

**TOWN OF HEMPSTEAD**

**ONE WASHINGTON STREET**

**TOWN HALL PAVILION**

**HEMPSTEAD, NEW YORK 11550**

**OCTOBER 1, 2020**

**10:30 A.M.**

**BEFORE: DONALD CLAVIN, JR.**

**SUPERVISOR**

**APPEARANCES :**

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- DEPUTY SUPERVISOR/COUNCILMAN BLAKEMAN
- SENIOR COUNCILWOMAN GOOSBY
- COUNCILMAN CARINI
- COUNCILMAN D'ESPOSITO
- COUNCILMAN DUNNE, SR.
- COUNCILMAN MUSCARELLA
- TOWN CLERK MURRAY
- DEPUTY TOWN CLERK POKALSKY
- CHIEF OF STAFF NOCELLA
- TOWN COMPTROLLER MASTROMARINO

**HEMPSTEAD TOWN BOARD 10/1/20**

1 SUPERVISOR CLAVIN: Good Morning, everybody,  
2 this is the Town of Hempstead Board Meeting for  
3 October 1, 2020.

4 Madam Clerk, will you, please, call the Page | 3  
5 roll.

6 CLERK MURRAY: Supervisor Clavin?

7 SUPERVISOR CLAVIN: Here.

8 CLERK MURRAY: Councilman Blakeman?

9 COUNCILMAN BLAKEMAN: Here.

10 CLERK MURRAY: Councilman Carini?

11 COUNCILMAN CARINI: Here.

12 CLERK MURRAY: Councilman D'Esposito?

13 COUNCILMAN D'ESPOSITO: I am here.

14 CLERK MURRAY: Councilman Dunne?

15 COUNCILMAN DUNNE: Here.

16 CLERK MURRAY: Senior Councilwoman Goosby?

17 SENIOR COUNCILWOMAN GOOSBY: Here.

18 CLERK MURRAY: Councilman Muscarella?

19 COUNCILMAN MUSCARELLA: Here.

20 SUPERVISOR CLAVIN: I, now, ask Councilman  
21 Muscarella to lead us in the Pledge of Allegiance.

22 (Whereupon, Councilman Muscarella , led the  
23 Assembly in the Pledge of Allegiance. After, the  
24 following ensued.)

25 SUPERVISOR CLAVIN: Before we start the

1 Public Hearings, I will have the record reflect  
2 the tentative budget has been given to the Town  
3 Clerk and the Town Clerk is, now, going to have a  
4 staff member distribute or the Town Clerk is going <sup>Page | 4</sup>  
5 to distribute it to each of the Council People.

6 (Whereupon, Town Clerk Murray presented a  
7 copy of the tentative budget to each Board Member.  
8 After, the following ensued.)

9 SUPERVISOR CLAVIN: Thank you, Madam Clerk.

10 Because of the Governor's Executive Orders  
11 and because of the COVID 19 pandemic today's  
12 Public Hearings will allow for both in-person  
13 participation and telephonic participation using  
14 the Go-to-Webinar, the instructions for the  
15 telephonic participation using Go-to-Webinar, as  
16 well as, all the pertinent documents regarding  
17 today's Public Hearings are on the Town's website.

18 After, the Clerk calls each Public Hearing,  
19 the Public who are at Town Hall will, first, make  
20 their comments and then our participants on Go-to-  
21 Webinar will be asked to comment.

22 All participants on the Go-to-Webinar must  
23 pay attention as the case is being called by our  
24 Town Clerk when the Public Hearing is called on  
25 which you wish to speak, you must click our

1 favorite "raise your hand" icon button on the Go-  
2 to-Webinar as explained on the Town's website.

3 If you do not click the "raise your hand"  
4 button when the Public Hearing you wish to speak <sup>Page | 5</sup>  
5 is being called, you will not be called upon.

6 All participants on Go-to-Webinar must and  
7 will be muted until the Moderator calls your name  
8 to speak.

9 You must pay attention for your name and  
10 being speaking when your name is called or the  
11 Moderator will go onto the next participants.

12 The Moderator will not recall anyone's  
13 name, so, please, just pay attention.

14 If you are participating in the Go-to-  
15 Webinar and watching on the livestream, then, you  
16 must mute the livestream when your it is your turn  
17 to speak or we will not understand you because of  
18 the feedback.

19 Every participant will be given one chance  
20 to speak for three minutes in accordance with the  
21 Town Board rules.

22 When you are done speaking and your time is  
23 up, the Moderator will mute you, again, on the Go-  
24 to-Webinar.

25 At the end of the Public Hearing portion

1 of the Meeting, the Go-to-Webinar will be turned  
2 off and I encourage all those that are using Go-  
3 to-Webinar to continue listening and watching on  
4 the Town's livestream webpage.

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5 Please note that anyone using profanity,  
6 straying completely off topic will be immediately  
7 dropped by the Moderator.

8 In addition, any participants who are going  
9 to speak, we ask you to please be respectful of  
10 the policies and procedures that we put in place  
11 with COVID 19.

12 When a speaker is completed or their time  
13 is up, they are asked to leave the area and not  
14 rush back to the stage.

15 With that, I am going to ask Madam Clerk,  
16 please, call the first Public Hearing.

17 CLERK MURRAY: The first Public Hearing we  
18 have today is a Proposed Local Law Re:  
19 "Regulations and Restrictions" to limit parking in  
20 BELLMORE, ELMONT, OCEANSIDE (To amend Chapter 202  
21 of the Code of the Town of Hempstead)

22 SUPERVISOR CLAVIN: Is there anyone here at  
23 Town Hall that wishes to be heard on this Public  
24 Hearing?

25 (Whereupon, no response was heard. After,

1 the following ensued.)

2 SUPERVISOR CLAVIN: If you are  
3 participating on Go-to-Webinar, please, click the  
4 "raise your hand" button as described in the Page | 7  
5 instructions on the website.

6 I will, now, ask our Moderator if anybody  
7 has "raise their hand."

8 ATTORNEY REGINA: Supervisor, no  
9 participants have clicked "raise your hand" on  
10 this Public Hearing.

11 SUPERVISOR CLAVIN: Okay, does any Member  
12 of the Board wish to be heard on this matter?

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

15 SUPERVISOR CLAVIN: If not, may I have a  
16 Motion.

17 COUNCILMAN BLAKEMAN: I move that the Public  
18 Hearing be closed and the item be adopted.

19 COUNCILMAN MUSCARELLA: Second.

20 CLERK MURRAY: Supervisor Clavin?

21 SUPERVISOR CLAVIN: Aye.

22 CLERK MURRAY: Councilman Blakeman?

23 COUNCILMAN BLAKEMAN: Aye.

24 CLERK MURRAY: Councilman Carini?

25 COUNCILMAN CARINI: Aye.

**HEMPSTEAD TOWN BOARD 10/1/20**

1 CLERK MURRAY: Councilman D'Esposito?

2 COUNCILMAN D'ESPOSITO: Aye.

3 CLERK MURRAY: Councilman Dunne?

4 COUNCILMAN DUNNE: Aye.

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5 CLERK MURRAY: Senior Councilwoman Goosby?

6 SENIOR COUNCILWOMAN GOOSBY: Aye.

7 CLERK MURRAY: Councilman Muscarella?

8 COUNCILMAN MUSCARELLA: Aye.

9 SUPERVISOR CLAVIN: Madam Clerk, would you,  
10 please, call the next item.

11 CLERK MURRAY: Proposed Local Law Re:  
12 "Parking or Standing Prohibitions" in BELLMORE,  
13 EAST MEADOW, ELMONT, MERRICK, OCEANSIDE (To amend  
14 Section 202-1 of the Code of the Town of  
15 Hempstead)

16 SUPERVISOR CLAVIN: Is there anyone here at  
17 Town Hall that wishes to be heard on this matter?

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

20 SUPERVISOR CLAVIN: At this point, we will  
21 go over to our Moderator, if you are on the Go-to-  
22 Webinar, if you would, please, click the "raise  
23 your hand" icon at this time and we will see if  
24 our Moderator has anybody doing that.

25 Mr. Moderator?



**HEMPSTEAD TOWN BOARD 10/1/20**

1 ATTORNEY REGINA: Mr. Supervisor, no  
2 participant has clicked the "raise your hand" on  
3 these Public Hearings.

4 SUPERVISOR CLAVIN: Superb job, Mr. Page | 9  
5 Moderator, does any Board Member wish to be heard  
6 on this matter?

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

9 SUPERVISOR CLAVIN: If not, may I, please,  
10 have a Motion.

11 COUNCILMAN DUNNE: I make a Moton we close  
12 the Hearing and adopt the item.

13 COUNCILMAN MUSCARELLA: I second the  
14 Motion.

15 CLERK MURRAY: Supervisor Clavin?

16 SUPERVISOR CLAVIN: Aye.

17 CLERK MURRAY: Councilman Blakeman?

18 COUNCILMAN BLAKEMAN: Aye.

19 CLERK MURRAY: Councilman Carini?

20 COUNCILMAN CARINI: Aye.

21 CLERK MURRAY: Councilman D'Esposito?

22 COUNCILMAN D'ESPOSITO: Aye.

23 CLERK MURRAY: Councilman Dunne?

24 COUNCILMAN DUNNE: Aye.

25 CLERK MURRAY: Senior Councilwoman Goosby?

**HEMPSTEAD TOWN BOARD 10/1/20**

1 SENIOR COUNCILWOMAN GOOSBY: Aye.

2 CLERK MURRAY: Councilman Muscarella?

3 COUNCILMAN MUSCARELLA: Aye.

4 SUPERVISOR CLAVIN: Madam Clerk, please, Page | 10  
5 call the next item.

6 CLERK MURRAY: Proposed Local Law Re:  
7 "Arterial Stops" in BELLMORE, ELMONT, FRANKLIN  
8 SQUARE, (NR) ISLAND PARK, OCEANSIDE, WEST  
9 HEMPSTEAD (To amend Section 197-5 of the Code of  
10 the Town of Hempstead)

11 SUPERVISOR CLAVIN: Does anybody, here, at  
12 Town Hall wish to be heard on this matter?

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

15 SUPERVISOR CLAVIN: If not and you're  
16 participating in the Go-to-Webinar, please, click  
17 the "raise your hand" button at this time and give  
18 a minute, a couple of seconds to our Moderator,  
19 let us know if anybody has clicked their hand, Mr.  
20 Moderator?

21 ATTORNEY REGINA: Supervisor, no  
22 participants clicked "raise your hand" on this  
23 Public Hearing.

24 SUPERVISOR CLAVIN: Does any Member of the  
25 Board wish to be heard on this matter?

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

3 SUPERVISOR CLAVIN: If not, may I have a  
4 Motion. Page | 11

5 COUNCILMAN DUNNE: I make a Motion to close  
6 the Hearing and adopt this item.

7 COUNCILMAN BLAKEMAN: Second.

8 CLERK MURRAY: Supervisor Clavin?

9 SUPERVISOR CLAVIN: Aye.

10 CLERK MURRAY: Councilman Blakeman?

11 COUNCILMAN BLAKEMAN: Aye.

12 CLERK MURRAY: Councilman Carini?

13 COUNCILMAN CARINI: Aye.

14 CLERK MURRAY: Councilman D'Esposito?

15 COUNCILMAN D'ESPOSITO: Aye.

16 CLERK MURRAY: Councilman Dunne?

17 COUNCILMAN DUNNE: Aye.

18 CLERK MURRAY: Senior Councilwoman Goosby?

19 SENIOR COUNCILWOMAN GOOSBY: Aye.

20 CLERK MURRAY: Councilman Muscarella?

21 COUNCILMAN MUSCARELLA: Aye.

22 SUPERVISOR CLAVIN: Madam Clerk, please,  
23 call the next item.

24 CLERK MURRAY: Proposed Local Law Re: "Fire  
25 Zones" in OCEANSIDE (To amend Section 202-52 of

1 the Code of the Town of Hempstead)

2 SUPERVISOR CLAVIN: Is there anyone here at  
3 Town Hall that wishes to be heard on this matter?

4 (Whereupon, no response was heard. After, <sup>Page | 12</sup>  
5 the following ensued.)

6 SUPERVISOR CLAVIN: Okay, Mr. Moderator,  
7 now, I will click it over to you when we go to the  
8 Go-to-Webinar to see if anybody has raised their  
9 hand to participate on this one, any luck?

10 ATTORNEY REGINA: Supervisor, no  
11 participant has clicked "raise your hand" on this  
12 Public Hearing.

13 SUPERVISOR CLAVIN: Does any Member of the  
14 Board wish to be heard on this?

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

17 SUPERVISOR CLAVIN: If not, may I, please,  
18 have a Motion.

19 COUNCILMAN D'ESPOSITO: I move that the  
20 Public Hearing be closed and the proposed local  
21 law be adopted.

22 COUNCILMAN BLAKEMAN: Second.

23 CLERK MURRAY: Supervisor Clavin?

24 SUPERVISOR CLAVIN: Aye.

25 CLERK MURRAY: Councilman Blakeman?

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1 COUNCILMAN BLAKEMAN: Aye.

2 CLERK MURRAY: Councilman Carini?

3 COUNCILMAN CARINI: Aye.

4 CLERK MURRAY: Councilman D'Esposito?

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5 COUNCILMAN D'ESPOSITO: Aye.

6 CLERK MURRAY: Councilman Dunne?

7 COUNCILMAN DUNNE: Aye.

8 CLERK MURRAY: Senior Councilwoman Goosby?

9 SENIOR COUNCILWOMAN GOOSBY: Aye.

10 CLERK MURRAY: Councilman Muscarella?

11 COUNCILMAN MUSCARELLA: Aye.

12 SUPERVISOR CLAVIN: Madam Clerk, would you,  
13 please, call the next item.

14 CLERK MURRAY: Application of SUNRISE  
15 DEVELOPMENT, INC. to rezone from Residence "B"  
16 District to Business "X" District in order to  
17 facilitate development of an assisted living  
18 facility designed to meet the needs of the senior  
19 population in the existing community - OCEANSIDE -  
20 Northwest corner of Terrell Avenue & Atlantic  
21 Avenue (S.E.Q.R. adopted on February 25, 2020,  
22 Resolution No. 358-2020)

23 SUPERVISOR CLAVIN: I know we have the  
24 applicant's attorney here, if he could, please  
25 state his name and address for the record,

1 I appreciate it.

2 ATTORNEY COSCHIGNANO: Good Morning,  
3 Supervisor, Council Members:

4 Chris Coschignano, from the Offices of Page | 14  
5 Sahn, Ward, Coschignano, PLLC. 333 Earle Ovington  
6 Boulevard, Uniondale, New York 11553, on behalf  
7 of Sunrise Senior Living.

8 Proceed?

9 SUPERVISOR CLAVIN: If you like to, please.

10 ATTORNEY COSCHIGNANO: Sure, with me is  
11 Philip Kroskin, the Senior V.P. of Real Estate of  
12 Sunrise Senior Living.

13 I am also joined by Nick Cappadora, an  
14 Attorney in my firm, who will be helping me with  
15 the presentation and Robert Aiello of JMC  
16 Engineering, our site engineer and Andy English,  
17 who is our Architect and Andrew Villari, who is  
18 from Stonefield Engineering, our Traffic Engineer.

19 I will introduce Mr. Cappadora to go  
20 through the application and the particulars and,  
21 then, I will be introducing the other Members of  
22 our team.

23 Nick, if you will start.

24 SUPERVISOR CLAVIN: Before he does, every  
25 time we have a speaker up, we are going to have

1 wipe-down procedures.

2 I ask a couple of people doing the  
3 presentation, give a second for our coworkers to  
4 wipe that down.

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5 Great, just your name and address for the  
6 record each time. Thank you all.

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

9 Nicholas Cappadora from Sahn, Ward,  
10 Coschignano.

11 To orient you with the subject premises,  
12 the subject premises is located on the northwest  
13 corner of Atlantic Avenue and Terrell Avenue in  
14 Oceanside.

15 It is known on the Nassau County Tax Map as  
16 Section 38, Block 400, Lots 465, 476.

17 The entire premises is 2.84 acres.

18 It is currently split zone with the first,  
19 approximately, one hundred feet of frontage along  
20 Atlantic zoned Business X and the remaining  
21 portion of the premises which is 1.84 acres is  
22 zoned Residence B.

23 So, that specific rear portion of the  
24 premises is the subject of today's Hearing.

25 It is currently zoned Residence B, um,

1 and we are looking for - - we are requesting that  
2 the Town Board approve it for a rezoning to  
3 Business X which would make the entire premises  
4 Business X.

5 The premises is partially located in a FEMA  
6 flood zoning AE-9.

7 It is partially in Zone X.

8 So, again, I just touched on this, the  
9 relief we are requesting today is for the rear  
10 1.84-acre portion currently zoned Residence B to  
11 be zoned Business X to facilitate the development  
12 of premier assisted living facility which is  
13 designed to meet the needs of the senior and aging  
14 population in the Oceanside community.

15 As a housekeeping item, the applicant is  
16 also requesting that the Town Board repeal certain  
17 covenants and restrictions, um, from 2005 that  
18 were recorded against the property, um, which were  
19 in connection with the prior CA rezoning that was  
20 or fifty-six condominium units to be developed,  
21 that project was abandoned, is no longer viable  
22 and, um, should the Board approve the application  
23 and work with the Town and Town Attorney to craft  
24 new covenants and restrictions that would tailor  
25 this new assisted living development.



1 Um, again, the applicants, Sunrise is a  
2 first-class developer and operator of senior  
3 living communities.

4 They have more than three hundred and  
5 twenty-five communities Worldwide,  
6 internationally.

7 They do have a large footprint on Long  
8 Island.

9 They have two existing communities in the  
10 Town; Lynbrook and East Meadow.

11 You will hear a little more about Sunrise  
12 operations from Phil Kroskin, the Senior, V.P. in  
13 a few moments.

14 But, this rezoning request before the  
15 Board, today, is the first step in the approval  
16 process to develop this three-story eighty-five  
17 unit assisted living community.

18 The Board previously adopted a negative  
19 declaration and determination of non-significance  
20 pursuant to SEQRA at their February 25<sup>th</sup> Meeting  
21 and determined at the proposed action will not  
22 have a significant effect on the environment.

23 I have a copy of the resolution.

24 I will hand it up along with the other  
25 documents at the end of my remarks.

1 The Nassau County Planning Commission  
2 issued a local determination pursuant to 239-M of  
3 the General Municipal Law at its March 12<sup>th</sup>  
4 Meeting.

5 I have a copy of that resolution, as well.

6 I wanted to touch briefly on, um, you will  
7 hear more about the site and the engineered site  
8 plan from Mr. Aiello in a few minutes.

9 But, we did meet with the Oceanside Fire  
10 District earlier this year beginning in January.

11 We had several very positive, productive  
12 meetings with them.

13 And, out of those meetings with Chief and  
14 their Fire Inspector, we made several improvements  
15 and modifications to the fire access and emergency  
16 plan including adding remote connections, utility  
17 room.

18 The Fire District asked for, um, ladders on  
19 the vertical phase of the roof to provide easy  
20 access in case they have to access that roof,  
21 mountable curbs so they can get ladders and trucks  
22 closer to the building if they need to mount the  
23 curb.

24 Raised the portico to accommodate clearance  
25 for ambulances.

1 We put Knox boxes in which will allow to  
2 get blueprints and the keys to the property.

3 And, um, the secondary emergency crash gate  
4 access which, um, we put along Terrell Avenue to <sup>Page | 19</sup>  
5 access the rear of the building, so, I just wanted  
6 to let the Board know we did meet and have those  
7 meetings.

8 And, um, we did receive, um, a letter from  
9 the Oceanside Fire District stating that the plans  
10 were satisfactory to them.

11 And, I have a copy of that correspondence  
12 and I will hand that up to the Board and you will  
13 hear a little bit more about the site plans in a  
14 few minutes.

15 As for the rezoning and benefits of the  
16 project, um, basically, we are respectfully  
17 requesting that the Board rezone to make the  
18 entire site Business X and allow the, um,  
19 proceeding of the first class assisted living.

20 Business X is the designation for parcels a  
21 butting North and South on Atlantic Avenue and  
22 generally extend traditionally about one hundred  
23 feet deep which is the way this parcel, right,  
24 now, is zoned.

25 Over the years and as individual

1 parcels have been developed; the Business zoning  
2 designation has been extended in several instances  
3 to accommodate larger more modern commercial  
4 developments along the Atlantic Avenue corridor.

5 I am sure the Board is aware how that  
6 corridor has been developed as of late, so, this  
7 rezoning application is in keeping with that  
8 trend.

9 And, we need it to effectuate this  
10 development of the site that is long been vacant  
11 and not well kept.

12 And, it will be developed with this  
13 beautiful facility which we will see in a few  
14 moments.

15 It is - - also, we want to stress, it is  
16 although it is a rezoning to a Business District,  
17 the proposed use assisted living use is really  
18 more akin to the residential-type use.

19 Um, it is designed to be harmonious with  
20 the existing neighboring residential community,  
21 the site plan, it seems the minimum front of the  
22 side and rear of the setbacks required in the  
23 Business zone.

24 All the parking is going to be located in  
25 the front of the site away from any residences

1 and, there is a very detailed and well-developed  
2 landscaping plan to provide screening along the  
3 side and rear yard of the premises where there is  
4 any residences.

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5 I just want to note there are a couple of  
6 residents that may speak later, 20, 28, 25 Elm  
7 Street.

8 We met with them and spoke to them and we  
9 added additional, um, we added additional  
10 shrubbery and trees and landscaping along their  
11 rear yard to satisfy some comments they had.

12 We want to - - Sunrise wants to be a good  
13 neighbor, make everyone happy that has to live  
14 with them.

15 Um, so, with that concludes my remarks,  
16 unless the Board has any questions, I will hand it  
17 back to Chris.

18 SUPERVISOR CLAVIN: Does any Member of the  
19 Board have any questions, right, now?

20 COUNCILMAN D'ESPOSITO: Supervisor, I will  
21 wait until the entire presentation to ask  
22 questions.

23 SUPERVISOR CLAVIN: Chris, you will  
24 designate who is going to be coming up, next, so,  
25 we will wipe it down.

1 Be a little sensitive to that, okay.

2 ATTORNEY COSCHIGNANO: Thank you, Mr.  
3 Supervisor.

4 I just want to follow-up with what Mr.  
5 Cappadora said.

6 We have had a good-working relationship  
7 with the community at large.

8 Um, it is still open to anything that they  
9 would have in mind that we would give to them to  
10 make the project even better, so, anything your  
11 Board or the community comes back to us with, we  
12 will try and implement as quickly as we possibly  
13 can.

14 I would like to introduce Philip Kroskin.  
15 He is Senior V.P. of Real Estate at  
16 Sunrise.

17 Um, he will give you relative overview and  
18 try and be brief, in general.

19 He will give you a brief overview of the  
20 company and their commitment to the area. Philip?

21 PHILIP KROSKIN: Thank you, Members of the  
22 Board, my name is Philip Kroskin.

23 I am Senior Vice-President for Sunrise  
24 Senior Living located at 7902 West Park Avenue in  
25 McClean, Virginia.

1 I have been employed at Sunrise for more  
2 than eleven (11) years representing the growth of  
3 the company.

4 Um, it is something that I am extremely Page | 23  
5 proud of.

6 It is something that has become a passion  
7 for us because of what we do and how we care for  
8 Seniors throughout our community.

9 Before I get into the company, real quick,  
10 one additional comment, we also, for the adjacent  
11 neighbors, after we looked at that, moved the  
12 generator that was on the ground level up to the  
13 rooftop of the building, um, so, those are  
14 additional accommodations that we made.

15 So, Sunrise, I hope you all know, we have  
16 been on Long Island for about thirty years.

17 We have ten buildings on the Island.

18 We just opened up, um, our newest building  
19 in Huntington, two story, ninety-unit building,  
20 beautifully done, great support from all our  
21 adjacent neighbors to great support from the Town  
22 of Huntington.

23 We look forward to having similar  
24 relationships with our neighbors and the Town as  
25 we go forward.

1 Obviously, we have two other buildings, as  
2 mentioned, in your community.

3 Um, we have currently about three hundred  
4 and thirty buildings throughout the World and many <sup>Page | 24</sup>  
5 other under construction.

6 So, our business is a need-based business.

7 We are very aware that people necessarily  
8 don't want to go on assisted living, they need to  
9 go to assisted living and whenever I am talking to  
10 anybody in the political realm, I try to recognize  
11 that the difficulties that politicians have  
12 relative to their citizenry that they have all the  
13 services that they need.

14 Assisted living is a critical service for  
15 community just like daycare would be for  
16 community.

17 Um, it allows people the dignity to be able  
18 to age in their community near their loved ones  
19 while their love ones can have dignity and grace  
20 as they go through the balance of their life.

21 Sunrise is considered one of the top  
22 providers of assisted living in the Country.

23 We have a stellar reputation and I believe  
24 after you see the presentation, today from our  
25 Board, I hope you are as proud of it as we are.



1 We put an enormous amount of effort into  
2 our buildings to ensure, um, while we love to say  
3 that they are great for adjacent neighbors, the  
4 reality is we are building buildings for our Page | 25  
5 residents who live there and it has to be a place  
6 that they are comfortable and home-like and it is  
7 part of the care model when they show up into this  
8 building, they feel like they are in a place that  
9 cares for them and it is something that is  
10 meaningful to them.

11 That is important that benefit that they  
12 get, ultimately is a benefit for the community.

13 So, I look forward to answering any  
14 questions that you have and our team will present  
15 the rest of the project to you.

16 Thank you.

17 SUPERVISOR CLAVIN: Thank you very much.

18 Does any Board Members have any questions?

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

21 SUPERVISOR CLAVIN: Thank you.

22 ATTORNEY COSCHIGNANO: Supervisor, at this  
23 point, Rob Aiello is our site engineer and he will  
24 cover the site for the Board and explain, um, the  
25 layout of the property.

1 After that, we have our Architect and our  
2 Traffic Engineer and we will try to keep those  
3 portions of the application brief, answering any  
4 questions that you have.

5 The Traffic Engineer has submitted a  
6 report, as well, so, at this point, Rob Aiello is  
7 our Site Engineer and he will speak.

8 ENGINEER AIELLO: Thank you, Chris.

9 Good Morning, Supervisor, Members of the  
10 Town Board:

11 My name is Rob Aiello. I am Civil Engineer  
12 and partner with the firm JMC and with that, I  
13 have had the privilege of working on over twenty  
14 Sunrise communities over the past twenty years.

15 The site plan up on the screen shows the  
16 2.84-acre property with Atlantic Avenue along the  
17 bottom of the screen and Terrell Avenue going off  
18 to the upper right of the screen.

19 So, the access for the property will be  
20 provided, um, from a new driveway on Atlantic  
21 Avenue at just above the words, "Atlantic Avenue"  
22 on the rendering.

23 And, there is a fifty-two (52) car parking  
24 lot located in the southwest portion of the  
25 property.

1           There are fifty-two (52) spaces in that  
2 parking lot.

3           The three story, eighty-five unit assisted  
4 living community building is located in the Page | 27  
5 northeast portion of the property, so, in terms of  
6 traffic circulation, when you enter the property  
7 you will be either able to drive to the right to a  
8 Porte Cochere, which is a drop-off area where you  
9 can drop off Mom and Dad at the front door and let  
10 them go into the building and pull out and go park  
11 in the parking lot located in the southwest  
12 corner.

13           As, we approach each Sunrise design  
14 process, we remember that this is home for Mom and  
15 Dad and every aspect of the design reflects items  
16 that are residential in scale.

17           The extensive landscaping throughout the  
18 property is indented on purpose to provide a  
19 residential feel and character.

20           The parking spaces in the parking lot are  
21 broken up so you typically have no more than five  
22 or six parking spaces before having trees or  
23 landscaping and, then, there are a variety of  
24 different spaces that are created, particularly on  
25 this project in the back of the building, behind

1 the middle portion where it includes an outdoor  
2 garden area where there are outdoor sitting for  
3 residents including shaded areas for them to do  
4 gardening, you know, multiple planting areas and a <sup>Page | 28</sup>  
5 number of benches and sidewalks throughout the  
6 site.

7 The site will include a privacy fence along  
8 the westerly - - northerly, um, portions of the  
9 property.

10 And, it will also include a metal picket  
11 fence which appears long Atlantic Avenue and  
12 Terrell Avenue frontages, again, to provide that  
13 residential feel.

14 As Philip mentioned and Nick mentioned, we  
15 have also included additional landscaping from the  
16 plan that you currently have up on the screen  
17 along the back-left property line to provide  
18 additional screening.

19 And, the generator in that little northwest  
20 triangle has also been relocated to the top of the  
21 building to remove that as a site feature.

22 There is also an access drive for fire in  
23 the back-right corner.

24 It is shown in gray on this rendering, just  
25 so you can understand where it is located.

1 In fact, it will be gated and there will be  
2 a grass-paved reinforced turf, so it won't appear  
3 as a new driveway.

4 It will appear as a lawn.

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5 That is the overview of the site plan and  
6 the landscaped element and design approach.

7 If there are any questions, I would be  
8 happy to answer them.

9 SUPERVISOR CLAVIN: I think we will have  
10 the full presentation and then the Town Board  
11 Members will ask questions, but, thank you very  
12 much.

13 ENGINEER AIELLO: Thank you.

14 SUPERVISOR CLAVIN: Mr. Coschignano, you  
15 can designate who you want to come up next.

16 ATTORNEY COSCHIGNANO: Mr. English, our  
17 Architect.

18 SUPERVISOR CLAVIN: Great.

19 ARCHITECT ENGLISH: Good Morning, Members  
20 of the Board:

21 My name is Andy English and I am with EG  
22 Architects located in Newport, Massachusetts.

23 Um, as Rob and Nick both mentioned, this is  
24 a three-story, eighty-five-unit Senior living  
25 community.

1 Um, the first and second floors are  
2 dedicated to assisted living while the third  
3 floor will be for memory care all with  
4 associated common areas, such as, living rooms, <sup>Page | 30</sup>  
5 dining rooms, parlors, for the residents to feel  
6 at home.

7 The goal and design of these communities is  
8 to create an environment that is residential as  
9 possible since these units will be residences,  
10 homes and to blend into the neighborhood.

11 You can see from the image on the screen,  
12 um, to accomplish this, the exterior of the  
13 building is being designed in the casual arts  
14 and crafts vernacular with gable and hip roofs  
15 similar to main houses in the area.

16 The building will be three stories but  
17 utilizing a variety of material colors and forms  
18 such as gable, hip and mansard roofs along with  
19 dormers and wraparound porches with low slope  
20 roofs at ground level really help to break the  
21 scale of the building down, um, to relate to its  
22 residential surroundings, to accompany the lush  
23 landscaping.

24 Um, we have located all the mechanical  
25 equipment on the roof along with the generator.

1 This shields all things, pieces of  
2 equipment from view and it also reduces the  
3 noise.

4 Um, careful siding and rich landscaping  
5 really bench the facility to the context and  
6 helps to feed the building into the streetscape.

7 Thank you very much.

8 If you have any questions, I am happy to  
9 answer them. Thank you.

10 SUPERVISOR CLAVIN: Thank you for coming.

11 Mr. Coschignano, who is next?

12 ATTORNEY COSCHIGNANO: The Traffic  
13 Engineer.

14 SUPERVISOR CLAVIN: Awesome.

15 TRAFFIC ENGINEER VILLARI: Good Morning,  
16 for the record, my name is Andrew Villari.

17 I am project manager at Stonefield  
18 Engineering and Design.

19 We are the Traffic Engineers on behalf of  
20 the applicant.

21 Understanding I am the last expert witness  
22 you will hear from and I will keep it very  
23 brief, we think this is a great application for  
24 the Town.

25 And, why that is, is because of the type

1 of use that you have here.

2 It is a very low-traffic generating use and  
3 that my make sense because the residents that  
4 will be living here, um, they need some level of <sup>Page | 32</sup>  
5 care.

6 They are not driving.

7 They are not working and that goes back to  
8 how low of traffic generating use this is.

9 The amount of parking we are providing is  
10 very commensurate with the other Sunrise  
11 facilities in North Lynbrook and East Meadow.

12 So, we think that although we are  
13 requesting a variance from the Zoning Board for  
14 parking, the amount of parking would be more  
15 than adequate to support the demand.

16 So, with that, I would be happy to answer  
17 questions from the Town Board or any Public.

18 SUPERVISOR CLAVIN: Okay, Mr. Coschignano,  
19 why don't we do the following, why don't we  
20 start, there are a number of residents here.

21 We will start with the Town Board, have all  
22 of your experts on standby, here.

23 Why don't we start with any Town Board  
24 Members or the residents?

25 SENIOR COUNCILWOMAN GOOSBY: Residents.



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1 SUPERVISOR CLAVIN: Okay, there are a  
2 number of residents that are here that want to  
3 speak on this application and you met with them.

4 Let's go through the litany and see if any <sup>Page | 33</sup>  
5 of them have comments and I apologize if I  
6 pronounce any names wrong.

7 Mark, how are you, please, come up to the  
8 mic there.

9 MARK VLACANCICH: Hi, back, again.

10 SUPERVISOR CLAVIN: How are you?

11 JANE VLACANCICH: Some of my questions have  
12 already been answered.

13 I am glad to hear about the generator on  
14 the roof, that was a concern.

15 Um, the distance from our fence to what  
16 they are going to do, I am please to hear that  
17 you got trees and the noise buffered.

18 People have been listening.

19 How about the dumpsters, where are they as  
20 far as dumpsters go?

21 We are a little concerned about that and on  
22 the corner of Atlantic and Terrell, there is a  
23 Stop sign.

24 Now, is there going to be a traffic light  
25 put in there for handling the amount of traffic?

1 Maybe we can have that. And, that is,  
2 basically it.

3 Everything else was answered.

4 You guys did a great job with my questions. Page | 34

5 I appreciate it, you know.

6 SUPERVISOR CLAVIN: Nice to hear. What I  
7 will do is wipe it down and you can come up and  
8 try to answer his questions.

9 JANE VLACANCICH: Mark do you want to say  
10 something?

11 MARK VLACANCICH: Can you put the site plan  
12 up, again, the rendered site pln.

13 COUNCILMAN D'ESPOSITO: Sir, before you  
14 answer some of those questions, Supervisor, I am  
15 not sure who is here representing the Department  
16 of General Services, I will put in a memo, I  
17 would like to request to meet the constituents'  
18 concerns if we could do a traffic study.

19 I know Atlantic is not our jurisdiction but  
20 Terrell is.

21 Perhaps we can do a traffic study just to  
22 see if we can improve any of the traffic lights  
23 or Stop signs or anything that we could do there  
24 with increase in traffic.

25 SUPERVISOR CLAVIN: Right.

1 COUNCILMAN D'ESPOSITO: Thank you.

2 ENGINEER: Regarding the location of the  
3 dumpsters - - if you can zoom in please, if  
4 possible on the upper portion, the northern Page | 35  
5 portion of the parking lot, yes, so, the trash  
6 enclosure is that rectangular structure right in  
7 - - the moon-shaped portion of the parking lot  
8 and that will be an enclosed dumpster with  
9 fencing and PVC privacy fence around it.

10 And, there will be landscaping and  
11 screening around the dumpster, itself.

12 In addition, um, there will be landscaping  
13 and screening along the fence line, a second  
14 fence on the property line and actually, add  
15 even more screening from the version that is on  
16 the screen that is the location of the  
17 enclosure.

18 COUNCILMAN D'ESPOSITO: Can you go over it  
19 one more time, I am trying to match it with the  
20 drawings.

21 ENGINEER: Sure, sure, so, you can see the  
22 three trees in the parking lot and if you go  
23 just North of the bottom tree, you will see the  
24 enclosure of the trash enclosure, that  
25 rectangular structure.

1 COUNCILMAN D'ESPOSITO: Okay, got it.

2 ENGINEER: So, the enclosure, the trash  
3 dumpster, itself, will have a fence around it,  
4 screening it from view internally on the  
5 property.

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6 And, then there will also be a fence, a  
7 privacy fence installed along the property line,  
8 the white line that is shown on the drawing, it  
9 will go around the entire property line.

10 And, in addition, there will be screening  
11 plants on the side of that fence.

12 So, the dumpster is in that location and  
13 will be screened both from within the site and  
14 also well screened from outside the site.

15 COUNCILMAN D'ESPOSITO: Thank you.

16 SUPERVISOR CLAVIN: Thank you. I hope that  
17 answered your question.

18 It is nice to know that Mr. Coschignano  
19 have been communicating with you, that is nice  
20 to hear.

21 I am now going to ask your husband if he  
22 would like to come up if he has any questions.

23 Name and address for the record.

24 MARK VLACANCICH: Mark Vlacancich. Good  
25 Morning, Mr. Supervisor and all of the Board

1 Members: Um, the comment I would like to make  
2 since they did a fabulous job on the landscaping,  
3 we are very happy with that and we believe that  
4 this will be beneficial to the neighborhood.

5 However, there is some concerns about the  
6 density of everything that seemed to be crammed in  
7 our area, this particular thing, there is some  
8 condos that are going to go up behind us on the  
9 other side of the dead end street, I believe and  
10 there is currently rental properties near the East  
11 Rockaway Train Station, so, we are a little  
12 concerned about the congestion of the area.

13 And, basically, that is the concern I have  
14 right, now.

15 Other than that, we are very happy in what  
16 they did with the landscaping.

17 We met with the lawyer from the firm and,  
18 um, all I can say is we hope that Supervisor and  
19 the Board make the proper decision for our  
20 community and the residents.

21 Thank you.

22 SUPERVISOR CLAVIN: Thank you and your wife  
23 for taking the time to give your thoughts.

24 And, like I said, it is nice to know they  
25 are communicating with you on a lot of issues,

1 that is always a plus.

2 Nick Cappadora? Nick you already spoke.

3 You are one of the presenters, right, all right.

4 There are a couple that I have to go from <sup>Page | 38</sup>

5 there, since I see one of them is from you. I

6 know he is with you.

7 Why don't we go to the local Board Members,

8 do you have an questions?

9 COUNCILMAN D'ESPOSITO: Thank you,

10 Supervisor and Mr. Coschignano and your team from

11 Sunrise, thank you for the presentation and thank

12 you for your communication over the last couple of

13 weeks with Oceanside residents, who had concerns

14 and voiced them at the last meeting, as well as,

15 through email, obviously, I share their concerns

16 about the congestion and the traffic in the

17 Oceanside surrounding communities.

18 There is, you know, development that is

19 going on but I will say after reviewing, you know,

20 assisted living probably has the least bit of

21 effect on traffic, so, that is a plus.

22 So, you know, I appreciate that.

23 Just some questions I jotted down compared

24 to your two other sites in Lynbrook and East

25 Meadow, with the size of the parcel and the

1 size of the building, are they pretty much the  
2 same as they are in both East Meadow and Lynbrook?

3 ENGINEER: Essentially, the same.

4 COUNCILMAN D'ESPOSITO: And, how many jobs <sup>Page | 39</sup>  
5 do you expect to create with Sunrise and  
6 Oceanside?

7 ENGINEER: Mr. Kroskin can answer it in  
8 more detail but I will give you what we have  
9 spoken about which is a hundred and twenty  
10 fulltime equivalent type jobs.

11 If you would like him to elaborate, I can  
12 bring him up.

13 COUNCILMAN D'ESPOSITO: Sure.

14 PHILIP KROSKIN: The reason why I wanted to  
15 speak to that is because sometimes it can get  
16 confusing when we say one hundred and twenty  
17 people, that is the amount of people that will be  
18 in the building at any given time.

19 We have three shifts.

20 We are running generally a full house if  
21 the building is full, we got, um, you know, ninety  
22 (90), ninety-five (95) residents, the first shift  
23 between 6:30 and 2:30 would be about thirty  
24 employees.

25 The second shift, um, from 2:30 to 11:30

1 would be about twenty-five employees that rackets  
2 down after dinner and after residents go to sleep  
3 and then overnight about four employees.

4 When you look at the bulk of fulltime  
5 equivalent salaries that we are paying out for our  
6 fulltime and part-time, it adds up to one hundred  
7 and twenty.

8 COUNCILMAN D'ESPOSITO: Thank you.

9 ATTORNEY COSCHIGNANO: Just one further  
10 point on that, if I may, um, that is why our  
11 parking qualifications are fifty per spaces lays  
12 out in a manner that we think will be successful  
13 because of the shifts with the number of  
14 employees.

15 It is not really, other than that, high  
16 trafficked and it is not highly parked.

17 So, um, when I concluded with the case, I  
18 was going to advise you we still have to make one  
19 stop at the Zoning Board of Appeals because of  
20 that parking calculation, so, I might as well  
21 bring that up to you, now.

22 COUNCILMAN D'ESPOSITO: Thank you.

23 The rear yard or I guess on the side yard,  
24 the areas that are closes to the homes, I know  
25 that the neighbors that are here expresses



1 some concerns and those were met, just so I have  
2 an understanding what is the distance between the  
3 building and the first home in the rear and the  
4 building and the first home?

5 I guess that would be off of Elm Street.

6 ATTORNEY COSCHIGNANO: Mr. Aiello will  
7 speak to that.

8 COUNCILMAN D'ESPOSITO: Okay.

9 ENGINEER AIELLO: Sixty feet.

10 COUNCILMAN D'ESPOSITO: Sixty feet. My  
11 biggest concern is the fence, then, surrounding  
12 the assisted living, the one that is in the rear  
13 and on the side is going to be different, so that  
14 it bounces any sound or we are going to have,  
15 here, I know we said we are going to have  
16 shrubbery and trees.

17 I just want to make sure that the homes in  
18 the rear and the side are protected.

19 ENGINEER AIELLO: Yes, um, obviously, we  
20 are enhancing the fencing as we agreed to with the  
21 neighbors.

22 There are some very good fencing there,  
23 now.

24 The landscaping plan is meant to also  
25 accentuate that and buffer that.

1 And, after the Town's further review and  
2 any residents that have anything that they would  
3 like, in addition, we, obviously, would implement  
4 that immediately.

5 COUNCILMAN D'ESPOSITO: Perfect. Thank  
6 you.

7 And, lastly, I know you mentioned it at the  
8 beginning you met with the Fire Department and,  
9 obviously, all the turning radiuses are fine for  
10 the rigs, both in the front and the back, um, and  
11 I thought I heard it but, I am not certain you  
12 indicated Knox boxes too?

13 ENGINEER AIELLO: Yes.

14 COUNCILMAN D'ESPOSITO: Perfect.

15 ATTORNEY COSCHIGNANO: And, Councilman and  
16 I want to thank the Supervisor and the Board and  
17 the Town, in general, the Building Department, um,  
18 in a very difficult time in the last six months  
19 your offices have corresponded with us frequently.

20 You have done an amazing job making us feel  
21 that we were getting to this point even though  
22 your calendar was backlogged with so many things  
23 and we know you have many backlogs; you have done  
24 a phenomenal job.

25 And, Councilman, I didn't want to

1 neglect the fact that you were involved in this  
2 application, as soon as you heard about it and  
3 asked the appropriate questions and your offices  
4 actually directed us to the Fire District and we <sup>Page | 43</sup>  
5 had substantive meetings with the Fire District  
6 which proved very fruitful.

7 And, we are giving them exactly what they  
8 want but the combination of working with the  
9 Town through the COVID crisis and actually  
10 getting to this point is a compliment the way  
11 you are doing things.

12 And, I wanted to thank you on behalf of the  
13 applicant.

14 SUPERVISOR CLAVIN: Thank you.

15 We are fortunate we work with amazing  
16 people in the Town. We work with them and the  
17 Building Department from anything, sanitation,  
18 so, it is nice.

19 I appreciate that you say that, the men and  
20 women that work, here, have done a tremendous  
21 job during the pandemic.

22 ATTORNEY COSCHIGNANO: It is, obviously,  
23 true and, um, we were wondering like all people  
24 do when will we get there?

25 When will we get there?

1 We will get there, when things get normal  
2 and we are here and it is like a miracle that we  
3 are in the building and having a Hearing.

4 So, thank you.

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5 COUNCILMAN D'ESPOSITO: I want to say thank  
6 you, as well, it was a great presentation,  
7 thorough.

8 Again, thank you for answering the concerns  
9 of the constituents that were at the last  
10 meeting and those that reached out to my office.

11 Obviously, this parcel of land has been  
12 vacant for some time, now, and it is nice to  
13 see, um, that there is going to be a change in  
14 Oceanside.

15 I think it is a benefit for everyone.

16 So, thank you very much.

17 Supervisor, I don't have any further  
18 questions.

19 COUNCILMAN BLAKEMAN: Mr. Supervisor, I  
20 just want to make a general comment, as well, I  
21 thought it was a very well-organized  
22 presentation.

23 And, I think the Members of the Board  
24 appreciate that.

25 And, I want to compliment the

1 Community outreach.

2 I think that is real important.

3 I just like to make a general comment as to  
4 what one of the speakers said, you know on the <sup>Page | 45</sup>  
5 Town Board.

6 It is always a balancing act between not  
7 having development that has so much density that  
8 it hurts the character of the neighborhood, but,  
9 at the same time, there has to be enough  
10 density.

11 So, it is economically viable. I  
12 appreciate your comments and it is something  
13 that we think about all the time.

14 SUPERVISOR CLAVIN: Councilwoman?

15 SENIOR COUNCILWOMAN GOOSBY: Thank you so  
16 much for the presentation.

17 There was one thing; I didn't hear anything  
18 about that I would like to know. I would like  
19 to know if you are preparing all foods in your  
20 facility?

21 PHILIP KROSKIN: Yes, we have a commercial  
22 kitchen at the building with a Chef, so, all the  
23 residents get three meals a day at the community  
24 plus snacks and everything else, just for your  
25 information because this is assisted

1 living and we are licensed as CFE-3 unit.

2 So, the assisted living residence will have  
3 a small kitchen with refrigerator.

4 The memory care residence won't even have <sup>Page | 46</sup>  
5 that.

6 So, all of their meals are prepared for  
7 them and provided to them on a daily basis.

8 SENIOR COUNCILWOMAN GOOSBY: Do you have  
9 someone that comes in that can tell a person  
10 what they can't eat according to what, you know,  
11 their problems are?

12 PHILIP KROSKIN: All the residents, um, are  
13 assessed prior to coming into the building,  
14 first and foremost for their care needs.

15 This is an activities of daily living type  
16 scenario: walking, bathing, dressing, eating,  
17 going to the bathroom, medication management,  
18 um, most of these residents when they come to  
19 us, the average age is eighty-seven, eighty-  
20 eight, um, have multiple comorbidities and  
21 significant other issues, so, our nursing staff  
22 works with them and our wellness staff works  
23 with them both to guide their daily activities,  
24 the care that we provide for them, as well as,  
25 the food that we prepare for them.

1 Each resident has, um, we have, um,  
2 medical, electronic health records system, so,  
3 we take it at the table when residents sit down  
4 with the tablet, we know it is Mrs. Smith and <sup>Page | 47</sup>  
5 Mrs. Smith has specific dietary restrictions and  
6 we can say, Mrs. Smith for your dietary  
7 restrictions these are all the things that we  
8 can provide you.

9 And, is she says I don't like that; I like  
10 something else; our Chef will cook that for her,  
11 too.

12 SENIOR COUNCILWOMAN GOOSBY: Okay, so, in  
13 other words, you have someone that has a Degree  
14 who is making input on nutrition, is that what  
15 you have?

16 You have someone on staff who does that?

17 PHILIP KROSKIN: We have a very, very  
18 comprehensive nutrition program throughout the  
19 entire company that is provided to each one of  
20 the buildings and each building has a unique,  
21 um, specialists, who is our Dining Services  
22 Coordinator who, then, you know, takes care of  
23 each resident.

24 SENIOR COUNCILWOMAN GOOSBY: I want to make  
25 sure you are not serving the same food that you

1 do in Massachusetts.

2 It is entirely different, here.

3 COUNCILMAN MUSCARELLA: I have a question;  
4 the building behind the development, I think it <sup>Page | 48</sup>  
5 is Number 28 Oceanside Development Group, what  
6 is there, now?

7 And, what are they proposing?

8 ENGINEER AIELLO: I can only tell you what  
9 is there is a greenhouse, um, I can't speak to  
10 what they are proposing.

11 SUPERVISOR CLAVIN: Okay, I have another  
12 resident that wants to check in, that wanted to  
13 ask you a question, Alex Jacobson.

14 ATTORNEY COSCHIGNANO: Mr. Supervisor, I  
15 was going to answer Councilman Muscarella's  
16 question by saying that neighbor is actually  
17 present and asked to speak, so, I will just turn  
18 the mic over to them.

19 SUPERVISOR CLAVIN: Okay, before we - - is  
20 Mr. Jacobson, here?

21 ATTORNEY LITT: Good Morning, Town Board,  
22 Mr. Supervisor, I am Robert Litt from Robert  
23 Litt Law Group. 66 North Village Avenue,  
24 Rockville Centre, New York.

25 I am Counsel on behalf of Oceanside



1 Development Group, LLC. and Jackie Hill, who owns  
2 the property to the North and to the East of the  
3 applicant's property.

4 And, um, we are here today to, um,  
5 essentially indicate the fact that we only  
6 became aware of this application, um, in early  
7 September and we immediately reached out to the  
8 Town, as well as, to the applicant's Counsel and  
9 we had some initial discussions and, um, as to  
10 what could be done with the entire project.

11 We are not here to object or oppose any of  
12 the plans of the applicant.

13 We would just like to discuss further  
14 several issues and some concerns that my client  
15 has who has a one-acre plus property to the  
16 North and to the East as to several issues in  
17 particular environmental height of the walls,  
18 height of the buildings, height of the walls,  
19 traffic concerns, ingress and egress, as well  
20 as, the covenants and restrictions that were  
21 essentially put in place back in 2005 regarding  
22 traffic and, um, other issues regarding the  
23 property.

24 We have had a very short period of time  
25 over the past two or three weeks to try

1 to gather as much information in combination with  
2 the fact that, um, we are still dealing with  
3 COVID issues and the holidays we are still in  
4 the fear-gathering stage.

5 Our goal here is to work with the Town and  
6 with the applicant to put together a better  
7 project for the entire community which would  
8 include Oceanside Development.

9 Um, again, we respectfully request that,  
10 um, again, the project should move forward.

11 We do request that the decision be kept in  
12 reserve and the record opened while we continue  
13 these discussions and our investigations as to  
14 these issues.

15 Mr. Jacobson is here, today, as well, he is  
16 principal of Oceanside Development and he has  
17 some very brief comments.

18 Again, I want to thank the Board, in  
19 particular, Mr. Kovit and the people with the  
20 Town, as well, for working with us and more  
21 importantly, um, the applicants Counsel that  
22 have been talking to us regularly and making  
23 every effort to gather as much information as  
24 possible.

25 And, I like to hand the mic over to Mr.

1 Jacobson.

2 Thank you very much.

3 SUPERVISOR CLAVIN: Good Morning, name and  
4 address for the record, please.

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5 ALEXANDER JACOBSON: Alexander Jacobson.  
6 613 Eagle Avenue, West Hempstead, New York is my  
7 office, Jacobson Realty.

8 And, I am a Baldwin resident.

9 Um, I am here today because I represent  
10 Oceanside Development Group which, as one of the  
11 Board Members recently asked, what is the plan  
12 for the North side of the property?

13 Um, we have been actively looking to, um,  
14 develop, let's say this piece in Oceanside since  
15 2006.

16 We are very familiar with the restrictive  
17 covenants and traffic issues from 2005 and, um,  
18 we have just found out about this project Labor  
19 Day weekend.

20 We ask for a short adjournment in order to  
21 be able to investigate all the affects of this  
22 project on the community.

23 Um, my office has been in the community for  
24 a long time in Oceanside and, um, we have some  
25 significant concerns because this matter will be

1 in front of this Board in the near future to  
2 possibly look at multiple dwellings on the North  
3 side of, um, this project which is just, I  
4 guess, twenty feet away from the property line. Page | 52

5 There is height concerns that we have, as  
6 well as, um, the raising of the property,  
7 itself, because it is in a flood plain.

8 So, we are looking for some additional time  
9 to have our experts tell us and examine these  
10 plans further.

11 We haven't much time to do so.

12 And, our goal is to work with this  
13 developer, again, to find the best possible  
14 project for Oceanside because Oceanside has  
15 waited a very long time for something positive  
16 to happen at this location.

17 So, um, I am here representing, again, an  
18 adjoining property owner.

19 We also have the - - control the house to  
20 the East.

21 It is little house on Elm Street, um, so,  
22 we are here, again, looking for a little more  
23 time to work with the developer and see how we  
24 can benefit Oceanside and this project in one  
25 project as opposed to multiple projects that

1 are taking place in Oceanside at this time.

2 SUPERVISOR CLAVIN: Thank you. It seems  
3 from the resident's comments that the developer  
4 and their attorney are significantly good about <sup>Page | 53</sup>  
5 outreach and communicating.

6 I hope you exchange cards and there can be  
7 further communications after whatever decision  
8 or we make today or reservation but I think it  
9 is a nice plus Mr. Coschignano, I hope you  
10 exchange cards and keep the line of  
11 communication open.

12 ATTORNEY COSCHIGNANO: Just a brief  
13 response on that topic, Mr. Supervisor, I just  
14 want to make it clear for the record, we have  
15 had some meetings, discussions, I want to be  
16 clear, on the record, that our application is  
17 what is before you today.

18 Um, this maybe a nice idea, but, it maybe  
19 very well in its infancy and this is our  
20 project, if you want to consider it as Phase I ,  
21 we don't know that there will be a Phase II.

22 We don't really know if there will be a  
23 meeting of the minds, so, we have spent  
24 considerable time and money on this plan and we  
25 ant to stand by this plan which we think works

1 right, now.

2 With that said, and we like you to make  
3 your determination, respectfully on this plan  
4 but we are going to have dialogue.

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5 We want to hear what the Town says.

6 We would want to hear what the community  
7 says and my client has informed me that they  
8 could be amenable to Phase II but only if that  
9 Phase II was a contractual agreement that was  
10 reached that the Town was acceptable with and  
11 the residents in the community would embrace  
12 because we don't want to give you something you  
13 don't want.

14 So, we think we have something that  
15 everybody wants, now and we want to stand by  
16 this application but we are very agreeable with  
17 talking to anybody including Mr. Jacobson and  
18 Mr. Litt to see if there is something else.

19 SUPERVISOR CLAVIN: Absolutely, I  
20 understand being very straight forward and  
21 letting the residents know that is the case.

22 I appreciate that. I don't have any other  
23 persons or slips requesting to speak.

24 Is there anyone present at Town Hall that  
25 wants to speak on this Hearing?

1 ALEXANDER JACOBSON: Thank you, Mr.  
2 Coschignano.

3 I appreciate it. We did have an  
4 opportunity to briefly speak before today's  
5 Meeting.

6 Again, we are not here to oppose the  
7 applicant's project. We just like to continue  
8 vetting the project as it is currently indicated  
9 on the Phase I or call it the "current project,"  
10 that is before the Board, today.

11 And, due to the fact we had a short-time  
12 period to review these documents, we wanted some  
13 additional time and that is why, again, we  
14 requested that the application be held in  
15 reserve and the record open while we continue  
16 reviewing the current information on the current  
17 project.

18 Thank you very much.

19 SUPERVISOR CLAVIN: Okay, gotcha.

20 With that, I said anybody at Town Hall  
21 wishes to speak, now, I will turn it over to our  
22 wonderful Moderator at the Go-to-Webinar and see  
23 if anybody has raised their hand on this  
24 subject, Mr. Moderator?

25 ATTORNEY REGINA: Supervisor, at this time,

1 no one has clicked "raise their hand" at this  
2 Public Hearing.

3 SUPERVISOR CLAVIN: Thank you very much for  
4 letting us know.

5 Any other questions of the Members of the  
6 Board?

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

9 SUPERVISOR CLAVIN: If not, may I have a  
10 Motion.

11 COUNCILMAN D'ESPOSITO: Supervisor, I move  
12 that the Public Hearing be closed and we reserve  
13 decision on the application.

14 COUNCILMAN BLAKEMAN: Second.

15 CLERK MURRAY: Supervisor Clavin?

16 SUPERVISOR CLAVIN: Aye.

17 CLERK MURRAY: Councilman Blakeman?

18 COUNCILMAN BLAKEMAN: Aye.

19 CLERK MURRAY: Councilman Carini?

20 COUNCILMAN CARINI: Aye.

21 CLERK MURRAY: Councilman D'Esposito?

22 COUNCILMAN D'ESPOSITO: Aye.

23 CLERK MURRAY: Councilman Dunne?

24 COUNCILMAN DUNNE: Aye.

25 CLERK MURRAY: Senior Councilwoman Goosby?



1 SENIOR COUNCILWOMAN GOOSBY: Aye.

2 CLERK MURRAY: Councilman Muscarella?

3 COUNCILMAN MUSCARELLA: Aye.

4 SUPERVISOR CLAVIN: Mr. Moderator?

5 ATTORNEY REGINA: Supervisor, that was the  
6 last Public Hearing on today's calendar, we just  
7 want to remind our participants that we will now  
8 be turning off Go-to-Webinar and we invite and  
9 encourage them to go to the Town of Hempstead  
10 website to continue listening and watching the  
11 Board Meeting on Livestream.

12 SUPERVISOR CLAVIN: We thank you for your  
13 time, by the way, Mr. Coschignano and we do  
14 appreciate it with all the restrictions, it was  
15 a solid presentation with everything going on.

16 And, we appreciate the residents that also  
17 came with their comments.

18 Nice to see development taking place where  
19 everyone is talking about it.

20 It is a real plus and thank you all and  
21 thank you for understanding the restrictions.

22 Mr. Moderator, I would be remised if I  
23 didn't say outstanding job to you, as well.

24 Madam Clerk, will you, please, call the  
25 first case on the Decision Calendar.

**HEMPSTEAD TOWN BOARD 10/1/20**

1 CLERK MURRAY: First decision is on the  
2 proposed amendment of Section 433 of Chapter  
3 XLIII of the Building Zone Ordinance of the Town  
4 of Hempstead in relation to the inclusion of Page | 58  
5 certain parcels into the "Neighborhood Business  
6 Overlay District" - (nr) Lawrence - Town of  
7 Hempstead.

8 ATTORNEY KOVIT: Supervisor, I have been  
9 put on that matter for the Town Board,  
10 specifically, about 45 minutes ago, my office  
11 received notification from the Nassau County  
12 Planning Commission with respect to our referral  
13 under 239-M of the General Municipal Law,  
14 specifically, the Planning Commission voted for  
15 local determination meaning that there were no  
16 objections or modifications to the proposal the  
17 legal significance of that is that we can go  
18 forward with the application and in order to do  
19 that, um, we have to determine the SEQRA Neg.  
20 Dec., first under SEQRA, we have to make that  
21 determination before we make a final  
22 determination on the merits.

23 The SEQRA Resolution is Item Number 24 on  
24 the Administrative Calendar.

25 So, I would suggest that before the

1 Board proceeds with the decision in this matter,  
2 that the Town Clerk call Number 24 on the  
3 Administrative Calendar being the SEQRA  
4 Resolution.

5 COUNCILMAN BLAKEMAN: Mr. Supervisor, I move  
6 that Item 24 on the Administrative Calendar be  
7 taken out of order and put be put before the  
8 Board right, now.

9 COUNCILMAN D'ESPOSITO: Second.

10 SUPERVISOR CLAVIN: Okay, does anybody in  
11 the public wish to speak on this modification  
12 Item Number 24 from the Administrative Calendar  
13 and only calling Item Number 24 being heard?

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

16 SUPERVISOR CLAVIN: On Item 24, any Board  
17 Member wish to be heard on that?

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

20 SUPERVISOR CLAVIN: If not, may I have a  
21 Motion.

22 CLERK MURRAY: The Motion is on the table  
23 already. Is there a second?

24 COUNCILMAN D'ESPOSITO: Second.

25 CLERK MURRAY: Supervisor Clavin?

**HEMPSTEAD TOWN BOARD 10/1/20**

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SUPERVISOR CLAVIN: Aye.

CLERK MURRAY: Councilman Blakeman?

COUNCILMAN BLAKEMAN: Aye.

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CLERK MURRAY: Councilman Carini?

COUNCILMAN CARINI: Aye.

CLERK MURRAY: Councilman D'Esposito?

COUNCILMAN D'ESPOSITO: Aye.

CLERK MURRAY: Councilman Dunne?

COUNCILMAN DUNNE: Aye.

CLERK MURRAY: Senior Councilwoman Goosby?

SENIOR COUNCILWOMAN GOOSBY: Aye.

CLERK MURRAY: Councilman Muscarella?

COUNCILMAN MUSCARELLA: Aye.

SUPERVISOR CLAVIN: Okay, so, having  
adopted the negative resolution - -

COUNCILMAN BLAKEMAN: We moved to put it  
before us.

SUPERVISOR CLAVIN: Make a Motion.

COUNCILMAN BLAKEMAN: I move Item 24 be  
adopted.

COUNCILMAN D'ESPOSITO: Second.

CLERK MURRAY: Supervisor Clavin?

SUPERVISOR CLAVIN: Aye.

CLERK MURRAY: Councilman Blakeman?

COUNCILMAN BLAKEMAN: Aye.

**HEMPSTEAD TOWN BOARD 10/1/20**

1 CLERK MURRAY: Councilman Carini?

2 COUNCILMAN CARINI: Aye.

3 CLERK MURRAY: Councilman D'Esposito?

4 COUNCILMAN D'ESPOSITO: Aye.

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5 CLERK MURRAY: Councilman Dunne?

6 COUNCILMAN DUNNE: Aye.

7 CLERK MURRAY: Senior Councilwoman Goosby?

8 SENIOR COUNCILWOMAN GOOSBY: Aye.

9 CLERK MURRAY: Councilman Muscarella?

10 COUNCILMAN MUSCARELLA: Aye.

11 SUPERVISOR CLAVIN: With that, Madam Clerk,  
12 I am going - - Mr. Kovit, if I am correct, we  
13 are, now, going to recall Item Number 5 on the  
14 Decision Calendar.

15 CLERK MURRAY: Or Number 6.

16 SUPERVISOR CLAVIN: Or Number 6.

17 CLERK MURRAY: I will read it for clarity.

18 The decision involves a proposed amendment  
19 of Section 433 of Chapter XLIII of the Building  
20 Zone Ordinance of the Town of Hempstead in  
21 relation to the inclusion of certain parcels  
22 into the "Neighborhood Business Overlay  
23 District" - (NR) Lawrence - Town of Hempstead.

24 SUPERVISOR CLAVIN: May I have a Motion.

25 COUNCILMAN BLAKEMAN: So moved.

**HEMPSTEAD TOWN BOARD 10/1/20**

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COUNCILMAN D'ESPOSITO: Second.

CLERK MURRAY: Supervisor Clavin?

SUPERVISOR CLAVIN: Aye.

CLERK MURRAY: Councilman Blakeman?

COUNCILMAN BLAKEMAN: Aye.

CLERK MURRAY: Councilman Carini?

COUNCILMAN CARINI: Aye.

CLERK MURRAY: Councilman D'Esposito?

COUNCILMAN D'ESPOSITO: Aye.

CLERK MURRAY: Councilman Dunne?

COUNCILMAN DUNNE: Aye.

CLERK MURRAY: Senior Councilwoman Goosby?

SENIOR COUNCILWOMAN GOOSBY: Aye.

CLERK MURRAY: Councilman Muscarella?

COUNCILMAN MUSCARELLA: Aye.

SUPERVISOR CLAVIN: Madam Clerk, please,  
call the next item on the Decision Calendar.

CLERK MURRAY: The second and last decision  
on the Decision Calendar involved the  
Application of JANTA LAND GROUP, LLC to operate  
a gasoline service station and convenience store  
as well as area, sign and parking variance  
relief from the Gasoline Service Station  
District - INWOOD - southeast corner of Sheridan  
Boulevard & Bayview Avenue.

**HEMPSTEAD TOWN BOARD 10/1/20**

1 SUPERVISOR CLAVIN: May I have a Motion on  
2 this decision.

3 COUNCILMAN BLAKEMAN: Yes, Mr. Supervisor,  
4 I have been informed by the Town Attorney that <sup>Page | 63</sup>  
5 the Building Department and the Town Attorney  
6 are satisfied that all the concerns they had  
7 with respect to this application have been  
8 resolved to the benefit of the Town residents,  
9 so, I move that we adopt this application and we  
10 approve it.

11 SUPERVISOR CLAVIN: May I have a second.

12 COUNCILMAN D'ESPOSITO: Second.

13 CLERK MURRAY: Supervisor Clavin?

14 SUPERVISOR CLAVIN: Aye.

15 CLERK MURRAY: Councilman Blakeman?

16 COUNCILMAN BLAKEMAN: Aye.

17 CLERK MURRAY: Councilman Carini?

18 COUNCILMAN CARINI: Aye.

19 CLERK MURRAY: Councilman D'Esposito?

20 COUNCILMAN D'ESPOSITO: Aye.

21 CLERK MURRAY: Councilman Dunne?

22 COUNCILMAN DUNNE: Aye.

23 CLERK MURRAY: Senior Councilwoman Goosby?

24 SENIOR COUNCILWOMAN GOOSBY: Aye.

25 CLERK MURRAY: Councilman Muscarella?

1 COUNCILMAN MUSCARELLA: Aye.

2 SUPERVISOR CLAVIN: Madam Clerk, please,  
3 call the Administrative Calendar.

4 CLERK MURRAY: All right, on the  
5 Administrative Calendar, we have Items 8 through  
6 34 excluding Item Number 24, which was  
7 previously, adopted on that Administrative  
8 Calendar.

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9 I also have a Resolution, one Resolution  
10 that is of an urgent or emergency nature, that  
11 Resolution is entitled the Resolution appointing  
12 John Jay Dufrey to the Town of Hempstead Board  
13 of Ethics.

14 This will be Item Number 35 on the  
15 Administrative Calendar.

16 SUPERVISOR CLAVIN: Thank you. Madam  
17 Clerk, does any Member wish to be heard on any  
18 items on the Administrative Calendar?

19 COUNCILMAN BLAKEMAN: I do, Mr. Supervisor,  
20 um, with respect to Item Number 30, which is the  
21 proposed assessment roll for the Atlantic Beach  
22 Water Reclamation District, I would ask, Mr.  
23 Supervisor, that if this is passed that it be  
24 put on the Calendar to precede the budget.

25 It is basically a clerical issue on our



1 part and that in it is called first so the people  
2 from Atlantic Beach do not have to sit here  
3 through the whole budget Hearing, that is the  
4 only comment I would make, if we do approve it,  
5 that it be put before the budget and not after.

6 SUPERVISOR CLAVIN: Thank you, Councilman  
7 Blakeman.

8 COUNCILMAN D'ESPOSITO: Second.

9 COUNCILMAN BLAKEMAN: It is not a Motion;  
10 it is a request.

11 SUPERVISOR CLABIN: Any other Board Members  
12 wish to be heard on any other items on the  
13 Administrative Calendar?

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

16 SUPERVISOR CLAVIN: Any Member of the  
17 Public wish to be heard on any of the items on  
18 the Administrative Calendar?

19 Mr. Procacci, I will get to you, I promise  
20 you.

21 We will go through the list. I have a  
22 number of people who have gotten it - - nobody  
23 signed in to do it.

24 Mr. Procacci, you indicated you would like  
25 to speak on the Administrative Calendar, if

1 you would please walk over to the microphone and  
2 give your full name and address, we appreciate  
3 it. Thank you.

4 FELIX PROCACCI: Felix Procacci, Franklin <sup>Page | 66</sup>  
5 Square.

6 I just have a question about the urgent  
7 resolution on the Board of Ethics, will this,  
8 now, make the Board of Ethics complete so they  
9 can start processing ethics inquiries?

10 SUPERVISOR CLAVIN: Charles Kovit?

11 ATTORNEY KOVIT: There is, now, a clear  
12 quorum on the Board of Ethics and they have the  
13 legal right to proceed.

14 FELIX PROCACCI: So, then, the ethics  
15 inquiries that have been presented to the Board  
16 in the past that haven't been processed  
17 according to the former Town Attorney Joe Ra  
18 because they didn't have five, those can now  
19 proceed, is that a correct statement, now?

20 ATTORNEY KOVIT: The Board can proceed with  
21 all within its jurisdiction under Chapter 38.

22 FELIX PROCACCI: Okay, thank you.

23 SUPERVISOR CLAVIN: Great, does anybody  
24 else in the public wish to be heard on the  
25 Administrative Calendar?

1 If you would please go to the back where  
2 the mic is and give your name and address, that  
3 would be awesome.

4 DIANE MADDEN: Diane Madden, Hempstead. Page | 67

5 Item Number 20, can someone explain to me  
6 what this is?

7 SUPERVISOR CLAVIN: Mr. Sammon, or Joe  
8 Nocella, would you please explain what that is?

9 CHIEF OF STAFF NOCELLA: Yes, Supervisor.

10 In our collective bargaining arrangements  
11 with the Union, here is a disciplinary board and  
12 this is the appointment of Commissioner Arthur  
13 Prim from the Department of I.T. to the Board.

14 DIANE MADDEN: I see. I am assuming that  
15 is a different Arthur Prim than the Arthur R.  
16 Prim, Jr., on Item Number 25 or is it one in the  
17 same?

18 SUPERVISOR CLAVIN: Is that the same  
19 person?

20 Yes, it is the same person.

21 DIANE MADDEN: Thank you.

22 I am going to propose something at this  
23 moment because what the taxpayers and residents  
24 many times complain about are the insiders  
25 getting jobs as opposed to other residents and

1 Taxpayers and there is a solution for that.

2 There are - -

3 SUPERVISOR CLAVIN: Is there anything  
4 particularly on the Administrative Calendar that <sup>Page | 68</sup>  
5 you are talking about?

6 DIANE MADDEN: Yes.

7 SUPERVISOR CLAVIN: Okay, which item are  
8 you referring to right, now?

9 DIANE MADDEN: I am referring to Item  
10 Number 19, there are diverse consulting firms  
11 that you can bring in.

12 SUPERVISOR CLAVIN: Well Item 19 on the  
13 Administrative Calendar authorizing and  
14 understanding with Molly College to provide  
15 qualified - -

16 DIANE MADDEN: I am sorry, Number 20.

17 SUPERVISOR CLAVIN: So, Arthur Prim that is  
18 a non-paid position, is that correct, Mr.  
19 Nocella?

20 DIANE MADDEN: That is right, Mr.  
21 Supervisor, he would be receiving no additional  
22 compensation.

23 No one would be receiving compensation,  
24 being an existing Town employee, Commissioners  
25 are generally regarded in the best

1 Position to function on the Board because they  
2 routinely have to organize their own Departments  
3 and deal with disciplinary matters within their  
4 own departments, not compensation but additional  
5 work, I might add, so, the suggestion that the  
6 insider is getting a job is unfounded.

7 COUNCILMAN D'ESPOSITO: Mr. Chief of Staff,  
8 this position needs to be filled by someone, an  
9 employee, correct?

10 CHIEF OF STAFF NOCELLA: That is correct,  
11 an employee of the Town of Hempstead, it has to  
12 be filled by an employee of the Town of  
13 Hempstead.

14 DIANE MADDEN: That is the connection  
15 because it is very important that this  
16 administration bring in outsiders, consulting  
17 firms to review their hiring and appointments in  
18 the best interest of the taxpayers and to  
19 fulfill, Supervisor, your promise to put  
20 taxpayers, first.

21 Number 29, can someone, please tell me when  
22 the taxpayers will be provided with information  
23 on the preliminary budget?

24 SUPERVISOR CLAVIN: It is on the Town's  
25 website. It has been on the website

1 since Tuesday.

2 COMPROLLER MASTROMARINO: Yes, it has  
3 been.

4 SUPERVISOR CLAVIN: Awesome, Mr.  
5 Comptroller, thank you.

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6 DIANE MADDEN: Okay, thank you.

7 SUPERVISOR CLAVIN: Any other Member of the  
8 Public wish to be heard on the Administrative  
9 Calendar?

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

12 SUPERVISOR CLAVIN: May I have a Motion.

13 SENIOR COUNCILWOMAN GOOSBY: I move the  
14 entire Administrative Calendar with the  
15 exception of 24 that we already passed and we  
16 have one hand up, Number 35.

17 COUNCILMAN BLAKEMAN: Second.

18 CLERK MURRAY: Supervisor Clavin?

19 SUPERVISOR CLAVIN: Aye.

20 CLERK MURRAY: Councilman Blakeman?

21 COUNCILMAN BLAKEMAN: Aye.

22 CLERK MURRAY: Councilman Carini?

23 COUNCILMAN CARINI: Aye.

24 CLERK MURRAY: Councilman D'Esposito?

25 COUNCILMAN D'ESPOSITO: Aye except Item 28

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I abstain.

CLERK MURRAY: Councilman Dunne?

COUNCILMAN DUNNE: Aye.

CLERK MURRAY: Senior Councilwoman Goosby? Page | 71

SENIOR COUNCILWOMAN GOOSBY: Aye.

CLERK MURRAY: Councilman Muscarella?

COUNCILMAN MUSCARELLA: Aye.

SUPERVISOR CLAVIN: That is the formal  
portion of our Town Board Meeting, it has been  
adjourned.

SENIOR COUNCILWOMAN GOOSBY: I move we  
adjourn the meeting.

COUNCILMAN BLAKEMAN: Second.

CLERK MURRAY: Supervisor Clavin?

SUPERVISOR CLAVIN: Aye.

CLERK MURRAY: Councilman Blakeman?

COUNCILMAN BLAKEMAN: Aye.

CLERK MURRAY: Councilman Carini?

COUNCILMAN CARINI: Aye.

CLERK MURRAY: Councilman D'Esposito?

COUNCILMAN D'ESPOSITO: Aye.

CLERK MURRAY: Councilman Dunne?

COUNCILMAN DUNNE: Aye.

CLERK MURRAY: Senior Councilwoman Goosby?

SENIOR COUNCILWOMAN GOOSBY: Aye.

**HEMPSTEAD TOWN BOARD 10/1/20**

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CLERK MURRAY: Councilman Muscarella?

COUNCILMAN MUSCARELLA: Aye.

(Whereupon, the official meeting of the  
Hempstead Town Board held on October 1, 2020 was  
concluded.)



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CERTIFICATE BY COURT REPORTER

I, do hereby certify that the foregoing  
testimony in the matter of the Hempstead Town  
Board Meeting held on October 1, 2020, consisting  
of pages 1 through 73 inclusive is an accurate  
transcription of my cryptic notes.

IN WITNESS WHEREOF, I SET MY HAND THIS DAY.



*CFM*

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CERTIFIED COURT REPORTER

NORTH SHORE COURT REPORTERS

NOTARY PUBLIC - STATE OF NEW YORK