.

18 SUPERVISOR GILLEN: Richard Kirk?

19 RICHARD KIRK: Hi, I'm Richard Kirk. I  
20 represent Parabit Realty, and I can answer any questions  
21 related to the project.

22 SUPERVISOR GILLEN: I don't think we have  
23 any questions. Thank you so much.

24 Is there anybody else who'd like to be heard  
25 on this?

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

3                   SUPERVISOR GILLEN: Hearing none, may I have  
4 a motion?

5                   SENIOR COUNCILWOMAN GOOSBY: I move that the  
6 Public Hearing be closed and the application be  
7 approved.

8                   COUNCILMAN D' ESPOSITO: Second.

9                   COUNCILMAN MUSCARELLA: Second.

10                  SUPERVISOR GILLEN: Madam Clerk?

11                  CLERK CABANA: Supervisor Gillen?

12                  SUPERVISOR GILLEN: Aye.

13                  CLERK CABANA: Councilman Blakeman?

14                  COUNCILMAN BLAKEMAN: Aye.

15                  CLERK CABANA: Councilman D'Esposito?

16                  COUNCILMAN D'ESPOSITO: Aye.

17                  CLERK CABANA: Councilman Dunne?

18                  COUNCILMAN DUNNE: Aye.

19                  CLERK CABANA: Senior Councilwoman Goosby?

20                  SENIOR COUNCILWOMAN GOOSBY: Aye. I'm very,  
21 very proud of this. Thank you.

22                  CLERK CABANA: Councilman Muscarella?

23                  COUNCILMAN MUSCARELLA: Aye.

24                  SUPERVISOR GILLEN: All right, Madam Clerk,  
25 please call our next Public Hearing.

1 CLERK CABANA: To consider authorizing the  
2 Town of Hempstead Sanitary District No. 6 to sell at  
3 auction surplus machinery and equipment.

4 SUPERVISOR GILLEN: I do not have any slips  
5 on this Public Hearing. Is there anyone who'd like to  
6 be heard?

7 (Whereupon, no response was heard. After,  
8 the following ensued.)

9 SUPERVISOR GILLEN: Hearing none, may I have  
10 a motion?

11 COUNCILMAN D'ESPOSITO: I move that the  
12 Public Hearing be closed and the authorization granted.

13 SENIOR COUNCILWOMAN GOOSBY: Second the  
14 motion.

15 SUPERVISOR GILLEN: Madam Clerk?

16 CLERK CABANA: Supervisor Gillen?

17 SUPERVISOR GILLEN: Aye.

18 CLERK CABANA: Councilman Blakeman?

19 COUNCILMAN BLAKEMAN: Aye.

20 CLERK CABANA: Councilman D'Esposito?

21 COUNCILMAN D'ESPOSITO: Aye.

22 CLERK CABANA: Councilman Dunne?

23 COUNCILMAN DUNNE: Aye.

24 CLERK CABANA: Senior Councilwoman Goosby?

25 SENIOR COUNCILWOMAN GOOSBY: Aye.

1 CLERK CABANA: Councilman Muscarella?

2 COUNCILMAN MUSCARELLA: Aye.

3 SUPERVISOR GILLEN: Madam Clerk, please call  
4 our next Public Hearing.

5 CLERK CABANA: Application of 7-ELEVEN, INC.  
6 to permit and demolish the (2) two existing one-story  
7 buildings and construct a new one-story, 2,580 feet of  
8 convenience store with fuel canopy, four (4) multiple  
9 project dispenser, providing eight (8) fueling stations  
10 and associated underground tanks additional site work  
11 for parking and landscaping and a trash enclosure in  
12 NORTH BELLMORE.

13 WILLIAM BONESSO: Good afternoon, Supervisor  
14 Gillen and Members of the Board. William Bonesso,  
15 Forchelli, Deegan, Terrana, 333 Earle Ovington  
16 Boulevard, here on behalf of applicants, 7-Eleven, Inc.  
17 Here to my right is Mr. Paul Going of Atlantic Traffic,  
18 a site engineering firm.

19 Mr. Going is a transportation engineer who  
20 has been recognize by this Board in the past as a  
21 traffic and transportation expert, and, with your  
22 permission, he will provide opinion testimony in  
23 connection with the application before the Board. I  
24 would ask that the Board provide the same status to  
25 Mr. Goings today.

1 I've asked Ms. Hanson to hand out to you  
2 each a copy of several documents which would help you to  
3 get an overview of the site and the project itself.  
4 7-Eleven is proposing this application which relates to  
5 property situated on the northeast corner of Bellmore  
6 Avenue and Jerusalem Avenue in Bellmore. It's 2663 and  
7 2675 Jerusalem Avenue.

8 The property previously was used -- a corner  
9 portion of the property was previously, for decades, a  
10 gasoline service station with a service and repair  
11 business as well. It had six fueling positions, three  
12 service and repair bays. That operation shut down  
13 sometime last year, I'm told.

14 The property to the east of that, which is  
15 2675, was a site of a large commercial building which  
16 was a millwork building. It was a custom cabinetry and  
17 other such materials that were manufactured. It  
18 occupied almost the entire lot and left very little room  
19 for any parking. That building has since been  
20 demolished.

21 What 7-Eleven is proposing to do is occupy  
22 both lots to create out of --

23 COUNCILMAN D'ESPOSITO: Mr. Bonesso, I'm  
24 sorry to interrupt you. This building now has been  
25 demolished, correct?

1 WILLIAM BONESSO: No.

2 COUNCILMAN D' ESPOSITO: I was under that  
3 impression. I apologize. So on the corner is Ciminelli  
4 Motors, and now there's a commercial building next door  
5 that is to be demolished?

6 WILLIAM BONESSO: To be demolished. The  
7 7-Eleven project would propose the demolition of all the  
8 present buildings on the site, the removal of tanks that  
9 have been in the ground for some time, and just under a  
10 2,600-square foot 7-Eleven convenience store, which is  
11 about 600 square feet less than the 7-Eleven convenience  
12 store situated diagonally across from this property  
13 which is being relocated to this property. They're  
14 going to move the operation and the franchise to this  
15 property.

16 In doing so, they would construct a new  
17 canopy, put new state-of-the-art double-wall underground  
18 storage tanks on the property. They will landscape the  
19 property. They'll provide additional beautification of  
20 the property. They're also going to be modifying the  
21 curb cut for the access points to the property.

22 Right now there are five curb cuts serving  
23 the two properties, three on Jerusalem, two on Bellmore  
24 Road. This project would reduce the total curb cuts to  
25 one on Bellmore Road, one on Jerusalem Avenue, and move

1    them further away from the intersection, which is  
2    certainly something the County would like to see, and  
3    it's typically considered to be good planning.  The  
4    access on Jerusalem Avenue would be right turn in, right  
5    turn out only except a restriction to that effect on  
6    that.

7                   Now, again, this really -- to describe it,  
8    it's really a relocation of an existing operation.  
9    7-Eleven is already in the area.  It's on the parcel of  
10   property diagonally across the street.  Moving it to  
11   this -- as you'll hear from Mr. Going -- to this corner  
12   places it at a signalized intersection which makes for a  
13   better and safer traffic flow, a safer traffic situation  
14   on the roads and entering and exiting the property.

15                   This site will also have room for deliveries  
16   to occur on the premises at the present 7-Eleven.  Many  
17   deliveries of the larger type occur on the street and it  
18   generates some parking and traffic.

19                   SUPERVISOR GILLEN:  Mr. Bonesso, can I just  
20   ask a question?  These tanks, are they behind the  
21   Ciminelli Motors building or underground?

22                   WILLIAM BONESSO:  Those tanks are still  
23   there.  They're to be removed.

24                   SUPERVISOR GILLEN:  Okay.  But there are  
25   underground storage tanks already?



1                   WILLIAM BONESSO: As I understand it, there  
2 are old underground storage tanks presently situated  
3 there.

4                   SUPERVISOR GILLEN: Have you done any  
5 testing to see if there's any remediation necessary at  
6 this site?

7                   COUNCILMAN DUNNE: Didn't you state you will  
8 be removing them?

9                   WILLIAM BONESSO: They will be removed. The  
10 property will be completely remediated. Certainly, if  
11 this application is approved, 7-Eleven will remove those  
12 tanks under the supervision of all necessary municipal  
13 and local authorities. They will remove them  
14 appropriately, and then new tanks will go in. I guess  
15 they will be state-of-the-art double-wall fiberglass  
16 tanks with the monitors on them, so if there's any  
17 breach in the any of the walls, they'd be notified.

18                  COUNCILMAN DUNNE: Are you aware if it's  
19 November?

20                  WILLIAM BONESSO: I'm not aware. I think I  
21 would have heard something from 7-Eleven if that was  
22 determined.

23                  COUNCILMAN DUNNE: If, in fact, they do find  
24 that there is leakage, 7-Eleven will be responsible for  
25 the cleaning and all of that?

1                   WILLIAM BONESSO: The redevelopment of the  
2 site would require complete cleanup of any environmental  
3 and hazardous conditions. And if 7-Eleven was going to  
4 proceed and it was going to be approved, then yes, that  
5 would be the responsibility of the redevelopment.

6                   COUNCILMAN DUNNE: The reason I ask is what  
7 the Navy did with Bethpage, we don't want that happening  
8 in Bellmore.

9                   WILLIAM BONESSO: Right, no, obviously. As  
10 indicated, this will represent a redevelopment of the  
11 site. It has been in use for gasoline service for many  
12 years. It's an underlying business "X" district, so the  
13 7-Eleven use aspect of this is a right use. This is  
14 simply to combine the two uses, that's why when you hear  
15 the GSS provisions which requires that before this --  
16 before the gasoline service station use.

17                   The project will probably employ ten to  
18 twelve permanent employees over the course of each work  
19 cycle. There will be three onsite at busier times. There  
20 will always be a person available to pump gas for anyone  
21 who needs assistance with doing that. There will be, as  
22 we discussed with 7-Eleven, if they could put a flagpole  
23 on the site, they could.

24                   SUPERVISOR GILLEN: You've been coming here  
25 long enough, Mr. Bonesso.

1                   WILLIAM BONESSO: They will. They haven't  
2 determined exactly where yet, but they can and they  
3 will. Most likely they haven't determined exactly yet,  
4 but it would most likely in the southeaster portion of  
5 the property.

6                   Also, the fueling, the size of the lot will  
7 provide for very good site circulation, as you will hear  
8 from Mr. Going, and for sufficient parking for the  
9 subject property.

10                  Now, we did submit a landscape plan. I  
11 received word from Mr. Moschella with some suggested  
12 enhancements about, which I've talked to 7-Eleven about,  
13 and we will implement those subject to the language  
14 plan.

15                  I would like to have Mr. Going provide his  
16 testimony.

17                  SENIOR COUNCILWOMAN GOOSBY: I have a  
18 question, please. On the map I see homes, residences,  
19 right?

20                  WILLIAM BONESSO: Yeah.

21                  SENIOR COUNCILWOMAN GOOSBY: What will you  
22 do to shield the homes from this new structure that  
23 you're putting?

24                  WILLIAM BONESSO: Landscaping and fencing.  
25 And I became aware of some residents who have some

1 concerns about this. I spoke to them briefly. I  
2 advised them that because we're having the hearing today  
3 doesn't mean we can't talk about this some more. I  
4 intend to meet with them and try to address their  
5 conditions.

6 I can't promise them 7-Eleven is going away,  
7 but I can talk to them about enhanced fencing, enhanced  
8 landscaping, perhaps relocating certain things onsite.

9 As this Board knows, I'm always active with  
10 the community on -- if I had known in advance -- when I  
11 sent out the notice, I sent out a letter giving you a  
12 little bit more detail than the notice provides. And in  
13 my letter I indicated if anyone has concerns, call me  
14 and we can set up a meeting, whatever the case may be.

15 I didn't hear from anyone. Like I told  
16 them, it doesn't mean we can't discuss this after the  
17 hearing. Can't guarantee everything, but can certainly  
18 try.

19 SUPERVISOR GILLEN: So does 7-Eleven own the  
20 millwork property, that structure? Do they own the  
21 adjacent property?

22 WILLIAM BONESSO: They're leasing both  
23 properties, and they leased the property diagonally  
24 across the street. That they have under lease until  
25 2027. Unless the landlord will let them out of the

1 lease, which is unlikely, they would attempt to release  
2 that property to another user. It wouldn't be a gas  
3 station, and they would be responsible for the upkeep  
4 and maintenance.

5 COUNCILMAN DUNNE: That's the normal course  
6 of 7-Eleven, to lease property. I know there is a gas  
7 station in Levittown that they leased the property.  
8 They didn't purchase it; they leased it. Is that normal  
9 for 7-Eleven to lease properties?

10 WILLIAM BONESSO: I think it is. I  
11 mentioned they had some properties, ones that 7-Eleven  
12 operates themselves as opposed to a franchise, but I  
13 think most of the properties are leases.

14 COUNCILMAN DUNNE: Kind of keeps you on your  
15 toes because you don't own it. Okay.

16 WILLIAM BONESSO: If I may, I'll then direct  
17 the presentation.

18 PAUL GOING: Thank you. My name is Paul  
19 Going. It's spelled G-O-I-N-G, just like the word  
20 "going." I work for Atlantic Traffic & Design  
21 engineering located in Hauppauge.

22 So in the -- I'm going to go over some of  
23 the things Bill just mentioned, but the existing  
24 condition, you have a gas station with three pumps six  
25 fueling positions, and three service bays. Then we have

1 the former millwork on the second lot from the corner.  
2 Currently, there are three driveways on Jerusalem  
3 Avenue, which is 105. Those three driveways, there's  
4 two in the former gas station, one at the millwork.  
5 Then on Bellmore Road there are two driveways that the  
6 gas station has, so a total of five driveways being  
7 reduced to three -- being reduced by two by the project  
8 is significant and a benefit to the public.

9 Bill mentioned there's an existing 7-Eleven  
10 diagonally west of the site on the southwest corner of  
11 the intersection of George Road. That's about 3,200  
12 square feet. Just a convenience store; there's no gas  
13 service there. So 7-Eleven would vacate that store.  
14 2,600 square foot of a store with eight gasoline fueling  
15 positions on the combined properties at the northeast  
16 corner with Bellmore Road. So it's about 600 square  
17 feet smaller than the existing store.

18 It would relocate the three for convenience  
19 use to the signalized corner, which is a better location  
20 for the use where it can better serve people who are  
21 looking to make a stop on the way from one place to  
22 another.

23 The project is also going to install  
24 pedestrian traffic signal equipment on the site's corner  
25 and at the southeast corner of the signalized

1 intersection.

2           That was something the DOT asked and  
3 7-Eleven has agreed to do that. So to analyze the  
4 traffic of the proposed 7-Eleven, we count the traffic  
5 at the signalized intersection on Tuesday, June 21st,  
6 2018 from seven a.m. to nine a.m. and four p.m. to seven  
7 p.m., and that's because a convenience store use like  
8 this, their busy times of day are when people are going  
9 to work and making stops on the way from one place to  
10 another. We found the morning peak hour to occur from  
11 7:45 a.m. to 8:45 a.m. and the evening peak hour to be  
12 4:45 p.m. to 5:45 p.m.

13           During the same time period we counted that  
14 intersection, we also counted traffic and observed  
15 parking at the existing 7-Eleven store. And we took the  
16 data we collected at the 7-Eleven store, we compared it  
17 to data as published by Institute of Transportation  
18 Engineers, the ITE, in a publication called "Trip  
19 Generation" in the latest 10th Edition, 2017. It has  
20 trip generation rates for a variety of uses including  
21 convenience stores and including convenience stores with  
22 gas.

23           So when we compared the trip generation of  
24 the existing 7-Eleven to the ITE trip generation, we  
25 found it was actually lower. It was seventy-two to

1 seventy percent of the traffic that is predicted by the  
2 ITE. So it's not a very busy location right now.  
3 Parking demand was only about eighty-four percent of  
4 what the ITE predicts, and that was a separate  
5 publication called "Parking Generation."

6 So in order -- we calculated the number of  
7 trips that we generated at the proposed location based  
8 on ITE. So it may be a little conservative in this  
9 particular location, but what we calculated for, the  
10 size of the store and number of pumps, is about  
11 fifty-three day morning customers and sixty-four weekday  
12 evening customers in the peak hours. But not all of  
13 them are convenience use.

14 About two-thirds of the customers were  
15 people who were passing by already, so somebody stopping  
16 to get gas or milk on the way home or something like  
17 that. So only about 122 peak hour customers are  
18 actually new.

19 We then took the traffic volumes, we observed and  
20 we increased them by one percent growth three. The DOT  
21 growth of twenty-six percent for Hempstead, but we  
22 bumped it up a little bit further. And we analyzed the  
23 traffic and signal from the driveways in the future with  
24 and without the project, and we found no changes in  
25 level of service and traffic due to the proposed



1 project.

2 And just to clarify for that assumption, we  
3 don't -- we didn't take away the trips that are  
4 currently going to 7-Eleven. Those are still in the net  
5 worth. So based on that traffic analysis, I can  
6 conclude that the project would not have significant  
7 negative impact on traffic.

8 We also looked at parking. The convenience store uses  
9 one parking stall per 200 square feet, which is 500,000.  
10 Thirteen parking stalls are, therefore, required  
11 approximately twenty-six hundred feet for the proposed  
12 convenience store. We proposed nine stalls as the site  
13 variance would be required.

14 So, again, the -- we had observed the parking  
15 rate at the existing 7-Eleven. We found 3.16 per  
16 thousand square feet, which is 35 to 45 percent lower  
17 than the requirement, and then we applied that observed  
18 rate to the new store and came up with the maximum  
19 demand. But we also have the eight fueling positions.

20 It's typical at convenience stores where there's  
21 gasoline services available. Some customers come for  
22 gas and come to use the store. Some customers just come  
23 for gas or some just come for the store. But customers  
24 who were buying fuel and also make an in-store purchase,  
25 they don't need a parking stall. They leave their car

1 at the pump typically.

2 So with the nine stalls we have striped, the  
3 eight fueling positions, we can actually accommodate  
4 seventeen cars. And, in my opinion, we have more than  
5 adequate parking for the use.

6 So to summarize, in my opinion, we have more than  
7 enough parking. The project reduces the number of  
8 driveways from five to two, which is a significant  
9 improvement. The project eliminated the driveways that  
10 are closest to the signalized intersection, which is a  
11 significant improvement. The project will improve  
12 pedestrian accessibility at the intersection with the  
13 addition of pedestrian crossing equipment and a  
14 crosswalk on the -- from the northeast to the to  
15 southeast corner, and the project locates convenience  
16 use on a corner where it can more conveniently serve  
17 customers who can come in, come out without having as  
18 much impact on the roadway system.

19 Again, we only would generate twenty to  
20 twenty-two new peak-hour customers, and traffic  
21 operations wouldn't be impacted. The site is laid out  
22 with plenty of space for vehicle maneuvers and plenty of  
23 space for the fueling trucks and delivery trucks to get  
24 in and out and without any problem. And that completes  
25 my testimony, unless there's questions.

1 SUPERVISOR GILLEN: Thank you.

2 WILLIAM BONESSO: Just to finish up, the  
3 7-Eleven will use private sanitation, which means they  
4 can control the days and hours of pickup and delivery.  
5 In that way -- excuse me, pickup. In that way they can  
6 make sure they're not coming on the site late at night  
7 or early in the morning. They would agree to put  
8 appropriate restrictions on that.

9 And other than that, again, this is a site  
10 that has been used for a gasoline service station in the  
11 past. It's a use in the 7-Eleven that's permitted on  
12 the site.

13 So, consequently, we feel that the  
14 redevelopment is appropriate for this business, and  
15 based upon the testimony on the traffic expert, it would  
16 not have any negative impacts on the surrounding  
17 roadways or on traffic congestion. We ask that the  
18 Board would consider it. And other than that, I would  
19 like the ability to respond to public comment as it  
20 comes in.

21 SUPERVISOR GILLEN: Thank you, Mr. Bonesso.  
22 I have a slip from Eric Meyer. Are you  
23 here?

24 Are you here in support?

25 ERIC MEYER: Supervisor, I'm the engineer

1 for the applicant. I'm here if you have any questions.

2 SUPERVISOR GILLEN: Okay, thank you.

3 Michelle Kass?

4 MICHELLE KASS: My name is Michelle Kass,  
5 K-A-S-S. I live at 103 Doris Avenue, North Bellmore,  
6 New York 11710. I do not have anything prepared.

7 My house butts up right up against the  
8 7-Eleven and the gas station. The gentleman said that  
9 he did send us letters prior to this meeting today, but  
10 the diagram of where everything would be was not with  
11 that letter. I saw that this morning when he showed it  
12 to us.

13 I had lived there for forty years, and I  
14 have seen many companies come and go. However, we have  
15 never had anything with food, and it's the 7-Eleven that  
16 really concerns me because they sell food. The dumpster  
17 butts right up against my backyard, and I'm extremely  
18 concerned about, you know, rodents and bugs.

19 SUPERVISOR GILLEN: Mr. Bonesso, is there a  
20 way we can maybe move the dumpster so it's not right by  
21 residential property?

22 WILLIAM BONESSO: That was one of the things  
23 I was going to speak to 7-Eleven about. I was advised  
24 about that concern this morning.

25 SUPERVISOR GILLEN: Okay.

1           MICHELLE KASS: Also, yes, it has been a gas  
2 station since the day I've moved in. It's not open  
3 24/7, which this is going to be. Also, there were not  
4 as many stations as they want to have.

5           So those are basically the things that  
6 concern me. I have neighbors here that have other  
7 concerns. I know going up against a company like  
8 7-Eleven is an utter waste of time with their fancy  
9 attorneys and their traffic studies, which mean  
10 absolutely nothing because I live there and I see the  
11 traffic. Sorry to say, this gentleman is totally  
12 inaccurate.

13           And I'm sure you're going to vote for them  
14 because they have a lot more money than I do, but those  
15 are my concerns, and thank you for your time.

16           SUPERVISOR GILLEN: We do very much care  
17 about the concerns.

18           COUNCILMAN DUNNE: As far as the dumpster  
19 goes, can you put, like, a cinderblock L-shape so they  
20 pick the thing up and empty it but it won't be really  
21 visible, and maybe outside that L-shape cinderblock  
22 walls or you could put bushes up or something that  
23 will -- the neighbors won't see it or smell it.

24           WILLIAM BONESSO: Councilman, the dumpster  
25 would be enclosed no matter what. If we can relocate it

1 to another location, we will certainly landscape it as  
2 you suggested and close it.

3 COUNCILMAN DUNNE: Thank you.

4 WILLIAM BONESSO: Even if we can't locate  
5 it, we will landscape it.

6 COUNCILMAN DUNNE: It's an ugly sight,  
7 seeing dumpsters, and even though it's not only food  
8 that you're selling, the neighbors have to be okay with  
9 that.

10 SUPERVISOR GILLEN: Next we have Michael  
11 Park.

12 MICHAEL PARK: I pass.

13 SUPERVISOR GILLEN: James Lowrey?

14 JAMES LOWREY: Yes, how you doing? My name  
15 is James Lowrey. I own the two properties on Jerusalem  
16 Avenue next to the building that wasn't knocked down  
17 yet.

18 My first question is they keep saying that  
19 they own the land, and to get to this hearing don't they  
20 have to own all the land? Because I --

21 COUNCILMAN DUNNE: They don't own it.  
22 They're leasing it.

23 JAMES LOWREY: Yeah, but the property next  
24 to my house has not been sold yet. It's going to be  
25 sold depending on what happens at this hearing. So

1 don't they have to own everything before they get to  
2 this part?

3 COUNCILMAN DUNNE: No. The one that  
4 happened in my community, the guy was up in the air.  
5 The guy opened a gas station until everything was done,  
6 and his life was in shambles until he found out what he  
7 was going to do with his property. So it hasn't -- this  
8 is normal course of business.

9 JAMES LOWREY: I understand.

10 COUNCILMAN DUNNE: It puts everybody in a  
11 quandary, and this is all the course of business.

12 SUPERVISOR GILLEN: Mr. Lowrey, is this your  
13 property (indicating)?

14 MR. LOWREY: Yes, yes. And the one next  
15 door, also. I've been in this community paying real  
16 estate taxes for forty years -- almost forty. My  
17 concern is them actually coming into my lot next to the  
18 building, which they've done in the past, going to  
19 7-Eleven and -- yeah, how will they stop that?

20 Stopping all the time, they still do in  
21 front of my driveways, blocking us from getting in and  
22 out. I know the guy was telling us about traffic, but I  
23 don't think he's got a clue about the traffic. A few  
24 years ago, we had tallies on the property and the one  
25 next door. I know because I cleaned it all up.

1           So it's a busy, busy street, and especially  
2 during rush hours. Now, yeah, they said there was a gas  
3 station on the corner, but those cars were going one way  
4 and 7-Eleven traffic was going another way. Now  
5 everything is going to be going the same way. It's my  
6 only going to be worse.

7           I looked at the parking. They have eight  
8 spots and one handicap. I don't think that's enough.  
9 Also, there's two spots in front of the container, which  
10 we've already talked about the container. But if  
11 they're going to pick up the container when it's not the  
12 middle of the night, there's most likely going to be  
13 cars there, if you know what I mean.

14           That's pretty much it. The dumpster is  
15 against my property, also. I am concerned with the  
16 rodents. Hopefully, they'll take care of that.

17           Another one of my other concerns is other  
18 commercial building. We build stuff. A lot of the new  
19 stuff has refrigeration units for their -- refrigeration  
20 freezing units on the roof. They're going to be on all  
21 the time. How can they stop the noise?

22           SUPERVISOR GILLEN: Mr. Bonesso, if you can  
23 just answer a couple of these questions. Is there going  
24 to be some kind of boundary, at least like a fence, on  
25 the area that abuts Mr. Lowrey's property.



1                   WILLIAM BONESSO: Yes, we can certainly put  
2 a wall, a fence, whatever the case, may be to separate  
3 the properties. And right now the plan is to not only  
4 put a fence but to also landscape along that eastern  
5 property line.

6                   SUPERVISOR GILLEN: Would that be something  
7 you'd be all right with, Mr. Lowrey?

8                   JAMES LOWREY: That's fine. If they can  
9 move that container -- because, believe me, that's a  
10 concern.

11                  COUNCILMAN DUNNE: You said move the  
12 container to a better area?

13                  JAMES LOWREY: That would be good. But,  
14 again, traffic is a big thing and noise from the  
15 air-conditioning.

16                  COUNCILMAN DUNNE: Noise and some kind of  
17 buffer to -- because I know that they put -- again, back  
18 to my own hometown, there was a car dealership and they  
19 turned it into a swimming pool area. And they got the  
20 water pumps and air-conditioning next to the senior  
21 housing, and they complained about the noise from the  
22 air-conditioning unit.

23                  So I think I'm going to have to address that  
24 with the constituents in the area. Again, being a good  
25 neighbor, you'll work with them to try to find something

1 that will make it comfortable and make you a good  
2 neighbor if you, in fact, do this; is that correct?

3 WILLIAM BONESSO: Correct.

4 JAMES LOWREY: Thank you. Also --

5 COUNCILMAN DUNNE: Give them your card so  
6 they can talk about things.

7 JAMES LOWREY: -- gas tanks were moved.

8 SUPERVISOR GILLEN: Thank you.

9 James --

10 COUNCILMAN DUNNE: Let him answer the  
11 question about getting in touch with you.

12 WILLIAM BONESSO: I indicated to the  
13 neighbors that we could meet after the hearing -- not  
14 here after, that I would arrange for a meeting after the  
15 hearing. So I will take their numbers.

16 COUNCILMAN DUNNE: Excellent.

17 SUPERVISOR GILLEN: Thank you.

18 Joseph Olle?

19 JOSEPH OLLE: Good morning. I live at 101  
20 Doris. Joe Olle, O-L-L-E. I've been there my whole  
21 life, forty-three years.

22 I know a lot of concerns were brought up  
23 already. The traffic study, I don't think the study is  
24 very accurate. It's very bad now. It's just going to  
25 get worse.

1           The dumpster is a problem. I would like to  
2 see a perimeter instead -- some more barrier from the  
3 dumpster. Lighting -- no one brought up lighting. I  
4 don't know what kind of lighting it's going to be, if  
5 it's going to shine into our yards.

6           COUNCILMAN DUNNE: I think there's an  
7 ordinance in the Town of Hempstead where they can't  
8 shine business lights into the community.

9           Is that's going be addressed, also, sir?

10          WILLIAM BONESSO: Yes. Typically, in the  
11 Declaration of Restrictive Covenants that would be  
12 required to be filed in connection with this  
13 application. That indicates that all lighting will be  
14 designed and installed to make sure that no light or  
15 glare extends into adjacent residential properties.

16          We'll certainly do that here with the new  
17 LED light bulbs. They're able to really design lighting  
18 of sites very, very well so that there's no spillage of  
19 light off the premises. So I have no doubt they can  
20 accommodate that request.

21          COUNCILMAN DUNNE: Again, the one in my  
22 community, that was one of the concerns, and they did  
23 address it and I had no complaints about it. The window  
24 would be right where the light is shining it.

25          JOSEPH OLLE: I just want to raise my

1 concern for the record so if and when there's a problem,  
2 they're addressed.

3 And the fueling, will that be done at night,  
4 morning? Is there a vapor, smell, is there new  
5 technology for that, when the truck comes and delivers  
6 the gas?

7 SUPERVISOR GILLEN: Mr. Bonesso, can you  
8 just answer that question?

9 COUNCILMAN DUNNE: I know that the Sunoco  
10 does it during the day.

11 Are you going to be delivering during the  
12 day or the night for the big trucks? Can we address  
13 that?

14 WILLIAM BONESSO: Sure. I'm going to have  
15 Eric explain it.

16 ERIC MEYER: Good afternoon. I'm with  
17 Bohler Engineering, 2929 Expressway Drive North,  
18 Hauppauge, here on the behalf of the applicant. I've  
19 appeared before this Board in the past.

20 The fuel, you'll see the underground storage  
21 tanks represented up there, so it's centrally located to  
22 the site. The fence for the tanks is located up against  
23 the building, so they're distal from the neighboring  
24 property owners. It's possible to achieve the proper  
25 venting the tanks needs, and the filling operations

1 occur right on top of the tank. So the little circles,  
2 you'll see the fill pipe. The fill pipe is attached,  
3 the truck drops the fuel, and it's usually a fifteen-  
4 twenty-minute process.

5 WILLIAM BONESSO: How often?

6 ERIC MEYER: Once or twice a week.

7 WILLIAM BONESSO: And will it be done during  
8 the daylight hours?

9 ERIC MEYER: It depends on the fuel delivery  
10 runs, so this will have to get worked into their  
11 schedule. But 7-Eleven has decent control on that.

12 JOSEPH OLLE: Where will that be, which side  
13 of the building?

14 ERIC MEYER: The northwest corner.

15 JOSEPH OLLE: So that would be right on the  
16 backyard?

17 ERIC MEYER: The vents are not active vents.  
18 The vents are in case of an escape.

19 JOSEPH OLLE: So the vents are not when you  
20 fill the tanks?

21 ERIC MEYER: No. There's a vapor recovery  
22 process.

23 JOSEPH OLLE: So to answer my question,  
24 should be no smell if the tanks are full?

25 ERIC MEYER: Correct.

1           JOSEPH OLLE: Will the Town do a traffic  
2 study independent of that guy's study?

3           SUPERVISOR GILLEN: It is burden of the  
4 applicant to do the traffic study.

5           JOSEPH OLLE: Okay. That's all I have.  
6 Thank you.

7           SUPERVISOR GILLEN: Thank you.

8           COUNCILMAN DUNNE: Thank you.

9           SUPERVISOR GILLEN: Michael Kass.

10          MICHAEL KASS: Good afternoon.

11          SUPERVISOR GILLEN: Good afternoon.

12          MICHAEL KASS: I'm a little confused. If  
13 7-Eleven -- they just want to get into the gasoline  
14 business, is that what it is now? Because they're  
15 across the street. They're very successful. There is  
16 no big problem with their deliveries, because I live  
17 across the street and I can see that -- I can see  
18 7-Eleven. My backyard -- that's my wife who spoke  
19 before. My backyard butts up against the building  
20 they're going to tear down. It used to be  
21 air-conditioning, but then it became millwork.

22                 So I'm just confused. They're very  
23 successful across the street, they have a big plot of  
24 land adjacent to them that they -- they wiped out a  
25 house that was there. They want to come across the

1 street and pump gas, and their building is even smaller  
2 than it was across -- that it is now across the street.  
3 They're going to reduce the side size of their building,  
4 the 7-Eleven building. So I don't know what that's all  
5 about.

6 I guess I'm not, you know, I'm in favor of  
7 progress, I guess. But they have eight more years in  
8 their lease across the street, so I don't know why they  
9 just don't stay there, take the adjacent property, and  
10 make it a gas station, if they want.

11 It's against all property that's commercial.  
12 Nobody's living there. It's just some stores and a big  
13 piece of empty property and then there's 7-Eleven. Why  
14 don't they just do that over there and stop, because all  
15 three of us that are here today live right up against  
16 where they're going to do all of this.

17 So, again, they're all concerned, my  
18 neighbors, and myself: The lighting, garbage, rodents.  
19 How about all the people who will be hanging out now  
20 two, three in the morning? Neighbor kids getting older,  
21 they're going to be hanging out with bicycles. Maybe  
22 worse. I gotta think about that. My neighbor has a  
23 tiny three-month-old baby that's living with her now.  
24 That's her concern.

25 I just don't understand. Do they want to

1 get into the gasoline pumping gas business, because the  
2 rest of it sounds like they're not accomplishing  
3 anything else other than that. The rest of it sounds  
4 like they're just want to get into that business.

5 Put gas pumps on the other side of the  
6 street where they got property right now and it could  
7 become a gas station. Buy out those little stores over  
8 there, if they want, lease them out, whatever, but I  
9 think they should -- I'm up against these buildings all  
10 my life. Forty years I'm living there. It's been quiet  
11 and I -- my backyard, it put butts up against the  
12 building so it's really private because there's not  
13 windows back there.

14 So, anyway, I just want -- I'm not quite  
15 sure what their ulterior motives are other than  
16 gasoline, because anything else doesn't seem logical,  
17 what they're doing. So, again, I'll -- we'll talk to  
18 the attorneys and see -- address all the issues, rodents  
19 and trash.

20 One more thing I -- I know -- one more very  
21 important thing: I don't know about this man who sat  
22 here with his traffic stuff, but for the last five, six,  
23 seven years from Newbridge Road to Wantagh Avenue, you  
24 can't go. It's backed up for two miles because  
25 everybody coming off the Southern State, which is jammed



1 up from 2:00 in the afternoon, they meet and come along  
2 Jerusalem Avenue on the same side as the 7-Eleven now.

3 So when they put a 7-Eleven on my side with  
4 trucks coming in and out and more traffic, it's just  
5 going to make traffic this way terrible as opposed to  
6 the terrible traffic this way.

7 This man who sat here comes to my house,  
8 I'll give him a bottle of water and I'll take him out at  
9 4:00 in the afternoon and see how far it gets. I don't  
10 even go that way anymore. If I want, I go north or I  
11 can go west. I can't go east. You just sit a half an  
12 hour until you creep along Wantagh Avenue.

13 So I think that this is going to create more  
14 of a hassle. I live around the corner. It's a private  
15 little block. I'll survive, I guess, but it sounds  
16 crazy, but I just wanted to make that statement.

17 Traffic is terrible. If you live in my area, anywhere  
18 on Jerusalem Avenue, you will see. Now it's only going  
19 to create traffic the other way, which is always flowing  
20 pretty good.

21 SUPERVISOR GILLEN: I think you should take  
22 Mr. Bonesso up his offer and have him meet near your  
23 home so he can observe the traffic. We hear your  
24 frustrations. You have to also understand that we as a  
25 Town Board cannot compel an applicant to go open their

1 business somewhere else. We don't have that  
2 jurisdiction. But we understand and we hear your  
3 frustration, and I do hope you can have a dialogue and  
4 maybe have some of your concerns addressed and you can  
5 have privacy and you don't have to have these concerns  
6 about the dumpster and the rodents, all those things.

7 I know that 7-Eleven have said that they  
8 have regular exterminations.

9 Mr. Bonesso, is that something that you can  
10 see to?

11 WILLIAM BONESSO: Yes.

12 MICHAEL KASS: Just one more thing:  
13 Veterans Service Agency, Volunteer Unit, 2006, thank you  
14 for creating that.

15 COUNCILMAN DUNNE: Thank you for your  
16 service. God bless you.

17 SUPERVISOR GILLEN: I do not have any other  
18 slips on this Public Hearing. Is there anyone else  
19 who'd like to be heard?

20 WILLIAM BONESSO: Thank you, Madam  
21 Supervisor. Just in closing, I've been told many things  
22 in my years as a zoning attorney, but this is the first  
23 time I was called "fancy." I don't know if it was a  
24 compliment.

25 At any rate, I can't reiterate enough to the

1 Board that it has to keep in mind that this is  
2 commercially-owned property, business-owned property.  
3 If it's not a 7-Eleven convenience store, something is  
4 going to go onto this property and be redeveloped there.  
5 A 7-Eleven could go there as of right, as I discussed,  
6 without the gasoline service station. This is just  
7 seeking to include gasoline service, which is something  
8 that has been there for decades. So we think it's a  
9 good site and a good use for that combination of uses.

10 Also, having done this for a long time, I  
11 come to realize everyone thinks that they know the  
12 traffic of their community better than the traffic  
13 consultant. I'm not taking anything away from what the  
14 neighbor's said, but there's only one traffic expert in  
15 the room, and that's Mr. Going. Mr. Going performed an  
16 analysis in accordance with the standards and  
17 requirements that are good practice in the industry, and  
18 those findings have been put forth and are public  
19 records.

20 The key elements are three things: One,  
21 that the site -- the site redevelopment will improve the  
22 access to the property, the ingress and egress, by  
23 reducing the number of curb cuts, placing them further  
24 away from the intersection, and relocating the site to  
25 the signalized intersection as opposed to the 7-Eleven

1 in a non-signalized intersection. Two, the amount of  
2 new trips generated by this use are only approximately  
3 twenty to twenty-two trips in the peak hour period,  
4 morning and afternoon. And three, the parking provided  
5 when you combine the nine spaces available plus the  
6 parking that occurs at the fueling positions is adequate  
7 to accommodate to the site.

8           This site, again, is going to be redeveloped  
9 in some way, shape, or form. Presently, I have to  
10 believe that that millwork building makes some  
11 significant noise. I've -- I've had cabinet makers and  
12 fabricators as clients and I've been to their sites and  
13 I know how much noise they make. I know how much noise  
14 and activity could take place with service bays and  
15 repair shops.

16           This is a different use from the one that we  
17 think fits the community. And, again, we will meet with  
18 the neighbors. We will attempt to impose certain  
19 restrictions and conditions, make some modifications,  
20 perhaps enhancements to landscaping, to fencing, the  
21 relocating, potentially, of the dumpster. And I think  
22 we could make the site work for everybody.

23           COUNCILMAN DUNNE: What I'd like to do is --  
24 the building, the convenience store, is right where that  
25 building is that's being demolished, correct?

1 WILLIAM BONESSO: Yes.

2 COUNCILMAN DUNNE: So there's a building  
3 there already, so this is just replacing that building?

4 WILLIAM BONESSO: Correct.

5 COUNCILMAN DUNNE: So the gas station was  
6 there, and you're doing a gas station.

7 Traffic, I go down Jerusalem Avenue, and  
8 believe me, you try to get to a Wantagh High School  
9 baseball, football, or lacrosse game, you're going to  
10 get there late. You're not going to do anything to  
11 improve the traffic, but you have to convince people  
12 you're not doing anything to increase the traffic there.

13 So I'm going to suggest we close the  
14 hearing. There's no more testimony coming, and I  
15 reserve the decision to speak with the community and  
16 that we have some confines and we come up with something  
17 that we could all live with.

18 COUNCILMAN D' ESPOSITO: Second.

19 SUPERVISOR GILLEN: All right, Madam Clerk?

20 CLERK CABANA: Supervisor Gillen?

21 SUPERVISOR GILLEN: Aye.

22 CLERK CABANA: Supervisor Blakeman?

23 COUNCILMAN BLAKEMAN: Aye.

24 CLERK CABANA: Councilman D'Esposito?

25 COUNCILMAN D'ESPOSITO: Aye.

1 CLERK CABANA: Councilman Dunne?

2 COUNCILMAN DUNNE: Aye.

3 CLERK CABANA: Senior Councilwoman Goosby?

4 SENIOR COUNCILWOMAN GOOSBY: Yes.

5 CLERK CABANA: Councilman Muscarella?

6 COUNCILMAN MUSCARELLA: Yes.

7 WILLIAM BONESSO: Thank you.

8 (Whereupon, a brief recess was taken.)

9 SUPERVISOR GILLEN: Okay, Madam Clerk, the  
10 Decision Calendar.

11 CLERK CABANA: There is one item on the  
12 decision calendar. It is the application JAV GASOLINE  
13 ENTERPRISES INC. to convert an existing automobile  
14 repair building to a convenience & construct a canopy  
15 over existing pump islands as well as maintaining  
16 existing ID sign and operate self-service near ISLAND  
17 PARK, northwest corner of Austin Boulevard and Kingston  
18 Boulevard.

19 SUPERVISOR GILLEN: May I have a decision?

20 COUNCILMAN MUSCARELLA: I move the decision  
21 be granted.

22 SUPERVISOR GILLEN: Madam Clerk?

23 CLERK CABANA: Supervisor Gillen?

24 SUPERVISOR GILLEN: Aye.

25 CLERK CABANA: Councilman Blakeman?

1 COUNCILMAN BLAKEMAN: Aye.

2 CLERK CABANA: Councilman D'Esposito?

3 COUNCILMAN D'ESPOSITO: Aye.

4 CLERK CABANA: Councilman Dunne?

5 COUNCILMAN DUNNE: Aye.

6 CLERK CABANA: Senior Councilwoman Goosby?

7 SENIOR COUNCILWOMAN GOOSBY: Aye.

8 CLERK CABANA: Councilman Muscarella?

9 COUNCILMAN D'ESPOSITO: He stepped away.

10 CLERK CABANA: Oh, sorry.

11 SUPERVISOR GILLEN: All right, Madam Clerk,  
12 please call our Administrative Calendar.

13 CLERK CABANA: On the Administrative  
14 Calendar there are Items 13 through 54. I also have two  
15 resolutions that are of an urgent or emergency nature.

16 The first is a resolution authorizing the  
17 Town of Hempstead to waive the adoption fees on dogs  
18 during the month of October for October Shelter Dog  
19 Adoption Month. This will be Item No. 55.

20 The second is a resolution approving an  
21 agreement between the Lido-Point Lookout Water District,  
22 Town of Hempstead, County of Nassau, New York, and the  
23 Lido and Point Lookout Fire District for the purpose of  
24 providing space at the Lido-Point Lookout Water District  
25 well site for the installation and maintenance of radio

1 antennas, transmission, and repeater equipment and for  
2 the installation of pertinent equipment in connection  
3 with such use. This will be Item No. 56.

4 SUPERVISOR GILLEN: Would any of the Board  
5 Members like to sever any of the items on the  
6 Administrative Calendar?

7 COUNCILMAN D' ESPOSITO: Supervisor, I move  
8 to -- after conferring with the Comptroller and Members  
9 of the Board, I look to adjourn Item 46 to the November  
10 12th meeting. And I guess that's the first motion.

11 SUPERVISOR GILLEN: Mr. Dunne?

12 COUNCILMAN DUNNE: Second the motion.

13 SUPERVISOR GILLEN: Thank you, Mr. Dunne.

14 Mr. Lombardi, would you please come up here?

15 Item No. 46, Council D'Esposito has moved to  
16 adjourn, that is an item that is kind of reconciling  
17 different accounts so we could complete our audited  
18 financials; is that correct?

19 MR. LOMBARDI: This is correct, yes.

20 SUPERVISOR GILLEN: And this is the  
21 financials for the 2018 budget passed by the Santino  
22 administration but overseen during my administration,  
23 correct?

24 MR. LOMBARDI: This was passed by the  
25 previous, yes.



1 SUPERVISOR GILLEN: Okay. Sorry, go ahead.

2 MR. LOMBARDI: I'm just going to say now as  
3 we reconcile this is part of the conflict reconciliation  
4 from the 2018.

5 SUPERVISOR GILLEN: Right. A large part of  
6 these transfers relate to \$5 million of separation  
7 payments; isn't that correct?

8 MR. LOMBARDI: They were adjustments to  
9 salaries. They may include separation pay, which was  
10 part of an incentive offered during that time as well as  
11 changes in salaries for people that may come and go.

12 SUPERVISOR GILLEN: Right. Separation  
13 payment is a recurrent payment, is it not?

14 MR. LOMBARDI: Well, that depends on the  
15 year.

16 SUPERVISOR GILLEN: That's if people leave  
17 the employment of the Town of Hempstead, the separation  
18 payment?

19 MR. LOMBARDI: Correct.

20 SUPERVISOR GILLEN: As a matter of course,  
21 correct?

22 MR. LOMBARDI: Yes.

23 SUPERVISOR GILLEN: Last year Mr. Conroy sat  
24 where you're sitting, and he told us that the less  
25 savings from 2018 was we were way ahead of the game and

1 we didn't have to worry about separation payments. I  
2 disputed that. So that was not correct, was it?

3 MR. LOMBARDI: That depends on when you're  
4 looking at.

5 COUNCILMAN BLAKEMAN: Could I have a point  
6 of order? There's a motion to adjourn.

7 SUPERVISOR GILLEN: We did this last week.

8 COUNCILMAN BLAKEMAN: Supervisor, if I may  
9 repeat my statement: It is not subject to debate. And  
10 I know that we've had wide latitude before. But I'd  
11 like to ask a question: Any administrative reason why  
12 this could not be put off?

13 MR. LOMBARDI: No.

14 COUNCILMAN BLAKEMAN: Thank you. So what's  
15 the issue, then?

16 SUPERVISOR GILLEN: I can continue to run  
17 the meeting. I am the supervisor of the Town.

18 SENIOR COUNCILWOMAN GOOSBY: To --

19 SUPERVISOR GILLEN: To continue with my  
20 statement, there are a millions of dollars worth of  
21 adjustments to cover pay in Item No. 46.

22 MR. LOMBARDI: There are moneys to cover  
23 separation pay, yes.

24 SUPERVISOR GILLEN: Thank you, Mr. Lombardi.

25 And delaying this will delay our ability to

1 complete our audited financials; would it not?

2 MR. LOMBARDI: This is part of finishing out  
3 audited financial statements. There are other reasons.

4 SUPERVISOR GILLEN: Thank you.

5 COUNCILMAN D' ESPOSITO: By delaying or  
6 adjourning this so that the Town Board can read it and  
7 understand the breakdown of these separation payment and  
8 what are other payments that need to be made, is there  
9 any issue with delaying this?

10 MR. LOMBARDI: At this point, no.

11 COUNCILMAN D' ESPOSITO: At this point this  
12 is no?

13 So my motion stands.

14 SUPERVISOR GILLEN: And I understand this  
15 effort to adjourn because this is such a large item for  
16 the Receiver of Taxes office that they don't want to  
17 talk about, that's why we're adjourning this.

18 Call the roll on the adjournment.

19 SENIOR COUNCILWOMAN GOOSBY: Supervisor, we  
20 are in a meeting with the public.

21 SUPERVISOR GILLEN: Madam Clerk, would you  
22 please call the roll?

23 SENIOR COUNCILWOMAN GOOSBY: I tell you, I'm  
24 done.

25 CLERK CABANA: Supervisor Gillen?

1 SUPERVISOR GILLEN: Pass.

2 CLERK CABANA: Councilman Blakeman?

3 COUNCILMAN BLAKEMAN: I'm determined. I  
4 vote "aye."

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: Councilman Muscarella?

12 COUNCILMAN MUSCARELLA: Yes.

13 SUPERVISOR GILLEN: Do we have a motion on  
14 the Administrative Calendar?

15 COUNCILMAN D' ESPOSITO: I also move to  
16 adjourn Item 49 to a special meeting on the Town Board  
17 on Tuesday, October 8th, 11:30 a.m. here at Town Hall so  
18 the Board has time to review the tentative budget.

19 I further move that the meeting on October  
20 8th, 2019 be moved to 3:00 p.m. to accommodate members  
21 of the public who are observing Yom Kippur on October  
22 9th. I further move the Town Clerk to give all the  
23 notice of the discussion.

24 COUNCILMAN MUSCARELLA: Second.

25 SUPERVISOR GILLEN: Madam Clerk?

1 CLERK CABANA: Supervisor Gillen?

2 SUPERVISOR GILLEN: I vote "no." This  
3 meeting was scheduled a year ago. In fact, I put  
4 forward the calendar and the Town Counsel changed the  
5 calendar. It is a legal statutory requirement that the  
6 Supervisor submit the budget on September 30th and prior  
7 to October 5th that the tentative budget is supposed to  
8 be presented to the Board right into the preliminary  
9 budget before the public. I don't think in the history  
10 of the town we've ever had such shenanigans until I got  
11 here, until it was my budget.

12 This is an unnecessary delay. The Town  
13 Board Members will have adequate time to meet to review  
14 the tentative budget, and they can amend, if they feel  
15 appropriate, at the budget hearing, which is October  
16 16th.

17 And if the Town Board Members are so  
18 concerned about knowing what was in the budget, they  
19 could have taken up my invitation to be a part of the  
20 budget process July of this year. Last year and this  
21 year consistently, no one has accepted. I vote "no."

22 CLERK CABANA: Councilman Blakeman?

23 COUNCILMAN BLAKEMAN: Yes. I take note that  
24 Councilman D'Esposito's motion is respecting the October  
25 16th date, so there is no delay. So I vote "aye."

1 CLERK CABANA: Councilman D'Esposito?

2 COUNCILMAN D' ESPOSITO: Aye.

3 CLERK CABANA: Councilman Dunne?

4 COUNCILMAN DUNNE: Aye.

5 CLERK CABANA: Senior Councilwoman Goosby?

6 SENIOR COUNCILWOMAN GOOSBY: We just got the  
7 budget. It was on my desk when I came in this morning.  
8 Normally, we have it in September. I have to take time  
9 to go through this budget so I can see what's here and  
10 what's not here. I did not even know what you in it.  
11 All I had to do is make sure that what I needed for my  
12 council district was there, and so I need time to do it.  
13 So I vote "yes."

14 CLERK CABANA: Councilman Muscarella?

15 COUNCILMAN MUSCARELLA: Yes.

16 COUNCILMAN D' ESPOSITO: I just want to  
17 point out. I know Supervisor made a comment that the  
18 adjustments were being adjourned due to an amount in the  
19 Receiver of Taxes Department. The adjournment had  
20 nothing to do with that.

21 I know we like bringing politics into this.  
22 It's not the first time you've campaigned on Town  
23 property, but the fact that we're adjourning this has  
24 nothing to do with the amount in the Receiver of Tax  
25 line.

1 SUPERVISOR GILLEN: Administrative Calendar?

2 SENIOR COUNCILWOMAN GOOSBY: Administrative  
3 Calendar?

4 COUNCILMAN BLAKEMAN: Second.

5 SUPERVISOR GILLEN: Okay, we have a slip  
6 from Felix Procacci.

7 FELIX PROCACCI: I'd like to point out that  
8 the hearing on the Woodmere Golf Club that was  
9 adjourned, you gave everybody a chance to speak and they  
10 were supposed to speak on the adjournment only. And I  
11 don't think one of them spoke on the adjournment. They  
12 spoke on that issue, which was incorrect. I know we put  
13 a big effort in this.

14 SUPERVISOR GILLEN: Are you talking about  
15 the Administrative Calendar?

16 FELIX PROCACCI: Yes, I am. It absolutely  
17 goes to the Administrative Calendar.

18 I know we put a big effort on putting  
19 flagpoles everywhere, but the importance of the  
20 flagpoles and the flags is liberty and justice for all  
21 by our government. And we don't believe in that here  
22 because when certain people want to spoke on  
23 adjournment, you let them speak, this Board lets them  
24 speak.

25 Now, the items that you adjourned today are

1 things I wanted to speak about today, and I think I  
2 deserve the courtesy that you gave the people in  
3 Woodmere Club because of liberty and justice for all.  
4 The flag means nothing unless you put the conviction  
5 behind the flag.

6 COUNCILMAN BLAKEMAN: We'll let you speak on  
7 whatever you want to.

8 FELIX PROCACCI: When did they elect you the  
9 guiding officer, Mr. Blakeman?

10 SUPERVISOR GILLEN: Say what you have to  
11 say.

12 COUNCILMAN BLAKEMAN: You're my constituent.

13 FELIX PROCACCI: The transfer of funds, can  
14 you go to the transcript for Item 46, which is being  
15 adjourned? I think it's 26 million roughly.

16 SUPERVISOR GILLEN: Mr. Lombardi can explain  
17 or Mr. Smith.

18 FELIX PROCACCI: I'd like to do it in a  
19 Public Hearing. That's why I come here.

20 SUPERVISOR GILLEN: It's not on the  
21 Administrative Calendar anymore.

22 FELIX PROCACCI: Like I said, it wasn't on  
23 the calendar when you adjourned the Woodmere Club thing.  
24 It was adjourned.

25 COUNCILMAN BLAKEMAN: Felix, you overruled



1 me. Now you have to take the ruling from the chair.

2 FELIX PROCACCI: Once again, no one elected  
3 you anything.

4 COUNCILMAN BLAKEMAN: You didn't vote for  
5 me, Felix?

6 COUNCILMAN DUNNE: It's his birthday. Be  
7 nice to him.

8 SUPERVISOR GILLEN: Let's leave it so we can  
9 complete our audited financials and then we can amend  
10 overages in certain areas and certain line items. They  
11 have to transfer funds to make up and adjust for the  
12 overages.

13 FELIX PROCACCI: I know what the reasons  
14 were. I wanted to go into the reasons why they were so  
15 large, because that was above normal. Also, another  
16 thing on the -- we have the -- the budget on the  
17 calendar, which also has been adjourned, and I objected  
18 to leaving the calendar the way it was because of what  
19 happened in the previous year. But everyone voted for  
20 this, so then now you want to change it again, which  
21 isn't fair to the public.

22 I put things in my schedule a year in  
23 advance, so I'll put things, you know, so I have to  
24 check my schedule. I might have scheduled something  
25 else the days you do decided to do different things, and

1 I don't think it's fair. Like you said in the past,  
2 I've been here nine years and it was always "aye"  
3 altogether, not one issue ever got brought up until Eric  
4 Sweeney and Bruce Blakeman in 2017 started to fight with  
5 Santino or vice versa. And I think that was first time  
6 ever there was a fight. And I guess I have nothing else  
7 to talk about on these things.

8 SUPERVISOR GILLEN: Thank you, Mr. Procacci.  
9 Maryellen Craig?

10 MARYELLEN CRAIG: Maryellen Craig, 436  
11 Locust Avenue, Uniondale.

12 On number 36, what kind of repair to the  
13 Uniondale water tank, please?

14 SUPERVISOR GILLEN: Sorry, did you say that  
15 was 46?

16 MARYELLEN CRAIG: 35.

17 COMMISSIONER REINHARDT: Good afternoon,  
18 Members of the Board. Commissioner Reinhardt,  
19 Department of Water.

20 This is to repaint the Uniondale water tank  
21 and do repairs to the vent system, air in and out of the  
22 tank so water doesn't come out.

23 MARYELLEN CRAIG: Say that again about the  
24 vent.

25 COMMISSIONER REINHARDT: The tanking system

1 is an outdated system, and air has to make up the space  
2 for water within. The venting system on it is currently  
3 an outdated system. We want to update it.

4 MARYELLEN CRAIG: Thank you.

5 Hearing says also for 37, "the acquisition,  
6 construction, or reconstruction of or additions to the  
7 water supply and distribution systems for Uniondale  
8 Water District.

9 COMMISSIONER REINHARDT: Yes, 37 relates to  
10 the program rule. It would be for treatment of dioxane  
11 at the Oak Street station.

12 MARYELLEN CRAIG: What did you call it?

13 COMMISSIONER REINHARDT: Unregulated  
14 contaminants.

15 MARYELLEN CRAIG: Thank you.

16 And the -- on No. 45, anything that can be  
17 done as far as working with the Department of  
18 Conservation and Waterways for the restoration of the  
19 marshlands is to be recommended. Thank you.

20 SUPERVISOR GILLEN: Thank you.

21 Ms. Madden?

22 MS. MADDEN: Item 46, as Felix mentioned,  
23 there is a excessive amount of money as opposed to other  
24 years being transferred. You said there's someone  
25 available to speak to on this?

1 SUPERVISOR GILLEN: Yes, you can speak to  
2 Mr. Lombardi or Mr. Smith about that.

3 MS. MADDEN: Thank you.

4 SUPERVISOR GILLEN: I do not have any other  
5 slips.

6 Madam Clerk, please call the roll on the  
7 Administrative Calendar.

8 CLERK CABANA: Supervisor Gillen?

9 SUPERVISOR GILLEN: Aye.

10 CLERK CABANA: Councilman Blakeman?

11 COUNCILMAN BLAKEMAN: Aye.

12 CLERK CABANA: Councilman D'Esposito?

13 COUNCILMAN D'ESPOSITO: Aye.

14 CLERK CABANA: Councilman Dunne?

15 COUNCILMAN DUNNE: Aye.

16 CLERK CABANA: Senior Councilwoman Goosby?

17 SENIOR COUNCILWOMAN GOOSBY: Aye.

18 CLERK CABANA: Councilman Muscarella?

19 COUNCILMAN MUSCARELLA: Aye.

20 SUPERVISOR GILLEN: I have a motion to  
21 adjourn.

22 SENIOR COUNCILWOMAN GOOSBY: I move that  
23 that be adjourned.

24 SUPERVISOR GILLEN: Madam Clerk?

25 CLERK CABANA: Supervisor Gillen?

1 SUPERVISOR GILLEN: Aye.

2 CLERK CABANA: Councilman Blakeman?

3 COUNCILMAN BLAKEMAN: Aye.

4 CLERK CABANA: Councilman D'Esposito?

5 COUNCILMAN D' ESPOSITO: Aye.

6 CLERK CABANA: Senior Councilwoman Goosby?

7 SENIOR COUNCILWOMAN GOOSBY: Aye.

8 CLERK CABANA: Councilman Muscarella?

9 COUNCILMAN MUSCARELLA: Aye.

10 (Whereupon, the official meeting of the  
11 Hempstead Town Board was concluded at 1:46 p.m.)

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CERTIFICATE BY COURT REPORTER

I, Nicole Wexler, do hereby certify that the foregoing testimony in the matter of the Hempstead Town Board Meeting held on October 2, 2019, consisting of pages 3 through 133 inclusive is an accurate transcription of my cryptic notes.

IN WITNESS WHEREOF, I SET MY HAND THIS DAY.

*Nicole Wexler*

NICOLE WEXLER

NOTARY PUBLIC - STATE OF NEW YORK

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1 Errata Sheet

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3 NAME OF CASE: HEMPSTEAD TOWN BOARD 10/2/19 TOWN OF HEMPSTEAD ONE WASHINGTON STREET TOWN HALL P

4 DATE OF DEPOSITION: 10/02/2019

5 NAME OF WITNESS: MEETING

6 Reason Codes:

7 1. To clarify the record.

8 2. To conform to the facts.

9 3. To correct transcription errors.

10 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

11 From \_\_\_\_\_ to \_\_\_\_\_

12 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

13 From \_\_\_\_\_ to \_\_\_\_\_

14 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

15 From \_\_\_\_\_ to \_\_\_\_\_

16 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

17 From \_\_\_\_\_ to \_\_\_\_\_

18 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

19 From \_\_\_\_\_ to \_\_\_\_\_

20 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

21 From \_\_\_\_\_ to \_\_\_\_\_

22 Page \_\_\_\_ Line \_\_\_\_ Reason \_\_\_\_

23 From \_\_\_\_\_ to \_\_\_\_\_

24

25 \_\_\_\_\_

	<b>1901</b> 44:4,13 45:13	<b>2017</b> 95:19	<b>415</b> 79:25	<b>745</b> 66:9	
<hr/>		<b>2018</b> 18:25 55:5 69:19 81:2 95:6 120:21 121:4,25	<b>45</b> 97:16	<b>76</b> 15:8	
<b>\$</b>	<b>1902</b> 52:19 53:17	<b>2019</b> 1:10 49:12 124:20	<b>46</b> 120:9,15 122:21	<b>78</b> 34:4	
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