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TOWN OF HEMPSTEAD

TOWN BOARD MEETING

One Washington Street

Hempstead, New York 11550

October 3, 2023

10:30 A.M.

BEFORE: DONALD X. CLAVIN, JR.

SUPERVISOR



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A P P E A R A N C E S :

DEPUTY SUPERVISOR GOOSBY

COUNCILMAN CARINI

COUNCILMAN DUNNE

COUNCILWOMAN MILLER

COUNCILMAN MUSCARELLA

COUNCILWOMAN RYDER

CLERK MURRAY

DEPUTY CLERK POKALSKY

TOWN AGTTORNEY MACCARONE

CHIEF OF STAFF LIBERT

TOWN COMPTROLLER MASTROMARINO

RECEIVER OF TAXES DRISCOLL



1 SUPERVISOR CLAVIN: Let me welcome everybody
2 to the October 3, 2023 Hempstead Town Board Meeting.

3 Madam Clerk, would you please call the roll.

4 CLERK MURRAY: Supervisor Clavin?

5 SUPERVISOR CLAVIN: I'm here.

6 CLERK MURRAY: Councilman Carini?

7 COUNCILMAN CARINI: Here.

8 CLERK MURRAY: Councilman Dunne?

9 COUNCILMAN DUNNE: Here.

10 CLERK MURRAY: Deputy Supervisor Goosby?

11 DEPUTY SUPERVISOR GOOSBY: Here.

12 CLERK MURRAY: Councilwoman Miller?

13 COUNCILWOMAN MILLER: Here.

14 CLERK MURRAY: Councilman Muscarella?

15 COUNCILMAN MUSCARELLA: Here.

16 CLERK MURRAY: Councilwoman Ryder?

17 COUNCILWOMAN RYDER: Here.

18 SUPERVISOR CLAVIN: Okay, I'm going to ask
19 that Councilwoman Ryder lead us in the Pledge of
20 Allegiance.

21 COUNCILWOMAN RYDER: Place your hand over
22 your heart.

23 (Whereupon, Councilwoman Ryder led the
24 Assembly in the Pledge of Allegiance. After, the
25 following ensued.)

1 CLERK MURRAY: Before we start the formal
2 portion of the Meeting, I would like the record to
3 reflect that the Tentative Budget for the fiscal year
4 ending December 31, 2024 is being distributed to the
5 Supervisor and the Town Board Members.

6 SUPERVISOR CLAVIN: Thank you, Madam Clerk.

7 And with that, Madam Clerk, please, call the
8 first Public Hearing.

9 CLERK MURRAY: We have a Proposed Local Law
10 regarding, "Regulations and Restrictions" to limit
11 parking in North Valley Stream - (To amend Chapter 202 of
12 the Code of the Town of Hempstead.)

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

15 (Whereupon, no comments were heard. After,
16 the following ensued.)

17 SUPERVISOR CLAVIN: All right, I do not have
18 any slips on this, did anybody in the public want to be
19 heard on Item Number 1, that did not sign in?

20 (Whereupon, no comments were heard. After,
21 the following ensued.)

22 SUPERVISOR CLAVIN: If not, may I please have
23 a Motion.

24 COUNCILWOMAN MILLER: I move the Public
25 Hearing be closed and the Board adopt the item.

1 COUNCILMAN MUSCARELLA: I second that motion.
2 CLERK MURRAY: Supervisor Clavin?
3 SUPERVISOR CLAVIN: Aye.
4 CLERK MURRAY: Councilman Carini?
5 COUNCILMAN CARINI: Aye.
6 CLERK MURRAY: Councilman Dunne?
7 COUNCILMAN DUNNE: Aye.
8 CLERK MURRAY: Deputy Supervisor Goosby?
9 DEPUTY SUPERVISOR GOOSBY: Aye.
10 CLERK MURRAY: Councilwoman Miller?
11 COUNCILWOMAN MILLER: Aye.
12 CLERK MURRAY: Councilman Muscarella?
13 COUNCILMAN MUSCARELLA: Aye.
14 CLERK MURRAY: Councilwoman Ryder?
15 COUNCILWOMAN RYDER: Aye.
16 SUPERVISOR CLAVIN: Madam Clerk, please call
17 the next item.
18 CLERK MURRAY: We have a Proposed Local Law
19 regarding, "Parking or Standing Prohibitions," in North
20 Merrick, Oceanside, and Woodmere - (To amend Section 202-
21 1 of the Code of the Town of Hempstead.)
22 SUPERVISOR CLAVIN: Any Member of the Board
23 wish to be heard on this?
24 (Whereupon, no comments were heard. After, the
25 following ensued.)

1 SUPERVISOR CLAVIN: All right, I do not have
2 any slips.

3 Anybody wish to be heard that did not sign in
4 on Item Number 2?

5 (Whereupon, no comments were heard. After,
6 the following ensued.

7 SUPERVISOR CLAVIN: If not, may I please have
8 a motion?

9 COUNCILMAN DUNNE: I move the Public Hearing
10 be closed and the Board adopt the item.

11 COUNCILWOMAN RYDER: Second.

12 CLERK MURRAY: Supervisor Clavin?

13 SUPERVISOR CLAVIN: Aye.

14 CLERK MURRAY: Councilman Carini?

15 COUNCILMAN CARINI: Aye.

16 CLERK MURRAY: Councilman Dunne?

17 COUNCILMAN DUNNE: Aye.

18 CLERK MURRAY: Deputy Supervisor Goosby?

19 DEPUTY SUPERVISOR GOOSBY: Aye.

20 CLERK MURRAY: Councilwoman Miller?

21 COUNCILWOMAN MILLER: Aye.

22 CLERK MURRAY: Councilman Muscarella?

23 COUNCILMAN MUSCARELLA: Aye.

24 CLERK MURRAY: Councilwoman Ryder?

25 COUNCILWOMAN RYDER: Aye.

1 SUPERVISOR CLAVIN: Madam Clerk, please call
2 the next item.

3 CLERK MURRAY: We have a Proposed Local Law
4 regarding, Arterial Stops," in North Woodmere - (To amend
5 Section 197-5 of the Code of the Town of Hempstead.)

6 SUPERVISOR CLAVIN: Okay, any Member of the
7 Board wish to be heard?

8 (Whereupon, no comments were heard. After,
9 the following ensued.)

10 SUPERVISOR CLAVIN: I do not have any slips
11 on Item Number 3.

12 Anybody wish to be heard that did not sign
13 in?

14 (Whereupon, no comments were heard. After,
15 the following ensued.)

16 SUPERVISOR CLAVIN: May I, please, have a
17 motion.

18 COUNCILWOMAN MILLER: I move the Public
19 Hearing be closed and the Board adopt the item.

20 COUNCILWOMAN RYDER: Second.

21 CLERK MURRAY: Supervisor Clavin?

22 SUPERVISOR CLAVIN: Aye.

23 CLERK MURRAY: Councilman Carini?

24 COUNCILMAN CARINI: Aye.

25 CLERK MURRAY: Councilman Dunne?

1 COUNCILMAN DUNNE: Aye.

2 CLERK MURRAY: Deputy Supervisor Goosby?

3 DEPUTY SUPERVISOR GOOSBY: Aye.

4 CLERK MURRAY: Councilwoman Miller?

5 COUNCILWOMAN MILLER: Aye.

6 CLERK MURRAY: Councilman Muscarella?

7 COUNCILMAN MUSCARELLA: Aye.

8 CLERK MURRAY: Councilwoman Ryder?

9 COUNCILWOMAN RYDER: Aye.

10 SUPERVISOR CLAVIN: Madam Clerk, please call
11 the next item.

12 CLERK MURRAY: We have a Proposed Local Law
13 regarding, "U-Turns Prohibited," in West Hempstead - (To
14 amend Section 197-2 of the Code of the Town of
15 Hempstead.)

16 SUPERVISOR CLAVIN: Okay, any Member of the
17 Board wish to be heard?

18 (Whereupon, no comments were heard. After,
19 the following ensued.)

20 SUPERVISOR CLAVIN: I do not have any slips
21 on Item number 4, anybody that did not sign in wish to be
22 heard on Item Number 4?

23 (Whereupon, no comments were heard. After,
24 the following ensued.)

25 SUPERVISOR CLAVIN: If not, may I please have

1 a motion?

2 COUNCILMAN MUSCARELLA; I move the Public
3 Hearing be closed and the Board adopt the item.

4 DEPUTY SUPERVISOR GOOSBY: I second the
5 motion.

6 CLERK MURRAY: Supervisor Clavin?

7 SUPERVISOR CLAVIN: Aye.

8 CLERK MURRAY: Councilman Carini?

9 COUNCILMAN CARINI: Aye.

10 CLERK MURRAY: Councilman Dunne?

11 COUNCILMAN DUNNE: Aye.

12 CLERK MURRAY: Deputy Supervisor Goosby?

13 DEPUTY SUPERVISOR GOOSBY: Aye.

14 CLERK MURRAY: Councilwoman Miller?

15 COUNCILWOMAN MILLER: Aye.

16 CLERK MURRAY: Councilman Muscarella?

17 COUNCILMAN MUSCARELLA: Aye.

18 CLERK MURRAY: Councilwoman Ryder?

19 COUNCILWOMAN RYDER: Aye.

20 SUPERVISOR CLAVIN: Madam Clerk, please call
21 the next item.

22 CLERK MURRAY: We have a Proposed Local Law
23 regarding, "Bus Stops," in East Meadow and Seaford - (To
24 amend Section 202-52 of the Code of the Town of
25 Hempstead.)

1 SUPERVISOR CLAVIN: Okay, any Member of the
2 Board wish to be heard?

3 (Whereupon, no comments were heard. After,
4 the following ensued.)

5 SUPERVISOR CLAVIN: All right, I do not
6 have any slips on this item, does anybody wish to be
7 heard that did not sign in Item Number 5?

8 (Whereupon, no comments were heard. After,
9 the following ensued.)

10 SUPERVISOR CLAVIN: If not, may I please
11 have a motion?

12 COUNCILMAN DUNNE: I move the Public Hearing
13 we close and the Board adopt the item.

14 SUPERVISOR CLAVIN: Can I get a second on
15 that?

16 COUNCILMAN MUSCARELLA: Second.

17 CLERK MURRAY: Supervisor Clavin?

18 SUPERVISOR CLAVIN: Aye.

19 CLERK MURRAY: Councilman Carini?

20 COUNCILMAN CARINI: Aye.

21 CLERK MURRAY: Councilman Dunne?

22 COUNCILMAN DUNNE: Aye.

23 CLERK MURRAY: Deputy Supervisor Goosby?

24 DEPUTY SUPERVISOR GOOSBY: Aye.

25 CLERK MURRAY: Councilwoman Miller?

1 COUNCILWOMAN MILLER: Aye.

2 CLERK MURRAY: Councilman Muscarella?

3 COUNCILMAN MUSCARELLA: Aye.

4 CLERK MURRAY: Councilwoman Ryder?

5 COUNCILWOMAN RYDER: Aye.

6 SUPERVISOR CLAVIN: Madam Clerk, please, call
7 the next item.

8 CLERK MURRAY: We have a Proposed Local Law
9 regarding, "Fire Zones," in Levittown - (To amend Section
10 202-52 of the Code of the Town of Hempstead.)

11 SUPERVISOR CLAVIN: All right, any Member of
12 the Board wish to be heard?

13 (Whereupon, no comments were heard. After,
14 the following ensued.)

15 SUPERVISOR CLAVIN: I do not have any slips,
16 does anybody wish to be heard on Item Number 6 that did
17 not sign in?

18 (Whereupon, no comments were heard. After,
19 the following ensued.)

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

22 COUNCILMAN DUNNE: I move the Public Hearing
23 be closed and the Board adopt the item.

24 COUNCILMAN CARINI: Second.

25 CLERK MURRAY: Supervisor Clavin?

1 SUPERVISOR CLAVIN: Aye.

2 CLERK MURRAY: Councilman Carini?

3 COUNCILMAN CARINI: Aye.

4 CLERK MURRAY: Councilman Dunne?

5 COUNCILMAN DUNNE: Aye.

6 CLERK MURRAY: Deputy Supervisor Goosby?

7 DEPUTY SUPERVISOR GOOSBY: Aye.

8 CLERK MURRAY: Councilwoman Miller?

9 COUNCILWOMAN MILLER: Aye.

10 CLERK MURRAY: Councilman Muscarella?

11 COUNCILMAN MUSCARELLA: Aye.

12 CLERK MURRAY: Councilwoman Ryder?

13 COUNCILWOMAN RYDER: Aye.

14 SUPERVISOR CLAVIN: All right, please, Madam
15 Clerk, please call the next item.

16 CLERK MURRAY: We have a Proposed Local Law
17 regarding, "School Speed Limits," in West Hempstead- (To
18 amend Chapter 190 of the Code of the Town of Hempstead by
19 the insertion of a location into Section 190-4
20 Subdivision "A" in relation to a 20 mph school speed
21 limit, 7:00 A.M. TO 6:00 P.M. School Days.)

22 SUPERVISOR CLAVIN: All right, any Member of
23 the Board wish to be heard?

24 (Whereupon, no comments were heard. After,
25 the following ensued.)

1 SUPERVISOR CLAVIN: I do not have any slips
2 on Item Number 7 does anybody that did not sign in wish
3 to be heard on Number 7?

4 (Whereupon, no comments were heard. After,
5 the following ensued.)

6 SUPERVISOR CLAVIN: If not, may I please
7 have a motion?

8 COUNCILMAN MUSCARELLA: I move the Public
9 Hearing be closed and the Board adopt the item.

10 COUNCILWOMAN MILLER: Second.

11 CLERK MURRAY: Supervisor Clavin?

12 SUPERVISOR CLAVIN: Aye.

13 CLERK MURRAY: Councilman Carini?

14 COUNCILMAN CARINI: Aye.

15 CLERK MURRAY: Councilman Dunne?

16 COUNCILMAN DUNNE: Aye.

17 CLERK MURRAY: Deputy Supervisor Goosby?

18 DEPUTY SUPERVISOR GOOSBY: Aye.

19 CLERK MURRAY: Councilwoman Miller?

20 COUNCILWOMAN MILLER: Aye.

21 CLERK MURRAY: Councilman Muscarella?

22 COUNCILMAN MUSCARELLA: Aye.

23 CLERK MURRAY: Councilwoman Ryder?

24 COUNCILWOMAN RYDER: Aye.

25 SUPERVISOR CLAVIN: Madam Clerk, please call

1 the next item.

2 CLERK MURRAY: We have a proposed
3 "Handicapped Parking On Public Streets," in Baldwin,
4 Elmont, Franklin Square and Merrick - (Bertha Drive,
5 218th Street, Louis Avenue, Sterling Road, Adele Court,
6 Grange Street, Craft Avenue, Wynsum Avenue)

7 SUPERVISOR CLAVIN: Okay, any Member of the
8 Board wish to be heard?

9 (Whereupon, no comments were heard. After,
10 the following ensued.)

11 SUPERVISOR CLAVIN: okay, I don't have any
12 slips on Item Number 8, anybody not sign in which to be
13 heard on this item?

14 (Whereupon, no comments were heard. After,
15 the following ensued.)

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

18 DEPUTY SUPERVISOR GOOSBY: I move that the
19 Public Hearing be closed and the Board adopt the item.

20 COUNCILWOMAN MILLER: Second.

21 CLERK MURRAY: Supervisor Clavin?

22 SUPERVISOR CLAVIN: Aye.

23 CLERK MURRAY: Councilman Carini?

24 COUNCILMAN CARINI: Aye.

25 CLERK MURRAY: Councilman Dunne?

1 COUNCILMAN DUNNE: Aye.

2 CLERK MURRAY: Deputy Supervisor Goosby?

3 DEPUTY SUPERVISOR GOOSBY: Aye.

4 CLERK MURRAY: Councilwoman Miller?

5 COUNCILWOMAN MILLER: Aye.

6 CLERK MURRAY: Councilman Muscarella?

7 COUNCILMAN MUSCARELLA: Aye.

8 CLERK MURRAY: Councilwoman Ryder?

9 COUNCILWOMAN RYDER: Aye.

10 SUPERVISOR CLAVIN: Madam Clerk, please call
11 the next item.

12 CLERK MURRAY: We have a motion to consider
13 the Application of Baldwin G2D Development in the Baldwin
14 Mixed-Use Zoning Overlay District of the Building Zone
15 Ordinance - Town of Hempstead.

16 SUPERVISOR CLAVIN: Okay, Counselor, if you
17 identify yourself.

18 ATTORNEY ALVAREZ: Yes, of course.

19 Good morning, Mr. Supervisor, Deputy
20 Supervisor Goosby, Council Members:

21 My name is Greg Alvarez from Amato Law Group
22 666 Old Country Road, Garden City, New York, here on
23 behalf of the Applicant G2D Developments.

24 SUPERVISOR CLAVIN: Please continue, thank you
25 very much.



1 ATTORNEY ALVAREZ: Thank you. We're here this
2 morning to discuss a project of a mixed-use development
3 at 2283 Grand Avenue in Baldwin.

4 This property is a through lot, so it's
5 located on both Grand Avenue and Harrison Avenue, South
6 of Sunrise Highway.

7 It's situated within the Baldwin Mixed-use
8 Zoning Overlay District and more specifically, the
9 transit-oriented development subdistrict.

10 Currently, the property is operated by the
11 Cesare Family Funeral Home, which actually intends to
12 relocate due to this development to a different location
13 within the community to continue to operate.

14 The basics of the development, it consists of
15 54 market-rate rental units that will break down as 12,
16 one-bedroom and 42 two-bedrooms.

17 Also, there will be a 2,344 square foot office
18 on the ground floor.

19 So, just by definition, the purpose of the
20 Overlay District will be met by this development and that
21 it's to create a walkable, compact and transit-oriented
22 downtown with a mixture of uses.

23 So, that's really the purpose of this
24 development here.

25 The relief that's requested as part of this

1 development are threefold.

2 First, we're asking for relief under the
3 development bonus calculation within the building zone
4 ordinance for the number of parking spaces.

5 We will meet the number of parking spaces
6 using this calculation and so we'll be seeking it here.

7 The second item is for maximum front yard
8 setback and that's the Harrison Avenue.

9 And the reason for that is that we want to
10 orient everything towards Grand Avenue, which is again
11 the purpose of this Overlay District.

12 The third item we're asking for is minimum
13 landscape buffer along the residential to the South.

14 Notwithstanding this, we're proposing a robust
15 15-foot buffer along that area to certainly meet the
16 spirit of the request that we're asking for.

17 One other item that we do request as part of
18 this more of a housekeeping item, there is a 1953
19 declaration that's on the property and it was granted by
20 this Board, then, as part of the rezone of the portion of
21 the property nearest Grand Avenue for Business.

22 This allowed for parking to be situated further
23 beyond the Business zone.

24 And, in light of the Overlay District, we feel
25 it has been mooted out.

1 So, we would ask for the Board to let that
2 declaration at this time.

3 I mentioned about the parking, so, as part of
4 the request for the development bonus calculation, the
5 Building Zone Ordinance asked that the applicant provide
6 a community benefit in support of that request.

7 And here G2D is offering a \$200,000 community
8 benefit that would be used for purposes to be designated
9 by the Town for community improvements.

10 This application has been reviewed
11 extensively.

12 In particular, it was reviewed by the Design
13 Review Board, where we looked at various aspects of the
14 application resulting in their recommendation from July
15 21st.

16 It's also been reviewed by the Nassau County
17 Police Department, the Baldwin Fire Department, the
18 Nassau County Fire Marshal, the Nassau County Department
19 of Public Works and the Baldwin Civic Association, all of
20 which were favorable to this application.

21 Finally, we asked for this Board to issue a
22 Negative Declaration under SEQRA, and that is in
23 connection with the review by VHB, the Town's own
24 consultants, who prepared a report and recommended that a
25 Negative Declaration be issued.

1 So, at this time I'd just like to bring up a
2 few folks to talk very briefly about the application.

3 First, I'd just like to introduce two folks
4 from G2D Development.

5 We have both Greg DeRosa and Philip Foote,
6 who like to thank this Board, the Design Review Board,
7 the Building Department, everyone who has taken part in
8 this process to this point.

9 We also have William Novak here from JMB
10 Design, who prepared the rendering, which is in front of
11 me here, which we believe certainly speaks for itself in
12 terms of the design,

13 At this time, I would like to ask Zachary
14 Chaplin from Stonefield Engineering to join us for a
15 moment to talk a little bit about the site design aspect.

16 So, I'll yield the floor.

17 ENGINEER CHAPLIN: Thank you. Good morning,
18 just for the record, my name is Zachary Chaplin, last
19 name Chaplin, and I'm with Stonefield Engineering and
20 Design, Civil Engineer for the project.

21 I'll be brief. I think Mr. Alvarez did a
22 nice job kind of summarizing the project.

23 I think just looking at this from a site
24 layout standpoint, we have a narrow lot.

25 So, I think it was a little bit challenging

1 when we were looking at laying out this site and, of
2 course, meeting the intent of the Overlay District.

3 So, our goal was to put the building as
4 close to Grand Avenue as possible.

5 We worked closely with Nassau County DPW on
6 the access and the curb cut.

7 That curb cut is "right in", "right out"
8 only" on Grand Avenue.

9 And, then the access on Harrison is actually
10 going to be gated off, would be a breakaway gate only
11 during emergencies for fire.

12 The other part I want to talk about is
13 currently this site is a funeral home and there's a lot
14 of parking in the back.

15 We understand we are abutting residential in
16 that southeast corner.

17 So, we made it a point to add in that 15
18 foot buffer, which is actually an improvement compared to
19 what's there today.

20 Overall, the project is proposing over 180
21 Evergreen trees and I believe eight shade trees.

22 So, there's definitely going to be a nice
23 aesthetic of increased landscaping on the site.

24 I think by putting the building close to
25 Grand Avenue, you create that street scape, as you can

1 kind of see from the rendering.

2 And, then, of course, the project is going
3 to improve drainage, brand new LED lighting and
4 obviously, utilities to support the project.

5 So, in summary, I think just from a site
6 layout standpoint, we are dealing with that narrow lot,
7 but we did meet most, if not all, of the Overlay District
8 with that layout and design in place, working very
9 closely with the numerous agencies that Mr. Alvarez
10 mentioned.

11 ATTORNEY ALVAREZ: Thank you. And at this
12 time, I'd ask that Amanda LaRosa from Stonefield
13 Engineering step forward to speak about her traffic
14 analysis in relation to this development.

15 TRAFFIC ENGINEER LaROSA: Good morning.
16 Amanda LaRosa, also with Stonefield Engineering.

17 I've prepared the traffic and parking
18 assessment that was submitted in connection with this
19 application.

20 The report findings indicate that the
21 development is expected to generate relatively low
22 traffic volumes.

23 We're talking about, approximately, 26
24 total trips that's entering and exiting during the
25 heaviest travel peak hour.

1 We also assessed the parking supply in
2 connection with this application.

3 We looked at parking demand rates
4 published by the Institute of Transportation Engineers,
5 which is an industry standard.

6 And even without considering principles of
7 shared parking, the findings do indicate that the parking
8 supply is sufficient to meet the expected parking demand
9 associated with both the residential and office
10 components of the project. Thank you.

11 ATTORNEY ALVAREZ: Thank you. And
12 finally I just ask TJ Ricci from Stonefield Engineer,
13 he's a professional planner, to talk a little bit about
14 the Overlay District and the relief that we're asking
15 for.

16 PROFESSIONAL PLANNER RICCI: Hi, for the
17 record, Thomas Ricci, Licensed Professional Planner in
18 the State of New Jersey, Member of the American Institute
19 of Certified Planners.

20 I was hired by the applicant as the
21 Planning Consultant to analyze the project.

22 So, basically, this is a project that's in
23 the Baldwin Mixed-Use Overlay District, specifically the
24 TOD District, which is a Transit-Oriented Development
25 District.

1 Now, the goals of that district are to
2 create development that's proximate to the train station
3 so it's accessible for commuters.

4 We're about 0.2 miles away from the train
5 station.

6 So we as Planners, we shoot for that .25,
7 that quarter mile, which is very accessible for someone
8 to live nearby and actually utilize that station.

9 Some more goals are to drive foot traffic
10 for some of the growing retail uses in the area, meeting
11 increasing demand for different housing types, like we
12 have here, like apartment style living, and really just
13 to foster more of that downtown setting.

14 So, that's usually what you do with these
15 types of developments in Transit-Oriented Development
16 Districts.

17 So, I think that the project as a whole
18 checks all of those boxes.

19 We are seeking some relief that's really
20 born out of the technicality of the site itself.

21 We have this kind of narrow through lot,
22 which is why we don't comply with the landscape buffer
23 requirement.

24 But I think that the ultimate goal of the
25 project is to have as much building up along that

1 frontage to kind of create that street scape look.

2 And then you obviously have to have those
3 areas for the drive aisles to access the parking lot.

4 So, we're kind of working with the
5 constraints of the lot.

6 And, that's the same reasoning for the rest
7 of the relief too.

8 The front setback it's because we're trying
9 to stay away from Harrison, which is to the rear, and put
10 that building close to the Baldwin Street front, and then
11 as well as the parking, kind of working with the
12 narrowness of the lot.

13 So really, after my review as a Certified
14 Planner and a Professional Planner, I don't think that
15 the relief is substantial.

16 Like I said, it's not something that's self
17 created kind of working with the constraints of the lot.

18 I think it checks all the boxes for what the
19 zone goals are for this area. Thank you.

20 ATTORNEY ALVAREZ: All right. At this time,
21 that concludes our presentation.

22 So if there are any questions, we welcome
23 them from the Board or the public.

24 SUPERVISOR CLAVIN: Thank you, Mr. Alvarez.
25 And I appreciate the presentation.

1 We do have a number of residents that want
2 to be heard.

3 We'll see if some questions come up and at
4 the end we'll give you an opportunity to come up and
5 address them.

6 So, I'll start with Jeanette Breen.

7 Good morning. If would just give your name
8 and address for the record. Thank you.

9 JEANETTE BREEN: Yes, I'm Jeanette Breen.
10 I'm a homeowner and resident of Harrison Avenue in
11 Baldwin.

12 I have a Professional Healthcare practice in
13 Baldwin.

14 There's a lot of attempts being made to keep
15 Baldwin a thriving, suburban community, responsible
16 community.

17 I'm definitely opposed to this application.

18 Doesn't seem like this is, um, being
19 responsible to the community right, now.

20 It seems like it's just adding to the
21 congestion of our community of people that are renting
22 who are not necessarily have a vested interest in the
23 community and are looking for a place to stay or to live
24 or something that's close to the train station, I
25 understand that.

1 But I just appreciate the opportunity to
2 be at this Town Meeting and see all the dignitaries here
3 and the population here.

4 It's the first time I've ever been to a
5 Town Meeting, but I'm glad for the opportunity to get the
6 information from the people that are trying to build and
7 utilize this space.

8 It would be nice if we kept it as a
9 suburban area rather than an urban area and we had people
10 that are coming into the community that are going to be
11 contributors and that's it.

12 So, thank you very much.

13 SUPERVISOR CLAVIN: Thanks for taking the
14 time and coming, Ms. Breen.

15 Next, I have Susan Appleman.

16 (Whereupon, "I pass" was heard calling out
17 from the audience. After, the following ensued.)

18 SUPERVISOR CLAVIN: You're taking a pass,
19 okay.

20 Rhonda Eisenberg. Hi, how are you doing?

21 RHONDA EISENBERG: Good morning.

22 SUPERVISOR CLAVIN: Good morning. Your
23 name and address. Thank you.

24 RHONDA EISENBERG: In March of this year,
25 a number of you stood in front of the Port Washington

1 train station to oppose the building of affordable
2 housing units, saying that it destroyed the fabric of the
3 suburbs.

4 Why is it okay to build all these units in
5 Baldwin but not on the North Shore?

6 That's one of my questions.

7 Second, I read in a local newspaper that
8 there's also going to be some units built on Merrick
9 Road, West of Grand Avenue, where the old Diner/Auto
10 parts place was. Is that true?

11 Is that also going to be built? I don't
12 know.

13 We already have affordable housing in
14 Baldwin.

15 We have a whole development on Grand
16 Avenue.

17 I don't really understand what's
18 happening here.

19 Why is it okay for Baldwin?

20 I mean, I think there has to be
21 affordable housing for people.

22 What's wrong with the North Shore?

23 Why is it only Baldwin?

24 My last statement is because I'm sure
25 it's going to happen anyway because you guys don't live

1 in Baldwin, so it's going to be okay with you.

2 But if this happens, I saw that in
3 Oceanside, near South Nassau Dermatology, there were
4 parking signs that said, "No Parking from 7:00 A.M. to
5 1:00 A.M.," unless you have a permit.

6 I think that those of us who live on
7 Harrison and Bixby Drive would want those signs because I
8 don't care how many gates you put up, people are going to
9 be parking all over the place.

10 So, I don't know if you could do it for
11 Baldwin.

12 I mean, it's Baldwin, not Oceanside.

13 Oh, and by the way, maybe you're going
14 to build a unit where the old Friendly's was, think about
15 that. Thank you.

16 SUPERVISOR CLAVIN: Thank you, Ms.
17 Eisenberg.

18 And, in relation to the event that was
19 happening up in, I think, it was Port Washington, that
20 was because the Governor was trying to subvert and take
21 all the zoning away from all the localities that you
22 would have had to have gone to Albany and testify or
23 Albany would be dictating down here.

24 What we do down here is and I mean this
25 sincerely, we have Hearings and we're very respectful of

1 the residents and we're very respectful of your comments
2 and thoughts, and that was the purpose of that. I just
3 want to let you know that.

4 So, I appreciate you coming in and I
5 appreciate you bringing attention to issues that affect
6 you, because that's the importance of this.

7 Next, Greg Alvarez, but I think you
8 already went, Greg, yep.

9 All right, Amanda LaRosa, she gave
10 testimony. Zach Chaplin, your team.

11 Okay, Eric Alexander. Good morning. If
12 you give your name and address, thank you.

13 ERIC ALEXANDER: Eric Alexander. The
14 address is 24 Woodbine Avenue Northport, New York, the
15 Director of Vision, Long Island.

16 We were part of three planning efforts in
17 Baldwin. One out of the County tried transit-oriented
18 development, another County resiliency plan that was also
19 planning for revitalization along the corridor, and then
20 another that helped create the mixed-use zoning district,
21 the Overlay with the Town.

22 So, I want to be clear that the zoning
23 that you guys did and this project have nothing to do
24 with the strange, oppressive mandates out of Albany.

25 So, that's number one.

1 And, I think everyone's united in
2 opposition to, including your leadership, Supervisor and
3 the Board.

4 So, we're talking about planning locally.
5 That's really the effort.

6 We have done a preliminary review of this
7 project just on our own, and this follows the vision that
8 we heard as hundreds of people came out to multiple
9 Meetings for revitalization along Grand Avenue to have
10 development in some areas, but not everywhere in Town.

11 And this from a parking perspective,
12 usually these projects park themselves.

13 There are less cars that come out of
14 multifamily development.

15 The design, I think there's coordination
16 with the civic association and others to get the design
17 to fit the character of the community.

18 The density is relatively lower compared to
19 other transit-oriented developments.

20 The use to location were within the
21 parameters of the Mixed-Use Zoning Overlay.

22 And, the residential market is strong, and
23 the office component really allows young entrepreneurs to
24 be part of the community.

25 These work-smart efforts that are part of

1 multiple developments, they are in Hicksville and
2 Riverhead. They're in Huntington Station.

3 They're well utilized, and folks aren't
4 commuting as much into Manhattan.

5 But on the days they're not, it gives them an
6 opportunity to be local and work locally.

7 So there's a tremendous value in that.

8 This developer has won multiple Smart Growth
9 Awards for Hicksville and Riverhead.

10 And, we do know - - we're happy to see that
11 they're coordinating with the local community, and we
12 don't always see that with some developers and, this one
13 is.

14 So, with that, I'll stop.

15 It's most important you hear local community
16 voices as opposed to our voice.

17 I don't live in Baldwin, so, I just wanted to
18 give some comments just as a backdrop, so, thank you,
19 Supervisor, Members of the Town Board.

20 SUPERVISOR CLAVIN: Thank you, Mr. Alexander.
21 Next, I have Thomas Salvatore.

22 THOMAS SALVATORE: Good morning.

23 SUPERVISOR CLAVIN: Good morning. Your name
24 and address. Thank you.

25 THOMAS SALVATORE: Thomas Salvatore, 2307

1 Harrison Avenue, Baldwin, New York 11510.

2 That address is critically important,
3 right.

4 The sign that I look out is right on my
5 driveway.

6 That's where you're going to start
7 digging, right, the engineers?

8 Okay. Right up the block, what the
9 engineers described is a duplicate right down to the
10 fence that's closed most of the time, but not just for
11 emergencies.

12 It's open a lot. It's open a lot.

13 When there's garbage, it's open a lot.

14 We already have this.

15 Not only is this address important, I'm a
16 first generation German and Italian, 1966, born and bred
17 in Baldwin, Ambien Street.

18 Seen a lot of changes in Baldwin, racial
19 wars while I'm in College, at my old High School.

20 I welcome diversity.

21 But I also saw a card that was given to me
22 by the owner of that house, my landlord, gentleman named
23 Don Clavin, that doesn't want the migrant illegal housing
24 coming out to Nassau County.

25 There's an elephant in the room, right?

1 Who's filling the 54 units?

2 It's one of my questions I want answered,
3 okay.

4 The 1st Precinct is on the corner of
5 Merrick and Harrison.

6 You should see the cops when they're doing
7 their job, flying down that road, helping somebody in our
8 community that needs the help.

9 In the sign, you specifically say, "less
10 than required parking."

11 You specifically say, "less than required
12 landscape buffer."

13 The civil engineer told you that's a
14 narrow lot.

15 I have a minute left, but I'm sick. I'm
16 sick, tired of 57 years I watched my Town go to, you know
17 what.

18 I can't say it because I'm a man of
19 decency and I'm a man of principle.

20 And, if you mean what's on that card that
21 my landlord's about to show you that you highlighted in
22 yellow, that you don't want what we're all talking about
23 today, 54 units for who?

24 Right, Jeanette?

25 Right, my neighbor?

1 You left your readers over here.

2 I'm telling you, this is wrong.

3 10 seconds, I yield back, sick and

4 disgusted.

5 SUPERVISOR CLAVIN: Okay, all right, next

6 I have Thomas Ricci. Okay, I don't have any other slips

7 on this item.

8 Is there anybody else that did not sign in

9 that would like to speak?

10 If you just go to the back there and give

11 your name and address, that would be great. Thank you.

12 MICHELLE ODER: Hi, my name is Michelle

13 Oder.

14 I live at 757 Bixby Drive in Baldwin.

15 And to dovetail Thomas, if off of Thomas is

16 upset because his property is right across the street

17 from the proposed development, I am alarmingly,

18 vehemently, and I don't even know if there's an

19 appropriate adjective to describe how blown away I am to

20 have received this letter yesterday.

21 I got it yesterday.

22 I am just as upset as him, probably more so

23 upset because my house, my home that I've lived in for 38

24 years, that I have raised my children in, is right in the

25 middle of this nightmare.

1 Michael Cecere's Funeral Home, if you stand
2 in my backyard, is all the way in the left corner of the
3 back of my property.

4 His parking lot is the back part of my
5 property, and I'm going to be stuck in the middle of this
6 absolute horrific nightmare.

7 I feel for Thomas because those of us that
8 are going to be caught in this triangle here are going to
9 be the most impacted.

10 And I'm going to tell you that when I got
11 the letter, I thought that this was going to be about the
12 project that is proposed to be on Grand Avenue and
13 Sunrise Highway, which we've been battling over and
14 talking about.

15 It wasn't until I sat down here that I
16 realized that this is Michael Cecere's property.

17 And I'm going to tell you that if you think
18 that you're going to build this, you better come and buy
19 my property, too, because my property is going to be
20 worthless.

21 Don't talk to me about your 15 foot buffer
22 and your landscaping and what it's going to look like.

23 So, now, I'm going to have a gigantic
24 building right in my backyard with parking lots.

25 And as Thomas said, who's going to live

1 there?

2 I pay \$17,000 a year in real estate taxes
3 to live in blighted Baldwin.

4 Drive around Baldwin, go take a look at
5 what's going on there.

6 You have empty buildings.

7 You have abandoned commercial properties.

8 It's a disgrace.

9 Oh, but let's put nice flowers and roses
10 and perfume on this wonderful building that you're going
11 to build here.

12 Baldwin has been the blighted ovum of
13 Nassau County.

14 I went to Merrick the other day, I can't
15 believe what they did in the Merrick Shopping Center at
16 Lidl, brand new restaurants.

17 Sephora went in there.

18 Every Town in Nassau County gets
19 revitalized.

20 What happened to Baldwin?

21 So, I'm going to tell you I only have 20
22 more seconds. I need like, 20 more hours.

23 I want to meet with these Planners.

24 I want to meet with these Attorneys.

25 I will do everything in my power to stop

1 this unless they're going to buy my property, because my
2 property is going to be worth nothing when you build
3 this.

4 And, I want to know why I have to pay
5 \$17,000 a year in real estate taxes when people on the
6 North Shore are paying 8,000 for million dollar homes.

7 (Whereupon, the three-minute bell rang.
8 After, the following ensued.)

9 MICHELLE ODER: And, just real quickly, to
10 dovetail off Rhonda - -

11 SUPERVISOR CLAVIN: The time is up. I
12 just have one question for you.

13 You signaled a letter you had. If you
14 could do me a favor, maybe somebody could get a copy of
15 that letter and we could make it part of the record,
16 because I don't have that letter.

17 So one of the staffers is going to take it
18 and make a copy of it so we could submit it so we have it
19 for the record. Okay?

20 MICHELLE ODER: Yes.

21 SUPERVISOR CLAVIN: Thank you.

22 There are a couple of other people that
23 didn't sign in that raised their hand. Yes. It's great.
24 Thank you.

25 ERIC STUTZ: Hi, my name is Eric Stutz,

1 Baldwin resident for 22 years, 2307 Harrison Avenue.

2 It is a legal two-family.

3 That's one of the reasons I bought it.

4 I could see maybe developing this lot into
5 one or two, two-families at max, but 54 units is
6 completely ridiculous.

7 I'm strongly opposed to it.

8 A few of my neighbors couldn't take off of
9 work today to be here, but I know they're strongly
10 opposed to it, as well, not to mention that we just
11 approved, or the Town just approved, a 225 unit, 100 feet
12 away from this lot with the main entrance on Harrison
13 Avenue.

14 I mean, this is just totally ridiculous.

15 Um, I am strongly opposed.

16 And, like the previous speaker, I'd like
17 to have a sit down with all the Planners and the
18 Attorneys, as well. Thank you.

19 SUPERVISOR CLAVIN: Okay, thank you, Mr.
20 Stutz. Thank you. I know that there was another
21 resident that didn't sign in that wanted to speak.

22 Please, it didn't come up, but that's
23 fine.

24 If you give your name and address for the
25 record, that'd be great.

1 KELLY DUGGAN: Yes. My name is Kelly
2 Duggan. I live next to Eric at 2315 Harrison Avenue.

3 Again, we have that 200-plus building that
4 was approved, which didn't have enough parking to begin
5 with.

6 Now, you want another building directly
7 next to it, which is across the street from our home.

8 Fifty-four units that doesn't have enough
9 space for, what is it, the landscaping plus parking.

10 We also have the Grand Avenue projects.

11 Their parking lot is just down at the end of
12 Harrison going towards Merrick, which we have, as well.

13 This is overkill.

14 I know that , Mr. Clavin, you have been
15 opposed to all of this urbanization, so we don't need
16 double, and it's too much for our residential.

17 Harrison Avenue should not be the poster
18 child for the urbanization that Governor Hochul wants.

19 Please, I oppose to this.

20 SUPERVISOR CLAVIN: Thank you.

21 Is there anybody else that would like to
22 speak on this?

23 Ma'am, if you go back there. Right there.

24 Your name and address for the record. Thank
25 you.

1 DIANE MADDEN: Diane Madden, Hempstead.

2 One thing I hear at these Meetings quite
3 frequently, not as much as in the past, but that many
4 people say, this is the first time I've been to a Town
5 Board Meeting, and that is very helpful to our community
6 to see what's going on in our government.

7 I agree with the premise about the
8 Governor.

9 I wouldn't put her in charge of a
10 dollhouse.

11 Putting that aside, I think a lot of
12 people put faith, especially, in you, Supervisor Clavin.
13 I know I have. And you've come through at times.

14 This is not 2019 anymore where people
15 are not paying attention. They're paying such close
16 attention.

17 Whether it was COVID that woke people
18 up, whether it was the Presidential Election.

19 I just know that people are paying
20 attention.

21 And people also entrusted this Board to
22 make decisions, whether it's on behalf of taxpayers,
23 residents, animals, especially for me, the animals,
24 whether it's minorities, especially the environment.

25 I'm just going to say this, no

1 incentive, if there is one, is ever worth losing faith
2 and having the public lose faith in an Administration,
3 no incentive.

4 So, I hope that you consider everything
5 that the people here spoke about, we need you.

6 You were entrusted to protect the
7 environment, to protect citizens, to keep taxes lowered.

8 And I hope you do that. Thank you.

9 SUPERVISOR CLAVIN: Okay. Thank you.

10 Ma'am. Thank you.

11 GINA RODWAY: Good morning, everyone.

12 My name is Gina Rodway. I live at 2339
13 Harrison Avenue.

14 And, just like the other individuals who
15 are here to represent Harrison Avenue, I am here also.

16 The nightmare that you are about to
17 unleash on Harrison Avenue is absolutely ridiculous to me
18 that the Board doesn't see this.

19 Right now, the parking situation that will
20 occur on Harrison Avenue as a result of not only this
21 unit, but the other unit that is scheduled to be built
22 there is going to cause just chaos.

23 As was said before, the parking is one
24 thing.

25 Who is going to rent these buildings?

1 They're not vested in our neighborhood as
2 we are vested in our neighborhood.

3 All the things that were said here today, I
4 am going to repeat, because they're all very true.

5 There's no way that anyone can say that any
6 are speaking in a miscommunicated kind of way.

7 We know exactly what will happen.

8 My property value will go down.

9 It will overcrowd the area.

10 We're going to have a big halt in the
11 Precinct doing what they have to do and the Police going
12 to where they have to go.

13 You have another unit over some, I think, 200
14 units plus this unit.

15 Yes, it is overkill.

16 What more did you as a Board, need to
17 understand?

18 And of course, one more thing, we entrusted
19 this Board to do the right thing for Baldwin, as well.
20 Thank you.

21 SUPERVISOR CLAVIN: Thank you very much.

22 Good morning. Name and address, please.

23 ANNE CALVO: Anne Calvo. 2360 Harrison
24 Avenue, Baldwin.

25 I was here for the last Hearing, that was

1 already a done deal.

2 So, today I wasn't even going to speak to
3 you because I felt it was a done deal. again.

4 And then when there's \$200,000, you know,
5 community money at large. I just want to reiterate that
6 lately I'm very disappointed in government overall.

7 Two years ago, I should have moved to Florida
8 because my taxes are out of control also.

9 And my son never went to public school. I
10 put him in parochial school even through Fordham College.

11 He's a Police officer and National Guard.

12 So, I feel we give back. And I'm a retired
13 Nurse.

14 This is enough already.

15 Drive up and down Grand Avenue, our property
16 value is going to plummet.

17 As already you've heard, you already approved
18 those 215 apartments.

19 No one's going to open stores.

20 You've got buildings all along Grand Avenue
21 that they should tear them down.

22 They had to close a barbershop, nail salon,
23 bottega, liquor store.

24 So you've already got condemned buildings on
25 Grand Avenue you could help repair, Elected officials.

1 That again, I repeat, I voted for you guys
2 last time.

3 I'm going to think twice this time.

4 And I have always worked in a diverse, multi-
5 population, gave my heart and soul for what I did as a
6 Nurse for a very long time.

7 And, I feel that we have been abandoned and
8 we are not being listened to, and that you have these
9 Hearings just to satisfy your books.

10 And are we angry? Yes.

11 We already have apartment buildings along
12 Grand Avenue.

13 And, thank God we have some low income
14 housing.

15 Look at that housing they put up where
16 Roosevelt Raceway was, okay.

17 Almost \$800,000, my cousin paid for that.

18 Look at Mineola, one bedroom, \$3,000 a month to
19 overlook the railroad.

20 And, I asked you guys the last time, are you
21 going to lower our taxes?

22 Because it's not going to be residential or
23 suburban.

24 You had the audacity to send us those postcards
25 when Governor Hochul said she wanted to put this housing

1 near every railroad.

2 When you look at that railroad station, they
3 have big trucks parked in it now, because since the
4 Pandemic, we had cars from Freeport to Oceanside parked
5 in that parking lot along Sunrise. You're lucky you get
6 those two big blocks.

7 (Whereupon, the three-minute bell rang.
8 After, the following ensued.)

9 SUPERVISOR CLAVIN: All right, thank you very
10 much. Thank you. Thank you very much. Thank you very
11 much, ma'am. Thank you very much.

12 Anybody else that did not speak yet that did
13 not sign in?

14 Name and address, please. Thank you.

15 KAREN MONTELBANO: Karen Montelbano, Park
16 Avenue, Baldwin, Government Liaison for the Baldwin Civic
17 Association.

18 Um, I have to note that, yes, we have talked
19 with this Developer.

20 We've tried to work with them, and they have
21 been working with us, which is a very positive thing.

22 Transit Oriented Development will bring in
23 people to help support the stores and help support what
24 we need to make our community grow.

25 That is one of the reasons why we have backed

1 the Transit Oriented Development.

2 The BCA has backed Transit Oriented
3 Development, the Baldwin Civic Overlay district.

4 I understand the parking concerns.

5 I think that the Town may need to step in on
6 that.

7 The person who brought up the permitting has
8 probably got a very good solution, but we need to
9 continue to develop to bring in more people to support
10 our Town.

11 If I'm not mistaken, and maybe you can
12 correct me if I'm wrong, these are market-rate
13 apartments.

14 These are not apartments aimed at low income
15 or affordable.

16 That's going to bring in people who are going
17 to be able to spend in our community.

18 Thank you very much.

19 SUPERVISOR CLAVIN: Anybody else wish to be
20 heard that did not sign in that hasn't spoken already?

21 (Whereupon, no comments were heard. After,
22 the following ensued.)

23 SUPERVISOR CLAVIN: Mr. Alvarez, look,
24 obviously you're hearing a lot of concern of residents
25 who live on adjoining streets with the parking.

1 In addition, I do have a couple of questions.

2 Do you plan on going to the IDA?

3 ATTORNEY ALVAREZ: Yes, there is an

4 application pending with the IDA.

5 SUPERVISOR CLAVIN: And, you know, what about
6 your feelings on the prevailing wage?

7 ATTORNEY ALVAREZ: Yes, the prevailing wage
8 will be met.

9 SUPERVISOR CLAVIN: You're going to have a
10 discussion with the IDA about prevailing wage, okay.

11 ATTORNEY ALVAREZZ: Absolutely.

12 SUPERVISOR CLAVIN: Okay. And I said, will
13 they be speaking with the IDA and if it even gets that
14 far.

15 And, about prevailing wage, which is an
16 issue, particularly with Unions, to make sure that Union
17 jobs are kept, Union jobs and we don't outsource it to
18 anybody.

19 But I'm more concerned that I think there is
20 a lot of questions that the residents have brought forth
21 that really, I think, warrant taking the time to meet
22 with the residents and discuss it with you.

23 You can see the passion.

24 You can hear their concerns.

25 And everybody should. They have a lot on the

1 line, and I respect that tremendously of them.

2 So, with that, if you'd like to have any
3 closing thoughts or making remarks, I'd appreciate it.

4 ATTORNEY ALVAREZ: Yes, sure.

5 So, we also appreciate the comments from the
6 community on both sides.

7 We obviously heard both sides today.

8 Just to clear up a few misconceptions, I
9 like to do that initially, but we definitely hear you,
10 Supervisor, and welcome the opportunity to speak with the
11 folks who spoke today, because we do want to answer the
12 questions that did arise.

13 We want to make sure that, you know, it's
14 clear on a couple of things, including, again, this is a
15 market-rate development.

16 The purpose of it is to bring in those
17 young professionals and the folks who, you know, may not
18 want to hold on to their house anymore, but they want to
19 stay on Long Island and they're all Long Islanders and
20 they're folks that want to be a part of the Baldwin
21 community just like everyone else.

22 The other points I'd like to make involve
23 just the proposal, itself.

24 As mentioned, we've gone through quite
25 extensively to make sure that in terms of traffic and

1 parking, that has been fully vetted and reviewed and has
2 been reviewed during the entirety of this process.

3 In fact, to the point of parking, we would
4 just like to point out that we have been very
5 conservative in our numbers in terms of what we're
6 proposing for this site.

7 While we're proposing 69 spaces, we
8 actually have ten more spaces that are going to be
9 accommodated on the lot, itself.

10 And that's intended for folks who have
11 perhaps more than one car in their unit so that it could
12 be accommodated on site.

13 As we've mentioned, the proximity to the
14 train station is the real key here and the key to
15 creating a development that can accommodate the parking
16 that will go on, on the site and for folks to not
17 necessarily have to get in their car and frequent the
18 stores within Baldwin rather than get in their car.

19 And, that's really the whole point of this
20 development.

21 So, again, we have been working all along
22 with as many folks as we can, including the Civics
23 Association, on this.

24 But certainly, if there are further
25 questions, um, we're here to answer them for them and to

1 make sure that this development is in keeping with what
2 was envisioned for this area and for the community at
3 large.

4 SUPERVISOR CLAVIN: Okay.

5 ATTORNEY ALVAREZ: So, thank you.

6 COUNCILWOMAN RYDER: I have a few
7 questions. Mr. Supervisor, if I may.

8 SUPERVISOR CLAVIN: Okay.

9 COUNCILWOMAN RYDER: Did you perform any
10 study of how this would impact the school district?

11 ATTORNEY ALVAREZ: Yes, yes.

12 So, we included that as part of our SEQRA
13 review.

14 We included analysis to evaluate the
15 number of school children and I think it was on the order
16 of single digits, if that, in terms of the production of
17 school-age children simply because for the fact of who
18 these developments typically cater to, it's towards the
19 young.

20 It's towards, um, perhaps even the folks of
21 the old, folks who, again, don't necessarily want to hold
22 on to their house but want to stay on Long Island.

23 So, it's those folks. And, that's really
24 why, in the end, the production of school children is not
25 very high.

1 COUNCILWOMAN RYDER: And is there a
2 percentage of workforce housing incorporated into this
3 development?

4 ATTORNEY ALVAREZ: For this development, as
5 stated, this is market rate.

6 And the reason behind it was this, the
7 intention was for this community and for this Overlay
8 District.

9 There's an interest, I think, in terms of a
10 diversity of housing options.

11 And, so, in this particular case, the
12 market rate would be offered.

13 But I also note that as part of this
14 development, it stands apart from the other developments
15 that have already been before this Board in that during
16 the DRI process, the Downtown Revitalization Initiative
17 process, this G2D declined seeking funds under that \$10
18 million, you know, availability, as opposed to the other
19 two developments which did, and they have workforce.

20 So, that sets this development apart, as
21 well.

22 COUNCILWOMAN RYDER: Thank you.

23 SUPERVISOR CALVIN: Deputy Supervisor, do
24 you have a question?

25 DEPUTY SUPERVISOR CLAVIN: Yes, I'd like to

1 ask a question. One lady had a letter, did you send
2 letters out to everybody in that area that were involved
3 with this?

4 ATTORNEY ALVAREZ: Of course, so - -

5 DEPUTY SUPERVISOR CLAVIN: Just a minute,
6 please. Did you send them out?

7 ATTORNEY ALVAREZ: Yes, so we're required
8 by the rules of the Town to send them out to the radius
9 of the community.

10 I believe it's 200 feet or 300 feet,
11 forgive me.

12 And, it was sent out ten days before. We
13 understand that sometimes it takes a couple of deliveries
14 for the certified to reach folks.

15 So, that might explain the reason why one
16 of the speakers had noted it and the folks in the radius
17 all received it.

18 We provided proof of noticing to the Town
19 Attorney's Office.

20 SUPERVISOR CLAVIN: Okay, all right. Okay.
21 All right. Ladies and gentlemen, please.

22 DEPUTY SUPERVISOR GOOSBY: He will take
23 care of that, I'm sure, in the future. Thank you. Right.

24 SUPERVISOR CLAVIN: Okay. All right, Mr.
25 Alvarez. Thank you very much.

1 Do I have a motion from the Board?

2 COUNCILMAN CARINI: I move the Public
3 Hearing be closed and the Board reserve decision.

4 DEPUTY SUPERVISOR GOOSBY: Second.

5 CLERK MURRAY: Supervisor Clavin?

6 SUPERVISOR CLAVIN: Aye.

7 CLERK MURRAY: Councilman Carini?

8 COUNCILMAN CARINI: Aye.

9 CLERK MURRAY: Councilman Dunne?

10 COUNCILMAN DUNNE: Aye.

11 CLERK MURRAY: Deputy Supervisor Goosby?

12 DEPUTY SUPERVISOR GOOSBY: Aye.

13 CLERK MURRAY: Councilwoman Miller?

14 COUNCILWOMAN MILLER: Aye.

15 CLERK MURRAY: Councilman Muscarella?

16 COUNCILMAN MUSCARELLA: Aye.

17 CLERK MURRAY: Councilwoman Ryder?

18 COUNCILWOMAN RYDER: Aye.

19 SUPERVISOR CLAVIN: Thank you.

20 Mr. Alvarez, I will point out, as you know,
21 we did reserve decision, and I would ask you to reach out
22 to the residents on a number of the concerns, all right.
23 And thank you very much. You've made the commitment. I
24 appreciate that.

25 Madam Clerk, please call the next item.

1 CLERK MURRAY: We have the Application of AB
2 Malverne, LLC for a variance from the provisions of the
3 GSS ordinance to operate a self service at an existing
4 service station and to operate a convenience store,
5 demolish existing gasoline service station, to construct
6 a one story, 26' 46' foot convenience store, install fuel
7 dispensing pumps, construct overhead canopy over three
8 pump islands, and other associated site improvements
9 including grading, landscaping, paving, parking, curbing
10 and lighting, and to modify and rescind existing
11 restrictive covenants in order to modify a previously
12 approved site plan in MALVERNE - northwest corner of
13 Hempstead Avenue & Morris Avenue.

14 SUPERVISOR CLAVIN: Good Morning,
15 Counselor. If you give your name and address for the
16 record.

17 ATTORNEY O'BRIEN: Yes, Good Morning,
18 Supervisor Clavin, Deputy Supervisor Goosby, Honorable
19 Members of the Board, Counsel, Madam Clerk, it's a
20 beautiful day in the Town of Hempstead.

21 Kevin O'Brien, on behalf of the applicant,
22 O'Brien Law PC, offices at 462 Sagamore Avenue, East
23 Williston, New York, here on behalf of the applicant.

24 My apologies, quite frankly, in that it's
25 taken us sort of like this long to get the site plans in

1 a format which I think is appropriate.

2 We were before the Board back in June and
3 got a couple of different architects working on it, but I
4 believe that we have everything appropriate, now.

5 So, since we did have a full Hearing, I
6 won't bore the Board or members of the public with all
7 the details that we had gone through before.

8 But what I would like to do is, at least,
9 offer some of the changes that have been made in
10 connection with the application, really nothing
11 substantial.

12 SUPERVISOR CLAVIN: Well, hold on, Mr.
13 O'Brien, are these actually going to be like a
14 presentation of changes this time around?

15 Is this like a firm one this time?

16 Before we go down the rabbit hole with you,
17 you're not going to spring any surprises on us because
18 we've accommodated you on two occasions, and it is a
19 beautiful day here in Hempstead.

20 But I will tell you this right now, like I
21 said, are all your plans submitted this time?

22 ATTORNEY O'BRIEN: Yes, they are.

23 SUPERVISOR CLAVIN: Okay. Have you talked
24 to the residents?

25 And you can see I'm a little frustrated

1 because this is now the third time this has been on the
2 calendar.

3 And you know what, I want to make sure it's
4 done correctly.

5 I want to make sure the residents are all
6 informed before we even start this presentation, because
7 at the end of it, I don't want to have to say we're going
8 to adjourn it again.

9 Is this going to be fair to say you've done
10 everything in due diligence on this case?

11 ATTORNEY O'BRIEN: Yes, I have.

12 SUPERVISOR CLAVIN: Okay, great.

13 ATTORNEY O'BRIEN: Essentially, what we've
14 done is we did not have colored renderings before.

15 We did not have colored site plans.

16 So, the site plans that are on the screen
17 depict landscaping that has been added around the
18 perimeter of the property.

19 Also, we've submitted to the Board cut
20 sheets, which actually depicts the actual varieties of
21 landscaping that are being proposed.

22 So, the location of the building remains the
23 same.

24 The location of the pump islands remains the
25 same.

1 The location of the canopy remains the same.

2 But the plan that's up on the screen right
3 now depicts the varieties and the type of landscaping,
4 the location and the colors of it.

5 Then if we could switch to we have an
6 elevational drawing, yeah, that shows the landscaping.

7 But, then, what we have made a substantial
8 change to is the architectural design of the building.

9 So, we were not satisfied with the
10 architectural design that we had before.

11 This is a residential area, residential
12 community.

13 So, what we have done is, as far as the
14 actual building is concerned, the location is the same
15 size.

16 The footprint is the same size.

17 So, we've not changed anything like that.

18 But we have changed the nature of the
19 building, the materials that we're using with respect to
20 that.

21 We know we have the farm down the road, so we
22 kind of put a cupola on there.

23 The building itself we're very proud of the
24 architectural design, how it's going to look, and we did
25 not have that in the Hearings before.

1 So, what we have before the Board is a
2 completely revised architectural design.

3 But I do want to make it clear that the size
4 of the building has not changed.

5 The location of the building has not
6 changed.

7 We've also incorporated that same
8 architecture into the canopy design itself as well, so
9 that they would both match one another.

10 But, once again, the setbacks for the - -
11 setbacks for the pump islands and for the canopy and for
12 the building, all that has remained identical.

13 It's the design and the materials that has
14 changed.

15 And other than that, everything remains the
16 same.

17 And I do have my design, one of my designs -
18 - one of the little bit of the confusion, we did have two
19 design professionals in connection with this project.

20 I do have Michael Rubenstein from our designs
21 here with me today.

22 So, if there are any questions on the site
23 plan, he could certainly address them.

24 As outlined, those are the changes that have
25 been made, and we think it is - - we're really proud of

1 the architectural design, the elements, the buffers that
2 we've incorporated.

3 COUNCILMAN DUNNE: If I may, I'm looking at
4 the plans and they're quite detailed and you mentioned at
5 the last Meeting that you were going to have an American
6 flagpole and everything on the property, and I don't see
7 that.

8 ATTORNEY O'BRIEN: Yeah, I think they're
9 going to put the flagpole on the South side of the
10 property.

11 SUPERVISOR CLAVIN: You think they're going
12 to do it or are they going to do it?

13 ATTORNEY O'BRIEN: Yes, they are going to put
14 it on the South side of the property.

15 SUPERVISOR CLAVIN: Okay.

16 COUNCILWOMAN MILLER: I have a question, is
17 this expected to be open 24 hours?

18 What are the hours?

19 ATTORNEY O'BRIEN: No, we'd be looking at 5:00
20 in the morning to about 11:00 at night.

21 SUPERVISOR CLAVIN: Okay. And the only
22 entrances on this map, I'm seeing here, are from on the
23 Hempstead Avenue portion of it?

24 ATTORNEY O'BRIEN: That's correct.

25 There is a corner over there, but the corner,

1 if you look at the radius map and at the property, I
2 think it's Morris, if my recollection is correct, to the
3 South, there's a grass strip over there which is actually
4 owned by the neighbor.

5 The only entrance and exits are going to be
6 on Hempstead Avenue and basically be an entrance only on
7 the North side and an exit only on the South side.

8 SUPERVISOR CLAVIN: Okay.

9 ATTORNEY O'BRIEN: No left hand turns.

10 COUNCILWOMAN MILLER: I have a question, so
11 these new plans were submitted Friday, is that correct?

12 ATTORNEY O'BRIEN: Let's see, we had
13 submitted - - yes.

14 COUNCILWOMAN MILLER: And so how have you
15 updated everybody?

16 They're all aware of these new plan, the
17 community, everybody has been clued in?

18 ATTORNEY O'BRIEN: The Mayor of - - we have
19 been in communication with the Mayor, but no, the
20 community has not received a copy of these plans.

21 The plans get filed with the Clerk's Office.

22 SUPERVISOR CLAVIN: Wait a minute, it's a
23 Tuesday, it's October 3rd. Respectfully, Counselor, I
24 asked you if you had everything in place and you had set
25 this thing up and we weren't going to have any last

1 minute bumps in the road that were going to be an
2 indication that not everybody was on board, and you said
3 you did, maybe I'll have the Town Clerk read that back,
4 but I did.

5 Councilwoman Miller asked a very relevant
6 question if the people who live around this thing have
7 gotten the plans and, now, the answer is well, no.

8 The answer is?

9 ATTORNEY O'BRIEN: No.

10 SUPERVISOR CLAVIN: Okay, that's fine. I
11 just want to make sure.

12 The answer is no. It's a very relevant
13 question to raise.

14 That's a concern, wouldn't you agree?

15 ATTORNEY O'BRIEN: I had met with some and
16 there are some people, quite frankly, you're not going to
17 be able to make everybody happy.

18 SUPERVISOR CLAVIN: Okay, but Mr. O'Brien,
19 I'm going to read it back to you because I know I asked
20 you, I said so did the residents get the plans before
21 Friday? I take notes and everybody knows you said no,
22 and I wrote that down in big letters right here.

23 That's a concern for everybody on the Board.

24 Like I said, this has been a task in person
25 and I don't want to rehash your past renderings of gas

1 stations that were fictitious, imaginations that weren't.

2 This is a really nice rendering.

3 I'm very appreciative of it.

4 I know that residents in the area want to be
5 kept informed on this.

6 I appreciate you letting us know that.

7 I know there are a number of residents that
8 came down here.

9 I see that one of them is now it's not the
10 incorporated portion of this project, but I see that the
11 Mayor is here.

12 We'll hear from the Mayor and we'll get his
13 thoughts on this too, okay. Okay.

14 Is there anybody else you want to bring up
15 and talk about it?

16 ATTORNEY O'BRIEN: Well, like I said, I do
17 have the design professional if there are any questions
18 there.

19 And as I mentioned before, the location of
20 everything has remained the same.

21 It's really more aesthetic and design and
22 buffer and landscaping that's been changed. Everything
23 else remains the same.

24 SUPERVISOR CLAVIN: Okay. First, I know I
25 saw the Mayor of Malverne, here.

1 Mayor Sullivan, thanks for taking the time,
2 yet, again, to come on down here.

3 MAYOR SULLIVAN: Supervisor, Board Members,
4 thank you for having us this morning.

5 As you noted, Supervisor, we are in the
6 Incorporated Village of Malverne and do not hold
7 jurisdiction over this property.

8 But I would like to say on behalf of the
9 incorporated village of Malverne, its residents, and
10 especially our Board, I'm accompanied today by my fellow
11 Board Member, Trustee Lori Lang, that we have been
12 provided these renderings and an updated site plan.

13 And they do address the items that we have
14 discussed both here publicly and in private with the
15 Applicant's Attorney and Architect who've been
16 forthcoming with us as a Village, have been working with
17 us very diligently on presenting really one of the nicest
18 gas station designs I've ever seen.

19 Hopefully, they are upheld to that design,
20 but I am glad with the outcome.

21 I think it blends in well with the immediate
22 community.

23 Although I do not represent Malverne Park, I
24 do try and help them as best as I can, but our concerns
25 have been met.

1 We're happy with the outcome and we're
2 appreciative especially of your efforts with putting us
3 together with the applicant.

4 I think this is a product of good
5 government between the Town and the Village and private
6 business. Thank you.

7 SUPERVISOR CLAVIN: I appreciate Mayor and
8 like I said, and I appreciate the Trustee coming in last
9 time.

10 And kudos to Mr. O'Brien for taking the
11 time to meet with you and address the concerns that
12 you're at a comfort level, so I'm very, very grateful for
13 that.

14 Now, I might say the name wrong, but I
15 don't think there's any relationship.

16 I do have a Christopher Cirami, here.

17 Now, we got a Councilman Carini. That's
18 Chris Carini.

19 CHRIS CIRAMI: Chris Cirami. 10 Atlas
20 Avenue, Malverne.

21 I appreciate the renderings.

22 I think they look fantastic. But why
23 aren't the actual houses that are around it in the photo?

24 So, let's make it real.

25 SUPERVISOR CLAVIN: Just so I know, what's

1 your address so I know.

2 CHRIS CIRAMI: 10 Atlas, I abut the
3 property.

4 SUPERVISOR CLAVIN: Got you.

5 CHRIS CIRAMI: Quick question, too, I didn't
6 know if a meeting is adjourned, are they supposed to send
7 an additional letter out and change the signage outside
8 of this gas station with the correct date?

9 Because none of that was done.

10 TOWN ATTORNEY MACCARONE: As long as we
11 adjourn it to a set date from one Hearing to another,
12 there's no further requirement of Notice.

13 CHRIS CIRAMI: Just curious.

14 Hours of operation, 11:00 is obscene.

15 It's the middle of a residential
16 neighborhood. 9:00 is pushing it, but doable.

17 Having this gigantic canopy doesn't make any
18 sense.

19 I've made a list.

20 I went on Google Maps for five minutes and
21 found nine gas stations with no canopies over any of
22 their pumps, at least, it would then blend in with the
23 neighborhood.

24 It would look like a house, although there's
25 gas pumps there.

1 But this canopy, it's 18 feet in the air.

2 I look out my window and all I see is a
3 giant canopy.

4 Are they going to be selling beer?

5 Obviously, not liquor, because it's not a
6 liquor store, but beer and whatnot at night?

7 We originally did speak about when it's
8 closed, are the lights off?

9 The driveways need to have a chain on them so
10 people can't park in there at night?

11 Because all sorts of weird things happen in
12 there when there's no fencing up.

13 What else?

14 And, if the building does come down, is
15 there going to be a lead abatement, asbestos?

16 There's raccoons living in there right now.

17 There's rats and there's squirrels.

18 So, I want to make sure those things are
19 addressed.

20 The property is still not cleaned up.

21 It's a disaster still.

22 There's still an excavator behind the
23 building hiding.

24 They're not following through on what
25 they're doing.

1 I don't believe any of this is going to
2 take place.

3 So, I'm still trying to figure out why the
4 Building Department would give them a permit to change
5 the tanks in the ground.

6 You can't use what they put in right now
7 because the building is in the way.

8 So, that's kind of shady that, that whole
9 thing went through.

10 And, I believe there was supposed to be a
11 Hearing set if they changed the tank size in the ground.

12 Originally, there was two, 8000 gallon
13 tanks.

14 No, two, 6000-gallon tanks and an 8000
15 gallon tank.

16 There's, now, 220-thousand-gallon tanks.

17 I got 40,000 gallons of gasoline sitting
18 in my backyard.

19 Is there going to be a concrete wall put
20 up along my property line, that's going to hold the car
21 back?

22 A guardrail will not do it.

23 Guardrail is meant to be hit on the side,
24 not head on.

25 The traffic is going to be as it is.

1 The Board approved those twelve condo
2 units.

3 I think they are they're not finished
4 yet.

5 That's going to add more traffic.

6 Has a traffic study been done on the gas
7 station yet?

8 There's a lot of just unanswered
9 questions.

10 I've never seen any of this stuff and I
11 live next door to the property. Okay, thank you.

12 SUPERVISOR CLAVIN: No, we appreciate you
13 coming in.

14 I don't have any other slips on this item
15 before I bring up Counsel, again, is there anybody that
16 did not sign in that wishes to be heard on this?

17 Mr. Procacci?

18 FELIX PROCACCI: Felix Procacci, Franklin
19 Square.

20 Don, I agree with your frustration on
21 this issue.

22 See, we agree on something. I mentioned
23 this. I don't know. I'm going to get my phone out a
24 couple of years ago.

25 Plans, before an application is

1 presented, the plan should be put on the website along
2 with the resolution so the residents can see what's going
3 to be done, so they could see what's missing, if the
4 flagpole is missing, if the wall is missing, if there's a
5 canopy they don't like.

6 So, they're well informed, having a
7 standard procedure, so it's not a question of
8 subjectivity that you require all applicants to submit
9 their plans to the Town prior so many days prior to the
10 Meeting so they can be put on the website and everybody
11 could see what's going on.

12 Thank you very much.

13 SUPERVISOR CLAVIN: Okay, anybody else
14 that did not sign in wishes to be heard on this?

15 (Whereupon, no comments were heard.
16 After, the following ensued.)

17 SUPERVISOR CLAVIN: All right.
18 Counselor, look, in particular, Counselor and like I
19 said, I do appreciate the fact that you did meet with the
20 Mayor and the Trustee.

21 You have the abutting neighbor who has
22 raised a number of concerns.

23 Have you had any direct conversations
24 with him?

25 ATTORNEY O'BRIEN: And forgive me, I know

1 in the beginning I had multiple conversations with
2 multiple neighbors.

3 Not one hundred percent sure if this was
4 a gentleman that I spoke with or not, if it was the other
5 contiguous.

6 I know there was concern about the
7 buffer, so we had increased the buffer.

8 Dimensionally, everything has remained the
9 same.

10 The changes really that have been made
11 have been more architectural, landscaping, a buffer.

12 SUPERVISOR CLAVIN: Well, he had some
13 direct questions because I take notes.

14 He wanted to know about will there be
15 alcohol, beer sold at the store?

16 ATTORNEY O'BRIEN: And, I believe that was
17 discussed at the first Hearing.

18 SUPERVISOR CLAVIN: Okay. The answer is?

19 ATTORNEY O'BRIEN: Yes.

20 SUPERVISOR CLAVIN: Okay. He had a concern
21 about lighting. If the facility closes at 11:00 or at
22 9:00, will the lighting go on or will the lighting be
23 turned off?

24 ATTORNEY O'BRIEN: Lighting would be
25 turned off. Well, signage lighting, we typically would

1 ask for say, a half an hour within the interior of the
2 premises.

3 So, if they're cleaning up and there's
4 lights on in the interior, the exterior would be closed,
5 but interior would be on, say for half an hour just to
6 clean up before they leave.

7 Councilman Dunne pointed this out that
8 there was the question of would there be a willingness to
9 chain off the property when not used to avoid people
10 coming in there and driving their cars or parking or
11 lingering in the area?

12 ATTORNEY O'BRIEN: Yeah, I see no objection
13 to that.

14 SUPERVISOR CLAVIN: Deputy Mayor just
15 raised a valid concern. She is concerned about the
16 traffic flow going from the area and getting on Hempstead
17 traffic.

18 Was there any sort of additional traffic
19 study done there?

20 ATTORNEY O'BRIEN: We've submitted it to
21 the Nassau County Department of Public Works.

22 The one thing I would point out is that the
23 pump islands that are proposed are further away from
24 where the pump islands previously existed at the site.

25 So, the design professionals who designed

1 it felt that they're pulling the cars off the road,
2 enabling more fueling positions, so this way there
3 shouldn't be any queuing onto the street.

4 So, the design professionals took that
5 into account.

6 COUNCILWOMAN MILLER: I have another
7 question.

8 SUPERVISOR CLAVIN: Yes.

9 COUNCILWOMAN MILLER: Being where that is,
10 is there going to be a sign that says no left turn that
11 you can't pull out of the station and cross over that one
12 road that goes into Hempstead Avenue and the others that
13 go down Ocean, that would be very dangerous.

14 ATTORNEY O'BRIEN: Yes, we designed it in
15 such a way, I think I might have mentioned earlier where
16 it's going to be "right hand turn" on the North side.

17 So, "entrance only" on the North, "Exit
18 only" on the South.

19 And we can put, "No left hand turns," in
20 there.

21 But it's going to be designed in such a
22 way to channel the traffic in that direction.

23 SUPERVISOR CLAVIN: You're going to flow
24 the traffic into the Village?

25 ATTORNEY O'BRIEN: Correct.

1 SUPERVISOR CLAVIN: The Mayor is going to
2 be real happy about that. All right.

3 COUNCILWOMAN RYDER: And there's going to
4 be no access to the side road, the abutting side road, is
5 that correct?

6 ATTORNEY O'BRIEN: That is correct.

7 SUPERVISOR CLAVIN: What I will say is,
8 perhaps, the one neighbor has made it a point of coming
9 yet, again, to the Meeting, and I think he's raised some
10 concerns.

11 Maybe a discussion can take place with
12 him.

13 And I appreciate it, again, you did take
14 some time and you've made some assurances about lighting
15 and fencing.

16 Maybe an additional conversation with him
17 to alleviate his concerns.

18 He seems like a very reasonable
19 individual.

20 I don't think anything overwhelmingly, you
21 know, negative on a couple of things he's raised up.

22 Perhaps you could have a discussion with
23 him to lessen his concerns about what could transpire at
24 that property.

25 COUNCILWOMAN MILLER: And, anybody else in

1 the community who doesn't know about it and might have
2 similar or different objections or questions or they
3 deserve the opportunity to be updated.

4 ATTORNEY O'BRIEN: Certainly, I could
5 meet in the back room right, now.

6 SUPERVISOR CLAVIN: Fantastic, that
7 would be great.

8 With that, that he's willing to meet with
9 the residents are there any other questions of the Board?

10 (Whereupon, no comments were heard.

11 After, the following ensued.)

12 SUPERVISOR CLAVIN: Okay. Are there any
13 other questions from residents that didn't testify,
14 didn't sign in?

15 (Whereupon, no comments were heard.

16 After, the following ensued.)

17 Anything you want to add in before we
18 make any sort of Motion?

19 ATTORNEY O'BRIEN: Like I said, I think
20 it's going to be a positive impact on the community.

21 We're willing to condition to the items
22 that we discussed earlier.

23 And, I think it's just going to be a
24 substantial improvement to this particular site and the
25 surrounding community, and we try to take in as best as

1 we possibly can the comments that we've heard.

2 SUPERVISOR CLAVIN: Okay. All right.

3 We appreciate it.

4 We had the opportunity, but like I said,
5 do I have a motion?

6 COUNCILWOMAN MILLER: Yeah. I move the
7 Public Hearing be closed and that the Board reserve
8 decision.

9 SUPERVISOR CLAVIN: Reserve decision,
10 Okay. Do I have a second on that?

11 COUNCILWOMAN RYDER: I'll second.

12 CLERK MURRAY: Supervisor Clavin?

13 SUPERVISOR CLAVIN: Aye.

14 CLERK MURRAY: Councilman Carini?

15 COUNCILMAN CARINI: Aye.

16 CLERK MURRAY: Councilman Dunne?

17 COUNCILMAN DUNNE: Aye.

18 CLERK MURRAY: Deputy Supervisor Goosby?

19 DEPUTY SUPERVISOR GOOSBY: Aye.

20 CLERK MURRAY: Councilwoman Miller?

21 COUNCILWOMAN MILLER: Aye.

22 CLERK MURRAY: Councilman Muscarella?

23 COUNCILMAN MUSCARELLA: Aye.

24 CLERK MURRAY: Councilwoman Ryder?

25 COUNCILWOMAN RYDER: Aye.

1 SUPERVISOR CLAVIN: Again, obviously we've
2 reserved decision, and I appreciate, Mr. O'Brien, your
3 presentation.

4 I appreciate the neighbor, in particular,
5 who came down here, today.

6 And, as you heard, Mr. O'Brien actually
7 said he would take the time to go right in the back and
8 talk about some of your concerns.

9 And, we tried to address a few of them
10 that were fair questions.

11 And I said, I think their response was
12 more in line with what you would hope for, and they seem
13 to be very receptive to being very good neighbors to you.

14 So, what I would say to you is perhaps
15 you'll have a discussion back there and perhaps you'll
16 follow up with your Councilwoman about your thoughts
17 after the program. Fair enough.

18 Thank you very much. We appreciate it.

19 See, good things happen. All right,
20 rolling along here, folks.

21 All right, Madam Clerk, please, call the
22 Administrative Calendar.

23 CLERK MURRAY: So the Administrative
24 Calendar, we have Items 11 through 42.

25 SUPERVISOR CLAVIN: All right, does any

1 Member of the Board wish to speak on any of the items in
2 the Administrative Calendar?

3 (Whereupon, no comments were heard. After,
4 the following ensued.)

5 SUPERVISOR CLAVIN: All right, I know yeah,
6 we'll move first. Can I have a motion on the
7 Administrative Calendar?

8 DEPUTY SUPERVISOR GOOSBY: I move the
9 Administrative Calendar from 11 through 42.

10 COUNCILMAN DUNNE: Second.

11 CLERK MURRAY: Supervisor Clavin?

12 SUPERVISOR CLAVIN: Aye.

13 CLERK MURRAY: Councilman Carini?

14 COUNCILMAN CARINI: Aye.

15 CLERK MURRAY: Councilman Dunne?

16 COUNCILMAN DUNNE: Aye.

17 CLERK MURRAY: Deputy Supervisor Goosby?

18 DEPUTY SUPERVISOR GOOSBY: Aye.

19 CLERK MURRAY: Councilwoman Miller?

20 COUNCILWOMAN MILLER: Aye.

21 CLERK MURRAY: Councilman Muscarella?

22 COUNCILMAN MUSCARELLA: Aye.

23 CLERK MURRAY: Councilwoman Ryder?

24 COUNCILWOMAN RYDER: Aye.

25 SUPERVISOR CLAVIN: I do have a slip in,

1 Mr. Procacci.

2 FELIX PROCACCI: Felix Procacci, Franklin
3 Square.

4 Item number 34, the Preliminary Budget, I
5 think that we should have multiple days just like your
6 Village of Garden City, Budget Workshops, so you could
7 get input from people on what they want to see in the
8 budget, what they don't want to see in the budget.

9 Right now, we're one of the only areas that
10 I know that cram everything.

11 We have the largest budget probably in the
12 whole Long Island, if not the whole Country as far as
13 Towns are concerned, yet we just cram it into two
14 sessions in which everyone gets only three minutes to
15 speak.

16 You should extend the time, if not
17 eliminate the time.

18 The Village of Floral Park goes through
19 every budget item.

20 Each Trustee is given one area and they go
21 exhaustive.

22 And everybody gets to talk as long as they
23 want on those issues.

24 I think that's the better way to do a
25 budget than to just have two sessions where we get three

1 minutes to talk about a, what, 500 million dollar budget.

2 Also, on your Number 42, your Resolution
3 to do the eminent domain on 434 Hempstead Turnpike.

4 I oppose the calling of this Hearing.

5 The Town recently had a Hearing to declare
6 it a public nuisance. You did everything wrong.

7 Whether it's right to call it a public
8 nuisance or not, you did everything wrong.

9 You didn't Notice it properly.

10 Everything the number of days, everything
11 was done wrong.

12 And also, you never presented any
13 evidence.

14 If people talk in the courtroom, they have
15 to be put under oath.

16 It's not considered evidence if someone
17 just talks and you say he said this and she said that,
18 that's not considered evidence.

19 In your resolution here, as small as it
20 is, it says you spoke to residents. That's not - - you
21 didn't provide - - where's the affidavits?

22 Where's the testimony?

23 You may be right in doing this, but you
24 didn't do the work right.

25 You were frustrated with Mr. O'Brien not

1 doing things right. You're not doing things right.

2 You got to do it by the book. Okay, thank
3 you very much.

4 SUPERVISOR CLAVIN: Okay, thanks, Mr.
5 Procacci.

6 And I do want to thank you very much for
7 pointing out that we did submit the budget.

8 And I know you'll be delighted to know that
9 once again, here in the Town of Hempstead, aside from
10 getting our AAA bond rating, the Town Board is working
11 together, and we're happy to freeze taxes while making
12 investments - -

13 (Whereupon, applause from the audience was
14 heard. After, the following ensued.)

15 SUPERVISOR CLAVIN: Yeah, absolutely, and
16 that is a credit to - - and that's a credit, really to
17 the great men and women and somebody that I always like
18 to take the time to craft, he's very, very passionate, I
19 frankly think the finest Comptroller in New York State.
20 And I'll tell you right, John Mastromarino, we're lucky
21 to have you here.

22 Thank you very much for your great work.

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

25 SUPERVISOR CLAVIN: And Mr. Procacci, I

1 appreciate your analysis that you partake on the Hearing.

2 Just so you know, there was evidence taken
3 into account.

4 Everything was followed procedurally
5 correct.

6 And the people who actually have Law
7 Degrees actually did a wonderful presentation.

8 And I do think the Inspector who came from
9 the Precinct and also submitted evidence really speaks
10 volume.

11 So I just wanted to point that out.

12 I don't have any other slips on the
13 Administrative Calendar.

14 Administrative calendar, sure. How are you
15 doing?

16 If you give your name and address for the
17 record. Thank you.

18 PEARL JACOBS: Pearl Jacobs, Uniondale.

19 Item 34, I agree with Mr. Procacci the
20 Budget Meeting should be held over a span of two days.

21 It's our money.

22 We should have more say in how our money is
23 spent, our tax money is spent.

24 And, speaking on behalf of a resident of
25 Uniondale, an under-served community, you know, taxation

1 without representation, we should have more time to speak
2 on our issues.

3 And, Item 41, is that still on the
4 Administrative?

5 Yeah, Item 41, I would like to know, please
6 provide the scope of this project and what is the
7 proximity to the Uniondale High school pertaining to this
8 project?

9 SUPERVISOR CLAVIN: Mr. Town Attorney?
10 Reinhardt is going to jump over that. So you identify
11 yourself. That'd be great. Thank you.

12 COMMISSIONER REINHARDT: Good morning,
13 Supervisor Clavin, Members of the Town Board:

14 Commissioner Reinhardt, Department of Water.

15 Item 41 is calling a Hearing to add a cell
16 provider to the Water Tower at 1000 Hempstead Boulevard
17 in Uniondale.

18 PEARL JACOBS: I asked you what is the
19 proximity to the high school?

20 You know, the proximity it's on Hempstead
21 Boulevard is right near in proximity to the high school.

22 Can you tell me how close it is to the high
23 school?

24 Because cell technology there are some issues
25 with health issues pertaining to cell technology and the

1 proximity to residents and schools.

2 COMMISSIONER REINHARDT: I don't have that
3 information here.

4 I'll have the information at the Hearing.

5 This is just calling the Hearing for the
6 next Meeting.

7 PEARL JACOBS: Yeah, because, you know,
8 there's satellite technology, there's cell technology,
9 there's also exposure to RF radiation, and it comes along
10 with data.

11 Study has shown headaches, dizziness,
12 depression, memory impacts, cancer, and even childhood
13 leukemia.

14 So I really need to meet with you about this
15 and bring some people from the community because the cell
16 tower, we have too much of those cell towers close to
17 Turtle Hook School, Turtle Hook Junior high school as
18 well.

19 And, it's very close proximity, and that's a
20 concern.

21 And we want to mitigate that from adding any
22 more to that tower.

23 And we need to speak about this proposed
24 tower or this building that's going to be adjacent to
25 that tower in close proximity to the Uniondale High

1 School.

2 SUPERVISOR CLAVIN: Okay, well, you'll have
3 the November 21, 2023 Hearing to come to, and that'd be
4 great.

5 PEARL JACOBS: I will be here.

6 SUPERVISOR CLAVIN: Okay, thank you.

7 Okay, any other slips that did not sign in
8 on the Administrative Calendar?

9 (Whereupon, no comments were heard. After,
10 the following ensued.)

11 SUPERVISOR CLAVIN: Okay. With that, can I
12 have a motion to adjourn.

13 DEPUTY SUPERVISOR GOOSBY: Move we adjourn.

14 COUNCILMAN DUNNE: Second.

15 CLERK MURRAY: Supervisor Clavin?

16 SUPERVISOR CLAVIN: Aye.

17 CLERK MURRAY: Councilman Carini?

18 COUNCILMAN CARINI: Aye.

19 CLERK MURRAY: Councilman Dunne?

20 COUNCILMAN DUNNE: Aye.

21 CLERK MURRAY: Deputy Supervisor Goosby?

22 DEPUTY SUPERVISOR GOOSBY: Aye.

23 CLERK MURRAY: Councilwoman Miller?

24 COUNCILWOMAN MILLER: Aye.

25 CLERK MURRAY: Councilman Muscarella?

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COUNCILMAN MUSCARELLA: Aye.

CLERK MURRAY: Councilwoman Ryder?

COUNCILWOMAN RYDER: Aye.

(Whereupon, the official Meeting of the
Hempstead Town Board was concluded.)



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CERTIFICATE BY COURT REPORTER

I do hereby certify that the foregoing Verbatim Transcript of the Town of Hempstead Town Board Meeting held on October 3, 2023 consisting of pages 1 through 86 is an accurate transcription of my cryptic notes.

IN WITNESS WHEREOF, I SET MY HAND THIS DAY.

CFM

CERTIFIED COURT REPORTER

NORTH SHORE COURT REPORTERS

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