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**TOWN OF HEMPSTEAD**

**TOWN BOARD**

One Washington Street

Hempstead, New York 11550

December 5, 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

COUNCILMAN MUSCARELLA

COUNCILWOMAN MILLER

COUNCILWOMAN RYDER

CLERK MURRAY

DEPUTY CLERK POKALSKY

CHIEF OF STAFF LIBERT

TOWN ATTORNEY MACCARONE

TOWN COMPTROLLER MASTROMARINO

1 SUPERVISOR CLAVIN: Good Morning, ladies  
2 and gentlemen and welcome to the December 5, 2023 Hempstead  
3 Town Board Meeting.

4 Madam Clerk, please, call the roll.

5 CLERK MURRAY: Supervisor Clavin?

6 SUPERVISOR CLAVIN: Here.

7 CLERK MURRAY: Councilman Carini?

8 COUNCILMAN CARINI: I am here.

9 CLERK MURRAY: Councilman Dunne?

10 COUNCILMAN DUNNE: Here.

11 CLERK MURRAY: Deputy Supervisor Goosby?

12 DEPUTY SUPERVISOR GOOSBY: Here.

13 CLERK MURRAY: Councilwoman Miller?

14 COUNCILWOMAN MILLER: Here.

15 CLERK MURRAY: Councilman Muscarella?

16 COUNCILMAN MUSCARELLA: Here.

17 CLERK MURRAY: Councilwoman Ryder?

18 COUNCILWOMAN RYDER: Here.

19 SUPERVISOR CLAVIN: Now, I am going to ask  
20 Councilman Carini to lead us in the Pledge Allegiance.

21 COUNCILMAN CARINI: Place your hand over  
22 your heart and repeat after me.

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

1 SUPERVISOR CLAVIN: Madam Clerk, I think  
2 the Town Attorney wants to bring one of the Hearings to  
3 our attention.

4 CLERK MURRAY: Yes.

5 TOWN ATTORNEY MACCARONE: Mr.  
6 Supervisors, Members of the Town Board, based upon my  
7 discussions with our Outside Counsel and Attorneys for  
8 the property owners, it is my request that the Hearing on  
9 today's schedule regarding the Capri Hotel be adjourned  
10 for a Hearing date of January 30th.

11 SUPERVISOR CLAVIN: What item number is  
12 that?

13 TOWN ATTORNEY MACCARONE: It's item  
14 number 29.

15 CLERK MURRAY: Item 28.

16 TOWN ATTORNEY MACCARONE: I apologize,  
17 Item 28.

18 SUPERVISOR CLAVIN: So Item 28 is going  
19 to be adjourned until January 30, 2024, at 10:30 A.M. Is  
20 that correct?

21 TOWN ATTORNEY MACCARONE: Actually, it  
22 will be in the evening.

23 SUPERVISOR CLAVIN: All right, thank you  
24 very much.

25 So, with that, then, can I please have a

1 motion on Item Number 28 to be adjourned until January  
2 30, 2024, 7:00 P.M.

3 COUNCILMAN MUSCARELLA: I make a Motion to  
4 adjourn Item Number 28 until January 30, 2024.

5 COUNCILWOMAN MILLER: Second.

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: And I know we made that  
21 motion, there are a number of residents who came down to  
22 that Hearing.

23 We wanted to advise you early.

24 I know they tried to get that on social  
25 media. We're grateful for that.

1 But the Capri Motor Inn Hearing has been  
2 adjourned until January 30th. Thank you.

3 Madam Clerk, I will ask you now to call  
4 Item Number 1.

5 CLERK MURRAY: Yes. The first Public  
6 Hearing is a Proposed Local Law regarding, "Regulations  
7 and Restrictions," to limit parking in Franklin Square,  
8 Point Lookout, Uniondale, Wantagh and West Hempstead -  
9 (To amend Chapter 202 of the Code of the Town of  
10 Hempstead.)

11 SUPERVISOR CLAVIN: Okay. Any Member of  
12 the Board wish to be heard?

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

15 SUPERVISOR CLAVIN: I do have a slip for  
16 this, James Jacobs.

17 Good Morning. Give your name and address  
18 for the record. Thank you.

19 JAMES JACOBS: Good Morning, Supervisor  
20 Clavin, Deputy Supervisor Goosby, Members of the Board:

21 James B. Jacobs, 568 Ash Court, Uniondale.  
22 The reason I am asking for Number 1 is for clarification  
23 and location in Uniondale, Number 2, and Number 7 for the  
24 location?

25 SUPERVISOR CLAVIN: Okay, we will give you

1 Number 1 right, now.

2 JAMES JACOBS: I know you are doing Number  
3 1, now, sir, I am just letting you know I am asking for  
4 the locations.

5 SUPERVISOR CLAVIN: Yes, I got you. Mr.  
6 Reed, if you would identify yourself.

7 TRAFFIC CONTROL REED: Tom Reed,  
8 representing the Traffic Control Division.

9 On Item Number 1, the location we have for  
10 Uniondale is Jerusalem Avenue and Hawthorne Avenue.

11 We're implementing a, "No Stopping Here to  
12 Corner," at the location to help sight distance coming  
13 out Hawthorne onto Jerusalem Avenue.

14 JAMES JACOBS: Is that on the North side  
15 of Jerusalem or the South side?

16 That runs East to West, that is why I  
17 asked the question.

18 TRAFFIC CONTROL REED: I can look into  
19 that, but I believe the Stop sign at that location would  
20 be Nassau County.

21 JAMES JACOB: Thank you.

22 SUPERVISOR CLAVIN: Thanks. I don't have  
23 any other. Does anybody else wish to be heard?

24 (Whereupon, no comments were heard.

25 After, the following ensued.)

1 SUPERVISOR CLAVIN: If not, may I have a  
2 Motion.

3 COUNCILMAN MUSCARELLA: I move the Public  
4 Hearing be closed and the Board adopt the item.

5 COUNCILMAN CARINI: Second.

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  
21 call Item Number 2.

22 CLERK MURRAY: We have a Proposed Local  
23 Law regarding, "Parking or Standing Prohibitions," in  
24 Baldwin, East Meadow, near Freeport, Point Lookout,  
25 Seaford, Uniondale, Wantagh and Woodmere - (To amend



1 Section 202-1 of the Code of the Town of Hempstead.)

2 SUPERVISOR CLAVIN: Okay. Any Member of  
3 the Board wish to be heard on this?

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

6 JAMES JACOBS: Mr. Jacobs, I see up  
7 there.

8 Give your name and address. That's okay.  
9 Mr. Reed.

10 TRAFFIC CONTROL REED: Back again.

11 JAMES JACOBS: James B. Jacobs, same  
12 question as before, location, please?

13 SUPERVISOR CLAVIN: Got you.

14 TRAFFIC CONTROL REED: Yes, this location  
15 in Uniondale is part of the item in the first request, we  
16 have to modify the existing one hour parking there to "no  
17 stopping here to corner," at this location.

18 SUPERVISOR CLAVIN: Okay.

19 JAMES JACOBS: You let me know if that is  
20 the North or South side, please.

21 SUPERVISOR CLAVIN: You will follow up  
22 with him and let him know, okay.

23 Thanks, Mr. Jacobs.

24 I don't have any of the slips on Item  
25 Number 2.

1 Anybody else?

2 (Whereupon, no comments were heard.

3 After, the following ensued.)

4 SUPERVISOR CLAVIN: If not, may, I,  
5 please, have a Motion.

6 COUNCILMAN CARINI: I move the Public  
7 Hearing be closed and the Board adopt the item.

8 DEPUTY SUPERVISOR GOOSBY: Second the  
9 Motion.

10 CLERK MURRAY: Supervisor Clavin?

11 SUPERVISOR CLAVIN: Aye.

12 CLERK MURRAY: Councilman Carini?

13 COUNCILMAN CARINI: Aye.

14 CLERK MURRAY: Councilman Dunne?

15 COUNCILMAN DUNNE: Aye.

16 CLERK MURRAY: Deputy Supervisor Goosby?

17 DEPUTY SUPERVISOR GOOSBY: Aye.

18 CLERK MURRAY: Councilwoman Miller?

19 COUNCILWOMAN MILLER: Aye.

20 CLERK MURRAY: Councilman Muscarella?

21 COUNCILMAN MUSCARELLA: Aye.

22 CLERK MURRAY: Councilwoman Ryder?

23 COUNCILWOMAN RYDER: Aye.

24 SUPERVISOR CLAVIN: Madam Clerk, please,  
25 call the next item.

1 CLERK MURRAY: We have a Proposed Local  
2 Law regarding, "Arterial Stops," in Baldwin, Elmont,  
3 Franklin Square, Hewlett, Merrick, Point Lookout, and  
4 Wantagh.

5 SUPERVISOR CLAVIN: Okay. Any Member of  
6 the Board wish to be heard?

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

9 SUPERVISOR CLAVIN: I don't have any  
10 slips of Item Number 3.

11 Anybody else that did not sign in that  
12 wishes to be heard?

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

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

17 COUNCILWOMAN RYDER: I move that the  
18 Public Hearing be closed and the Board adopt the item.

19 COUNCILMAN MUSCARELLA: Second.

20 CLERK MURRAY: Supervisor Clavin?

21 SUPERVISOR CLAVIN: Aye.

22 CLERK MURRAY: Councilman Carini?

23 COUNCILMAN CARINI: Aye.

24 CLERK MURRAY: Councilman Dunne?

25 COUNCILMAN DUNNE: Aye.

1 CLERK MURRAY: Deputy Supervisor Goosby?  
2 DEPUTY SUPERVISOR GOOSBY: Aye.  
3 CLERK MURRAY: Councilwoman Miller?  
4 COUNCILWOMAN MILLER: Aye.  
5 CLERK MURRAY: Councilman Muscarella?  
6 COUNCILMAN MUSCARELLA: Aye.  
7 CLERK MURRAY: Councilwoman Ryder?  
8 COUNCILWOMAN RYDER: Aye.  
9 SUPERVISOR CLAVIN: Madam Clerk, please,  
10 call the next item.  
11 CLERK MURRAY: Proposed Local Law Re:  
12 "Traffic Regulations In The Vicinity Of Schools " - East  
13 Meadow (To amend Section 197-13 of the Code of the Town  
14 of Hempstead.)  
15 SUPERVISOR CLAVIN: Any Member of the  
16 Board wish to be heard?  
17 (Whereupon, no comments were heard.  
18 After, the following ensued.)  
19 SUPERVISOR CLAVIN: I have no slips on  
20 this Item Number 4 is there anyone that would like to be  
21 heard on Item Number 4?  
22 (Whereupon, no comments were heard.  
23 After, the following ensued.)  
24 SUPERVISOR CLAVIN: If not, may I  
25 please, have a Motion.

1 COUNCILMAN DUNNE: I move the Public  
2 Hearing be closed and the Board approve the item.

3 COUNCILMAN MUSCARELLA: Second the  
4 Motion.

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: Madam Clerk, please,  
20 call the next item.

21 CLERK MURRAY: We have a Proposed Local  
22 Law regarding, "U-Turns Prohibited," in Roosevelt - (To  
23 amend Section 197-2 of the Code of the Town of  
24 Hempstead.)

25 SUPERVISOR CLAVIN: Any Member of the

1 Board wish to be heard?

2 (Whereupon, no comments were heard.

3 After, the following ensued.)

4 SUPERVISOR CLAVIN: I do not have slips,  
5 anybody wish to be heard that did not sign in for Item  
6 Number 5?

7 (Whereupon, no comments were heard.

8 After, the following ensued.)

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

11 DEPUTY SUPERVISOR GOOSBY: I move the  
12 proposed local law concerning Roosevelt.

13 COUNCILMAN DUNNE: Second.

14 CLERK MURRAY: Supervisor Clavin?

15 SUPERVISOR CLAVIN: Aye.

16 CLERK MURRAY: Councilman Carini?

17 COUNCILMAN CARINI: Aye.

18 CLERK MURRAY: Councilman Dunne?

19 COUNCILMAN DUNNE: Aye.

20 CLERK MURRAY: Deputy Supervisor Goosby?

21 DEPUTY SUPERVISOR GOOSBY: Aye.

22 CLERK MURRAY: Councilwoman Miller?

23 COUNCILWOMAN MILLER: Aye.

24 CLERK MURRAY: Councilman Muscarella?

25 COUNCILMAN MUSCARELLA: Aye.

1 CLERK MURRAY: Councilwoman Ryder?

2 COUNCILWOMAN RYDER: Aye.

3 SUPERVISOR CLAVIN: Madam Clerk, please,  
4 call the next item.

5 CLERK MURRAY: We have a proposed Local  
6 Law Regarding, "Bus Stops" in Baldwin - (To amend Section  
7 202-52 of the Code of the Town of Hempstead.)

8 SUPERVISOR CLAVIN: Any Member of the  
9 Public wish to be heard?

10 (Whereupon, no comments were heard.

11 After, the following ensued.)

12 SUPERVISOR CLAVIN: Is there anyone who  
13 has not signed in on this one, that wishes to be heard?

14 (Whereupon, no comments were heard.

15 After, the following ensued.)

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

18 COUNCILWOMAN RYDER: I move that the public  
19 Hearing be close and the Board adopt the item.

20 DEPUTY SUPERVISOR GOOSBY: Second the  
21 Motion.

22 CLERK MURRAY: Supervisor Clavin?

23 SUPERVISOR CLAVIN: Aye.

24 CLERK MURRAY: Councilman Carini?

25 COUNCILMAN CARINI: Aye.

1 CLERK MURRAY: Councilman Dunne?

2 COUNCILMAN DUNNE: Aye.

3 CLERK MURRAY: Deputy Supervisor Goosby?

4 DEPUTY SUPERVISOR GOOSBY: Aye.

5 CLERK MURRAY: Councilwoman Miller?

6 COUNCILWOMAN MILLER: Aye.

7 CLERK MURRAY: Councilman Muscarella?

8 COUNCILMAN MUSCARELLA: Aye.

9 CLERK MURRAY: Councilwoman Ryder?

10 COUNCILWOMAN RYDER: Aye.

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

13 CLERK MURRAY: We have a proposed  
14 "Handicapped Parking On Public Streets" near Cedarhurst,  
15 East Atlantic Beach, East Meadow, Elmont, Merrick, North  
16 Bellmore, Oceanside, Roosevelt, Uniondale, and near  
17 Westbury.

18 SUPERVISOR CLAVIN: Any Member of the  
19 Board wish to be heard?

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

22 SUPERVISOR CLAVIN: I do have a slip on  
23 this, Mr. Jacobs?

24 JAMES JACOBS: Good Morning, again, James  
25 B. Jacobs, Uniondale.



1 Same question, before location,  
2 clarification, please.

3 TRAFFIC CONTROL REED: The location in  
4 Uniondale is for a resident on Waldon Street who  
5 requested handicapped parking in front of their home.

6 JAMES JACOBS: So, this is a private house,  
7 then?

8 TRAFFIC CONTROL REED: Yes.

9 JAMES JACOBS: All right, thank you.

10 SUPERVISOR CLAVIN: Okay, thank you, Mr.  
11 Jacobs.

12 I don't have any other slips on Item Number  
13 7, anybody else?

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

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

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

20 COUNCILMAN DUNNE: I second the Motion.

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,

11 call the next item.

12 CLERK MURRAY: We have the companion

13 items, Numbers 8 and 9.

14 The resolution adopting SEQRA Negative

15 Declaration and Determination of non-significance in

16 connection with the proposed enactment of Section 322.1

17 of Article XXXI of the Building Zone Ordinance in

18 relation to adults changing stations.

19 And, Number 9, Public Hearing is on the

20 proposed Enactment of Section 322.1 of Article XXXI of

21 the Building Zone Ordinance in relation to adults

22 changing stations.

23 SUPERVISOR CLAVIN: Any Members of the

24 Board wish to be heard?

25 (Whereupon, no comments were heard.)

1 After, the following ensued.)

2 SUPERVISOR CLAVIN: I do not have any  
3 slips on Items 8 & 9, does anybody wish to be heard that  
4 did not sign in?

5 (Whereupon, no comments were heard.

6 After, the following ensued.)

7 SUPERVISOR CLAVIN: If not, may, I please,  
8 have a Motion.

9 COUNCILWOMAN MILLER: I move the SEQRA  
10 declaration be approved.

11 DEPUTY SUPERVISOR GOOSBY: Second the  
12 Motion.

13 CLERK MURRAY: This is a vote on Item  
14 Number 8.

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?

1 COUNCILMAN MUSCARELLA: Aye.

2 CLERK MURRAY: Councilwoman Ryder?

3 COUNCILWOMAN RYDER: Aye.

4 SUPERVISOR CLAVIN: And, then, a Motion on  
5 Item Number 9.

6 COUNCILWOMAN MILLER: I move the Public  
7 Hearing be closed and the Board adopt the item.

8 DEPUTY SUPERVISOR GOOSBY: Second the  
9 Motion.

10 CLERK MURRAY: Supervisor Clavin?

11 SUPERVISOR CLAVIN: Aye.

12 CLERK MURRAY: Councilman Carini?

13 COUNCILMAN CARINI: Aye.

14 CLERK MURRAY: Councilman Dunne?

15 COUNCILMAN DUNNE: Aye.

16 CLERK MURRAY: Deputy Supervisor Goosby?

17 DEPUTY SUPERVISOR GOOSBY: Aye.

18 CLERK MURRAY: Councilwoman Miller?

19 COUNCILWOMAN MILLER: Aye.

20 CLERK MURRAY: Councilman Muscarella?

21 COUNCILMAN MUSCARELLA: Aye.

22 CLERK MURRAY: Councilwoman Ryder?

23 COUNCILWOMAN RYDER: Aye.

24 SUPERVISOR CLAVIN: And, I do want to  
25 congratulate Councilwoman Miller on that legislation.

1 She was an advocate for it in Albany.

2 She brought common sense down here. And  
3 it's nice to know that after apparently somebody read the  
4 story up in Albany, they're finally are going to make a  
5 move on this Statewide.

6 So good work for your advocacy you started  
7 here and it will be staying. Good for you.

8 DEPUTY SUPERVISOR GOOSBY: I did attend a  
9 meeting in Albany and some of your people who were there  
10 that you had worked with are very, very happy, and they  
11 wanted me to tell you.

12 SUPERVISOR CLAVIN: Great work, Missy.

13 Madam Clerk, please, call the next item.

14 CLERK MURRAY: Yes. Public Hearing Number  
15 t10 is to review the recommendation of the Town of  
16 Hempstead Landmarks Preservation Commission that the  
17 Jackson House III structure located at 1904 Jones Avenue  
18 North in Wantagh be designated a historical landmark.

19 SUPERVISOR CLAVIN: Good morning. Identify  
20 yourself, name and address, that'd be great.

21 TOM WATSON: My name is Tom Watson. I live  
22 in 1904 Jones Avenue in Wantagh.

23 I own the house in question.

24 I just wanted to say very briefly, I call it  
25 the Thomas Jackson House, not Jackson III.

1 So, Thomas Jackson inherited a 100-acre farm  
2 from his father, Samuel in 1780.

3 And, the house is the only thing that  
4 remains from that 100-acre farm.

5 The farm was in the location of part of  
6 downtown Wantagh, part of where Wantagh Parkway is and  
7 part of Twin Lakes. That was sort of the area where the  
8 100 acres were.

9 And, Thomas Jackson, he's buried in the  
10 historic Jackson Cemetery on Wantagh Avenue with his  
11 wife, Elizabeth.

12 And there's a DRA plaque on his grave site  
13 honoring his service in the Revolutionary War.

14 So, that's all I'll say about that. I could  
15 go on and on.

16 SUPERVISOR CLAVIN: We appreciate your  
17 advocacy.

18 Like I said, we'll see if there are any  
19 comments, but we appreciate your passionate on this as  
20 well. So, thank you.

21 Any Member of the Board wish to be heard on  
22 this?

23 COUNCILMAN CARINI: Great job, Tom, again on  
24 this.

25 I know you worked very hard on it. Thank you

1 for your research and your time, again.

2 SUPERVISOR CLAVIN: Aside from your slip, I  
3 don't have any other slips, on Item Number 10, anybody  
4 else who wish to be heard that did not sign in?

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

7 SUPERVISOR CLAVIN: With that may I please  
8 have a Motion.

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

11 COUNCILMAN DUNNE: Second the Motion.

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: Congratulations, Tom,  
2 job well done.

3 Madam Clerk, please call the next item.

4 CLERK MURRAY: Yes. We have a proposed  
5 local law amending Paragraph C of Section 86-50 of  
6 Chapter 86 of the Code of the Town of Hempstead entitled  
7 "Construction Site Safety Training" to correct a  
8 typographical.

9 SUPERVISOR CLAVIN: Okay, any Member of  
10 the Board wish to be heard?

11 (Whereupon, no comments were heard.  
12 After, the following ensued.)

13 SUPERVISOR CLAVIN: I don't have any slips  
14 on this, any member of the public not sign in that wishes  
15 to be heard on Item Number 11?

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

18 SUPERVISOR CLAVIN: May I, please, have a  
19 Motion.

20 COUNCILMAN MUSCARELLA: I move the Public  
21 Hearing be closed and the Board adopt the item.

22 COUNCILWOMAN RYDER: Second the Motion.

23 CLERK MURRAY: Supervisor Clavin?

24 SUPERVISOR CLAVIN: Aye.

25 CLERK MURRAY: Councilman Carini?



1 COUNCILMAN CARINI: Aye.

2 CLERK MURRAY: Councilman Dunne?

3 COUNCILMAN DUNNE: Aye.

4 CLERK MURRAY: Deputy Supervisor Goosby?

5 DEPUTY SUPERVISOR GOOSBY: Aye.

6 CLERK MURRAY: Councilwoman Miller?

7 COUNCILWOMAN MILLER: Aye.

8 CLERK MURRAY: Councilman Muscarella?

9 COUNCILMAN MUSCARELLA: Aye.

10 CLERK MURRAY: Councilwoman Ryder?

11 COUNCILWOMAN RYDER: Aye.

12 SUPERVISOR CLAVIN: Madam Clerk, please,

13 call the next item.

14 CLERK MURRAY: We have a Proposed Local

15 Law Amending Chapter 15 of the Hempstead Town Code

16 entitled, "Compensation of Town Employees," regarding

17 compensation of certain town officers.

18 SUPERVISOR CLAVIN: Any Member of the

19 Board wish to be heard?

20 (Whereupon, no comments were heard.

21 After, the following ensued.)

22 SUPERVISOR CLAVIN: I do have a slip,

23 Felix Procacci.

24 Good Morning, Mr. Procacci, name and

25 address for the record.

1 FELIX PROCACCI: Felix Procacci, Franklin  
2 Square.

3 Our elected officials in town government  
4 have done a terrible job of being transparent,  
5 controlling costs, efficiently using taxpayer money,  
6 therefore, they do not deserve a raise.

7 The job of elected officials is to take  
8 money from residents and use it for the benefit of  
9 residents.

10 The 2024 Budget passed by this Town  
11 Board over a month ago does not even show these salary  
12 increases.

13 The Town Clerk's office continues to  
14 waste hundreds of thousands of dollars each year on  
15 passport advertising that does not provide comprehensive  
16 information to residents.

17 Residents may like this service, but  
18 if they knew the cost of holding these passport events  
19 exceeds one hundred dollars per passport issued, they  
20 may not think it's worth it if they knew what it cost.

21 And, as soon as Clavin took office in  
22 2020, he more than doubled the postage budget, so he  
23 could increase Town mailings.

24 And, all elected officials take  
25 advantage of these taxpayer funded self promotional

1 mailings.

2 Over the last four years, under  
3 Supervisor Clavin spending has gone up 19.6% or eighty-  
4 five million dollars.

5 The 2022 budget used 20.8 million in  
6 Reserves and the 2023 and 2024 budget projected use of  
7 109,000,000 in reserves and the budget books do not even  
8 provide these numbers to inform residents.

9 The Town Board also did not distribute  
10 Federal Care Act Funds fairly to all residents.

11 About a third of the residents live in  
12 Villages, yet the Town's Villages receive less than 1%.

13 For example, the Town put 70 million in  
14 the Town's Reserves, but did not provide a proportionate  
15 amount to the Town's Villages to increase their Reserve  
16 Funds.

17 In addition, independent Special  
18 Districts which many residents belong to, did not get  
19 treated the same as Town Departments that provide the same  
20 service.

21 The Town gave its Sanitation and Water  
22 Departments substantial Cares Funds, but similar amounts  
23 were not provided to independent Sanitation, Water  
24 Districts within the Town.

25 In conclusion, since this Town government

1 refuses to be transparent and has done a terrible job of  
2 controlling costs and managing how the Town spends its  
3 money, the elected officials do not deserve a raise.

4 Thank you.

5 SUPERVISOR CLAVIN: Thank you, Mr.  
6 Procacci.

7 I don't have any other slips, does anybody  
8 else wish to be heard on Item Number 12 that did not sign  
9 in?

10 Sure, if you would just give your name and  
11 address for the record.

12 KAREN MONTALBANO: My name is Karen  
13 Montalbano.

14 I'm a resident of the Baldwin, the Hamlet.

15 According to what I'm reading, this action  
16 will give up to a 14% pay raise, as well as, perpetual or  
17 forever cost of living adjustment for the Board and other  
18 employees.

19 Most people don't have that.

20 I'm sure most people would like it.

21 Recently, I attended an event where Mayors,  
22 Town Supervisors, County Executives and Legislatures were  
23 there and represented but there was nobody from the Town  
24 of Hempstead.

25 Many were asked what they did with the COVID

1 money from the Federal Government and they gave it  
2 directly to small businesses or put it in infrastructure.

3 But the Town of Hempstead seems to have put  
4 in toward salaries of the Town of Hempstead employees.

5 I did not see that investment coming back  
6 into our community.

7 I'd like to know where this money is coming  
8 from?

9 Will the services to residents be cut?

10 You have always run on keeping our taxes  
11 down, not raising them.

12 Are you going to be increasing our taxes to  
13 pay for this?

14 SUPERVISOR CLAVIN: No.

15 KAREN MONTALBANO: How - - Where's the  
16 money going to come from?

17 SUPERVISOR CLAVIN: Town Comptroller,  
18 explain where the money is coming from for Item Number  
19 12.

20 COMPTROLLER MASTROMARINO: The budget for  
21 2024 has \$150,000 called, "Contingency."

22 It's put in there for things such as this  
23 that weren't anticipated at all when the budget was  
24 created.

25 SUPERVISOR CLAVIN: And that's been in other

1 budgets as well, correct?

2 COMPROLLER MASTROMARINO: It's been in  
3 every single budget of time and memorial.

4 This is a legitimate funding source for that  
5 expenditure.

6 SUPERVISOR CLAVIN: Okay, thank you.

7 KAREN MONTALBANO: I would think contingency  
8 funds would be more for things like emergencies.

9 If we had something that was from the  
10 climate or something like a street that collapsed in  
11 Baldwin or in Point Lookout or Lido.

12 I don't remember. Thank you.

13 SUPERVISOR CLAVIN: Okay, anybody else wish  
14 to be heard?

15 Sure. Give your name and address, thank  
16 you.

17 PEARL JACOBS: Pearl Jacobs, Uniondale.

18 I just got up to say I concur with  
19 everything that Mr. Procacci said and Mrs. Montalbano  
20 said.

21 As a resident of Uniondale, an under served  
22 community, you're sitting up here giving yourself raises,  
23 but we are being under served.

24 I should not really or anybody in Uniondale  
25 should be paying taxes.

1           Every time I have to go down and pay my tax  
2 bill, I cringe because I do not receive any services.

3           The only services I receive is getting my  
4 sanitation, my garbage picked up and that's about it.

5           So rethink your raises and you should be  
6 reducing our taxes. Thank you.

7           SUPERVISOR CLAVIN: Okay, thanks, Ms.  
8 Jacobs.

9           Anybody else?

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

12           SUPERVISOR CLAVIN: If not, may I, please,  
13 have a Motion.

14           COUNCILMAN DUNNE: I move the Public Hearing  
15 and the Board adopt the item.

16           DEPUTY SUPERVISOR GOOSBY: Second the  
17 Motion.

18           CLERK MURRAY: Supervisor Clavin?

19           SUPERVISOR CLAVIN: Aye.

20           CLERK MURRAY: Councilman Carini?

21           COUNCILMAN CARINI: Aye.

22           CLERK MURRAY: Councilman Dunne?

23           COUNCILMAN DUNNE: Aye.

24           CLERK MURRAY: Deputy Supervisor Goosby?

25           DEPUTY SUPERVISOR GOOSBY: Aye.

1 CLERK MURRAY: Councilwoman Miller?

2 COUNCILWOMAN MILLER: Aye.

3 CLERK MURRAY: Councilman Muscarella?

4 COUNCILMAN MUSCARELLA: Aye.

5 CLERK MURRAY: Councilwoman Ryder?

6 COUNCILWOMAN RYDER: Aye.

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

9 CLERK MURRAY: We have a Proposed Increase  
10 & Improvement of the Refuse Disposal District -  
11 Department of Sanitation.

12 SUPERVISOR CLAVIN: Any Member of the  
13 Board wish to be heard?

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

16 SUPERVISOR CLAVIN: I do not have any  
17 slips on Item Number 13, anybody wish to be heard that  
18 did not sign in?

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

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

23 COUNCILMAN MUSCARELLA: I move the Public  
24 Hearing be closed and the Board adopt the item.

25 COUNCILMAN CARINI: Second the Motion.



1 CLERK MURRAY: Supervisor Clavin?

2 SUPERVISOR CLAVIN: Aye.

3 CLERK MURRAY: Councilman Carini?

4 COUNCILMAN CARINI: Aye.

5 CLERK MURRAY: Councilman Dunne?

6 COUNCILMAN DUNNE: Aye.

7 CLERK MURRAY: Deputy Supervisor Goosby?

8 DEPUTY SUPERVISOR GOOSBY: Aye.

9 CLERK MURRAY: Councilwoman Miller?

10 COUNCILWOMAN MILLER: Aye.

11 CLERK MURRAY: Councilman Muscarella?

12 COUNCILMAN MUSCARELLA: Aye.

13 CLERK MURRAY: Councilwoman Ryder?

14 COUNCILWOMAN RYDER: Aye.

15 SUPERVISOR CLAVIN: Madam Clerk, please,  
16 call the next item.

17 CLERK MURRAY: Proposed Increase &  
18 Improvement of Street Lighting District - Department of  
19 General Services, Street Lighting Division - Town of  
20 Hempstead.

21 SUPERVISOR CLAVIN: Any Member of the  
22 Board wish to be heard?

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

25 SUPERVISOR CLAVIN: I do not have any

1 slips, is there anyone that did not sign in that wishes  
2 to be heard?

3 (Whereupon, no comments were heard.

4 After, the following ensued.)

5 SUPERVISOR CLAVIN: If not, may I have  
6 a Motion.

7 DEPUTY SUPERVISOR GOOSBY: I move the  
8 proposed increase & improvement of the Street Lighting  
9 District and ask the Board to pass it.

10 COUNCILMAN CARINI: Second the Motion.

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:

1 CLERK MURRAY: Proposed Increase and  
2 Improvement of the Levittown Park District - Department  
3 of Parks & Recreation.

4 SUPERVISOR CLAVIN: Does any Member of  
5 the Board wish to be heard?

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

8 SUPERVISOR CLAVIN: I do not have any  
9 slips on Item Number 15, does anyone wish to be heard?

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

12 SUPERVISOR CLAVIN: If not, may I,  
13 please, have a Motion.

14 COUNCILMAN DUNNE: I move the Public  
15 Hearing be closed and the Board adopt the item.

16 DEPUTY SUPERVISOR GOOSBY: Second the  
17 Motion.

18 CLERK MURRAY: Supervisor Clavin?

19 SUPERVISOR CLAVIN: Aye.

20 CLERK MURRAY: Councilman Carini?

21 COUNCILMAN CARINI: Aye.

22 CLERK MURRAY: Councilman Dunne?

23 COUNCILMAN DUNNE: Aye.

24 CLERK MURRAY: Deputy Supervisor Goosby?

25 DEPUTY SUPERVISOR GOOSBY: Aye.

1 CLERK MURRAY: Councilwoman Miller?

2 COUNCILWOMAN MILLER: Aye.

3 CLERK MURRAY: Councilman Muscarella?

4 COUNCILMAN MUSCARELLA: Aye.

5 CLERK MURRAY: Councilwoman Ryder?

6 COUNCILWOMAN RYDER: Aye.

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

9 CLERK MURRAY: Proposed Increase &  
10 Improvement of the Franklin Square Park District -  
11 Department of Parks & Recreation.

12 SUPERVISOR CLAVIN: Any Member of the  
13 Board wish to be heard?

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

16 SUPERVISOR CLAVIN: I do not have any  
17 slips, does any member of the public that did not sign in  
18 wish to be heard?

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

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

23 COUNCILMAN MUSCARELLA: I move the Public  
24 Hearing be closed and the Board adopt the item.

25 COUNCILWOMAN MILLER: Second the Motion.

1 CLERK MURRAY: Supervisor Clavin?  
2 SUPERVISOR CLAVIN: Aye.  
3 CLERK MURRAY: Councilman Carini?  
4 COUNCILMAN CARINI: Aye.  
5 CLERK MURRAY: Councilman Dunne?  
6 COUNCILMAN DUNNE: Aye.  
7 CLERK MURRAY: Deputy Supervisor Goosby?  
8 DEPUTY SUPERVISOR GOOSBY: Aye.  
9 CLERK MURRAY: Councilwoman Miller?  
10 COUNCILWOMAN MILLER: Aye.  
11 CLERK MURRAY: Councilman Muscarella?  
12 COUNCILMAN MUSCARELLA: Aye.  
13 CLERK MURRAY: Councilwoman Ryder?  
14 COUNCILWOMAN RYDER: Aye.  
15 SUPERVISOR CLAVIN: Madam Clerk, please,  
16 call the next item.  
17 CLERK MURRAY: Proposed Increase &  
18 Improvement of the Town of Hempstead Park District -  
19 Department of Parks & Recreation.  
20 SUPERVISOR CLAVIN: Any Member of the  
21 Board wish to be heard?  
22 (Whereupon, no comments were heard.  
23 After, the following ensued.)  
24 SUPERVISOR CLAVIN: I do not have any  
25 slips on Item 17, does any member of the public wish to be

1 heard?

2 (Whereupon, no comments were heard.

3 After, the following ensued.)

4 SUPERVISOR CLAVIN: If not, may I please,  
5 have a Motion.

6 DEPUTY SUPERVISOR GOOSBY: I move Number  
7 17, the increase & improvement of the Town of Hempstead  
8 Park District and ask the Board to approve it.

9 COUNCILMAN DUNNE: Second the Motion.

10 CLERK MURRAY: Supervisor Clavin?

11 SUPERVISOR CLAVIN: Aye.

12 CLERK MURRAY: Councilman Carini?

13 COUNCILMAN CARINI: Aye.

14 CLERK MURRAY: Councilman Dunne?

15 COUNCILMAN DUNNE: Aye.

16 CLERK MURRAY: Deputy Supervisor Goosby?

17 DEPUTY SUPERVISOR GOOSBY: Aye.

18 CLERK MURRAY: Councilwoman Miller?

19 COUNCILWOMAN MILLER: Aye.

20 CLERK MURRAY: Councilman Muscarella?

21 COUNCILMAN MUSCARELLA: Aye.

22 CLERK MURRAY: Councilwoman Ryder?

23 COUNCILWOMAN RYDER: Aye.

24 SUPERVISOR CLAVIN: Madam Clerk, please,  
25 call the next item.

1 CLERK MURRAY: Proposed increase in  
2 improvement of the Oyster Bay-Hempstead Joint Community  
3 Hall and Swimming Pool District - Department of Parks &  
4 Recreation.

5 SUPERVISOR CLAVIN: Does any Member of the  
6 Board wish to be heard?

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

9 SUPERVISOR CLAVIN: I do not have any  
10 slips, does any member of the public wish to be heard?

11 (Whereupon, no comments were heard. After,  
12 the following ensued.)

13 SUPERVISOR CLAVIN: If not, may I please  
14 have a Motion.

15 COUNCILMAN DUNNE: I move the Public  
16 Hearing be closed and the Board adopt the item.

17 DEPUTY SUPERVISOR GOOSBY: Second the  
18 Motion.

19 CLERK MURRAY: Supervisor Clavin?

20 SUPERVISOR CLAVIN: Aye.

21 CLERK MURRAY: Councilman Carini?

22 COUNCILMAN CARINI: Aye.

23 CLERK MURRAY: Councilman Dunne?

24 COUNCILMAN DUNNE: Aye.

25 CLERK MURRAY: Deputy Supervisor Goosby?

1 DEPUTY SUPERVISOR GOOSBY: Aye.

2 CLERK MURRAY: Councilwoman Miller?

3 COUNCILWOMAN MILLER: Aye.

4 CLERK MURRAY: Councilman Muscarella?

5 COUNCILMAN MUSCARELLA: Aye.

6 CLERK MURRAY: Councilwoman Ryder?

7 COUNCILWOMAN RYDER: Aye.

8 SUPERVISOR CLAVIN: Madam Clerk, please

9 call the next item.

10 CLERK MURRAY: Yes, we'll call Items 19

11 and 20 together for the East Meadow Water District.

12 Number 19 is a Resolution on review and  
13 determination of non-significance pursuant to the State  
14 Environmental Quality Review Act - (SEQRA) regarding the  
15 increase and improvement of the East Meadow Water  
16 District.

17 And, the companion item, Number 20, and  
18 the proposed increase and improvement of the East Meadow  
19 Water District - Department of Water.

20 SUPERVISOR CLAVIN: Okay, does any Member  
21 of the Board wish to be heard on either Item 19 or 20?

22 (Whereupon, no comments were heard.

23 After, the following ensued.)

24 SUPERVISOR CLAVIN: I do have a slip in  
25 for this, Chris Jacobs. Mr. Jacobs, good morning, give



1 your name and address for the record.

2 CHRIS JACOBS: Yes. Good morning, Chris  
3 Jacobs, Uniondale, New York.

4 In reading Number 20, I wanted to ask and  
5 at the last meeting, Commissioner Reinhardt said to ask  
6 about the allocation for monies for the repair of the  
7 Water Tower by Turtle Creek Middle School?

8 COMMISSIONER REINHARDT: Good Morning,  
9 Supervisor Clavin, Deputy Supervisor Goosby, Members of  
10 the Town Board, Commissioner Reinhardt, Town of Hempstead  
11 Department of Water.

12 What is your specific question regarding  
13 that?

14 That item is included in this budget.

15 CHRIS JACOBOS: Okay, so just a quick  
16 question, so, the Turtle Water Towers are in dilapidated  
17 condition.

18 What is the Town's proposal for replacing  
19 it or having it fixed?

20 I mean, both of the towers look bad, but  
21 that one, in particular, looks horrible.

22 COMMISSIONER REINHARDT: Just like any  
23 other rehab that's done to an elevated water tank, the  
24 tank would be taken out of service.

25 The existing surface that is on it, would

1 be blasted off of it.

2 Any structural repairs inside the tank  
3 need to be made.

4 Every time we do them, there's always  
5 members inside that need to be repaired and then the tank  
6 will be repainted.

7 CHRIS JACOBS: Okay. Is there a time  
8 frame on that?

9 COMMISSIONER REINHARDT: Is there what?

10 CHRIS JACOBS: Time frame, time frame?

11 COMMISSIONER REINHARDT: It'll be next  
12 Winter, during the offseason.

13 CHRIS JACOBS: Okay.

14 SUPERVISOR CLAVIN: Thank you, Mr. Jacobs.  
15 Anybody else wish to be heard?

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

18 SUPERVISOR CLAVIN: If not, may I,  
19 please, have a Motion on Number 19.

20 COUNCILMAN DUNNE: I move the Public  
21 Hearing be closed and the Board adopt Item Number 19.

22 DEPUTY SUPERVISOR GOOSBY: Second.

23 CLERK MURRAY: Supervisor Clavin?

24 SUPERVISOR CLAVIN: Aye.

25 CLERK MURRAY: Councilman Carini?

1 COUNCILMAN CARINI: Aye.  
2 CLERK MURRAY: Councilman Dunne?  
3 COUNCILMAN DUNNE: Aye.  
4 CLERK MURRAY: Deputy Supervisor Goosby?  
5 DEPUTY SUPERVISOR GOOSBY: Aye.  
6 CLERK MURRAY: Councilwoman Miller?  
7 COUNCILWOMAN MILLER: Aye.  
8 CLERK MURRAY: Councilman Muscarella?  
9 COUNCILMAN MUSCARELLA: Aye.  
10 CLERK MURRAY: Councilwoman Ryder?  
11 COUNCILWOMAN RYDER: Aye.  
12 SUPERVISOR CLAVIN: A Motion on Number 20.  
13 COUNCILMAN DUNNE: I move the Public  
14 Hearing be closed and the Board approved Item 20.  
15 DEPUTY SUPERVISOR GOOSBY: Second the  
16 Motion.  
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  
7 call the next item.

8 CLERK MURRAY: On Number 21, we have a  
9 resolution on review and determination of non-  
10 significance pursuant to the State Environmental Quality  
11 Review Act - (SEQRA) regarding the increase and  
12 improvement of the Levittown Water District - Department  
13 of Water.

14 SUPERVISOR CLAVIN: Does any Member of the  
15 Board wish to be heard?

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

18 SUPERVISOR CLAVIN: I don't have any slips  
19 on this one, anybody wish to be heard that did not sign  
20 in?

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

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

25 COUNCILMAN DUNNE: I move the Public

1 Hearing be closed and the Board adopt this item.

2 DEPUTY SUPERVISOR GOOSBY: Second the  
3 Motion.

4 CLERK MURRAY: Supervisor Clavin?

5 SUPERVISOR CLAVIN: Aye.

6 CLERK MURRAY: Councilman Carini?

7 COUNCILMAN CARINI: Aye.

8 CLERK MURRAY: Councilman Dunne?

9 COUNCILMAN DUNNE: Aye.

10 CLERK MURRAY: Deputy Supervisor Goosby?

11 DEPUTY SUPERVISOR GOOSBY: Aye.

12 CLERK MURRAY: Councilwoman Miller?

13 COUNCILWOMAN MILLER: Aye.

14 CLERK MURRAY: Councilman Muscarella?

15 COUNCILMAN MUSCARELLA: Aye.

16 CLERK MURRAY: Councilwoman Ryder?

17 COUNCILWOMAN RYDER: Aye.

18 SUPERVISOR CLAVIN: Madam Clerk, please,  
19 call the next item.

20 CLERK MURRAY: We have a proposed increase  
21 and improvement of the Levittown Water district -  
22 Department of Water.

23 SUPERVISOR CLAVIN: Does any Member of the  
24 Board wish to be heard?

25 (Whereupon, no comments were heard.)

1 After, the following ensued.)

2 SUPERVISOR CLAVIN: I do not have any  
3 slips on this, does anyone wish to be heard?

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

6 SUPERVISOR CLAVIN: If not, may I,  
7 please, have a Motion.

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

10 DEPUTY SUPERVISOR GOOSBY: Second the  
11 Motion.

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,  
2 call the next item.

3 CLERK MURRAY: Proposed Increase &  
4 Improvement of the Lido-Point Lookout Water District -  
5 Department of Water.

6 SUPERVISOR CLAVIN: Any Member of the Board  
7 wish to be heard?

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

10 SUPERVISOR CLAVIN: I don't have any slips  
11 on this item, does anyone wish to be heard?

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

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

16 COUNCILMAN CARINI: I move the Public  
17 Hearing be closed and the Board adopt the item.

18 COUNCILWOMAN MILLER: Second the motion.

19 CLERK MURRAY: Supervisor Clavin?

20 SUPERVISOR CLAVIN: Aye.

21 CLERK MURRAY: Councilman Carini?

22 COUNCILMAN CARINI: Aye.

23 CLERK MURRAY: Councilman Dunne?

24 COUNCILMAN DUNNE: Aye.

25 CLERK MURRAY: Deputy Supervisor Goosby?

1 DEPUTY SUPERVISOR GOOSBY: Aye.

2 CLERK MURRAY: Councilwoman Miller?

3 COUNCILWOMAN MILLER: Aye.

4 CLERK MURRAY: Councilman Muscarella?

5 COUNCILMAN MUSCARELLA: Aye.

6 CLERK MURRAY: Councilwoman Ryder?

7 COUNCILWOMAN RYDER: Aye.

8 SUPERVISOR CLAVIN: Madam Clerk, please,  
9 call the next item.

10 CLERK MURRAY: Number 24 is a resolution on  
11 review and determination of non-significance pursuant to  
12 the State Environmental Quality Review Act (SEQRA)  
13 regarding the increase and improvement of the Roosevelt  
14 Field Water District - Department of Water.

15 SUPERVISOR CLAVIN: Any Member of the  
16 Board wish to be heard?

17 (Whereupon, no comments were heard.

18 After, the following ensued.)

19 SUPERVISOR CLAVIN: All right, I do not  
20 have any slips on Item 24, anybody else wish to be heard?

21 How do you do, Mr. Jacobs? Give your  
22 name and address, again, thank you.

23 JAMES JACOBS: James B. Jacobs,  
24 Uniondale.

25 Point classification for Item Number 24.



1 I guess Items 24 and 25 are connected.

2 So what would be the actual procedure are  
3 they going to do?

4 Are they're going to do the same thing as  
5 with East Meadow, like clean out the towers and  
6 everything like that improving everything?

7 Right, now, the Town has no paint or  
8 anything of that nature and basically an eyesore.

9 And, being it is connected to Roosevelt  
10 Field which is a major HUB for its commercial businesses  
11 and so forth I was just wondering when you will paint it  
12 when will you take care of everything else?

13 And, what is the time frame for that?

14 Thank you for the point of clarification.

15 SUPERVISOR CLAVIN: Thank you, Mr. Jacobs.

16 COMMISSIONER REINHARDT: The work on the  
17 Roosevelt Field tank was actually funded a couple of  
18 years ago, but unfortunately, as we discussed at numerous  
19 meetings, with the 1,4 dioxane that we are doing at our  
20 Wells we have not been able to take that tank off line to  
21 do that work.

22 So once we are able to be on up and running  
23 with our treatment system, we will take other tanks out  
24 of service.

25 JAMES JACOBS: So, you mean by treatment,

1 you're talking about 1,4 dioxane, per se and when  
2 is the timetable it would be painted?

3 COMMISSIONER REINHARDT: We anticipate the  
4 Roosevelt Field tank will probably be done, not  
5 the next off season, it'll be the following off  
6 season, 2025.

7 JAMES JACOBS: At that time it will be  
8 painted?

9 COMMISSIONER REINHARDT: Yes.

10 JAMES JACOBS: Okay, thank you.

11 SUPERVISOR CLAVIN: Anybody else? How are  
12 you doing?

13 Name and address, thank you.

14 CHRIS JACOBS: Chris Jacobs, Uniondale.

15 When it is painted what name will it have on  
16 it?

17 COMMISSIONER REINHARDT: That tank has never  
18 had a name on it.

19 CHRIS JACBOS: Okay, thank you.

20 SUPERVISOR CLAVIN: Okay, anybody else?

21 How are you doing? Name and address?

22 RANDY KRUG: My name is Randy Krug. Weinler  
23 Court, Garden City, New York.

24 I have a concern about the Roosevelt Field  
25 Wells.

1 I understand that during the Summer,  
2 especially in the late afternoon hours, those Wells are  
3 depleted from irrigation.

4 My other concern is, I believe the Roosevelt  
5 Field Wells serve the Covanta Plant.

6 And, as we know, the Brookhaven Landfill is  
7 scheduled to close in about two years.

8 So all the garbage that we shipped to Covanta  
9 is going to have to go somewhere or Covanta may need to  
10 be expanded to increase the number of garbage.

11 And that's a concern because, let's face it, if  
12 we don't have adequate supply, how are we going - -

13 SUPERVISOR CLAVIN: This is regarding the water  
14 tower, can you address that.

15 COMMISSIONER: Covanta has their own Wells, they  
16 are not using municipal supply except in emergency  
17 situations and their Wells go down.

18 RANDY KRUG: Okay, we're talking emergency  
19 supply.

20 What happens if there's an emergency?

21 COMMISSIONER: They coordinate with us  
22 regularly if they have a problem, so we know what they're  
23 doing.

24 We coordinate based on our demand.

25 RANDY KRUG: Well, it's like you always have

1 to have a reserve whether it's for emergency.

2 Everyone has a backup, and that's my concern.

3 Those wells are contaminated.

4 That was a report that I read. The Wells need  
5 to be expanded in order to have a reserve.

6 And look at all the building going on in that  
7 area.

8 I mean, there just isn't enough water.

9 SUPERVISOR CLAVIN: This resolution is dealing  
10 with what?

11 COMMISSIONER: Three of those well deal with  
12 issues in the groundwater. All of those Wells are being  
13 treated.

14 RANDY KRUG: Wasn't the Roosevelt Field Well  
15 cited in the recent report that there are a number of  
16 Water Districts within the Town of Hempstead that have  
17 problems?

18 Wasn't that part of the report?

19 COMMISSIONER: I don't know, what report?

20 RANDY KRUG: In Newsday on the number of Wells  
21 that are contaminated in the Town.

22 SUPERVISOR CLAVIN: If you like to follow up  
23 with the email on that.

24 I don't read Newsday.

25 RANDY KRUG: Well, I think that's a report

1 worth reading, but I think this is something that  
2 requires immediate attention.

3 SUPERVISOR CLAVIN: Again, this Hearing is for?

4 COMMISSIONER: Three to five Wells.

5 SUPERVISOR CLAVIN: If you want to follow-up  
6 with the Water Commissioner on the other subject that is  
7 great.

8 RANDY KRUG: I encourage to get a copy of the  
9 report and read it.

10 SUPERVISOR CLAVIN: Okay. Any other speakers?  
11 (Whereupon, no comments were heard. After, the  
12 following ensued.)

13 COUNCILMAN CARINI: I move the Public Hearing  
14 be closed and the Board adopt the item.

15 COUNCILMAN MUSCARELLA: Second the Motion.

16 CLERK MURRAY: Supervisor Clavin?

17 SUPERVISOR CLAVIN: Aye.

18 CLERK MURRAY: Councilman Carini?

19 COUNCILMAN CARINI: Aye.

20 CLERK MURRAY: Councilman Dunne?

21 COUNCILMAN DUNNE: Aye.

22 CLERK MURRAY: Deputy Supervisor Goosby?

23 DEPUTY SUPERVISOR GOOSBY: Aye.

24 CLERK MURRAY: Councilwoman Miller?

25 COUNCILWOMAN MILLER: Aye.

1 CLERK MURRAY: Councilman Muscarella?

2 COUNCILMAN MUSCARELLA: Aye.

3 CLERK MURRAY: Councilwoman Ryder?

4 COUNCILWOMAN RYDER: Aye.

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

7 CLERK MURRAY: We have a proposed increase  
8 and improvement of the Roosevelt Field Water District.

9 SUPERVISOR CLAVIN: Any Member of the Board  
10 wish to be heard?

11 (Whereupon, no comments were heard. After,  
12 the following ensued.)

13 SUPERVISOR CLAVIN: I do not have slips on  
14 Item 25, is there anyone that wishes to be heard?

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

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

19 DEPUTY SUPERVISOR GOOSBY: I move the Motion.

20 COUNCILMAN MUSCARELLA: 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,  
11 call the next item.

12 CLERK MURRAY: Resolution - Adopting a  
13 S.E.Q.R. negative declaration and determination of non-  
14 significance in connection with the proposed increase and  
15 improvement - Merrick Protection Fire District - Town of  
16 Hempstead - (Friendship Engine & Hose Company, Inc.)

17 SUPERVISOR CLAVIN: Does any Member of the  
18 Board wish to be heard?

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

21 SUPERVISOR CLAVIN: I do not have any  
22 slips, does anyone wish to be heard?

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

25 SUPERVISOR CLAVIN: May I, please, have a

1 Motion.

2 COUNCILMAN DUNNE: I move the Public  
3 Hearing be closed and the Board adopt the item.

4 DEPUTY SUPERVISOR GOOSBY: 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,  
21 call the next item.

22 CLERK MURRAY: Proposed Increase &  
23 Improvement of the Merrick Fire Protection District  
24 (Friendship Engine & Hose Company, Inc.)

25 SUPERVISOR CLAVIN: Any Member of the



1 Board wish to be heard?

2 (Whereupon, no comments were heard.

3 After, the following ensued.)

4 SUPERVISOR CLAVIN: I do not have any  
5 slips, is there anyone that would like to be heard?

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

8 SUPERVISOR CLAVIN: May I, please, have a  
9 Motion.

10 COUNCILMAN CARINI: I move the Public  
11 Hearing be closed and the Board adopt the item.

12 COUNCILFMAN DUNNE: Second the Motion.

13 CLERK MURRAY: Supervisor Clavin?

14 SUPERVISOR CLAVIN: Aye.

15 CLERK MURRAY: Councilman Carini?

16 COUNCILMAN CARINI: Aye.

17 CLERK MURRAY: Councilman Dunne?

18 COUNCILMAN DUNNE: Aye.

19 CLERK MURRAY: Deputy Supervisor Goosby?

20 DEPUTY SUPERVISOR GOOSBY: Aye.

21 CLERK MURRAY: Councilwoman Miller?

22 COUNCILWOMAN MILLER: Aye.

23 CLERK MURRAY: Councilman Muscarella?

24 COUNCILMAN MUSCARELLA: Aye.

25 CLERK MURRAY: Councilwoman Ryder?

1 COUNCILWOMAN RYDER: Aye.

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

4 CLERK MURRAY: Pursuant to N.Y. Eminent  
5 Domain Procedure Law Article 2, regarding 434 Hempstead  
6 Turnpike, West Hempstead - Town of Hempstead.

7 SUPERVISOR CLAVIN: Any Member of the Board  
8 wish to be heard?

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

11 SUPERVISOR CLAVIN: I do not have any  
12 slips, is there anyone that wishes to be heard?

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

15 SUPERVISOR CLAVIN: May I, please, have a  
16 Motion.

17 COUNCILMAN MUSCARELLA: I move the Public  
18 Hearing be closed and the Board adopt the item.

19 DEPUTY SUPERVISOR GOOSBY: Second the  
20 Motion.

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,  
11 call the next item.

12 CLERK MURRAY: We have the Application of  
13 Baldwin 792, LLC. to permit the construction of a new  
14 gasoline service station and convenience store with a  
15 canopy, multiple fuel dispensing stations and other site  
16 improvements - Baldwin - East side of Grand Avenue &  
17 South side of Atlantic Avenue.

18 SUPERVISOR CLAVIN: Counsel, if you  
19 identify yourself.

20 ATTORNEY BONESSO: Good morning,  
21 Supervisor Clavin, Hempstead Town Board:

22 William Bonesso, Forchelli, Deegan,  
23 Terrano. 333 Earl Ovington Boulevard, Uniondale, New  
24 York, here on behalf of the Applicant, Baldwin 792, LLC.

25 The applicant is the owner of the premises

1 known as 792 Atlantic Avenue.

2 Situated in Baldwin on the southeast  
3 corner of Atlantic Avenue and Grand Avenue.

4 The site is currently vacant.

5 It was formerly a bank which has been  
6 closed for some seven, over seven years.

7 I asked Ms. Hansen to provide the Board  
8 with a hand-up, slides, if you will, showing various  
9 states of the existing property and then what we were are  
10 hoping to do.

11 And, it also contains some other useful  
12 information for the Board.

13 In addition, I have already submitted to  
14 the Town copies of over 80 letters of support from  
15 Baldwin residents that have been signed on behalf of the  
16 application.

17 I've also provided a copy of a letter from  
18 the Baldwin Chamber of Commerce in support of the  
19 application.

20 And just this morning I heard from Tim  
21 Dougherty.

22 He is Counsel to the Baldwin Fire  
23 District, whom we provided a copy of the application and  
24 the plan to.

25 He had a meeting last night and did not

1 have time to get me a letter this morning.

2 He will be following up with a letter, but  
3 he told me to indicate that the Commissioners discussed  
4 the project and have no objection or concern with the  
5 proposed development.

6 As noted, the site is presently vacant.

7 It's the former site of a bank.

8 As you can see from the photos, not the  
9 greatest looking property at the present time.

10 A lot of asphalt, an old building, and  
11 the proposal is complete redevelopment.

12 My client intends to demolish that  
13 building and redevelop the site so that a new 7-Eleven  
14 convenience market and gasoline service station can be  
15 built and operated upon the premises.

16 The new 7-Eleven will replace the 7-Eleven  
17 on the northwest corner of the intersection.

18 The site is substantially larger than that  
19 one, will provide much better site circulation and  
20 actually provide more parking than is required for the  
21 gasoline service station and convenience market.

22 The bank closed and the property has been  
23 vacant over seven years.

24 The project will reintroduce a viable and  
25 desirable use of the property.

1 Site improvements will not only provide a  
2 new, more attractive building than the existing one, but  
3 will also provide landscaping, new street trees, new  
4 sidewalks and other aesthetic amenities.

5 My client is also proposing and you'll see a  
6 draw up of it in the handout that I gave you to install a  
7 landscape monument sign at the corner of the property  
8 containing a, " Welcome to Baldwin Harbor, " sign.

9 That is just an example of what he can do.

10 He's done this at various other sites on  
11 various other developments in the Town.

12 What will actually say and look like, we  
13 intend to talk more with the Baldwin Civic Association  
14 about it.

15 We have reached out to the Baldwin Civic  
16 Association and had communications with them, providing  
17 them with information to address their questions.

18 My client has also reached out to the  
19 condominium development directly to the South of this  
20 property and based upon conversations, a Meeting that was  
21 held on Friday and then follow-up conversations, we made  
22 some additional accommodations that I'll get into in a  
23 moment.

24 This project defines the LLC, two of the  
25 principles of the LLC, one is Keith Calebrino.

1 He is the owner of the Synergy Fitness Center  
2 directly East of this property.

3 He's been a businessman.

4 The other principal, one of the other  
5 principals is Adam Mann.

6 His command is a client of mine for over ten  
7 years and as this Board knows, he's done a lot of  
8 development in the Town of Hempstead.

9 He is very responsible and accommodating  
10 property owner and developer.

11 He landscapes extremely to a high degree  
12 rather, and he keeps his sites looking immaculate.

13 So the site, itself, in terms of the  
14 redevelopment, it is proposing a new just under 3000  
15 square foot convenience market, pretty standard size for  
16 7-Eleven these days.

17 It will also have four MPD's or fueling  
18 stations under a canopy.

19 The site will contain all of the latest  
20 technology for gasoline service stations, fiberglass  
21 double wall tanks that are monitored 24 hours for any  
22 kind of breach or leakage.

23 It has vapor lock systems on both the pumps  
24 and the caps where fuel is pumping into the underground  
25 tank.

1 So, that captures vapors from the fueling or  
2 the filling of tanks and also the fueling of capacity  
3 vehicles coming down on fumes and vapor loss.

4 The canopy will have state of the art fire  
5 suppression system, so, in the event of triggers, in the  
6 event of any kind of fire situation.

7 So, the site is very different from what gas  
8 stations looked like 20 years ago with single-wall steel  
9 tanks that had to be replaced on a regular periodic  
10 basis. This is state of the art.

11 In addition to that, the site is a very  
12 large site for a gasoline service station in your  
13 business market, almost over three quarters of an acre.

14 That provides great site circulation to keep  
15 all of the activity on site and not on the roads,  
16 preventing backups, preventing traffic congestion or  
17 issues getting into and out of the site.

18 It also provides more than the required  
19 parking, seventeen parking spaces to a fifteen hundred -  
20 -

21 And, it will significantly increase the  
22 landscaping, as well.

23 Presently, there's very little bit of  
24 landscaping just on the corner.

25 We're increasing the amount of landscape



1 area by eight thousand square feet.

2 We are proposing as a result of meetings  
3 that were held with the neighbors to the South, we're  
4 proposing several accommodations.

5 Those meetings were very helpful in  
6 allowing us to know what they're concerned for.

7 If you take a look at Page 10, we'll see  
8 that they are proposing to put fourteen foot tall  
9 Arborvitaes along the southerly property line.

10 That's almost unheard of.

11 Typically you get five or six foot  
12 Arborvitaes.

13 These will be fourteen feet tall at the  
14 outset.

15 In addition to that, there'll be an eight  
16 foot high sound attenuation wall, very attractive, that  
17 will be constructed there.

18 All lighting will be shielded so that no  
19 light or glare will shine onto the residential  
20 properties.

21 There'll be security cameras to go along  
22 with the security protocols that 7-Eleven implements.

23 There'll be controlled hours for deliveries  
24 and garbage pickup.

25 There was concerns about the possibility of

1 backups or congestion on Grand Avenue.

2 We are proposing striping not just in front  
3 of our curb cut for a, "do not block the box," type of  
4 arrangement, but also after discussions with the condo  
5 Board, we're going to provide a, "do not block the box,"  
6 striping area in front of their entrance.

7 We have also petitioned the Town to make  
8 "No parking," put in place, "No parking," on the East  
9 side of Grand Avenue, from the North side of the condos  
10 curb cut to the South side of our curb cut on Grand  
11 Avenue, thus removing a potential congestion issue and  
12 freeing up traffic moving northbound on that Runway.

13 And we've also offered to provide the  
14 Barclays condominium with a new entry sign, as well.

15 So, we think that this is a real positive  
16 application, not just for my client, but also for the  
17 overall community.

18 We have submitted a traffic study to the  
19 town that establishes that a tremendous amount of the  
20 traffic that will frequent this site is already on the  
21 roadways.

22 7-Eleven's and gas stations experience  
23 most of their trips as a result of vehicles already on  
24 the roads, and certainly a portion of that is already  
25 represented by the 7-Eleven that's already existing.

1 So, consequently, the pass-by traffic is  
2 where most of our traffic, our site entry and exit will  
3 come from.

4 And as a result, it's not a destination.  
5 You don't typically make a 7-Eleven a  
6 destination.

7 You don't make a gas station a  
8 destination.

9 It's pass-by traffic, and that's good for  
10 the operation of the intersection.

11 Another thing I would note is that the  
12 present location of the building, if you take a look at  
13 Pages 1 and 2, 2 in particular, you'll see that the  
14 building is right up on the corner.

15 That definitely hinders sight lines for  
16 northbound traffic on Grand Avenue and westbound traffic  
17 on Atlantic.

18 So, that if there is somebody who runs a  
19 light in one way or the other, you can't see them coming  
20 until you've actually gotten to the intersection.

21 Now, we'll have no blockage, no  
22 interference with the corner sight lines. They'll be  
23 complete.

24 So that should increase traffic safety  
25 and decrease any traffic issues that have occurred at the

1 intersection.

2 We recognize it's a busy intersection,  
3 but this is a commercial site in a commercial  
4 intersection.

5 So, we feel this is good use overall for  
6 the property, one that will revitalize this site and  
7 surrounding areas.

8 By the way, the owner of the Synergy Gym  
9 next door, there's an old building, most people in  
10 Baldwin know it is dry clean building, that building is  
11 going to be demolished.

12 It's right directly East of our property.

13 And in lieu of that will be additional  
14 parking for the Synergy Fitness.

15 Some people were asking, right now, people  
16 are parking in the 7-Eleven or the bank site and using  
17 that for the parking for the Synergy where they can park?

18 That building in between is going to be  
19 demolished and there'll be parking there to accommodate  
20 the needs of people visiting the Synergy Fitness.

21 That's basically the direct overview I have  
22 for the Board.

23 With me today, in addition to Mr. Mann, Mr.  
24 Calvino, we have Jason Forenz from 7-Eleven.

25 If the Board would like to have any

1 questions answered regarding operations, we have Zachary  
2 Chaplin from Stonefield Engineering, our Site Engineer,  
3 who can speak in greater detail to the layouts and site  
4 design.

5 And, we have Amanda LaRosa, our Traffic  
6 Expert, also from Stonefield Engineering, who prepared  
7 the traffic study.

8 I will not call them up directly, but  
9 certainly they're available to the Board to answer any  
10 questions or in response to public comment.

11 So unless the Board has any questions of  
12 me, that's our direct presentation and I'll take a seat.

13 COUNCILWOMAN RYDER: I have some  
14 questions, please.

15 I'd first like to comment that I think it  
16 was good business to reach out to the Baldwin Civic Group  
17 and the surrounding, um, property owners and neighbors.

18 That's a sign of good business, in my  
19 opinion.

20 Will there be an irrigation system  
21 installed to maintain the landscaping?

22 ATTORNEY BONESSO: Absolutely.

23 COUNCILWOMAN RYDER: And lighting, I see  
24 that the property abuts the condo development, so it  
25 would be a concern that the lighting does not face or

1 impede upon the residents in the condo unit.

2 ATTORNEY BONESSO: Absolutely. In  
3 addition to the eight foot wall sound attenuation wall,  
4 in addition to the fourteen foot Arborvitaes that we  
5 planted on that side, the site will, its lighting will be  
6 designed - - engineered and designed and installed with  
7 shielding to make sure that there's no emanation of light  
8 or glare onto the residential property.

9 That's pretty simple these days, with the  
10 light advances, the lighting advances, that we have, the  
11 floor metrics plan we put together and it will be  
12 developed so that 0% of light leads onto that property.

13 COUNCILWOMAN RYDER: Okay, thank you.

14 And as far as the trash, I see there is  
15 an enclosed dumpster area in the back of the building?

16 ATTORNEY BONESSO: Yes.

17 COUCILWOMAN RYDER: So, will you give the  
18 Board assurances that the dumpsters will remain in the  
19 enclosed door?

20 And do you know what time the trash would  
21 be picked up?

22 ATTORNEY BONESSO: Yes. I can give you  
23 assurances that the receptacles will be maintained in the  
24 enclosure.

25 They will not be removed and left out.

1 They will always be in the enclosure.

2 When the enclosure is not used, it will be  
3 closed and locked.

4 Um, the times - - we can put limitations  
5 on the times.

6 I believe it's not before 6:00 A.M. and not  
7 after 11:00 P.M.

8 COUNCILWOMAN RYDER: Okay, again, because  
9 it is so close to the condos that are there, we wouldn't  
10 want to impact on their quality of life with the noise or  
11 trash pickup and seeing in the dumpster.

12 And what would be the hours of operation  
13 for the 7-Eleven?

14 ATTORNEY BONESSO: It's 7-Eleven, so it's  
15 going to be over 24/7.

16 COUNCILWOMAN RYDER: And I just want to  
17 confirm that the traffic impact study said there's no  
18 negative traffic impact, is that correct?

19 ATTORNEY BONESSO: Yes, as I indicated, we  
20 have Ms. LaRosa here for specific questions, but, yes,  
21 the Traffic Impact Study, which I submitted, does support  
22 the application and indicate that it will have no  
23 significant impact on the level of service of the  
24 intersection nor will it create a hazardous congestion.

25 COUNCILWOMAN RYDER: Okay, thank you.

1 SUPERVISOR CLAVIN: Thank you,  
2 Councilwoman.

3 Any other Member of the Board wish to be  
4 heard?

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

7 SUPERVISOR CLAVIN: We have a number of  
8 residents who have checked in here, so we're going to  
9 start calling off here.

10 I'll start off with Faith Kenney.

11 I am just going to say to everybody, state  
12 your name and address when you take the mic. Thank you.

13 FAITH KENNEY: My name is Faith Kenny, and  
14 I have lived in the condo behind what was presented today  
15 for 20 years.

16 I would like to say that the presentation  
17 is wonderful. It's beautiful.

18 He made it appear like we're in agreement  
19 to this.

20 We literally live next door.

21 They are building a gas station that will  
22 impact our health.

23 Studies have shown petroleum benzene is  
24 carcinogenic.

25 Nobody in this room would put their family



1 members next to that.

2 There is a zoning law that is in place how  
3 many meters a gas station should be built.

4 And today we should really uphold that.

5 Meeting with the Board, it made it appear  
6 like it is wonderful with everybody.

7 No, we are not in agreement.

8 And, I would like everybody from our panel  
9 to stand up who is opposing this.

10 Please stand up everybody.

11 And I would like everybody to have an idea  
12 who we are.

13 We are 21 units behind the proposed place.

14 We are a two-story building.

15 They will propose concrete and how much high  
16 the pollution from benzene we will inhale.

17 So picture us with this. This is our window  
18 and they're building right in the middle, maybe a little  
19 beyond that is going to affect our health.

20 I am a Nurse, myself.

21 And, please, nobody, it is inhumane to put  
22 us in that spot.

23 That spot also has been known to have car  
24 accidents and it is happening constantly.

25 We will be subjected to 24 hour traffic, it

1 will attract.

2 It's detrimental to our health, the noise  
3 level, the lighting, just inhaling the fumes.

4 And, I hope that you guys will not fail us  
5 today.

6 It's inhumane to put us in that process.

7 We literally live here and they are building  
8 in the middle of the island. It's that close.

9 I am grateful for the ability to speak here  
10 today.

11 And, I hope that you will think about how we  
12 feel.

13 You will never put your family members next  
14 to the gas station.

15 It decreases the value of the property.

16 It's carcinogenic.

17 We only have one life to live.

18 We have to take care of our families.

19 If we don't have our health, we cannot earn  
20 money, we cannot support our family.

21 I just want to thank everybody, again.

22 Have a good day and God bless.

23 SUPERVISOR CLAVIN: Thank you, Ms. Kenney.

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

1 SUPERVISOR CLAVIN: Juliette Dickson.

2 Name and address, thank you.

3 JULIETTE DICKSON: Juliette Dickson, 297

4 Grand Avenue in the Barclay condominiums.

5 There were many people - - there were many  
6 other people that would have liked to attend this meeting  
7 today, however, scheduling the meeting on a Tuesday, mid  
8 morning during the holiday season with only two days  
9 notice excluded a lot of people that had to work.

10 I had to be here.

11 I had to take time off from work.

12 I live immediately adjacent to proposed gas  
13 station and this directly affects me, my grandchildren,  
14 my neighbors, their families, some of which already have  
15 major health issues.

16 My feeling of this project is as follows:

17 Vacating and abandoning one corner to  
18 occupy the opposing corner is not enhancing that  
19 intersection.

20 It's just moving one abandoned building  
21 across the street.

22 There's no value added there.

23 But then he also adds, okay, maybe we needs  
24 another gas station.

25 I started doing my research and realized

1 that the Baldwin area has 25 gas stations in close  
2 proximity.

3 One eighth of those reside on Atlantic  
4 Avenue, three of which are between Grand Boulevard and  
5 Milburn.

6 So, there's really no need in the community  
7 for yet another gas station, especially on Atlantic  
8 Avenue in Baldwin.

9 But, then I asked, okay, maybe we need a  
10 24-hour station for some reason.

11 So, I looked into that and realized one of  
12 the three gas stations nearby is a 24-hour gas station.

13 And, right up the street when you cross  
14 over to Merrick is another 7-Eleven gas station complex  
15 on Grand Avenue.

16 So, there's really no need for another 24-  
17 hour gas station in the community.

18 When I research studies regarding residing  
19 in close proximities to gas station, the results are  
20 overwhelmingly negative.

21 There are serious, serious concerns.

22 First and foremost is that it will drive  
23 down property values reason being that there are  
24 overwhelming reports that cite environmental and health  
25 concerns that live within 300 feet of gas stations, most

1 cancer-causing emissions, including benzene, some parts  
2 even state there's no safe levels of benzene, not to  
3 mention the other cancer-causing carcinogen.

4 And, of course, increased traffic, air  
5 pollution, ground pollution, even light pollution as it  
6 has to remain lit throughout the night.

7 I can cite these studies from reputable  
8 sources like Scientific America, Petroleum, Columbia  
9 University, Hopkins studies, the Journal of Environmental  
10 Health, Science and Engineering, et cetera, et cetera.

11 We are for the most part longstanding  
12 citizens of Baldwin.

13 There are expectations that the  
14 commercial property that sits next to our property  
15 maintains the same integrity of what was there  
16 previously, a neighborhood bank.

17 Gas stations are a far cry from a  
18 neighbor's bank. This is why we're here.

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

21 SUPERVISOR CLAVIN: Thank you, Ms.  
22 Dickson. We appreciate it.

23 Next, I have Maxine Liverpool? You have  
24 to go up to the mic and give your name.

25 (Whereupon, "I am not going to speak,"

1 was heard called out from the audience. After, the  
2 following ensued.)

3 SUPERVISOR CLAVIN: Okay. All right.

4 Thank you very much. John Anyana? John Anyana?

5 Irina Lalaskia? Okay. Jeanette Veney?

6 Good Morning, name and address for the

7 record, thank you.

8 JEANETTE VENEY: Good morning. My name  
9 is Jeanette Veney. I live at 2921 Grand Avenue, Baldwin,  
10 in the condo development, Barklay Condos.

11 My neighbors who have spoken previously  
12 have pretty much said what my concerns are.

13 One of the concerns that hasn't really  
14 been spoken about is the amount of traffic.

15 All of those beautiful drawings that we  
16 see on the monitor, it is impressive.

17 But when you live there we have a  
18 difficult enough time pulling in and out of our complex  
19 to get onto Grand Avenue.

20 Just three days ago, three cars were  
21 wiped out total because we have school buses coming from  
22 school at the end by Baldwin Park.

23 I don't know when they did this traffic  
24 survey, maybe they did it when the school was in session  
25 and people were at work and the traffic was controllable.

1 But when you let the schools out and  
2 people start coming home from work, the school buses are  
3 backed up fivefold.

4 It takes two to three lights to be able  
5 to cross Atlantic Avenue because of the amount of traffic  
6 and again, school buses.

7 Now, when you have a gas station on the  
8 corner and one of their exits and entrances is on Grand  
9 Avenue itself, how are we going to get out?

10 And then when they get out, it's only  
11 going to compromise the situation even more than it is  
12 now.

13 On a selfish note, I have a chronic  
14 illness. I am a senior citizen.

15 I intended to live my life out in my  
16 condo. I worked for 35 years to purchase this.

17 And, now putting something like a gas  
18 station right by my home will force me to have to sell my  
19 home and relocate because of the dangers of this  
20 gasoline.

21 I ask every one of you on the Board,  
22 would you want this for yourself?

23 Would you want this for your family, your  
24 grandchildren, your neighbors, to listen to slamming  
25 doors?

1 (Whereupon, the three-minute bell rang.  
2 After, the following ensued.)

3 SUPERVISOR CLAVIN: Thank you, Ms. Veney.

4 Next, I have Jerry Fuentes?

5 Joe Alberti? Joe Alberti, is it?

6 Jerry, you go first. Your name and  
7 address. Thanks.

8 JERRY FUENTES: Jerry Fuentes from 2918  
9 Grand Avenue, Baldwin.

10 I literally live across the street where  
11 that proposed entrance is at.

12 SUPERVISOR CLAVIN: Can I ask that you  
13 turn that mic, just push it up a little bit more. Just  
14 want to make sure I hear you there. There we go.

15 JERRY FUENTES: I literally live across  
16 the street where that entrance on Grand Avenue is  
17 proposed to be put.

18 Like they said, literally, on Tuesday,  
19 there was a car accident that wiped out three cars at  
20 12:00 o'clock and the traffic, like Jeanette said  
21 earlier, is incredible.

22 When school is coming in, me just getting  
23 out of my driveway, I got to wait for somebody nice to  
24 let me out of my driveway, because if I don't, it's like,  
25 literally, if I'm lucky, I can make a right hand, make



1 three rights, make a left.

2 The gas station, I think everybody here  
3 don't have a problem with the 7-Eleven.

4 The problem is with the gas station.

5 Nobody has a problem with the 7-Eleven.  
6 It's the gas station.

7 Nobody wants that in their neighborhood.

8 Nobody wants that. 24 hours is even worse.

9 If it was just a gas station, even if it  
10 was just gas, 24-hour gas station is worse.

11 Nobody wants hear traffic at 2:00 or 3:00 in  
12 the morning.

13 Nobody wants the health issues that come  
14 with gas stations.

15 It looks pretty. No, all designs look pretty  
16 until it comes to real life.

17 And then a year or two from now, when the  
18 shrubbery is brown and people are driving in at all times  
19 of night, the oil slicks from cars that are leaking gas  
20 that are coming in, going down the block, it does nothing  
21 for the neighborhood.

22 And, like I said, they literally taking one  
23 empty structure, building something.

24 And, across the street where the 7-Eleven is  
25 now, it couldn't be another empty structure.

1 And there's literally another store across the  
2 street from that one that they proposed to make a Dairy  
3 Barn, but it's been empty. Nobody buys it.

4 It is not good for the neighborhood.

5 It's a bad proposal for everybody that lives  
6 there.

7 It's great for the gym owner, more foot  
8 traffic and more eyes on their store.

9 But for us that to actually live here, it is  
10 not good at all.

11 Um, I also wondered how did they got all of  
12 these signatures for this proposal, if I live across the  
13 street and I didn't see one person come to my house.

14 (Applause.)

15 JERRY FUENTES: Maybe in Baldwin, not in  
16 Baldwin Harbor - -

17 (Whereupon, the three-minute bell rang.

18 After, the following ensued.)

19 SUPERVISOR CLAVIN: Just a quick question are  
20 you the second house in?

21 JERRY FUENTES: I am the third house.

22 SUPERVISOR CLAVIN: Third house, thank you  
23 very much.

24 Next, I have Hector Garcia.

25 How are you doing? Name and address, thank

1           you.

2                   HECTOR GARCIA: Hector Garcia, 2933 Grand  
3 Avenue.

4           I'm here as a resident and as the President of  
5 the Board of Barclays Condos at Baldwin Harbor.

6           We have twenty-three homes with eleven  
7 backyards adjacent to and are directly affected by this  
8 proposal.

9           The majority of our residents are opposed to  
10 this project because of quality of life, traffic safety  
11 and decreased property values.

12           And we are unanimous, except for one owner  
13 that's in decent.

14           Many of us are here and I want to submit a  
15 petition of some eight owners that couldn't make it  
16 today.

17           I want to highlight a few Sections of the Town  
18 Building Zone Ordinance for gasoline stations that this  
19 proposal is in conflict with and in violation of.

20           Number 330 says, "the legislative intent is to  
21 preserve property values."

22           Section 33-36 B, "no gas station shall be open  
23 closer than 1000 feet from an existing station."

24           There is a Shell station on Atlantic Avenue  
25 and Grand Boulevard, which is about 800 and something

1 feet away.

2 And Section 336-F, which states, "no driveway  
3 shall be located within 10 feet of an adjoining property  
4 line."

5 The existing entrance that's there now on  
6 Grand Avenue, it's actually less than 5 feet from our  
7 property line.

8 So more needs to be done to address the  
9 existing traffic conflicts and frequent accidents at this  
10 intersection and on Grand Avenue.

11 Before this application is considered  
12 further, we ask that additional mitigation measures be  
13 included in the covenants and restrictions and the concerns  
14 that have been raised by the residents have been addressed  
15 more.

16 Further, while we have had discussion in  
17 good faith with the proposers, that does not mean that we  
18 are in consent. Thank you.

19 SUPERVISOR CLAVIN: Thank you, Mr. Garcia.

20 Next, I have Joe Alberti. Joe? Okay.

21 I know John Aniano had to go outside, put  
22 money in his meter. You're back. I know you're back,  
23 John. Give your name and address for the record. Thanks.

24 JOHN ANIANO: John Aniano. I live at 638  
25 Lincoln Street in Baldwin, Baldwin Harbor.

1 I'm here on late notice, basically, because,  
2 as I had heard, this notification just went out to us at  
3 least three days ago.

4 And I do speak on behalf of a couple of my  
5 neighbors who also weren't able to be here.

6 We all realize it was a very nice  
7 presentation, as it was, you know, spoken about before.

8 And the question is, is it really a desirable  
9 use?

10 As it is, there are three operating gas  
11 stations, as was mentioned, and there's a fourth that's  
12 just about ready to open almost diagonally across the  
13 street from this proposed property.

14 And I understand that's going to be a 24-hour  
15 gas station, as well.

16 So, I'm really wondering why the necessity for  
17 a 24-hour station?

18 Again, you know, there's also severe traffic  
19 problems on Grand Avenue, primarily during the school year.

20 Grand Avenue is backed up for sometimes up to a  
21 half hour with school buses.

22 It's almost impossible to use Grand Avenue to  
23 get in and out in a timely fashion and out of the  
24 neighborhood.

25 And the intersection, as has been noted, is a

1 dangerous one at that.

2 And what about the undesirables that would  
3 possibly come into the neighborhood due to the fact that  
4 there's a 24-hour operating business there?

5 I strongly suggest that there could be a  
6 better use. It's not the 7-Eleven per se. It's just the  
7 gas station operating, I think, unnecessarily.

8 Thank you for your time.

9 SUPERVISOR CLAVIN: Thank you very much, sir.

10 Next I have Nishann Armour. How are you  
11 doing?

12 Just give me your name and address for the  
13 record.

14 Thank you.

15 NISHANN ARMOUR: Good morning, Nishann Armour.  
16 I'm at 2918 Grand Avenue. I'm also in the Barclay  
17 condos.

18 I'm definitely not going to repeat everything  
19 that my neighbors have said.

20 I agree with them that I'm not in support of  
21 the gas station.

22 I just want to point out a couple of things  
23 that was mentioned or just bring to attention that we  
24 talk about having people purchasing a lot of these vacant  
25 establishments, but they're allowed to have them, and

1 they sit there for seven years and now they're eyesores.

2 And, now they want to build something, um, you  
3 know, as beautiful as this gas station and convenience  
4 store.

5 However, for the last seven years, it's been  
6 sitting there deteriorating and becoming that eyesore.

7 So, we have to be careful about allowing  
8 people to get these properties and not do anything and  
9 have no repercussions for not doing anything.

10 As one of my neighbors said, we'll only have  
11 one 7-Eleven move from across the street, from one street  
12 to the next and now we're going to have another vacant  
13 property that can become another eyesore.

14 As he mentioned earlier, that cleaners has  
15 been there and has not been taken care of for a very long  
16 time.

17 That building has been sitting there vacant  
18 for almost eleven years.

19 So again, he's had that cleaners for that  
20 long of a time and nothing is there.

21 There's garbage that's built up behind there  
22 all the time.

23 If he's allowed to purchase this property but  
24 not maintain it, but then we have our neighbors who go  
25 back there to actually clean it up, because that is how

1 close it is to our establishment.

2 So, we kind of really need to make sure we are  
3 addressing that as well.

4 We will have a Brownfield site, we are going  
5 to have potential presence of hazardous materials,  
6 pollutions and other, um, contaminants, so, we need to be  
7 careful about that as well.

8 If, we, as a Board, receive this traffic study  
9 or proposed to have a new one done during different  
10 hours, as was mentioned before the traffic is horrendous  
11 on Grand Avenue.

12 There is a ton of accidents.

13 We wouldn't want to proposed a light to be  
14 there to help correct that and that hasn't even corrected  
15 it, accidents are still happening.

16 They are still occurring so there is still  
17 stuff to be done and I don't think this twenty-four hour  
18 gas station is going to help.

19 Thank you very much.

20 SUPERVISOR CLAVIN: Thank you.

21 Next, I have Clarissa Casanova. Good  
22 Morning. Give your name and address for the record.

23 CLARISSA CASANOVA FUENTES: Good Morning. I  
24 am Clarissa Casanova Fuentes. I live at 2918 Grand  
25 Avenue and, um, again, the Notice that some Baldwin



1 residents got was insufficient.

2 We got a mailing from the lawyer's office  
3 that came to our house, I believe, November 24th which  
4 meant that there were potentially, at least, in my  
5 household six business days to come down and see the  
6 plans and get ready for this meeting.

7 I don't know who the 80 residents were who  
8 signed on to this project.

9 I live directly across the street from there  
10 and neither my husband or I received any Notice  
11 of this.

12 I find that to be unconscionable.

13 We have had more than 20 sideswiped cars  
14 this year.

15 There is no way that any traffic study  
16 took that into account.

17 My neighbors have also mentioned that  
18 potentially we will have five gas stations in a  
19 half mile radius.

20 I don't understand why that would be  
21 allowed.

22 Why not allow us to come at night where  
23 more of my neighbors would have come to speak as  
24 well?

25 We bought in Baldwin because our friends

1 told us, "come to Baldwin."

2 We lived in Queens when we were first  
3 married.

4 "Come to Baldwin. You're going to love it  
5 here," and we have.

6 But I honestly don't think that a gas  
7 station is going to increase the love that we  
8 have for Baldwin.

9 And so I ask at the very least that we,  
10 the residents, be provided with an environmental  
11 impact study and that the town council, perhaps,  
12 if anything, move this measure to a future  
13 hearing date where we actually have the ability  
14 to see all of the information, not just the  
15 cherry picked info. Thank you.

16 SUPERVISOR CLAVIN: Thank you very much.  
17 Jason Ferenz? Okay. Karen Montelbano? Morning. Name  
18 and address. Thank you.

19 KAREN MONTALBANO: Karen Montalbano,  
20 Baldwin, Government Liaison from the Baldwin Civic  
21 Association.

22 It's true Baldwin Civic Association was  
23 informed of the plans, but only last week when this  
24 meeting had been scheduled.

25 They came to us late, all right.

1 Many other developers have contacted us as  
2 they were making plans, as they've talked about things,  
3 confirmed things with them.

4 We have not had a chance to really sit  
5 down and discuss this with the developers because we've  
6 only had a chance to email back and forth in the past  
7 five days. All right.

8 We have major concerns about the traffic.

9 They're trying to put in a left turn lane  
10 into an in and out on Grand Avenue.

11 All right, now that left turn lane, if  
12 you look at it, starts right after you cross over  
13 Atlantic Avenue.

14 You're going to have backups all over the  
15 place with that.

16 And then as many people have mentioned,  
17 how are you putting a left turn lane right across the  
18 street from driveways?

19 Where are these people supposed to go?

20 There's an in and out onto Grand Avenue,  
21 all right.

22 Trying to make a turn into that is going  
23 to be insane.

24 We also have the additional traffic on  
25 Grand Avenue on the West side of Baldwin, okay.

1 That is the major thoroughfare for people  
2 to go down to their homes.

3 As they mentioned, there is the Baldwin  
4 Middle Schools.

5 Right down to Grand Avenue, you have  
6 Baldwin Middle School.

7 Not only do you have buses crossing  
8 there, are we going to have extra protection for them?

9 I really want to have a chance to  
10 discuss all of these issues and our concerns with the  
11 developers.

12 I noticed that they have talked to the  
13 Fire Department.

14 They've talked to the Chamber and they  
15 were able to have these people get together and give them  
16 letters of support, but they didn't reach out to the  
17 Baldwin Civic Association until the last moment.

18 I really think that considering all of  
19 these factors, this is something that should be put off  
20 for a decision so that these people who live nearby, who  
21 have health concerns, who have concerns about the traffic  
22 in their area, can have their concerns addressed. Thank  
23 you.

24 SUPERVISOR CLAVIN: Thank you, Ms.  
25 Montelbano. Take care.

1 Annie Beckles. How are you doing? Give  
2 your name and address. Thanks.

3 ANNIE BECKLES: Very good. Again, my  
4 name is Annie Beckles. I live at 597 - - I'm sorry,  
5 that's my Mother's address.

6 I live at - - where do I live?  
7 752 Baldwin Street in Baldwin Harbor.  
8 As you can see, I'm very nervous.

9 SUPERVISOR CLAVIN: Don't be nervous.

10 ANNIE BECKLES: Okay. A lot of my  
11 neighbors expressed my very sentiments, okay, concerning  
12 this construction.

13 And if you take a look at the picture,  
14 okay, they show you exactly what they want you to see.

15 They don't give you the full impact of  
16 the picture of where it will be.

17 It's right across the street from  
18 another drive through business. Right?

19 There's a 7-Eleven adjacent to that.

20 Okay. Again, the traffic. And just  
21 like my neighbor said, every week you can count on there  
22 being a major accident right at that corner.

23 I've lived in Baldwin Harbor for 28  
24 years, so I've seen a lot of things happening and what's  
25 going on in the neighborhood.

1 I come down Grand Avenue to get to the  
2 commercial districts and where I need to be.

3 So, I am stuck in the traffic, as they  
4 described.

5 One of the things that was mentioned was  
6 the environmental impact of this business.

7 They're moving into a location where a  
8 bank was.

9 The traffic in and out of that bank was  
10 minimal compared to a full service gas station 24/7,  
11 there's a big difference. That's number one.

12 And the other thing is the environmental  
13 impact of it.

14 There are rivers, crossways, bays, lakes,  
15 tributaries all around that area.

16 And my concern is when they dig to do  
17 this construction and install those tanks, okay, what  
18 are they going down into?

19 And they put those tanks down there.

20 Are they going to bump into a tributary  
21 of water?

22 It is a major flooding area.

23 And in the past when we had the major  
24 storms, what was it, Sandy?

25 It was a very sad situation. The area

1 flooded really badly, flooding, okay.

2 It flooded so bad that our house caught  
3 on fire and a Baldwin Fire Department could not bring  
4 their equipment into the area. Right.

5 So, in terms of emergencies, this is not  
6 real.

7 This can't happen.

8 And I wanted to address another little  
9 thing before I end, right, there's another 7-Eleven gas  
10 station down Grand Avenue, maybe a couple of blocks from  
11 - - a block or so from the Long Island Railroad Station.

12 It's a 7-Eleven station.

13 (Whereupon, the three-minute bell rang.  
14 After, the following ensued.)

15 SUPERVISOR CLAVIN: Okay, got you. You  
16 can add your commentary with an email. We do the three  
17 minute time limit.

18 ANNIE BECKLES: What, I don't fight my  
19 way to get to that gas station.

20 SUPERVISOR CLAVIN: I got a couple more to  
21 go through here.

22 We have a three minute time limit, but you  
23 can always supplement with an email.

24 No worries, no worries, like I said, we  
25 have the three minutes.

1 You can supplement with either written or  
2 an email or something. We'll make it part of the record.  
3 We always do it. I got a couple others to go through  
4 here.

5 Next, I have Ralph Cerulli. All righty,  
6 Thank you. And you did a good job. You weren't nervous  
7 at all.

8 Good morning. Name and address on the  
9 record, please.

10 RALPH CERULLI: Good morning. My name is  
11 Ralph Cerulli.

12 I live at 3224 Anne Street, which is as  
13 far away as you could come or be from where this site is.

14 But every day that I come home or every  
15 day that I leave, I have to pass this site.

16 I think my neighbors, who seem to be the  
17 smartest people in the world in terms of this whole  
18 issue, are correct.

19 We have a problem.

20 If this Board ever entertained this gas  
21 station, I'd ask them to consider several things because  
22 everything I've wrote here on my iPhone to speak to you  
23 about has been addressed.

24 I think it's obvious that if you ever  
25 entertained this, you would close that curb cut that goes



1 onto Grand Avenue. Don't have it.

2 Keep the bank curb cut and keep the curb  
3 cut over by the dry cleaner.

4 Number 2, they politely say that they're  
5 going to make parking.

6 As I left my home today, I purposely went  
7 right to see how many cars were in the parking lot. It  
8 was close to ten.

9 The parking lot, that is where the canopied  
10 walk up, or whatever the thing is, had over 36 cars in it  
11 and the rest of the parking lot was full as well, so  
12 obviously there are classes or whatever to make this  
13 place as popular and as full, this parking lot as full as  
14 it is.

15 The only thing that beats it is in the  
16 evening.

17 If you come home anytime, let's say 5:00,  
18 6:00 7:30, there's got to be 100 cars filling this entire  
19 area.

20 Where are they going to go?

21 It's gracious of them to say they're going  
22 to take a building down.

23 But if the building is 5000 square feet and  
24 a parking stall requires 200 square feet, I think if my  
25 math's correct, you're only going to get about 25 parking

1 spaces.

2 And in doing it, you're probably going to  
3 take away some of the parking spaces that they're already  
4 using that are angular parking spaces adjacent to the  
5 side of their building.

6 This man has owned this building for many  
7 years.

8 Is what's about to happen going to turn  
9 into the same thing that we lived with for seven years?

10 Disrepair, parking lot and disrepair, weeds  
11 overgrowing.

12 I think the Board deserves a better  
13 presentation, and if they're going to approve this,  
14 please, listen to what we say.

15 This is a main thoroughfare not only for  
16 buses morning and evening, but also for the Highway  
17 Department during snow emergencies.

18 Also for all the events that go on in the  
19 Park going through the main entrance. Thank you.

20 (Whereupon, the three-minute bell rang.  
21 After, the following ensued.)

22 SUPERVISOR CLAVIN: Thank you very much for  
23 your time. We appreciate it.

24 Next, I have Keith Pellegrino. Your name  
25 and address, please.

1 KEITH PELLEGRINO: Keith Pellegrino, 3006  
2 Talon Place, Baldwin.

3 There's a lot of issues that I will never  
4 be able to answer for because the three minutes is not  
5 going to let me get there. If I could do one at a time.

6 I've been in Baldwin for 35 years, and  
7 unfortunately, I've watched a lot of deterioration.

8 There are a lot of stores that are empty, a  
9 lot of vacant signs, stores that come in and out.

10 And when you look at our entrances into  
11 Baldwin, let's talk about Oceanside, into Atlantic  
12 Avenue, it's depressing.

13 As far as the sites go, the 816 building,  
14 which was the dry cleaners, I've sat with that property  
15 for years.

16 Problem is, it only owns the property that it  
17 sits on, and it only has four parking spaces.

18 Every time I've tried with an expediter to  
19 see what I could do to put something there, he says it's  
20 not going to work because we have no parking.

21 We have no way in or out because it's its own  
22 property.

23 As far as the 7-Eleven proposal here, for  
24 years, I have the property, seven years between two  
25 partnerships.

1 I've approached just about every business  
2 possible, TD Bank, Capital One, many restaurants.

3 Restaurants can't afford to be there because  
4 restaurants would likely want to be in a rent range of  
5 about 8,500.

6 And, unfortunately, our taxes are about  
7 8,500 a month.

8 I've gone to Anthony's Coal Fire.

9 I've gone to Chard. I've gone to CVS.

10 We talked to them about maybe developing  
11 the whole property.

12 And in every corner we turned and due  
13 diligence was done, we were turned down with every  
14 prospect.

15 The only other person who wanted to go to  
16 was maybe Bollas, but they wanted to take down all three  
17 buildings.

18 Somewhere the entrances into Baldwin have  
19 to start looking nice.

20 I get why people won't want it or they do  
21 want it or whatever, but somewhere, it's got to start  
22 somewhere.

23 And right now it's been decades.

24 Every project has been turned down.

25 Every project has been put aside.

1 I come in from Oceanside into Baldwin on  
2 Merrick Road, and what do I see?

3 I see vacant stores.

4 I see fences up.

5 Just projects that for some reason aren't  
6 going forward where we're willing to put in the money and  
7 the time, I think that has to be taken into  
8 consideration.

9 As far as traffic, I live right there for  
10 35 years. The traffic isn't going to change.

11 It's going to be what it always was.

12 It's not going to change the accidents that  
13 people are talking about.

14 I've been in business for 23 years there.  
15 I don't see these accidents.

16 I know that we want to make it worse than  
17 what it is, but the truth is rush hour is busy, Grand  
18 Avenue, Atlantic Avenue.

19 Go down Merrick Road. It takes me 45  
20 minutes to get to my daughter's house in Seaford.

21 This is life. This is what we've created.  
22 I hope the Board takes into consideration, we want to  
23 beautify this corner.

24 We want, when people come into Baldwin, we  
25 want them to say, "hey, maybe this is a place I'd like to

1 live."

2 They're not going to feel that way with  
3 vacant stores and projects that never go forward.

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

6 KEITH PELLEGRINO: Thank you.

7 SUPERVISOR CLAVIN: Thank you, Mr.  
8 Pellegrino.

9 I don't have any other slips.

10 Is there anybody who did not sign in that  
11 wishes to be heard?

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

14 SUPERVISOR CLAVIN: Okay, Mr. Bonesso, before  
15 we close up, a couple of questions.

16 It kind of stuck with me on this one, the  
17 Traffic Study for the area, when was that conducted?

18 ATTORNEY BONESSO: I was going to call up Ms.  
19 LaRosa, our traffic expert.

20 Ms. LaRosa has appeared before this Board and  
21 been qualified as a Traffic Expert to provide opinion,  
22 testimony.

23 I would ask that she be permitted to do so  
24 today.

25 She can speak to the Traffic Study and provide

1 you with an overview of what was performed and what the  
2 conclusions are.

3 SUPERVISOR CLAVIN: Okay.

4 TRAFFIC ENGINEER LAROSA: Good morning. I'm  
5 Amanda LaRosa with Stonefield Engineering.

6 For the record, our office is at 584  
7 Broadway, Suite 310, New York, New York.

8 As you've heard, I'm the Traffic Engineer  
9 for the applicant.

10 My firm did prepare the Traffic Impact  
11 Study, which was last revised in September of this year.

12 And our counts were completed in March of  
13 this year on a day where school is in session.

14 And we've confirmed that the weather  
15 conditions were acceptable.

16 The findings of our study conclude that the  
17 gas station is not expected to negatively impact the  
18 traffic conditions on the adjacent roadway.

19 And this conclusion is largely attributed to  
20 the proposed site being a relocation of the existing  
21 store on the northwest corner of the intersections, as  
22 well as customers tendency to visit convenience stores  
23 and gas stations that are already along their routes  
24 during peak hours.

25 Industry standards pertaining to this type

1 of interaction indicates that more than 50 percent of  
2 patrons to a gasoline and convenience store are already  
3 on the road and passing by this location or only stopping  
4 because it's convenient to do so.

5 In addition to assessing the trip volumes,  
6 as you've heard, we did confirm that there are no  
7 negative impacts to the signal at Grand Avenue and  
8 Atlantic Avenue.

9 We've coordinated with the County and  
10 they've agreed with the findings.

11 We've also conducted a queue study along  
12 Grand Avenue, at least, you've heard there's some  
13 congestion on that northbound approach.

14 Our findings did show that the site's  
15 driveway location is intermittently blocked.

16 And as a mitigation for this condition, we  
17 are proposing a "do not block the box," in front of the  
18 site driveway to encourage efficient access to and from  
19 the site.

20 Additionally, as you've heard from Mr.  
21 Bonesso, the applicant has reached out to the neighbors,  
22 similarly hearing their concerns about blockage in front  
23 of their driveways and has agreed to pursue both a "No  
24 Parking," along the east side of Grand Avenue, as well  
25 as, a "Do not block the box," in front of the condo's



1 driveways.

2 SUPERVISOR CLAVIN: Okay, question for you.  
3 When did you conduct your traffic study? If you can give  
4 us the timetable there so we know.

5 TRAFFIC ENGINEER LAROSA: So our counts were  
6 conducted in March of 2023.

7 Our study looks at a typical weekday morning  
8 time period from 7:00 A.M. to 9:00 A.M., as well as, in  
9 the evening from 4:00 P.M. to 7:00 P.M. and then within  
10 that time frame, we identify the peak hour of the most  
11 heavily trafficked time and that's what our analysis is  
12 contingent upon.

13 SUPERVISOR CLAVIN: Okay.

14 ATTORNEY BONESSO: Ms. LaRosa, can you speak  
15 to the accident record at this intersection?

16 TRAFFIC ENGINEER LAROSA: Yeah, absolutely.

17 We reviewed the accident history, hearing the  
18 concerns from the residents and to start that accident  
19 study, we requested five years of data from the DOT.

20 So, that goes from the middle of 2017 to the  
21 middle of 2022, just based on available records, because  
22 there's a little lag between logging the accidents from  
23 the Police Department and when the State DOT actually  
24 gets those accidents.

25 We're seeing a frequency of just over one

1 accident per month.

2 And the important part here is that the  
3 severity of the accidents is not very high.

4 We didn't see any fatalities over the span  
5 of seven years.

6 Most collisions were sideswipes and rear  
7 ends, which are very common at red lights when traffic is  
8 starting and stopping.

9 And there's not many options to mitigate it  
10 other than removing the traffic signal, which is not  
11 desirable here.

12 ATTORNEY BONESSO: I understand that the  
13 average number of accidents is about 14 a year?

14 TRAFFIC ENGINEER LAROSA: That's correct.  
15 There were 70 collisions in five years, which comes out  
16 to about 14 per year.

17 ATTORNEY BONESSO: So that's about one a  
18 month?

19 TRAFFIC ENGINEER LAROSA: One a month.

20 SUPERVISOR CLAVIN: Okay. Thank you.

21 Mr. Bonesso, the other question I have for you  
22 is a couple of the residents raised the Notice, the fact  
23 that they - -

24 ATTORNEY BONESSO: I'm happy to address the  
25 Notice.

1 SUPERVISOR CLAVIN: Yeah, if you would.

2 ATTORNEY BONESSO: This Board granted the  
3 date for this Hearing on, I believe, November 19th.

4 I think that's when they scheduled the Public  
5 Hearing.

6 We received the Notice shortly thereafter, and  
7 then we mailed it out immediately before.

8 The Town requires ten days. We mailed it out  
9 in advance of ten days.

10 Similarly, we posted the property in advance  
11 of the requirement.

12 In addition, we included with the Notice a  
13 letter to all the residents indicating providing more  
14 information than the Notice provides.

15 Because the Notice simply says what the name  
16 of the applicant is, what's being proposed, where and  
17 when the Public Hearing is.

18 We provided a letter indicating - - providing  
19 a great deal of information and offering to address  
20 questions or concerns and that they could contact me and  
21 that they could contact the Town to take a look at the  
22 records.

23 SUPERVISOR CLAVIN: Okay, okay.

24 ATTORNEY BONESSO: In addition to that,  
25 shortly after that, before the Thanksgiving holiday, I

1 did reach out to the Baldwin Civic Association via Willie  
2 Zimbrano.

3 You've shaking your head, Ms. Montelbano, but  
4 I can assure you that it was before Thanksgiving that I  
5 emailed Mr. Zambrano with a copy of the site plan and a  
6 detailed explanation of what we were proposing.

7 He got back to me last week. We conversed.

8 I provided him more information, then he got  
9 back to me yesterday.

10 At no time were we asked to meet, but that  
11 being said, we have offered from day one because we know  
12 this decision is not going to be made today.

13 The Town Board typically closes the Hearing and  
14 reserves decision.

15 I've advised Mr. Zambrano, and he has copied  
16 other Board Members on the email that we're prepared to  
17 meet and discuss these things in greater detail, as we  
18 told the residents of the condo association - - condo  
19 development as well.

20 So we certainly followed and actually went  
21 above and beyond the notice requirement in providing  
22 timely Notice to the necessary parties and with more  
23 information than is required.

24 Now, just addressing some of the other issues  
25 other than the traffic, which I think Ms. Larosa has

1 adequately addressed, the assertion that this is - -

2 SUPERVISOR CLAVIN: Ladies and gentlemen,  
3 please.

4 ATTORNEY BONESSO: The assertion that this  
5 is next to residential property and it just simply cannot  
6 be.

7 If the Board looks at Page 7, you'll see  
8 three other or, excuse me, four other existing 7-Eleven  
9 GSS sites in the Town of Hempstead, all abutting  
10 residential property that this Town Board approved.

11 If the Board looks at any number - - on Page  
12 9 of the convenience store and gasoline service stations  
13 within the Town of Hempstead, almost all of them are  
14 adjacent to residential property.

15 The Town Board has approved GSS applications  
16 adjacent to residential properties on a regular basis.

17 It is commonplace. There have not been  
18 health issues, certainly not on the newer sites.

19 The newer sites with their double walled  
20 tanks, with their vapor lock systems, they have addressed  
21 those items significantly.

22 And, certainly the assertion that this simply  
23 cannot happen because it's going to negatively affect the  
24 community, this is a commercial site.

25 This is a Business X site.

1 Any number of business uses could be put on  
2 this site.

3 Some commercial activity is going to take place  
4 here.

5 You heard from Mr. Pellegrino. This is not a  
6 situation where he has his choice of developers to go on  
7 this site.

8 He has tried to redevelop this site and there  
9 has not been interest.

10 If you look at page - -

11 (Whereupon, calling out from the audience was  
12 heard. After, the following ensued.)

13 SUPERVISOR CLAVIN: Ma'am, please.

14 ATTORNEY BONESSO: If you look at Page 11,  
15 Baldwin Freeport Atlantic Avenue corridor commercial  
16 vacancies.

17 There are 15 vacancies shown just on that  
18 sheet.

19 The only way you're going to have  
20 revitalization take place in the Baldwin area is if you  
21 approve projects like this.

22 Is it ideal for the residents? Perhaps not.

23 But certainly the mitigation that my client is  
24 prepared to implement is significant to address any  
25 impact on the peaceful use and enjoyment of the

1 neighboring property.

2 The high trees, the sound attenuation walls,  
3 the light shielding, all of the other things, "do not  
4 block the box," they are trying to improve this site and  
5 this intersection, but it's not their job to fix all the  
6 traffic woes associated with this intersection or  
7 Atlantic Avenue or Grand Avenue.

8 It's to mitigate and address any impacts that  
9 they will create, and they have certainly done that.

10 Now the assertions that this looks pretty, but  
11 will it be that way?

12 I welcome the Board to go to any of the sites,  
13 and the last couple of pages show you sites and welcome  
14 walls that Mr. Mann has developed.

15 I welcome you to go to any and all of them and  
16 take a look at how they're maintained.

17 They are well maintained, well manicured.

18 They are nicely landscaped, and they stay that  
19 way.

20 And certainly all of the - - and this Board  
21 knows full well all of the mitigation, all of the  
22 accommodations that ultimately get provided in  
23 association with this application will be made conditions  
24 of the approval.

25 And, then a Declaration of Restrictive

1 Covenants will be required by the Town Board to be  
2 recorded against the property in the Nassau County  
3 Clerk's Office to run with the land.

4 So, that if 7-Eleven were to get up and  
5 leave tomorrow after it was developed, the next property  
6 owner, the next occupant, is bound by those same  
7 requirements.

8 So, consequently, there's continuity.

9 But that has not been necessary, because,  
10 again, if you look at the sites that have been developed  
11 by my client, I welcome you to go take a look at any of  
12 them and take a look and see, and you'll see just how  
13 much, how nicely landscaped, how well maintained the  
14 sites are.

15 SUPERVISOR CLAVIN: Okay. Thank you, Mr.  
16 Bonesso. We appreciate it.

17 Any member of the Board wish to be heard?

18 Well, I think Mr. Bonesso has made a  
19 potential motion very easy on this. Anybody have a  
20 motion?

21 COUNCILWOMAN RYDER: Yes, Supervisor, in light  
22 of all of the items that we need to review, I am making a  
23 motion that the Board reserve decision on this proposal.

24 DEPUTY SUPERVISOR GOOSBY: Second the Motion.

25 CLERK MURRAY: Supervisor Clavin?



1 SUPERVISOR CLAVIN: Mr. Bonesso, I do  
2 acknowledge you said you understood we were going to  
3 adjourn it, thank you.

4 I do appreciate your presentation, but as you  
5 can see, I think there's work to be done.

6 ATTORNEY BONESSO: No question and we  
7 expected that.

8 And as I said, we are prepared to meet and  
9 continue to meet with them, meet with the civics. We're  
10 happy to do so.

11 SUPERVISOR CLAVIN: Okay. Thank you. I vote  
12 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: Thank you very much.

1 Thank you. Thank you to all the residents who came out.

2 And, "reserved decision" means that the  
3 decision has been reserved.

4 Nothing has been approved here today, and  
5 you should follow-up.

6 All right. Thank you all for coming out.

7 Madam Clerk, please call the next item.

8 CLERK MURRAY: We have the Administrative  
9 Calendar here.

10 There are Items 30 through 89 on that  
11 calendar.

12 I also have two items of an urgent or  
13 emergency nature.

14 The first Emergency Resolution adopts a  
15 SEQRA negative declaration and determination of non-  
16 significance in connection with an application for site  
17 plan approval for a parcel of land located in East  
18 Meadow, New York.

19 And, the second Emergency Resolution  
20 approves overall layout, site plan submitted by RMB  
21 Development Consultants, Inc. on behalf of 1640 Hempstead  
22 IG LLC in connection with building application 22-8861  
23 for the proposed subdivision and construction of a one  
24 story and two story self storage facilities, including  
25 associated site improvements located on the South side of

1 Hempstead Turnpike and 247.36 feet East of Merrick Avenue  
2 in East Meadow, Town of Hempstead.

3 SUPERVISOR CLAVIN: Madam Clerk, what would  
4 those be numbered?

5 CLERK MURRAY: Those Items will be 90 and  
6 91.

7 SUPERVISOR CLAVIN: Okay, does any Member  
8 of the Board wish to speak on any of the items on the  
9 Administrative Calendar?

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

12 SUPERVISOR CLAVIN: Okay, I have a couple  
13 of slips on the Administrative Calendar here.

14 We'll start with Felix Procacci.

15 DEPUTY SUPERVISOR GOOSBY: I could move it  
16 first.

17 SUPERVISOR CLAVIN: We can move it first,  
18 Madam Clerk.

19 Mr. Procacci, name and address.

20 FELIX PROCACCI: Felix Procacci, Franklin  
21 Square.

22 On Item Number 74, I oppose the  
23 appointment of the special referee to conduct the eminent  
24 domain hearing of the property at 434 Hempstead Turnpike.

25 This referee will serve no purpose except

1 to waste taxpayer money and provide a guise of legitimacy  
2 for the Town's illegal actions.

3 The evidence shows this Town government  
4 has already made up its mind to close the Capri Motel by  
5 any means possible and has no interest in following the  
6 law.

7 First, the Town's Buildings Department  
8 declared this property a public nuisance on August 7,  
9 three weeks before the Public Nuisance Hearing was held  
10 on August 31st.

11 Second, the Building Department did not  
12 give the owners any opportunity to fix the purported  
13 violations.

14 And finally, on September 6th, the Town  
15 Board failed to follow their own Counsel's instructions  
16 and, without any debate, unanimously voted to declare  
17 this property a public nuisance.

18 Clearly, this special referee is just the  
19 Town's attempt to legitimize its illegal process.

20 Even the text of this resolution  
21 contradicts the results of the Town's own building  
22 inspections.

23 In January 2022 and 2023, the Town's Chief  
24 of Buildings Department found no violations and on May  
25 19th and August 7th, inspections also did not find any

1 violations to indicate this building has deteriorated to  
2 the point where it is no longer fit for human habitation  
3 as stated in this resolution.

4 Since the Town's own records do not  
5 indicate the Capri Motel is not fit for human habitation,  
6 there is no legitimate reason for this Town to vote for  
7 this resolution. Thank you.

8 SUPERVISOR CLAVIN: Thanks, Mr. Procacci.

9 Next, I have Chris Browne. Name and  
10 address, please.

11 ATTORNEY BROWNE: Hi, good afternoon,  
12 Supervisor, Members of the Board:

13 Christian Browne, McLaughlin and Stern, 1122  
14 Franklin Avenue, Garden City.

15 I'm appearing on Item Number 74.

16 As you know my firm is co-Counsel  
17 representing the owner of the Capri Motel, 434 Hempstead  
18 Turnpike.

19 Thank you for adjourning the earlier Hearing  
20 today, but I also need to, for the record, I also have to  
21 object to the appointment of a special referee.

22 As you may know, under the eminent Demand  
23 Proceedings Law, we're required to put any possible  
24 objections to the proceedings on the record in order to  
25 preserve them in the event that there's litigation

1 surrounding any condemnation.

2 And, I would ask the Board to take a look at  
3 the authority to appoint a special referee.

4 It's not provided for in the Eminent Domain  
5 Proceedings Law.

6 It's not provided in the Town Law.

7 It doesn't appear to us to be a proper way  
8 for the Board to proceed if, in fact, the Board wishes to  
9 consider the condemnation of this property.

10 So for those reasons, we would object to the  
11 appointment of a special referee, and I would ask the  
12 Board and the Town Attorney to look at the statute again  
13 before proceeding forward with the use of such an officer  
14 to conduct the Hearing. Thank you.

15 SUPERVISOR CLAVIN: Okay. Thank you, Mr.  
16 Browne.

17 Next, I have Pearl Jacobs.

18 PEARL JACOBS: Pearl Jacobs, Uniondale. I'm  
19 encouraged that the Town decided to move the Eminent  
20 Domain Hearing regarding the Capri Hotel to an evening  
21 meeting to allow more of the public to attend.

22 Your administration was also considerate  
23 enough to notify the West Hempstead community of the  
24 special August 31st Hearing to declare the Capri Motel a  
25 public nuisance.

1           Unfortunately, your administration wasn't as  
2           considerate to communities concerned about the Town's  
3           redistricting process.

4           Community leaders were not given notice of  
5           the November 15, 2022 meetings to establish a temporary  
6           redistricting commission and call redistricting hearings.

7           Also, Supervisor Clavin, you contacted the  
8           Press regarding the Capri Motel Hearing and urged  
9           residents to attend the special August 31st Hearing, but  
10          you did not, nor any of the Town Council Members urge or  
11          even personally notified the public to attend the  
12          redistricting meetings.

13          In contrast, your administration put out no  
14          press release, and Councilwoman Goosby refused to even  
15          discuss the issue within the community she represents at  
16          any of these Redistricting Hearings.

17          Also, in addition to the shutting down the  
18          Capri Motel, which is a good thing, but also on the other  
19          end of that, where did these displaced residents go?

20          A lot of them had drug issues, psychological  
21          issues.

22          Where did they go?

23          I hope they did not go to Uniondale,  
24          Roosevelt, Hempstead, and Freeport, where 96% of all  
25          homeless shelters and social service shelters are

1 located.

2 So you can shut down these facilities, but  
3 you're missing the big part of treatment for these  
4 people.

5 SUPERVISOR CLAVIN: Okay, thank you. Ms.  
6 Jacobs.

7 Kara Alvarez? Hi. You don't want to speak?

8 (Whereupon, "I will pass," was heard from the  
9 audience. After, the following ensued.)

10 SUPERVISOR CLAVIN: Okay. Monica Kiely. Give  
11 your name and address for the record.

12 MONICA KIELY: Monica Kiely. 95 Huntington  
13 Road in Garden City.

14 I wanted to talk about Items Number 56, 57,  
15 and 58.

16 I'd like to point out that in a recent  
17 opinion poll conducted by Sienna College and Newsday that  
18 49% of Nassau county residents oppose having a casino in  
19 Nassau, and only 42% of Nassau County residents support  
20 this idea.

21 I suspect that the real numbers are even more  
22 lopsided than this.

23 Everyone I speak to is opposed to the casino  
24 unless they are being compensated in some way.

25 It's miraculous that people are waking up to



1 the fact that they can oppose the casino.

2 We've been told since the very beginning by  
3 Nassau County and anybody connected with Nassau County  
4 that this is a done deal.

5 It's my opinion that media outlets such as  
6 Newsday have perpetuated this idea.

7 Now, thankfully, Nassau County residents are  
8 waking up to the fact that they actually can oppose the  
9 casino.

10 And I was very heartened by the results of  
11 that survey.

12 It's been pointed out earlier today that the  
13 Town of Hempstead sends us a ton of mailings, a lot of  
14 public education about things in the Town of Hempstead,  
15 and also larger issues like Hochul's housing plan.

16 I got a ton of mailings on that, but there's  
17 been zero public education by the Town of Hempstead about  
18 the casino issue, and it's huge.

19 I want to know if you cannot openly represent  
20 us and oppose the casino yourselves, as most of us do  
21 oppose it.

22 If you can't do that, can you educate the  
23 public?

24 Can you, at least, inform us about the  
25 process?

1 When will the SEQRA Hearings be?

2 Will they be here at the Town?

3 Will they be at the County? At least don't  
4 keep your own constituents in the dark. Thank you.

5 SUPERVISOR CLAVIN: Ms. Kiely, in response to  
6 your comment, I think it's very fitting that my Chief of  
7 Staff, Jack Libert, address exactly what we're doing  
8 today and the manner we're doing it in a very open,  
9 transparent proceeding and notifying people.

10 That's part of our belief in this process.

11 Jack, why don't you explain to Ms. Kiely  
12 exactly what we are undertaking today and what we are  
13 committing to?

14 CHIEF OF STAFF LIBERT: Sure. So the Sands  
15 Corporation, like anybody else who has a lease or owns  
16 property, has made an application to the Board for a  
17 change of zone.

18 The Board is obligated more or less to hear  
19 it and to give it a fair Hearing.

20 The first step in that, because it is such a  
21 big project, is making an environmental determination.

22 And, today the Board has determined,  
23 consistent with some of the things that have been said,  
24 that the project is likely to have a significant negative  
25 environmental impact.

1 It's funny because the word Pos-Dec sounds  
2 like you're saying something positive, but it's just the  
3 opposite.

4 You're saying that, no, no, there's very  
5 likely something wrong here.

6 There's very likely something negative, and  
7 therefore, the burden is on the applicant to show what  
8 they're going to do to mitigate that or if they can and  
9 then the Board considers that.

10 So that's the background story.

11 In terms of the next step, there is what they  
12 call a scoping session.

13 Now, under SEQRA Law, it does not have to be  
14 public, but the Board has made a determination that we  
15 want it to be public and you can.

16 And so, therefore, we've set a session.

17 It will be held both in the morning and in  
18 the evening. I don't know the exact times yet.

19 And we anticipate having it at the Marriott  
20 Hotel so that there's - - in the ballroom, so that  
21 there's plenty of room to accommodate everybody.

22 At that time, the applicant will present its  
23 proposed scope.

24 When I say, "scope," that means what do we  
25 intend to study and to what extent do we intend to study

1 it?

2 So, for instance, we know traffic is going to  
3 be a major issue.

4 MONICA KIELY: Before you continue - -

5 SUPERVISOR CLAVIN: No, Ms. Kelly, I'm going  
6 to let him respond first, and then you have a little  
7 more.

8 MONICA KIEL: Okay, I am sorry, I apologize.

9 SUPERVISOR CLAVIN: That's okay.

10 CHIEF OF STAFF LIBERT: So they will say in  
11 their scoping document, yes, we're going to study  
12 traffic.

13 We intend to study intersections "A" through  
14 "Z", or whatever the intersections are.

15 We will have that reviewed by our engineers.

16 We've hired Nelson and Pope, who are very  
17 well known in this field, and they will come back at some  
18 point and after the scoping hearing and say, either  
19 that's perfect, an unlikely scenario, or, listen, we get  
20 it. We understand what you're saying, but you've missed  
21 this item, that item and the other item, and we want you  
22 to add those to your scope.

23 Eventually, a scoping document will be  
24 finalized.

25 The Board will have to say, okay, that's

1 adequate and at that point or it's inadequate.

2 And at that point, they're going to start the  
3 preparation for submission of what they call a Draft  
4 Environmental Impact Statement.

5 Now, there are more steps after that, but I  
6 think for purposes of today, that's what we've done and  
7 that's what will take place.

8 And there will be Public Hearings all along  
9 the way.

10 SUPERVISOR CLAVIN: And one of the things  
11 that I think residents need to be made aware of, we  
12 recognize the scope of this.

13 We recognize the fact that residents want to  
14 be included.

15 We recognize they want to be heard.

16 That's why we've told, basically, the  
17 applicant, we're not having that Hearing here.

18 We're having it in a forum that will be  
19 available, that will have adequate parking.

20 And we've also made the determination that  
21 the meeting tentatively, we expect probably 10:00 A.M.  
22 and then at 6:00 P.M.

23 Why?

24 To give the ability for people to attend the  
25 Hearing both day and night.

1 In addition to that, and I'd like the Town  
2 Attorney to also inform, how many entities will we be  
3 informing today about this taking place?

4 TOWN ATTORNEY MACCRONE: Almost 50.

5 SUPERVISOR CLAVIN: So, you know, I think we  
6 can tell people that we're going to be doing this in a  
7 manner that they're going to know.

8 We're going to let residents know, but you  
9 just don't send out something that isn't informing them.

10 Well, now we're informing residents, and  
11 today was the first step.

12 And we invite you and we invite any of the  
13 neighbors throughout the Town of Hempstead to come on  
14 down for that initial date Hearing and come in the day.

15 And, if you can't come in a day, you come at  
16 night. That's the purpose of it, and that's the step  
17 that the Town's taking.

18 And you know what, and I appreciate your  
19 presentation, Jack. I thought it was very thorough on  
20 that.

21 Did you have a follow up comment or question?

22 MONICA KIELY: I do.

23 It's a complicated process and a complicated  
24 issue.

25 So although I spoke about mailings, we would

1 really spend a ton of money on mailings if we were going  
2 to do that.

3 Can there be a separate spot on the Town of  
4 Hempstead website to give information and give Notice of  
5 Hearings so that people don't have to search for the  
6 information?

7 Maybe something on your homepage?

8 CHIEF OF STAFF LIBERT: We are actually  
9 going to create a link.

10 I don't know if it's been done yet, but we  
11 were working on it late last week.

12 We're going to create a link on the home  
13 page that will send you to a whole separate page with  
14 respect to the casino resort issue.

15 SUPERVISOR CLAVIN: Yeah, like I said - -

16 CHIEF OF STAFF LIBERT: I'm sorry.

17 SUPERVISOR CLAVIN: No, please.

18 CHIEF OF STAFF LIBERT: All the documents  
19 will be up there.

20 Everything that we receive will be posted up  
21 there.

22 SUPERVISOR CLAVIN: Yeah. Again, you know  
23 residents have given some very thoughtful recommendations  
24 and we've tried to accommodate, and that was one of them.

25 And just like I said, people have talked

1 about the meeting location, and we recognize that  
2 sometimes the parking could be difficult here at Town  
3 Hall.

4 A couple of residents had to go and feed  
5 the meters. I'm sure the Village is going to be a little  
6 upset. They might not get all the parking meter that  
7 day.

8 But again, we look forward to seeing you at  
9 the meeting.

10 We look forward to seeing residents  
11 throughout the Town, throughout the Region, and who knows  
12 where else for the initial meeting, let it be day or  
13 night when you show up.

14 MONICA KIELY: Was there any other site  
15 considered besides the Marriott? It's kind of like enemy  
16 turf to me.

17 SUPERVISOR CLAVIN: Well, the problem with  
18 location was we tried to be very, very diplomatic in  
19 saying, you know what, we wanted to appear in a more of a  
20 neutral location.

21 And we felt that was the neutral location.  
22 That is the location, potentially of it.

23 That is a location that could provide ample  
24 parking.

25 That's a location that there isn't any



1 litigation of a potential host.

2 A long time ago, there was a Hearing and it  
3 was held at a university. You know what? We're trying  
4 to avoid any of that.

5 And that we really felt that, that was the  
6 proper location for it.

7 And like I said, and I think the venue will  
8 be sized enough that if there's a handful of people,  
9 there's a handful of people. If it's crowded, you're  
10 going to be able to park there and you're going to be  
11 able to go in there.

12 And we kind of had a talk about the  
13 different locations throughout the Town and really that  
14 kind of came into - - there is your location.

15 We thought that was the one that would fit  
16 the bill, right, Jack?

17 CHIEF OF STAFF LIBERT: I should point out  
18 that the Town Attorney can certainly back me up on this.

19 And as you know, John has been working  
20 with me hand in glove.

21 The Marriott is not part of the  
22 application, even though I believe that the applicants  
23 have some kind of option on it or something. It is - -

24 MONICA KIELY: The two leases were combined  
25 into one lease.

1 CHIEF OF STAFF LIBERT: I don't think that  
2 has happened yet.

3 MONICA KIELY: False, okay.

4 CHIEF OF STAFF LIBERT: They have a right to  
5 do that down the road, but at the moment, it's not  
6 something that they have.

7 Every location that we thought of that would  
8 be big enough has some kind of potential issue about  
9 being biased one way or the other.

10 We tried to find this as the best neutral  
11 location.

12 There's not a big enough ballroom at the  
13 Capri Motor Inn.

14 MONICA KIELY: On that note, thank you.

15 SUPERVISOR CLAVIN: Thank you very much.  
16 Very well done, Jack. Well done.

17 I don't have any other slips on the  
18 Administrative Calendar.

19 Is there anybody that did not sign it that  
20 would like to be heard?

21 Sure, if you come to the microphone, Mr.  
22 Jacobs. Just give me your name and address. That'd be  
23 great.

24 JAMES JACOBS: James B. Jacobs, Uniondale.

25 I'd like to speak on Item Number 30, for

1 clarification of location of the two properties in  
2 Uniondale.

3 On the Emergency Application of 90 and 91,  
4 I noticed there's been a common practice that sometime I  
5 attend these meetings, that these applications be added  
6 to the agenda has not been posted on the website so  
7 people can review it and understand it.

8 SUPERVISOR CLAVIN: Okay.

9 JAMES JACOBS: That tend to be an issue.

10 SUPERVISOR CLAVIN: What was the one you  
11 had on number 30? What do you want to ask?

12 JAMES JACOBS: The location? The two  
13 houses and the properties in Uniondale.

14 SUPERVISOR CLAVIN: Okay, hold on.

15 JAMES JACOBS: Is 90 and 91 the same  
16 things, no square footage of the storage facility.

17 SUPERVISOR CLAVIN: Freddie, if you  
18 identify yourself. I appreciate it.

19 COMMISSIONER JAWITZ: Supervisor, Deputy  
20 Supervisor, Board Members, Fred Jawitz, Commissioner,  
21 Building Department, Town of Hempstead.

22 You'd like the two addresses in Uniondale  
23 and they are 1312 Cambria Street in Uniondale and also  
24 899 Jerusalem Avenue in Uniondale.

25 JAMES JACOBS: Sir, are they both private

1 houses or the commercial buildings?

2 COMMISSIONER JAWITZ: No, one is a  
3 commercial building is an abandoned and open building.

4 That was the former Fire Marshal building,  
5 which was open and deemed an emergency and boarded up.

6 And the other is a private residence.

7 SUPERVISOR CLAVIN: Okay>

8 JAMES JACOBS: On 90 and 91 the square  
9 footage that the property could be in East Meadow?

10 SUPERVISOR CLAVIN: For 90 and 91, square  
11 footage?

12 JAMES JACOBS: Yeah, because it was  
13 emergency thing, that's not listed but the Town Clerk  
14 spoke about.

15 SUPERVISOR CLAVIN: Yes.

16 DEPUTY COMMISSIONER LEO: Dan Leo, Deputy  
17 Commissioner, Building Department.

18 On Items 90 and 91, That isn't a typical  
19 storage unit.

20 These are drive up units.

21 So it's going to be more of a modular-type  
22 setup than a conventional building that you would have  
23 for storage.

24 So to give you an actual square footage,  
25 imagine a shipping container next to each other in a row.

1 That's basically what this particular site  
2 is going to be looking like.

3 JAMES JACOBS: How tall would it be, sir?

4 COMMISSIONER LEO: Typical shipping  
5 container, ten foot high.

6 And they're one level and two levels.

7 So you're looking at 20 plus feet in height.

8 JAMES JACOBS: It's about three levels?

9 COMMISSIONER LEO: On the two level, on the  
10 one level, roughly 10 feet in height.

11 JAMES JACOBS: About three levels tall? Two  
12 levels tall?

13 COMMISSIONER LEO: No, it's not going to be  
14 three.

15 It's proposed one and two at this point.

16 JAMES JACOBS: And also, I just have a  
17 question for the Town Attorney or Mr. Jack Libert, the  
18 Chief of Staff, being that you propose a thing for Item 30,  
19 56, 57 58 at the Marriott, I know some past practices that  
20 when notices come out that the local resident of Uniondale,  
21 they'll tend not to be there and if they do get there,  
22 either they have to stand in the back or not seated in the  
23 front.

24 And I'm a Union person for over 30 some odd  
25 years, which I have nothing against the Union, but it tend

1 to be a lot of people from outside Uniondale Hamlet - -

2 SUPERVISOR CLAVIN: Mr. Jacobs, if somebody  
3 gets there and camps out at 6:00 in the morning, can't do  
4 it.

5 JAMES JACOBS: What I'm saying, sir, it's  
6 just point of clarification, because you're an Esquire,  
7 you're a Lawyer, you know how the deal is.

8 SUPERVISOR CLAVIN: I sit in the back.  
9 That's what I like to do. For my kids, I sit there for the  
10 concert last night. I was in the back row. That's where I  
11 like to sit.

12 When I was in law school, I sat in the back  
13 row, did the Crossword puzzle. It's amazing I past the  
14 bar.

15 JAMES JACOBS: Mr. Clavin, you know that  
16 you're smart. Okay? I'm not going to take - -

17 SUPERVISOR CLAVIN: I'm just telling you,  
18 listen, we made it accommodating. But residents can come.  
19 Anybody comes in, they take the seats. I've been at this  
20 and some residents get in the front and I get what you're  
21 saying, sometimes other entities get in the front.

22 It's first come, first serve at the forum.

23 But if someone speaks and they're done and  
24 they can go to the back, we hope they accommodate.

25 JAMES JACOBS: Mr. Clavin and the lawyer

1 for the Town of Hempstead, I understand what you're saying,  
2 Mr. Clavin, Supervisor Clavin, Deputy Supervisor Goosby,  
3 but here's the thing, when you have these Meetings and  
4 they're flooded by Union people and they supposed to be  
5 representing the people of Uniondale, I think that's really  
6 a disservice.

7                   Because if you understand, when things are  
8 supposed to be done publicly, when anyone has the chance to  
9 speak, especially in the area that's directly affected, I  
10 think the residents should at least have the chance to be  
11 heard and be spoken about.

12                   SUPERVISOR CLAVIN: Mr. Jacobs, just to  
13 interject, You will.

14                   It's not like we're saying that.

15                   In fact, to the contrary, we're trying to  
16 make sure that we're accommodating that everybody is heard  
17 in the process, that's why we're doing a day and a night.

18                   Just because somebody sits on the front  
19 row, big deal.

20                   The voice of resident matters.

21                   And that's why we actually ask for  
22 residents addresses, too, because we like to know the  
23 difference of somebody who lives in the town compared to  
24 somebody who doesn't live in the town.

25                   JAMES JACOBS: When I attended a meeting at

1 Hofstra University, and also when I attended at the County,  
2 I have a different experience from that which you just now  
3 say, Mr. Clavin.

4                   Hopefully, they would have that common  
5 practice that it would actually be done, because I noticed  
6 that everybody for this, the Lawrence is not in their  
7 backyard and being directly affected, especially now, I was  
8 hearing that they may have a special district for this.

9                   Even if it does go through, which only God  
10 knows for sure, that they may not consider part of that as  
11 Uniondale once you allow the Town of Hempstead, they  
12 allegedly allow and create the special district for them.

13                   There's so many different issues that  
14 hopefully they will be addressed at this meeting.

15                   And like the lady said before so  
16 eloquently, I hope they do their due diligence to make sure  
17 that everybody get a timely notice when to be at both the  
18 A.M./P.M. meeting.

19                   SUPERVISOR CLAVIN: Okay, you got it, Mr.  
20 Jacobs, thanks. Appreciate it, as always.

21                   Anybody else? Yeah, Mr. Jacobs, good  
22 afternoon.

23                   CHRIS JACOBS: Good afternoon, Supervisor  
24 Clavin, how are you?

25                   SUPERVISOR CLAVIN: Good.



1 CHRIS JACOBS: That's good. Basically to  
2 piggyback off of what everybody was talking about, Item 56  
3 and 57 and 58, I know being from Uniondale, I know the many  
4 issues, it's been labeled disadvantaged community by the  
5 New York State, DEC.

6 Part of the issues, we're transit desert,  
7 we have waste management crisis here in Long island.

8 And I actually echo the sentiments of the  
9 Baldwin residents who came and opposed that gas station  
10 because basically the Sands project is the same thing as  
11 the gas price except a thousand times worse.

12 So everything they said, I can concur.

13 We have an inaccurate road network.

14 But also I just want to talk and ask you  
15 personally, what method besides on the website is the Town  
16 of Hempstead going to use to communicate to the residents  
17 about these meetings?

18 SUPERVISOR CLAVIN: We're going to be  
19 talking about many different ways.

20 It could be potentially mail and it could  
21 be emails.

22 CHRIS JACOBS: Oh good. So I'll be able  
23 to see it on the, "Around The Town," letter?

24 SUPERVISOR CLAVIN: Hey, you never know.  
25 We'll see.

1 CHRIS JACOBS: I hope so. Yeah, that'll  
2 be a great thing.

3 SUPERVISOR CLAVIN: I'm glad you read it.  
4 I'm glad you enjoy it. We try to have a little fun with it  
5 every week with a good little joke at the end.

6 CHRIS JACOBS: So like you always say,  
7 take that under advisement, I want that.

8 SUPERVISOR CLAVIN: There you go.

9 CHRIS JACOBS: And also the capacity  
10 issues, they said basically with the County Meetings I went  
11 to, you know, it was overwhelmed with people.

12 They didn't check at the door as they  
13 should have because a lot of residents didn't even live in  
14 Nassau County and I think that should be, but that's all  
15 things to take into consideration.

16 So, hopefully I'll be seeing it in the  
17 mailing because like I said, there's a lot of people I know  
18 in the community - -

19 SUPERVISOR CLAVIN: Listen, you can't say  
20 to somebody, you don't live in the Town, you can't speak,  
21 but if you notice, that's why I say to people at the  
22 meeting, can you give your address?

23 Because it's important for residents to  
24 know, because you've been to a lot of the Public Hearings  
25 maybe, you know, somebody, be like, hey, I'm from

1 Westchester, New York, and you're sort of like, wow, you're  
2 down here talking about this thing happening in Valley  
3 stream. That's what we asked for.

4 And similar, we'll be asking at those  
5 meetings as well.

6 CHRIS JACOBS: I'm glad you said that,  
7 because what I'm advocating for is that the residents have  
8 the same opportunity that the other insiders know that  
9 they're able to attend the meetings either day or night  
10 one, as long as they have the fair opportunity to show up,  
11 it's on their choice, but just give them the fair  
12 opportunity to be able to do that.

13 SUPERVISOR CLAVIN: Gotcha.

14 CHRIS JACOBS: Thank you.

15 SUPERVISOR CLAVIN: Thanks, Ms. Jacobs.

16 Nice seeing you.

17 Anybody else wish to be heard?

18 All right. Oh, no follow up, Ms.

19 Kiely, I'm sorry, but it's one time only, that's it.

20 If you stick around after, you can talk  
21 to Jack if you got a follow up after.

22 All right. You only get to speak  
23 once. I'm sorry, but you can speak at the public comment  
24 section.

25 We have the public comment section,

1 after.

2 You can talk after, you can talk in the  
3 public section, there you go.

4 Can I have a motion on the  
5 Administrative Calendar.

6 DEPUTY SUPERVISOR GOOSBY: I move the  
7 Administrative Calendar Items 30 to 91.

8 COUNCILMAN DUNNE: Second.

9 CLERK MURRAY: Councilman Carini?

10 COUNCILMAN CARINI: Aye.

11 CLERK MURRAY: Councilman Dunne?

12 COUNCILMAN DUNNE: Aye.

13 CLERK MURRAY: Deputy Supervisor Goosby?

14 DEPUTY SUPERVISOR GOOSBY: Aye.

15 CLERK MURRAY: Councilwoman Miller?

16 COUNCILWOMAN MILLER: Aye.

17 CLERK MURRAY: Councilman Muscarella?

18 COUNCILMAN MUSCARELLA: Aye.

19 CLERK MURRAY: Councilwoman Ryder?

20 COUNCILWOMAN RYDER: Aye.

21 SUPERVISOR CLAVIN: May I have a Motion  
22 to adjourn.

23 DEPUTY SUPERVISOR GOOSBY: Move we  
24 adjourn.

25 COUNCILMAN DUNNE: Second the Motion.

1 CLERK MURRAY: Councilman Carini?

2 COUNCILMAN CARINI: Aye.

3 CLERK MURRAY: Councilman Dunne?

4 COUNCILMAN DUNNE: Aye.

5 CLERK MURRAY: Deputy Supervisor Goosby?

6 DEPUTY SUPERVISOR GOOSBY: Aye.

7 CLERK MURRAY: Councilwoman Miller?

8 COUNCILWOMAN MILLER: Aye.

9 CLERK MURRAY: Councilman Muscarella?

10 COUNCILMAN MUSCARELLA: Aye.

11 CLERK MURRAY: Councilwoman Ryder?

12 COUNCILWOMAN RYDER: Aye.

13 (Whereupon, the official Meeting of the Town  
14 of 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 held on December 5, 2023 consisting of pages 1 through 142 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  
NOTARY PUBLIC - STATE OF NEW YORK

