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TOWN OF HEMPSTEAD

TOWN BOARD MEETING

ONE WASHINGTON STREET

TOWN HALL PAVILION

HEMPSTEAD, NEW YORK 11550

September 20, 2022

7:00 P.M.

BEFORE: DONALD CLAVIN, JR.

SUPERVISOR



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APPEARANCES :

DEPUTY SUPERVISOR GOOSBY

Page | 2

COUNCIL MEMBER CARINI

COUNCIL MEMBER D'ESPOSITO

COUNCIL MEMBER DUNNE, SR.

COUNCIL MEMBER MILLER (via phone for Items 10 &
11)

COUNCIL MEMBER MUSCARELLA

TOWN CLERK MURRAY

DEPUTY TOWN CLERK POKALSKY

TOWN ATTORNEY MACCARONE

CHIEF OF STAFF LIBERT

COMPTROLLER MASTROMARINO

HEMPSTEAD TOWN BOARD SEPTEMBER 20, 2022

1 SUPERVISOR CLAVIN: Welcome to the
2 September 20, 2022 Hempstead Town Board Meeting.

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

Page | 3

5 CLERK MURRAY: Supervisor Clavin?

6 SUPERVISOR CLAVIN: Here.

7 CLERK MURRAY: Councilman Carini?

8 COUNCILMAN CARINI: Here.

9 CLERK MURRAY: Councilman D'Esposito?

10 COUNCILMAN D'ESPOSITO: I am here.

11 CLERK MURRAY: Councilman Dunne?

12 COUNCILMAN DUNNE: Here.

13 CLERK MURRAY: Deputy Supervisor Goosby?

14 DEPUTY SUPERVISOR GOOSBY: Here.

15 CLERK MURRAY: Councilman Muscarella?

16 COUNCILMAN MUSCARELLA: Present.

17 SUPERVISOR CLAVIN: I will ask Councilman
18 D'Esposito to lead us in the Pledge of Allegiance.

19 COUNCILMAN D'ESPOSITO: All rise, face the
20 American Flag.

21 (Whereupon, Councilman D'Esposito, led the
22 Assembly in the Pledge of Allegiance. After, the
23 following ensued.)

24 SUPERVISOR CLAVIN: Thank you, Councilman
25 D'Esposito.

1 All right, Madam Clerk, will you, please,
2 call the first Public Hearing.

3 CLERK MURRAY: Proposed Local Law Re:
4 "Regulations and Restrictions" to limit parking in ^{Page | 4}
5 Franklin Square, Lido Beach, Merrick, Oceanside
6 (To amend Chapter 202 of the Code of the Town of
7 Hempstead)

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

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

12 SUPERVISOR CLAVIN: I do not have any slips
13 on Item Number 1, is there anybody that wants to
14 speak on Item Number 1 that did not sign in?

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

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

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

22 DEPUTY SUPERVISOR GOOSBY: Second the
23 Motion.

24 CLERK MURRAY: Supervisor Clavin?

25 SUPERVISOR CLAVIN: Aye.

1 CLERK MURRAY: Councilman Carini?

2 COUNCILMAN CARINI: Aye.

3 CLERK MURRAY: Councilman D'Esposito?

4 COUNCILMAN D'ESPOSITO: Aye.

5 CLERK MURRAY: Councilman Dunne?

6 COUNCILMAN DUNNE: Aye.

7 CLERK MURRAY: Deputy Supervisor Goosby?

8 DEPUTY SUPERVISOR GOOSBY: Aye.

9 CLERK MURRAY: Councilman Muscarella?

10 COUNCILMAN MUSCARELLA: Aye.

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

13 CLERK MURRAY: Proposed Local Law Re:
14 "Parking or Standing Prohibitions" in Baldwin,
15 Franklin Square, Levittown, Merrick, Oceanside,
16 West Hempstead, Woodmere, (To amend Section 202-1
17 of the Code of the Town of Hempstead.)

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

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

22 SUPERVISOR CLAVIN: I do not have any
23 slips, does anybody in the Public that did not
24 sign in that wishes to be heard on Item Number 2?

25 (Whereupon, no response was heard. After,

1 the following ensued.)

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

4 COUNCILMAN MUSCARELLA: I move the Public ^{Page | 6}
5 Hearing be closed and the Board adopt the item.

6 COUNCILMAN D'ESPOSITO: Second the Motion.

7 CLERK MURRAY: Supervisor Clavin?

8 SUPERVISOR CLAVIN: Aye.

9 CLERK MURRAY: Councilman Carini?

10 COUNCILMAN CARINI: Aye.

11 CLERK MURRAY: Councilman D'Esposito?

12 COUNCILMAN D'ESPOSITO: Aye.

13 CLERK MURRAY: Councilman Dunne?

14 COUNCILMAN DUNNE: Aye.

15 CLERK MURRAY: Deputy Supervisor Goosby?

16 DEPUTY SUPERVISOR GOOSBY: Aye.

17 CLERK MURRAY: Councilman Muscarella?

18 COUNCILMAN MUSCARELLA: Aye.

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

21 CLERK MURRAY: Proposed Local Law Re:
22 "Arterial Stops," in East Meadow, near Lynbrook,
23 Oceanside, Uniondale, near Westbury (To amend
24 Section 197-5 of the Code of the Town of
25 Hempstead.)

HEMPSTEAD TOWN BOARD SEPTEMBER 20, 2022

1 SUPERVISOR CLAVIN: Any Member of the Board
2 wish to be heard?

3 (Whereupon, no response was heard. After,
4 the following ensued.) Page | 7

5 SUPERVISOR CLAVIN: I do not have any slips
6 on Item Number 3, does any Member of the Public
7 that did not sign in that wishes to be heard on
8 Item Number 3?

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

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

13 COUNCILMAN D'ESPOSITO: Supervisor, I move
14 that the Public Hearing be closed and the Item be
15 adopted.

16 COUNCILMAN MUSCARELLA: Second.

17 CLERK MURRAY: Supervisor Clavin?

18 SUPERVISOR CLAVIN: Aye.

19 CLERK MURRAY: Councilman Carini?

20 COUNCILMAN CARINI: Aye.

21 CLERK MURRAY: Councilman D'Esposito?

22 COUNCILMAN D'ESPOSITO: Aye.

23 CLERK MURRAY: Councilman Dunne?

24 COUNCILMAN DUNNE: Aye.

25 CLERK MURRAY: Deputy Supervisor Goosby?

1 DEPUTY SUPERVISOR GOOSBY: Aye.

2 CLERK MURRAY: Councilman Muscarella?

3 COUNCILMAN MUSCARELLA: Aye.

4 SUPERVISOR CLAVIN: Madam Clerk, please, Page | 8
5 call the next item.

6 CLERK MURRAY: Proposed Local Law Re:
7 "Traffic Regulations in the Vicinity of Schools"
8 near Valley Stream (To amend Section 197-13 of the
9 Code of the Town of Hempstead.)

10 SUPERVISOR CLAVIN: Does any Member of the
11 Board wish to be heard?

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

14 SUPERVISOR CLAVIN: I do not have any
15 slips, is there anybody that has not signed in
16 that wishes to be heard on Item Number 4?

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

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

21 COUNCILMAN D'ESPOSITO: Supervisor, I move
22 that the Public Hearing be closed and the proposed
23 Local Law be adopted.

24 DEPUTY SUPERVISOR GOOSBY: Second the
25 Motion.

1 CLERK MURRAY: Supervisor Clavin?

2 SUPERVISOR CLAVIN: Aye.

3 CLERK MURRAY: Councilman Carini?

4 COUNCILMAN CARINI: Aye.

5 CLERK MURRAY: Councilman D'Esposito?

6 COUNCILMAN D'ESPOSITO: Aye.

7 CLERK MURRAY: Councilman Dunne?

8 COUNCILMAN DUNNE: Aye.

9 CLERK MURRAY: Deputy Supervisor Goosby?

10 DEPUTY SUPERVISOR GOOSBY: Aye.

11 CLERK MURRAY: Councilman Muscarella?

12 COUNCILMAN MUSCARELLA: Aye.

13 SUPERVISOR CLAVIN: Madam Clerk, please,
14 call the next item.

15 CLERK MURRAY: Proposed "Handicapped
16 Parking on Public Streets" in Baldwin, Bellerose
17 Terrace, Elmont, near Flora Park, Franklin Square,
18 Lido Beach, Merrick, North Bellmore, Oceanside,
19 near Valley Stream, Woodmere, (Harte Street, 240th
20 Street, Litchfield Avenue, Burton Avenue, 239th
21 Street, Pacific Street, Sharon Drive, Orr Street,
22 McKinely Avenue, Evelyn Avenue, Chester Street,
23 Salem Road, Edward Avenue.)

24 SUPERVISOR CLAVIN: Okay, any Member of the
25 Board wish to be hard on Item Number 5?

1 (Whereupon, no comments were heard. After,
2 the following ensued.)

3 SUPERVISOR CLAVIN: I do not have any slips
4 on Item Number 5, does anybody in the audience
5 that did not sign in wish to be heard on Item
6 Number 5?

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

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

11 COUNCILMAN D'ESPOSITO: I move that the
12 Public Hearing be closed and the proposed
13 handicapped parking be improved.

14 COUNCILMAN MUSCARELLA: Second.

15 CLERK MURRAY: Supervisor Clavin?

16 SUPERVISOR CLAVIN: Aye.

17 CLERK MURRAY: Councilman Carini?

18 COUNCILMAN CARINI: Aye.

19 CLERK MURRAY: Councilman D'Esposito?

20 COUNCILMAN D'ESPOSITO: Aye.

21 CLERK MURRAY: Councilman Dunne?

22 COUNCILMAN DUNNE: Aye.

23 CLERK MURRAY: Deputy Supervisor Goosby?

24 DEPUTY SUPERVISOR GOOSBY: Aye.

25 CLERK MURRAY: Councilman Muscarella?

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COUNCILMAN MUSCARELLA: Aye.

SUPERVISOR CLAVIN: Madam Clerk, call the next item.

CLERK MURRAY: Proposed Local Law Re: "Taxation: Partial Exemption of Real Property For Certain Persons With Limited Income," to amend Section 10-3 and Paragraph B of Section 10-4 of Chapter 10 of the Hempstead Town Code to increase the annual income limit for persons 65 and over to receive a partial Town tax exemption - Town of Hempstead.

SUPERVISOR CLAVIN: Any Member of the Board wish to be heard on this item?

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

SUPERVISOR CLAVIN: I do not have any slips on Item Number 6, is there anybody that did not sign in that wishes to be heard, that didn't sign in for Item Number 6?

BONNIE GARONE: Yes.

SUPERVISOR CLAVIN: If you go to the back mic and identify yourself, please.

BONNIE GARONE: Good Evening, Bonnie Garone, Rockville Centre.

So, this applies, you said, to certain

1 persons with limited income and one of the
2 categories of persons are real property owned by
3 husband and wife.

4 Now, we all know this day and age that
5 language is antiquated.

6 I assume this follows language, perhaps,
7 that is still under State Law, can you confirm for
8 us that you will apply this to all legally married
9 persons whether it is a husband and wife or not?

10 SUPERVISOR CLAVIN: Mr. Town Attorney.

11 TOWN ATTORNEY MACCARONE: Yes, according to
12 State Law it would apply to all people that are
13 legally married.

14 BONNIE GARONE: Where is that in State Law?

15 TOWN ATTORNEY MACCARONE: Excuse me?

16 BONNIE GARONE: Where is that in State Law
17 because this language is pretty specific?

18 It says, "husband and wife."

19 SUPERVISOR CLAVIN: That was based on
20 legislation that was passed by New York State.

21 If you like, you can reach out to your
22 State Senator and Assembly person and ask them to
23 expand it.

24 But, the interpretation he is saying is
25 inclusive of all.

1 BONNIE GARONE: You will apply it to all?

2 SUPERVISOR CLAVIN: As we just said, we
3 would.

4 BONNIE GARONE: Okay, thank you.

5 SUPERVISOR CLAVIN: Anybody else wish to be
6 heard on Item Number 6?

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

9 COUNCILMAN D'ESPOSITO: Supervisor, I make
10 a Motion that the Public Hearing be closed and the
11 Item be adopted.

12 COUNCILMAN MUSCARELLA: Second.

13 CLERK MURRAY: Supervisor Clavin?

14 SUPERVISOR CLAVIN: Aye.

15 CLERK MURRAY: Councilman Carini?

16 COUNCILMAN CARINI: Aye.

17 CLERK MURRAY: Councilman D'Esposito?

18 COUNCILMAN D'ESPOSITO: Aye.

19 CLERK MURRAY: Councilman Dunne?

20 COUNCILMAN DUNNE: Aye.

21 CLERK MURRAY: Deputy Supervisor Goosby?

22 DEPUTY SUPERVISOR GOOSBY: Aye.

23 CLERK MURRAY: Councilman Muscarella?

24 COUNCILMAN MUSCARELLA: Aye.

25 SUPERVISOR CLAVIN: Madam Clerk, please,

1 call the next item.

2 CLERK MURRAY: Proposed Local Law Re:

3 "Taxation: Partial Exemption For Disabled Persons

4 With Limited Incomes, " to amend Section 25-2 of ^{Page | 14}

5 Chapter 25 of the Hempstead Town Code to increase

6 the annual income limit for disabled persons to

7 receive a partial Town tax exemption - Town of

8 Hempstead.

9 SUPERVISOR CLAVIN: Any Member of the Board

10 wish to be heard on this?

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

13 SUPERVISOR CLAVIN: I do have one slip on
14 Item 7, Bonnie Garone.

15 BONNIE GARONE: I do not need to speak.

16 SUPERVISOR CLAVIN: You are good?

17 BONNIE GARONE: Yes.

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

21 COUNCILMAN MUSCARELLA: Second.

22 CLERK MURRAY: Supervisor Clavin?

23 SUPERVISOR CLAVIN: Aye.

24 CLERK MURRAY: Councilman Carini?

25 COUNCILMAN CARINI: Aye.

1 CLERK MURRAY: Councilman D'Esposito?

2 COUNCILMAN D'ESPOSITO: Aye.

3 CLERK MURRAY: Councilman Dunne?

4 COUNCILMAN DUNNE: Aye.

5 CLERK MURRAY: Deputy Supervisor Goosby?

6 DEPUTY SUPERVISOR GOOSBY: Aye.

7 CLERK MURRAY: Councilman Muscarella?

8 COUNCILMAN MUSCARELLA: Aye.

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

11 CLERK MURRAY: To authorize the conveyance
12 of vacant parcels of land - Town of Hempstead
13 (Duck Soup Properties, LLC.)

14 SUPERVISOR CLAVIN: First, any Member of
15 the Board wish to be heard on this?

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

18 SUPERVISOR CLAVIN: I have two slips on
19 this. First, I have Bonnie Garone.

20 How are you? Identify yourself for the
21 record, that would be great.

22 ATTORNEY MILGROM: Sure, my name is Miriam
23 Milgrom, Counsel at Birkman, Henoch, Peterson &
24 Peddy.

25 I am here, actually, on behalf of the

1 Town of Hempstead and specifically for the
2 Department of Planning and Economic Development.

3 We are requesting that the Town of
4 Hempstead authorize certain vacant parcels of land Page | 16
5 to Duck Soup Properties, LLC., that is an equity
6 owned and controlled by Irwin Graznau.

7 And, pursuant to a negotiated contract of
8 sale obtained by the Town of Hempstead and Duck
9 Soup Properties, the properties consists of the
10 project area described in the Urban Renewal Plan,
11 the Jamaica Square dated October, 1990.

12 Planning is requesting the authorization of
13 the contract of sale pursuant to that Urban
14 Renewal Plan and to authorize the Commission to
15 execute the project of sale and any all documents
16 necessary to get the contract.

17 As background on behalf of the Town of
18 Hempstead, SES, Standard Evaluation Services
19 performed appraisals on all five parcels on or
20 about March 26, 2018.

21 In the aggregate, the appraisal was equal
22 nine hundred and forty-five thousand - - nine
23 hundred and forty-five thousand dollars, excuse
24 me.

25 Overall, footage of the five

1 parcels equals, approximately, thirty-seven
2 thousand seven hundred and sixty.

3 The Town's Department of Planning and
4 Economic Development by request, um, by
5 publication of an RFP, first, in 2018 and 2020
6 solicited, received and reviewed proposals from
7 interested developments.

Page | 17

8 At the conclusion of the above-described
9 process, the Town's Planning Department recommend
10 that contract of sale be awarded to the Duck Soup
11 Properties.

12 The purchase price is nine hundred and
13 forty-five thousand dollars.

14 Upon execution, delivery of the contract of
15 sale, purchase and delivered to Berkman, Henoeh
16 where the Escrow Agent, contract, down payment in
17 the amount of forty-seven thousand two hundred and
18 fifty dollars.

19 The Closing balance will be paid at
20 Closing.

21 There are milestones set forth in the
22 contract of sale with respect to, among other
23 things, identifying the long-term tenants or the
24 purchaser to seek all necessary municipal
25 approvals.

1 The purchaser under the terms of the
2 contract of sale, must close earlier than sixty
3 days, must secure all building permits and all
4 other municipal approvals or free the escrow - Page | 18
5 the affected date of the contract of sale.

6 The planned development is to secure a
7 restaurant as a tenant.

8 If the purchaser is not able to do so, the
9 planned development can only be amended with the
10 expressed permission of the tenant.

11 So, any change, any material changes to the
12 planned development must be approved by the
13 seller.

14 The milestones are set forth, very
15 specifically, in the contract of sale.

16 The purchaser agreed to accept the
17 condition of the properties as is.

18 Nevertheless, with respect to environmental
19 conditions, only, the purchaser has one hundred and
20 twenty days from the effective date of the
21 contract to perform due diligence, the only remedy
22 is with the returning of the down payment.

23 If anyone has any questions, otherwise, I
24 am concluding the presentation.

25 Thank you.

1 SUPERVISOR CLAVIN: I appreciate the
2 safeguards and the requirements of the development
3 of the restaurant.

4 The Deputy Supervisor and I were concerned ^{Page | 19}
5 about that.

6 I do have a couple of slips, if you hang
7 out on standby, if any questions come up.

8 I first have a slip from Bonnie Garone, who
9 had a question.

10 Did you want to ask a question on that?

11 If you go the mic, give your name and
12 address, again, that would be awesome.

13 BONNIE GARONE: Bonnie Garone, Rockville
14 Centre.

15 I have a number of questions.

16 First of all, it was stated in your
17 presentation that the valuation was 2018 and now
18 from 2018 until today, we all know that real
19 estate prices have changed dramatically.

20 Why don't we have a more recent valuation?

21 SUPERVISOR CLAVIN: A couple of questions,
22 I will let the Attorney speak to a number of your
23 questions.

24 BONNIE GARONE: Okay, that is Number 1.

25 I also like to know how many responses

1 there were to the RFP?

2 And, again, the RFP was stated was done in
3 2020, and, again, real estate prices have changed
4 so dramatically. Page | 20

5 Why didn't we do another RFP that was more
6 recent?

7 And, finally, um, it was stated that Irwin
8 Grassnou, I think it was, associated with the Duck
9 Soup Properties, I would like to know if there are
10 any others with an interest in Duck Soup
11 Properties?

12 SUPERVISOR CLAVIN: Give her back the mic.

13 ATTORNEY MILGROM: The question about the
14 appraisal, um, the appraisal was done in 2018, if
15 it changes, the appraisal, um, you know, someone
16 can make the case that, um, there are changes in
17 valuation of the properties, but, the reality of
18 the situation is the property values go up, they
19 go down.

20 In the meantime, the Urban Renewal Plan is
21 dated 1990.

22 There was an RFP.

23 There was only one bidder in the property
24 in the year 2020.

25 It was in the Town's discretion and

1 Specifically Planning's discretion that since the
2 successful bidder on the project and the only
3 bidder on the project was paying the appraised
4 value of the property, it made sense to consummate Page | 21
5 a contract of sale.

6 BONNIE GARONE: Ownership - -

7 ATTORNEY MILGROM: Excuse me.

8 BONNIE GARONE: Is there anyone else?

9 ATTORNEY MILGROM: Irwin, based on the
10 disclosures is the sole member of Duck Soup
11 Properties, LLC., sole member, sole manager.

12 He does have the ability, under the
13 contract of sale, to transfer limited interest to
14 his family members, to his spouse or children.

15 BONNIE GARONE: I am a homeowner, as I am
16 sure many in the audience are and if I had a
17 choice between selling my house for the 2018
18 valuation and the 2021 or '22 valuation, I, like
19 everyone else in the audience, would sell it for
20 the more recent valuation because we all know, um,
21 you know, that prices go up and down, clearly,
22 property, almost all property would have a much
23 higher valuation today than 2018.

24 So, I urge that the Board table this matter
25 to do a recent valuation.

1 And, if there is a significant increase
2 from 2018, I can't imagine why it would be a
3 higher valuation, that you do another RFP because
4 this is really unfair to sell it to this
5 individual, five properties that are going to be
6 developed into what would be a downtown business
7 area for a price that is from 2018.

8 Um, this is taxpayers' money.

9 Please, table it and get another valuation.

10 Thank you.

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

13 SUPERVISOR CLAVIN: There are not other
14 slips, does anyone else wish to be heard on this
15 item that didn't sign in?

16 Okay, if you want to be heard on this item,
17 please, go to the back mic and identify yourself,
18 name and address.

19 Good evening.

20 HANNAH BURDEI: Good evening, I am Hannah
21 Burdei.

22 I am at 125 Leffered (as heard) Road in
23 Woodmere.

24 My first question is about the listing of
25 the item on the agenda and I just like a

1 clarification on why this specific address or the
2 proposed development is - -

3 SUPERVISOR CLAVIN: Ma'am, we are just
4 taking questions, comments on Hearing Number 8
5 right, now.

6 HANNAH BURDEI: That is what I am talking
7 about, Number 8.

8 SUPERVISOR CLAVIN: Okay, the sale of the
9 land you are talking about?

10 HANNAH BURDEI: Yeah, conveyance of vacant
11 parcels of land, I just like to know why the
12 address and the proposed development were not
13 included on the item number?

14 And, we were not able to find it on the
15 Case Number on the website.

16 So, it is more of a technical and
17 administrative question why it is listed that way,
18 that is my initial question.

19 The second question is what is the
20 allowable development at the site?

21 And, my understanding, based on your
22 testimony, is that the proposed development is a
23 restaurant?

24 TOWN ATTORNEY MACCARONE: Yes.

25 HANNAH BURDEI: So, my question is how

1 many square feet?

2 And, will there be a Deed restriction in
3 place with the sale that will only allow the
4 property to be developed for that purpose as
5 opposed to some other purpose that they will try
6 to get rezoned or some other - -

Page | 24

7 SUPERVISOR CLAVIN: I do think the Counsel
8 said before, there was restrictions in there for
9 the restaurant and if not, they had to come back
10 to the Town Board.

11 Am I correct about that, Counselor?

12 ATTORNEY MILGROM: Yes.

13 SUPERVISOR CLAVIN: My Town Attorney can
14 respond to the question.

15 TOWN ATTORNEY MACCARONE: With regard to
16 the Notice on the agenda, it just said, "parcels."

17 What should be included in on the website
18 and we will check that out tomorrow, is the actual
19 Notice of Public Hearing that relates to the
20 actual address.

21 So, we will check that out.

22 HANNAH BURDEI: Thank you, because that was
23 not clear but so the clarification is there is a
24 restriction in the development agreement or is it
25 the actual Deed that is conveyed because

1 I like for the, um, Commissioner to speak on this.

2 Please address it.

3 PLANNING COMMISSIONER: Supervisor, Deputy

4 Supervisor, Member of the Town Board:

5 Um, this project goes back to a long period
6 of time the Urban Renewal Plan goes back to the
7 year 1990.

8 After the Urban Renewal Plan was written
9 the Town purchased these properties back between
10 2001 and 2003.

11 Since that time, the Town had to maintain
12 these properties.

13 They are fenced off.

14 They are vacant.

15 They are off the tax rolls. They are not
16 producing any jobs.

17 So, this - - what you can see is the actual
18 appraisal, so, it is not like it is a three-page
19 thing.

20 It is probably a three-hundred page thing.

21 Um, so we felt that it was vacant and that
22 the value was still fair and reasonable.

23 The offer was at the appraised price.

24 DEPUTY SUPERVISOR GOOSBY: You know what, I
25 think we will have to table this.

1 SUPERVISOR CLAVIN: John, I think the
2 Deputy Supervisor raised a concern.

3 We would like an updated appraisal.

4 Let it be higher or lower, whatever it is. Page | 27

5 Interest rates have gone up, so, I frankly
6 don't know what the number is going to be right,
7 now, but I think we will feel better if we table
8 the matter and present it at the next Board
9 Meeting, is that fair enough.

10 PLANNING COMMISSIONER: Absolutely.

11 COUNCILMAN D'ESPOSITO: Just to note for
12 the record, the Clerk mentioned that it is
13 available on the website.

14 Just so everyone has the addresses that are
15 of concern, 546 Hempstead Turnpike, Parcel 1 is
16 the northeast corner of Hempstead Turnpike and
17 Lewis Avenue.

18 Parcel 2 is 546 Hempstead Turnpike.

19 Parcel 3 is 522 Hempstead Turnpike.

20 Parcel 4 is 540 Hempstead Turnpike and

21 Parcel 5 is 524 Hempstead Turnpike.

22 And, I will second the Deputy Supervisor's
23 Motion.

24 SUPERVISOR CLAVIN: The Deputy Supervisor
25 is making a Motion to table the matter.

HEMPSTEAD TOWN BOARD SEPTEMBER 20, 2022

1 DEPUTY SUPERVISOR GOOSBY: Yes to table.

2 SUPERVISOR CLAVIN: Councilman D'Esposito
3 seconded it, okay.

Page | 28

4 CLERK MURRAY: Supervisor Clavin?

5 SUPERVISOR CLAVIN: Aye.

6 CLERK MURRAY: Councilman Carini?

7 COUNCILMAN CARINI: Aye.

8 CLERK MURRAY: Councilman D'Esposito?

9 COUNCILMAN D'ESPOSITO: Aye.

10 CLERK MURRAY: Councilman Dunne?

11 COUNCILMAN DUNNE: Aye.

12 CLERK MURRAY: Deputy Supervisor Goosby?

13 DEPUTY SUPERVISOR GOOSBY: Aye.

14 CLERK MURRAY: Councilman Muscarella?

15 COUNCILMAN MUSCARELLA: Aye.

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

18 CLERK MURRAY: All right, we have the
19 Application of BOLLA OPERATING LI CORP. for a
20 variance from the provisions of "GSS" District
21 for a permit to operate self-service and a
22 convenience store at an existing gasoline service
23 station which shall be raised and rebuilt to
24 modify and rescind Restrictive Covenant and to
25 modify a previously approved site plan - LEVITTOWN

1 at the premises located on the southwest corner of
2 Wantagh Avenue & Hempstead Turnpike.

3 SUPERVISOR CLAVIN: I see Mr. O'Brien in
4 the ack mic, if you identify yourself for the Page | 29
5 record.

6 ATTORNEY O'BRIEN: Good Evening, Supervisor
7 Clavin, Deputy Supervisor Goosby, Honorable
8 Members of the Board, Counsel, Madam Clerk:

9 Kevin O'Brien from the firm of O'Brien,
10 P.C. 462 Sagamore Avenue, East Williston, New
11 York. 11596, here on behalf of the Applicant.

12 I also have with me this evening, Mr.
13 Passeum. He is a licensed Professional Engineer.

14 He is from PPS - - PSS, we are close, they
15 are our design professionals.

16 Actually, it was a affirm which is taken
17 over by PSS.

18 They prepared the plans which are before
19 this Board, today, this evening.

20 So, it is an application by Bolla with
21 respect to, um, a site which is located in the
22 southwest corner of Hempstead Turnpike and Wantagh
23 Avenue.

24 Up on the screen and essentially, what we
25 are looking to do over here is to raze and

1 rebuild this particular location.

2 I want to give you a little bit of history
3 and kind of why we are here and what we are
4 looking to do.

5 So, it is an existing service station.

6 It has operated as a gasoline service
7 station for over sixty years.

8 It is a prominent corner.

9 It has, approximately, one hundred and
10 fifty-four feet on Hempstead Turnpike, a State
11 Roadway and it has got, approximately, one hundred
12 and thirty feet on Wantagh Avenue.

13 It has gotten over eighteen thousand
14 square feet which is a pretty large site, with
15 respect to the gasoline service stations in the
16 Town of Hempstead.

17 As indicated, it has operated, um, for over
18 sixty years.

19 Its current configuration, it is operating
20 but not as a gasoline service station.

21 It is really operating - - the tanks have
22 been removed, the pumps have been removed and it
23 is really operating for light repairs at the
24 moment.

25 Part of the history is that, previously,

1 Power Test, which is, essentially, Getty made an
2 application a number of years ago to this Board.

3 A portion of the property is located in
4 the LPRD. Page | 31

5 And, application was made to include that
6 into the Business District which was granted and
7 the overall property was included in the GSS which
8 is the correct service district for service
9 stations.

10 Power Test which is Getty went bankrupt.

11 Never did perform any of the improvements.

12 They entered into an arrangement with
13 Global, um, and Global came back to this Board,
14 essentially, for a similar relief.

15 It is already in the GSS but they were
16 going to expand the existing convenience store
17 together with repairs at this particular location,
18 add new underground gasoline storage tanks, add
19 additional pumps and dispensers, add new canopies
20 but, essentially, utilizing surrounding - -
21 everything around the existing building that the
22 application was granted by this Board.

23 The process is a long one.

24 You have to go through New York State DOT,
25 County Planning Commission, 239-M and 239-F

1 approval, that was in the process when they were
2 approached by Bolla.

3 So, Bolla Operations, now, has made an
4 application to this Board to make improvements. Page | 32

5 And, why do we have to come to this Board,
6 again, if we already are in the GSS?

7 We already have permits to operate a
8 convenience store.

9 We already have permits to operate self-
10 service but part of the Restrictive Covenants when
11 an application is granted with respect to a
12 particular site plan, the particular site plan
13 that was previously approved centered around the
14 dwelling's building structure and expansion of
15 that and part of the use would include repairs of
16 automobiles.

17 Ours is different and that is why we need
18 the Board in connection with this, inasmuch as we
19 are seeking to raze and rebuild this, not from the
20 ground up, from the underground up.

21 So, we are seeking to install (2) twenty
22 thousand gallon storage tanks all in accordance
23 with Nassau County, New York State and EPA
24 regulations, new pump islands and a new building.

25 Um, so, accordingly, we need to rescind

1 those prior Covenants and Restrictions and approve
2 in accordance with this new program.

3 Um, the Board is well aware of Bolla
4 inasmuch as they have become a brand and the kind Page | 33
5 of work and quality of work that we would do.

6 I am sure Councilman Hughes would be proud
7 because I know he was always so concerned about
8 the appearance and landscaping and the like and
9 this Board, you know, would be proud you know when
10 something like this ultimately gets approved.

11 So, that is really it in a nutshell.

12 So, if there are any questions of the Board
13 Members or the Public has questions for the design
14 professional or myself?

15 SUPERVISOR CLAVIN: Mr. O'Brien, we have a
16 couple just for clarification.

17 ATTORNEY O'BRIEN: Sure.

18 SUPERVISOR CLAVIN: The tanks are already
19 out, right?

20 ATTORNEY O'BRIEN: The tanks are out.

21 SUPERVISOR CLAVIN: It is a repair shop,
22 now, so, we will lose the aspect of a repair shop?

23 ATTORNEY O'BRIEN: That is correct.

24 SUPERVISOR CLAVIN: Yeah, that is good.
25 New pumps and convenience store?

1 ATTORNEY O'BRIEN: That is correct.

2 SUPERVISOR CLAVIN: You will have your air
3 pumps and vacuum, I use both for my SUV, as well.

4 ATTORNEY O'BRIEN: Yes.

5 SUPERVISOR CLAVIN: If I remember correctly
6 on the corner on the other side was it Stop & Shop
7 diagonal from it?

8 ATTORNEY O'BRIEN: Yes.

9 SUPERVISOR CLAVIN: I know Councilman Dunne
10 had a couple of questions.

11 COUNCILMAN DUNNE: Just a few quick things.

12 We have all our parades, Memorial, Veterans
13 Day, even the 75th Anniversary of Levittown is
14 October 1st, our parades go right by your gas
15 station where Bolla is going to put up its
16 building.

17 I didn't see - - I haven't looked at all
18 the plans yet, I haven't seen a flagpole.

19 ATTORNEY O'BRIEN: Yes, we discussed that
20 and tried to figure out the location but,
21 absolutely, we are going to put up a flagpole.

22 COUNCILMAN DUNNE: It is very important
23 because a mile up the street is MacArthur Street,
24 Island Trees High School is right there.

25 Division Avenue is less than a mile

1 away and all those kids that go into the military
2 and come home, they like seeing that Flag,
3 especially the schools you will be at.

4 So, I appreciate that.

5 Thank you.

6 ATTORNEY O'BRIEN: Councilman, I couldn't
7 agree more.

8 I am a Member of a bunch of different
9 organizations, when I start our Meetings, we
10 typically, if there is no Flag in the room we are
11 in, I demand a Flag in the room.

12 We say the Pledge of Allegiance.

13 COUNCILMAN DUNNE: You always do great
14 landscaping.

15 Bolla has always been great with the
16 landscaping.

17 ATTORNEY O'BRIEN: Absolutely.

18 COUNCILMAN DUNNE: I am very happy you are
19 coming here.

20 It is a great community. There is going to
21 be a question about that with the
22 Wantagh/Levittown Volunteer Ambulance two
23 buildings away.

24 Is there going to be any problem with that,
25 any problem with Island Trees Middle School

1 and High School right there coming right across
2 the street and, um, you know, just is there going
3 to be tobacco that is going to be sold there?

Page | 36

4 There are a few more things I have to
5 evaluate, so, I am going to recommend that we
6 temporarily reserve decision on this because just
7 to check those things out.

8 I love that you are coming there.

9 I am the one that discovered you.

10 I am glad the fact that you are going to be
11 there.

12 I just want to do my due diligence and my
13 homework and be happy with you coming because
14 everywhere else you have been, it is positive.

15 It has really beautified the area.

16 This area needs to be cleaned up.

17 And, what you are going to do is absolutely
18 necessary and we are real happy that you are
19 coming.

20 Just let me do more homework.

21 ATTORNEY O'BRIEN: Absolutely, I mean,
22 obviously, we prefer a decision, tonight, but I
23 respect your due diligence and we will, as we
24 always have, work with the Town answering any sort
25 of questions and the neighbors are going to

1 be pleased.

2 But, we will work with your office and
3 anyone else that we need to work with.

4 COUNCILMAN DUNNE: Thank you, sir.

Page | 37

5 Thank you.

6 COUNCILMAN MUSCARELLA: I have a question.

7 Are you going to be owner/occupied?

8 Is this something where you own the
9 property or are you just leasing the property
10 through another owner?

11 ATTORNEY O'BRIEN: We leased - - well, we
12 leased the property to get into a long-term lease,
13 obviously, we are putting in a lot of money into,
14 you know and when you see our other locations, so,
15 when we invest, we invest and we invest heavily.

16 And, we anticipate being there a long time
17 irrespective of whether or not we own the property
18 or not.

19 We own some of our properties.

20 We don't own some of our properties but we
21 invest substantially.

22 SUPERVISOR CLAVIN: Thank you. Any Members
23 of the Board wish to be heard?

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

1 SUPERVISOR CLAVIN: I don't have any slips
2 on Item Number 9, is there anybody that did not
3 sign in that wishes to be heard on Item Number 9?

4 (Whereupon, no response was heard. After, ^{Page | 38}
5 the following ensued.)

6 DEPUTY SUPERVISOR GOOSBY: I want one in
7 Roosevelt.

8 ATTORNEY O'BRIEN: Pretty soon.

9 SUPERVISOR CLAVIN: She will take you out
10 back and ask you the tough questions.

11 We appreciate it. I know residents will be
12 happy to get rid of the eyesore and repair shop
13 and see a nice beautification on our corner from
14 that.

15 Do we have a Motion from the Board?

16 COUNCILMAN DUNNE: I move that the Public
17 Hearing be closed and the Board reserve decision
18 on this 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 D'Esposito?

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COUNCILMAN D'ESPOSITO: Aye.

CLERK MURRAY: Councilman Dunne?

COUNCILMAN DUNNE: Aye.

CLERK MURRAY: Deputy Supervisor Goosby?

DEPUTY SUPERVISOR GOOSBY: Aye.

CLERK MURRAY: Councilman Muscarella?

COUNCILMAN MUSCARELLA: Aye.

ATTORNEY O'BRIEN: Thank you so much. Have
a good day.

SUPERVISOR CLAVIN: Thank you very much. As
always, a beautiful presentation.

Madam Clerk, will you, please, call the
next two items.

CLERK MURRAY: A companion proposal Local
Law Re: "Temporary Moratorium in the Transit-
Oriented Development District For North Lawrence
and Inwood" (To enact Chapter 101 of the Code of
the Town of Hempstead.)

And, Number 11 is a proposed Local Law Re:
"Temporary Moratorium in the Neighborhood Business
(NB) Overlay District For North Lawrence and
Inwood" (To enact Chapter 101-A of the Code of the
Town of Hempstead.)

COUNCILMAN D'ESPOSITO: Supervisor, before
we proceed with the Public Hearings with regard

1 to Items 10 and 11 for the record, I do want to
2 advise everyone here and everyone listening at
3 home that Councilwoman Missy Miller's son, Oliver,
4 was admitted to the hospital earlier today.

5 Although she is in the hospital, she is
6 listening and will be, um, part of the Hearing and
7 voting via phone.

8 SUPERVISOR CLAVIN: Thank you, Councilman.

9 I do have a couple of people that want to
10 make comments on Number 10 & 11.

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

13 SUPERVISOR CLAVIN: When I call your name,
14 if you go to the back mic, you give your name and
15 address for the record and you are limited to
16 three minutes.

17 Like I said, we want to have a nice pace.

18 We want to give everybody the chance to be
19 heard, here, tonight that chooses to be heard.

20 So, with that, we will start with, um,
21 start with Steven Rocklin.

22 STEVEN ROCKLIN: Good Evening, my name is
23 Steven Rocklin. 19 Rockaway Turnpike, Lawrence,
24 New York 11559.

25 COUNCILMAN D'ESPOSITO: Thank you, sir.

1 STEVEN ROCKLIN: My comments are that
2 anything that adds to the traffic that is already
3 very bad in the Five Towns is not something that I
4 want to see.

5 I think a lot of other people in the Five
6 Towns don't want to see that.

7 Right, now, it is terrible and it is
8 getting worse.

9 Um, a hazard for emergency vehicles and it
10 is just terrible.

11 And, also, I would say that the people in
12 the Five Towns would like to keep the Five Towns
13 the way they are, now and not turn them into
14 another Brooklyn and overdevelopment and
15 overcrowding, etc., etc.

16 And, that is pretty much what I wanted to
17 say in three minutes.

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

20 SUPERVISOR CLAVIN: Thank you, Mr. Rocklin.

21 Next, I have Howard Koepfel.

22 Good Evening, Mr. Koepfel. I didn't know
23 if I should identify you as County Legislator or
24 just as Howard but it is nice to see you.

25 HOWARD KOEPPPEL: It is always good.

1 Actually, I am here tonight, really, as the
2 County Legislator representing a good part of the
3 area.

4 I am here as a thirty-five year resident Page | 42
5 right on Broadway, right in this development area,
6 right close by.

7 I have been there thirty-five years.

8 As I say, I live a block off Broadway.

9 Um, over the thirty-five years, I have seen
10 tremendous development in the area, gratifying in
11 some ways but, um, traffic has increased to the
12 point where Broadway is often impassible.

13 It is at a crawl.

14 You can't move at all during rush hours.

15 Now, with transit oriented development and
16 transit oriented development is possibly a good
17 idea at one point but I think the time for this
18 has past, in large measure people work from home,
19 Number 1.

20 Number 2, what you are finding is, um, the
21 people who live out on the Island, anywhere out on
22 the Island, if they are not going to Manhattan,
23 they still need to go by a bottle of milk or a
24 pair of shoes.

25 They need their cars.

1 Everybody has a car.

2 It just worked the way it was. Everybody
3 envisioned it is not going to work that way.

4 So, what we have here is potentially the Page | 43
5 vision of hundreds of new families for the area,
6 each one of which will have one or two cars.

7 Development is a nice thing but you got to
8 have an infrastructure that will support it, which
9 is not in the Five Towns an infrastructure that
10 will support it.

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

13 HOWARD KOEPPPEL: And, there is no
14 reasonable prospect of improving that
15 infrastructure, especially, when it comes to
16 streets like Broadway and Central Avenue, West
17 Broadway.

18 They can't be widened.

19 There is no place to do it.

20 It can't be done.

21 We would like to keep our neighborhood, um,
22 you know, not just grass and streets, um, we would
23 like to keep it the way it is.

24 Um, I thank the Counsel, the Supervisor and
25 the Members of the Council for even considering

1 this zoning.

2 I applaud the fact that you put this on the
3 evening session so that - - so many of the public,
4 here, can come and I believe there are a good
5 number of people from the Five Towns that will be
6 likeminded.

7 So, thank you for doing that.

8 And, um, I do believe that you are going to
9 do the right and sensible thing and hopefully
10 rescind the zoning.

11 (Whereupon, applause and cheering was heard
12 from the audience. After, the following ensued.)

13 SUPERVISOR CLAVIN: Thank you, Mr. Koepfel,
14 as you know, the legislation predates my tenure as
15 Supervisor but, listen, you know, we heard from a
16 lot of residents and we heard from a number of
17 elected officials.

18 And, I know the Board wanted to give
19 everyone the opportunity to speak, so, we tried to
20 make it an evening Meeting because we respect the
21 residents.

22 We are delighted that so many of you are
23 here, tonight.

24 And, we appreciate your efforts and your
25 comments, as well.

1 (Whereupon, applause from the audience was
2 heard. After, the following ensued.)

3 SUPERVISOR CLAVIN: Listen, I will get in
4 trouble if I let you go over three minutes. Page | 45

5 HOWARD KOEPPPEL: No, no, it is okay.

6 I have to retaliate and say, than you for I
7 know that you said you like to listen to the
8 residents, you certainly do, you go everywhere.

9 You talk to everyone.

10 You listen to everyone and I am so glad
11 that you are sitting in the seat that you are
12 sitting in.

13 SUPERVISOR CLAVIN: You are very, very kind
14 and thank you very much.

15 You owe me thirty seconds.

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

18 SUPERVISOR CLAVIN: Next, I have I think I
19 saw Denise Ford signed in, as well.

20 Legislator, do you want to speak?

21 Good Evening, identify yourself for the
22 record.

23 DENISE FORD: Denise Ford, Nassau County
24 Legislator.

25 Um, I represent many, a lot of the areas

1 of the Five Towns and the neighborhoods that would
2 be impacted by this potential project.

3 But before I start, I would just like to
4 extend warm wishes to Missy and let her know I am ^{Page | 46}
5 sure everybody agrees that we are thinking of her
6 and her family.

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

9 DENISE FORD: I will be brief because I am
10 going to echo what my fellow Legislator said,
11 Howard Koepfel said.

12 This overdevelopment is, um, going to crush
13 these communities as he said.

14 Um, we have roads, we have Broadway and
15 West Broadway which cannot be widened.

16 They are one-lane roads going in each way
17 and um, anybody who travels along will let you
18 know and I travel that way, how many times we are
19 stuck in traffic.

20 We cannot move.

21 We are stuck for an hour, sometimes a half
22 hour.

23 Um, when we look at the impact of like all
24 the traffic coming in from Rockaway Turnpike, that
25 is a dangerous road, you know, because, um, when

1 we have these traffic backups, it does inhibit
2 emergency vehicles from being able to easily, um,
3 respond to calls.

4 And, it can add to response times which is ^{Page | 47}
5 a hinderance and a public safety factor.

6 And, we must consider this.

7 Um, many of us moved from New York City,
8 um, to come into Nassau County because we like the
9 quaintness of our communities.

10 We like the single-family homes.

11 When I look at what some of these proposed
12 developments, especially, the transit oriented and
13 density, it appears to me a lot of the buildings
14 that we left, you know, built or have been built
15 into the neighborhoods have, um, are the
16 communities of New York City, West of us.

17 So, I ask you, please, um, listen to what
18 the neighbors, the residents are saying.

19 Hear them out because I think that they all
20 have valid reasons and concerns over these
21 proposed developments.

22 And, I ask you, please, side with them, as
23 Howard said, either take - - just eradicate them
24 or put, at least a very long moratorium on these.

25 (Whereupon, applause from the audience

1 was heard. After, the following ensued.)

2 SUPERVISOR CLAVIN: Thank you, Legislator
3 Ford.

4 Just so the public knows, we also put a Page | 48
5 mic, the Chief of Staff quickly grabbed the mic
6 and put it in the back to accommodate us because
7 we have so many people here.

8 Next, I have Billy Bobs.

9 COUNCILMAN DUNNE: As he is making his way
10 to the microphone, I would like to say Howard
11 Koeppel and Denise Ford, they both, I am so glad
12 you showed up tonight to tell us how local
13 government felt about it.

14 I was wondering if you were going to be
15 here.

16 I am so glad that you are.

17 Thank you for serving - -

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

20 SUPERVISOR CLAVIN: Bill Bobs?

21 (Whereupon, "The previous speakers said
22 what I was going to say," was heard called out
23 from the audience. After, the following ensued.)

24 SUPERVISOR CLAVIN: Fine.

25 Howard Commis? (phonetic spelling.)

1 (Whereupon, "The comments were already
2 made," was heard called out from the audience.
3 After, the following ensued.)

4 SUPERVISOR CLAVIN: Rick Holder Adler?
5 Hi, name and address, please.

6 RICKY HOLDER ADLER: My name is Ricky
7 Holder Adler.

8 I live at 67 White Drive in Cedarhurst.

9 Um, I have been a resident of the Five
10 Towns for almost thirty-five years, now and I
11 still haven't lost my accent.

12 I did some math, my husband works, um, 2.7
13 miles away from my house in Cedarhurst.

14 At thirty miles an hour, it should take
15 about 5.4 minutes to get there.

16 On a good day, if we leave the house at
17 8:00 o'clock in the morning, I pull up in front of
18 his office at 8:28.

19 Um, everyone should be entitled to live in
20 a beautiful place and everybody should be able to
21 enjoy the fruits of their labor but a lot of us in
22 this room have worked really, really hard to live
23 in a beautiful place.

24 And, I think that the amount - - again, it
25 all boils down to traffic.

1 When we had Hurricane Sandy and people
2 evacuated, the only evacuation route is Rockaway
3 Turnpike and Penninsula Boulevard, let's add a
4 thousand cars to that.

5 It is life threatening.

6 Um, I really, strongly urge you to
7 reconsider the overdevelopment of our beautiful
8 home.

9 Um, the green spaces we have taken for
10 granted for so many years are being taken away
11 from us.

12 And, um, honestly going for a walk on
13 Broadway with a baby carriage has become dangerous
14 because of the amount of traffic that is happening
15 at this time.

16 Um, thank you for the opportunity to speak.
17 Have a good evening.

18 (Whereupon, applause from the audience. Was
19 heard.)

20 SUPERVISOR CLAVIN: Thank you.

21 Rabbi Mordecai Kamentzky.

22 RABBI KAMENTZKY: Thank you, Supervisor.

23 SUPERVISOR CLAVIN: Good evening.

24 RABBI KAMENTZKY: Good Evening. It is
25 always great to see you on your turf and ours.

1 I am a native of the Five Towns. I am here
2 over sixty-five years and when we moved in the
3 middle of school on Oak Street, there were signs
4 that said, "Stop the overdevelopment." Page | 51

5 So, it has been something, you know, people
6 have been saying many, many years.

7 I understand there are four different
8 projects here on the table and some of them really
9 make sense that they would actually bring a lot of
10 traffic to the area.

11 I think there is one on Pearsall which is
12 not over, here, but it is belongs on the big sign,
13 "Stop the overdevelopment."

14 There is one that they want to build,
15 houses up on the, um, golf course, which is right
16 on Broadway.

17 Going in and out is going to make it
18 terrible.

19 And, there is one near North Lawrence near
20 the Post Office which is also tight.

21 And, then, there is one in the area that I
22 frequent because I study so many nights over there
23 and Inwood, probably about two hundred and fifty
24 yards from the border and that is an area that I
25 believe is in very desperate need of good housing

1 for young couples to come in.

2 I have more than ten kids.

3 They can't afford to move, here.

4 I have one son that is living in the Inwood Page | 52

5 area and another one that likes to come but there
6 are no apartments that are really available and
7 even those areas, Dougherty Boulevard where I
8 think this particular project is being, um,
9 developed or proposed to be developed is just
10 acres of vacant warehouses.

11 Some are vacant factories, industry.

12 At night, there are stories of muggings and
13 shootings and armed robberies over there.

14 So, I know from my own personal experience,
15 sometimes developing and getting people into an
16 area, there is just abandoned warehouses and it is
17 just dark at night.

18 It doesn't help the community.

19 I understand there are four developments
20 going on and that is going to make a lot of
21 traffic.

22 I don't know if that area of Inwood is
23 going to affect driving as much.

24 I don't think so.

25 I think sometimes people, you know, in the

1 area, three miles away think that is going to
2 affect Cedarhurst.

3 And, um, you know, I was talking to
4 colleagues.

5 There is a school down the road where there
6 is a lot of children, young people want to come.

7 Teachers have to drive in, some are driving
8 in from New Jersey.

9 They love to live here, young couples.

10 There is a school in that area where there
11 are just people who would like to move in and
12 start off their careers in that particular area.

13 So, I can only talk to the Inwood Project
14 because I just know people.

15 (Whereupon, the three-minute bell rang.
16 After, the following ensued.)

17 RABBI KAMENTZKY: People who are in that
18 area and, um, would like to see that part of our
19 community developed.

20 I think it will bring traffic, not towards
21 the Cedarhurst area, towards the Far Rockaway area
22 and - -

23 SUPERVISOR CLAVIN: Thank you.

24 RABBI KAMENTZKY: Thank you very much.

25 SUPERVISOR CLAVIN: Thank you, Rabbi.

1 It is always good to see you, here.

2 We appreciate it and I know everyone is
3 understanding of the three-minute rule.

4 We are grateful for that.

5 Thank you.

6 Next, I have Jeff Fried?

7 Just for a little clarification because a
8 couple of you said comments. I don't want to have
9 any misconceptions, a quick show of hands, I will
10 still call the names, I just want to make sure,
11 how many of you are in supp[ort of a Moratorium,
12 raise your hands.

13 (Audience complies.)

14 SUPERVISOR CLAVIN: And, how many of you
15 opposed to the Moratorium, raise your hands.

16 (Audience complies.)

17 SUPERVISOR CLAVIN: Okay, I just wanted a
18 fair representation of those in the room.

19 Next, is Isaac Zucker.

20 ISAAC ZUCKER: I live at 318 Westwood Road
21 in Woodmere.

22 SUPERVISOR CLAVIN: Hi.

23 ISAAC ZUCKER: Um, the proposed development
24 in the neighborhood is not only restricted to what
25 is going on at the Woodmere Club, um and the

1 other projects that have been discussed this
2 evening extends into Woodmere, as well, there are
3 other projects that are not up for discussion that
4 are taking place at the Lawrence/Woodmere Academy. ^{Page | 55}

5 So, I don't believe these projects that are
6 on the table for tonight should be viewed in a
7 vacuum when this project - - when the Club project
8 was up in front of the Nassau County Planning
9 Commission.

10 SUPERVISOR CLAVIN: I will interrupt you
11 for the following, the moratorium we are talking
12 about here for everybody, correct me if I am
13 wrong, doesn't involve the Country Club property.

14 The Country Club property is currently in
15 litigation.

16 And, my Counsel will tell you what do we
17 say about litigation, we don't talk about it.

18 ISAAC ZUCKER: We don't talk about it.

19 SUPERVISOR CLAVIN: I want everybody to
20 know and be clear about that because I do read
21 everybody's emails.

22 Folks, I see this stuff.

23 I just want everybody to know this zone is
24 not the litigation that is taking place, that is
25 two separate things.

1 And, I just want everybody on Board with
2 that, that is it.

3 Like I said, I read all of this.

4 I want everybody to understand this
5 moratorium is not involving that, that is in
6 separate litigation in Federal Court.

7 ISAAC ZUCKER: I understand.

8 It is rare that I get an opportunity to
9 speak to it.

10 SUPERVISOR CLAVIN: I gotcha.

11 ISAAC ZUCKER: I apologize.

12 SUPERVISOR CLAVIN: Please don't, please
13 don't.

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

16 SUPERVISOR CLAVIN: I just want to make
17 sure everyone understood, that is all.

18 ISAAC ZUCKER: Um, all of the development
19 that is going on you heard from everyone traffic,
20 traffic, traffic.

21 One of the projects, um, was up in front of
22 the Planning Commission for approval.

23 Um, I spoke at that Hearing, as well and
24 pointed out to the Planning Commission that the
25 Planning Commission had commenced a traffic study

1 in 2009 that covered most of Hewlett, deep into
2 Woodmere, um, and I believe impacted, at least,
3 one of the projects that is under consideration
4 and in 2009, um, thirteen years ago, the
5 engineering firm that was hired and I am shaking
6 my head, said, the traffic is "an absolute
7 nightmare. Your neighborhood is a disaster and it
8 is only going to get worse."

9 We had fewer cars in 2009 than we have
10 today.

11 So, the recommendations of the engineering
12 firm were probably worse than the situation that
13 existed at the time and they weren't followed.

14 And, you know a tone of taxpayer money went
15 down the tubes.

16 But, here we are thirteen years later, the
17 number of cars in the neighborhood has increased
18 automatically and it is only going to do so.

19 It is going to get worse.

20 I would implore anyone sitting on the
21 Board, if you have never been in the Five Towns
22 during the morning rush or the afternoon rush with
23 school arrival and dismissal time, please, I am
24 happy to bring donuts and coffee and you can camp
25 out on the street of your choosing and you

1 can just watch the cars.

2 (Whereupon, applause from the audience was
3 heard. After, the following ensued.)

4 ISAAC ZUCKER: It is not only going to get ^{Page | 58}
5 - - it is only going to get worse.

6 So, um, again, I am 318 Westwood. You can
7 knock on my door.

8 I will bring out beach chairs, coffee,
9 donuts, whatever anybody wants, sit there and
10 watch traffic coming to a complete standstill
11 between 7:30 a.m. and, approximately, 10:00 a.m.
12 and 3:00 o'clock in the afternoon and 5:00
13 o'clock.

14 Thank you very much for your time.

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

17 SUPERVISOR CLAVIN: Thank you very much.

18 I look forward to taking you up on your
19 offer and hanging out on your front lawn.

20 Next, I have Cheryl Fried?

21 (Whereupon, "I am in agreement, thank you,"
22 was heard called out from the audience. After,
23 the following ensued.)

24 SUPERVISOR CLAVIN: Gotcha. Next, I have
25 Danielle Gill.

1 How are you doing?

2 If you would give your name and address for
3 the record.

4 DANIELLE GILL: My name is Danielle Gill. Page | 59

5 I live in Lawrence.

6 Thursday I had to take my Mom to the
7 cardiologist it took me 55 minutes between Central
8 Ave and Lois, 55 minutes.

9 If she had if she had an emergency I would
10 have never made it.

11 The trucks were coming from all sides.

12 We can't forget that people come to get out
13 of Long Beach, they use Rockaway Turnpike.

14 To come out of far Rockaway, they use
15 Rockaway Turnpike.

16 Inwood, Rockaway Turnpike.

17 Lawrence and Cedarhurst and Woodmere are
18 the last ones to be able to get out.

19 They came from Burns Avenue. It was a
20 nightmare.

21 On 9/14, last Wednesday, the closed the
22 Rockway Turnpike because there was an accident and
23 had to be taken through other ways.

24 Um, I am also concerned if we are going to
25 have apartments and children, how many school

1 buses are going to be in the neighborhood?

2 And, who is going to pay for the taxes if
3 there are tax abatements for those children?

4 (Whereupon, applause from the audience was ^{Page | 60}
5 heard. After, the following ensued.)

6 SUPERVISOR CLAVIN: Thank you, Mrs. Gill.

7 Thank you for your time.

8 Next, I have Alexander Novak.

9 ALEXANDER NOVAK: Hello, my name is
10 Alexander Novak.

11 I live at 132 Fulton Street which is in
12 Lawrence.

13 I will not be redundant but I just want the
14 Commissioners to know that in Far Rockaway and I
15 know this is not some place in your purview, we
16 need to understand this in the context of traffic,
17 in Far Rockaway, at the intersection of Mott and
18 Central Avenue where the Far Rockaway subway is,
19 is, now, being built almost to completion,
20 approximately, two thousand four hundred
21 apartments.

22 There are multiple streets throughout that
23 area.

24 They only have two means of ingress and
25 egress and both of them will end up into

1 Rockaway Turnpike, one is through Burnside
2 Avenue, which parallels Central Avenue.

3 I live off of Central Avenue near Lawrence
4 Avenue, so, the likelihood that whatever we do Page | 61
5 here has to be reviewed by what is happening in
6 the other areas.

7 And, I understand parts are in litigation,
8 however, what is not in litigation, what is
9 happening in Far Rockaway.

10 I am not sure people are aware that I work
11 in Town.

12 I am an Attorney in Town and it takes me a
13 long time.

14 Now, I started walking from my house to my
15 office in Cedarhurst but the amount of traffic
16 that will e coming off of that large, I think it
17 is an Easy E Project in Far Rockaway over two
18 thousand four hundred and there is only one
19 grocery store.

20 The original grocery store was Waldbaums
21 there.

22 There is no infrastructure whatsoever
23 there.

24 They will need cars to get out into other
25 areas which primarily will be Rockaway

1 Turnpike.

2 There is a Stop & Shop and some other
3 stores.

4 Please, do understand whatever you do here, ^{Page | 62}
5 it is not, it should not be in a vacuum.

6 It has - - keep in mind, what is happening
7 in Far Rockaway and that is already a done deal,
8 that is what I wanted to bring to your attention.

9 SUPERVISOR CLAVIN: Thank you. Thank you.

10 (Whereupon, applause from the audience was
11 heard. After, the following ensued.)

12 SUPERVISOR CLAVIN: Is that City
13 development, Far Rockaway, is that Federal or
14 City?

15 ALEXANDER NOVAK: A combo, it is City and
16 State.

17 (Whereupon, "it is public private parking,"
18 was heard yelling out from the audience. After,
19 the following ensued.)

20 SUPERVISOR CLAVIN: Thank you very much.
21 Rabbi Friedman.

22 RABBI FRIEDMAN: Hi, good evening.

23 SUPERVISOR CLAVIN: Good evening, Rabbi.

24 RABBI FRIEDMAN: Zev Walter Friedman. 40
25 Meadow Lane, Lawrence.

1 I have been there thirty-nine and a half
2 years.

3 Um, I just want to make a couple comments.

4 I think, Number 1, is the fact that people
5 are so passionate about this particular thing, I
6 think is good because people are concerned about
7 the welfare of the neighbors.

8 But, I also think it is bad because I
9 venture to say that a lot of people walked in
10 tonight with conclusions before they heard other
11 opinions.

12 I just heard something to my mind which is
13 interesting, compelling which is the point made
14 about the development in Far Rockaway which will
15 impact but I also think that when we make a
16 decision we should evaluate all the factors.

17 I Live on Rockaway Turnpike, so, I am
18 familiar with the traffic situation.

19 And, may need more research in terms of
20 housing prices, in terms of housing availability,
21 um, tax rates on houses and also crime which is
22 something that is not mentioned but just briefly,
23 but I think it is something to think about.

24 Um, and, again, each person has to weigh
25 annoyances of traffic versus living in

1 a safe neighborhood, where it is kind of safe to
2 walk out at night.

3 I am not sure if that is necessarily being
4 considered by people.

5 I think we should kind of make a list, I
6 guess, a "no" list and if crime is part of the
7 factor to consider, I think that is something to
8 really consider and would mean everything.

9 Thank you very much.

10 (Whereupon, applause from the audience was
11 heard. After, the following ensued.)

12 SUPERVISOR CLAVIN: Thank you, Rabbi.

13 Next I have Blanche Lerer. Did I say it
14 right?

15 BLANCH LERER: Yes.

16 SUPERVISOR CLAVIN: If you give your name
17 and address for the record.

18 BLANCH LERER: Pardon me?

19 SUPERVISOR CLAVIN: If you give your name
20 and address for the record.

21 BLANCH LERER: I am Blanch Lerer. 2
22 Wentworth Place in Lawrence and I am living here
23 for fifty-seven years.

24 I cam from Brooklyn where property sizes
25 were 30x100.

1 The beauty of, um, the Five Towns, the
2 spacious green grass and beautiful trees and
3 flowers, we felt safe day and night as the police
4 patrolled the streets.

5 The Town of Hempstead has chosen other
6 communities to be developed and they have welcomed
7 this growth in the Five Towns.

8 To overcrowd the Five Towns is poorly
9 thought out, yet, it was all your approval.

10 And, as for the Village of Cedarhurst, the
11 Mayor and the Trustees and all the elected
12 officials betrayed the people who live in the Five
13 Towns.

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

16 BLANCHE LERER: They knew the conditions we
17 are presently living with and yet not one of them
18 had the courage to speak up and vote in opposition
19 for all - -for a four million dollar Trust Fund.

20 We were sold for blood.

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

23 BLANCHE LERER: Our infrastructure at this
24 time cannot handle this present population.

25 Principle Library has been looking

1 to expand their facility for fifty years.

2 Our Lawrence Post Office deliveries mail
3 late into the night.

4 Liberty Water pleads with us to limit our ^{Page | 66}
5 water usage and for the same for PSEG electric
6 use.

7 Hudsella, a private ambulance serve serves
8 all the residents of the Five Towns and further
9 they are all volunteer organizations.

10 They, too, are dealing with the difficulty
11 of traffic.

12 Of all the issues I mentioned, traffic is
13 Number 1.

14 It is a daily problem along with a shortage
15 of parking spaces.

16 Shouldn't these problems be resolved before
17 you bring five thousand new residents and hundreds
18 of more cars into our area?

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

21 BLANCHE LERER: I am sure the Police
22 Department and the Fire Department have their
23 concerns for our safety, too because the Town of
24 Hempstead, the Village of Cedarhurst along with
25 the Village of Lawrence, do they have any plans

1 for emergency evacuation?

2 Shouldn't that be a first concern before
3 five thousand more people come into our area and
4 have to deal with a safe evacuation?

Page | 67

5 If such the situation arises, God forbid,
6 your message should be, "stay home, you are going
7 to die anyway on the roads."

8 (Whereupon, applause from the audience was
9 heard. After, the following ensued.)

10 BLANCHE LERER: One proposal was said to be
11 made that all roads would be one way out going
12 North, so, what happens when we reach Queens, do
13 you think there might be a bottleneck of cars
14 because of a poorly-thought plan?

15 (Whereupon, the three-minute bell rang.
16 After, the following ensued.)

17 SUPERVISOR CLAVIN: Mrs. Lerer, we have to
18 hold you to three minutes.

19 So, you are part of the record, you can
20 submit anything extra in writing, we will be happy
21 to take it and make it part of the record.

22 BLANCHE LERER: May I have just another
23 minute?

24 SUPERVISOR CLAVIN: No, I will get in
25 trouble.

1 I get yelled out when I give out extra
2 time. I get yelled at all the time.

3 I am sure we will make it part of the
4 record.

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

7 SUPERVISOR CLAVIN: And, I do appreciate
8 you and like I said, this was put in affect by the
9 prior Supervisor but I am grateful for the
10 residents and putting it all out there for you.

11 BLANCHE LERER: I thank you for your time.
12 You represent us, please, act, now.

13 SUPERVISOR CLAVIN: Thank you. Thank you.
14 (Whereupon, applause from the audience was
15 heard. After, the following ensued.)

16 SUPERVISOR CLAVIN: Next, I have Ellen
17 Wolff.

18 (Whereupon, "She was outside," was heard
19 yelling out from the audience. After, the
20 following ensued.)

21 SUPERVISOR CLAVIN: We will go outside and
22 check.

23 Thank you very much.

24 George Ram?

25 (Whereupon, "I will pass," was heard

1 calling out from the audience. After, the
2 following ensued.)

3 SUPERVISOR CLAVIN: Are you for it or
4 against it?

5 (Whereupon, "against," was heard. After,
6 the following ensued.)

7 SUPERVISOR CLAVIN: Judi Bernstein?
8 Hey, how are you doing?

9 JUDI BERNSTEIN: My name is Judi Bernstein.
10 I live at 54 Meadow Lane, Lawrence, New York.

11 So, I am going to talk about something
12 different.

13 I am looking at the Engineering Report
14 which, specifically, states that reduced car
15 ownership, improve public safety but one of the
16 most telling things which is misleading and not
17 credible is the fact that they specifically state
18 in this report that there is no impact on the
19 School Districts.

20 However, when I look at the application it
21 specifically states the following - - I will read
22 it out loud.

23 "The project involves the construction of
24 new, multi-family housing, in addition to the
25 construction and the traffic streetscapes

1 "and new parking facility. The new buildings will
2 consist of three hundred and thirteen apartments,
3 um, across a single, five-story structure and
4 05.23 acres of property.

5 "The applicant currently estimates the
6 units will be one hundred and forty-eight, one-
7 bedroom apartments; one hundred and twenty-nine,
8 two bedroom apartments; twenty-six, three bedroom
9 apartments and ten, four bedroom apartments."

10 I am sorry, there is definitely and impact
11 on the School District.

12 I find this report misleading, not credible
13 and should have never been taken into
14 consideration when approving this plan.

15 That is all I have to say.

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

18 JUDI BERNSTEIN: I am a little passionate
19 about this.

20 But, Don Clavin, Supervisor Clavin, people
21 have moved to Long Island to enjoy residential
22 quality of life.

23 And, the Governor - - this is recent, has
24 launched a full-scale investigation on our family,
25 friendly communities.

1 They will not stand for it, neither will
2 we.

3 Thank you very much.

4 (Whereupon, applause from the audience was ^{Page | 71}
5 heard. After, the following ensued.)

6 SUPERVISOR CLAVIN: Thank you.

7 I like that quote.

8 Mrs. Wolff, you were outside. We got you.
9 The crowd is making sure we got you. There is a
10 three-minute time limit.

11 Give your name and address.

12 Thank you. Okay?

13 ELLEN WOLFF: Yes. My name is Ellen Wolff.

14 I live at 623 Central Avenue in Cedarhurst.

15 Um, I grew up in Far Rockaway.

16 I graduated from Hewlett High School in the
17 mid 1970's, lived in the City briefly and I have
18 been living in the Five Towns ever since.

19 So, it is kind of a long time. I am very
20 familiar with the area.

21 Um, I just have a couple of thoughts
22 because Howard Koeppel exquisitely expressed
23 everything I was thinking.

24 So, thank you for that, and Denise Ford, as
25 well.

1 I am someone who rides around in the
2 neighborhood on a scooter.

3 I don't know if you know what that is, an
4 electric scooter. They do go fifteen miles an Page | 72
5 hour. I live off Central Ave in Cedarhurst.

6 My 90 year old parents live in Hewlett of
7 Broadway near not too far from East Rockaway Road
8 and when all that traffic is happening, I can get
9 there in about eighteen minutes.

10 If I do that in a car, it can take more
11 than a half hour and that is on a normal day and
12 it never use to be that way.

13 So, just the entire context of everything,
14 I know this is about the Inwood development, but a
15 gentleman mentioned Far Rockaway near where a
16 savings bank use to be, where the terminus of the
17 Mott Avenue Subway is, that is two thousand people
18 in Edgemere.

19 There is going to be five or six thousand
20 people.

21 They are all going to come through that
22 Atlantic Beach traffic, circle onto Rockaway
23 Turnpike.

24 If there was ever an evacuation, I want
25 everyone to visualize Broadway with the sidewalks,

1 the two lanes of traffic and all of the front
2 lawns, in 15 years is going to be a four-lane
3 highway, no sidewalks, no front lawns if it
4 continues like this with all the projects.

5 So, that is all I wanted to say.

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

8 SUPERVISOR CLAVIN: Thank you very much.

9 David Stein?

10 Give your name and address.

11 My name is David Stein. I live at 92
12 Orbach Lane in Lawrence.

13 A lot of concern has been stressed about
14 the traffic situation and nothing has been done in
15 our area about infrastructure.

16 The one small thing that could have been
17 does was the extension of 878 which was never
18 taken.

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

21 DAVID STEIN: You could allow more people
22 to exit and come into the area without going
23 through Rockaway Turnpike and relieve traffic from
24 Long Beach and Atlantic Beach and the other areas
25 that come through us.

1 Another thing that has not been mentioned,
2 many of our services are all volunteer services.

3 Most of the ambulances are volunteer
4 ambulances.

5 It is a volunteer Fire Department with
6 limited space.

7 There is not enough fiscal infrastructure
8 for three, four hundred apartments to come into
9 this area.

10 If you go down the blocks in which these
11 buildings are going to be built, you will see that
12 you struggle just to get from Point A to Point B.

13 I lived in this area for twenty years.

14 We came from another area before that.

15 And, I have seen in that time a consistent
16 increase in the number of cars and the traffic.

17 During COVID when I ran to my office for
18 something, it took me twenty minutes, now, it can
19 take me an hour to get home or to get there and I
20 work in Garden City.

21 So, traffic is important.

22 You don't have it.

23 You will never have enough room for the
24 number of buses you will need.

25 You will not have an ambulance service

1 being able to take care of it.

2 You don't have a Fire Department to be able
3 to take of it.

4 You will not have the infrastructure to Page | 75
5 deal with so many apartments.

6 Thank you.

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

9 SUPERVISOR CLAVIN; Thank you.

10 Route 78, that is a State Road.

11 Helen Mae Dansky?

12 Check outside and see if Mrs. Dansky is
13 there.

14 Are you Mrs. Danksy?

15 You have nice handwriting. You made life a
16 lot easier.

17 How are you doing?

18 Give your name and address for the record.

19 That is awesome, thank you.

20 HELEN MAE DANSKY: Good Evening, my name is
21 Mrs. Dansky.

22 I live at 9 Lotus Street in Cedarhurst.

23 I belong to the Flower Street Associates
24 which no longer exists but, we are known.

25 Lawrence didn't want us.

1 Um, the Town of Cedarhurst didn't want us.

2 Woodmere didn't want us.

3 Lawrence didn't want us but Hempstead did.

4 So, Flower Street belongs to the Town of ^{Page | 76}

5 Hempstead.

6 I live in my home for fifty-four years.

7 My side door opens up to Broadway.

8 I have seen cars go up on the sidewalk,
9 going up on lawns to let the ambulance go through
10 and let the Fire Department go through.

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

13 HELEN MAE DANSKY: And, let the Police to
14 go through, it is absolutely called, "the Broadway
15 crawl," from early in the morning to until 8:00 or
16 9:00 o'clock at night.

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

19 HELEN MAE DANSKY: It is absolutely a
20 disgrace of how this Town is run and the quality
21 of our lives have changed.

22 In the morning - - I happen to be a retired
23 Teacher who worked in Far Rockaway.

24 I am still a Substitute Teacher.

25 I cannot get out of my block.

1 I sit in my car for fifteen, twenty minutes
2 to try to get to work.

3 And, I really think that it behooves the
4 panel to please take into consideration of the Page | 77
5 quality of life that has changed in the Five Towns
6 for over the years.

7 Thank you.

8 (Whereupon, applause from the audience was
9 heard. After, the following ensued.)

10 SUPERVISOR CLAVIN: Thank you.

11 Next, I have Mr. & Mrs. Chawla?

12 Give your name and address for the record.

13 BOBBY CHAWLA: Good Evening. My name is
14 Boby Chawla.

15 I was born and raised in the Five Towns,
16 Lawrence, specially.

17 I live at 219 Spring Street from elementary
18 to Number 1 School which is no longer there.

19 It is a Middle School.

20 I graduated from Lawrence High School, so,
21 Lawrence is - - you know, I am deeply embedded.

22 Lawrence, I love the community.

23 Um, you know, everybody, here is sharing
24 their opinions.

25 I want to specifically - - forget about all

1 the other projects.

2 I want to talk about Lawrence Avenue,
3 specifically and my entire life, if anybody in
4 this room has walked up and down Lawrence Avenue, ^{Page | 78}
5 which probably you never really do because there
6 is no reason to because it is completely desolate.

7 It is completely Industrial.

8 There is no greenery.

9 There is nothing. After hours it is
10 dangerous.

11 I am a thirty-one year old man. I don't
12 feel comfortable walking down Lawrence Avenue
13 after hours because it is scary.

14 You can Google the amount of shootings that
15 have happened on Lawrence Avenue and, um, the
16 results will be astounding which is why when Bruce
17 Blakeman spearheaded this initiative three years
18 ago and you had multiple meetings, actually,
19 within the Five Towns at the Public Schools where
20 this had actually massive support for those
21 initiatives.

22 I am not really sure what the turnout is
23 happening tonight but I still respect everybody's
24 opinion.

25 I am specifically talking about Lawrence

1 Avenue because I don't think anyone in this room
2 can say anything good about it, specifically, you
3 know, it's a much dire need to be upgraded.

4 And, we are talking about transient-
5 oriented use development where it is mixed use.

6 So, there is residential.

7 There is going to be commercial. On the
8 bottom, there is going to be laundromats,
9 convenience stores.

10 There are going to be supermarkets.

11 It is to promote walking.

12 To say somebody is going to get in their
13 car and go to the supermarket is not true because
14 there is going to be ample amount of commercial
15 space on the floor level to do that.

16 And, you know, I was born and raised here.

17 I have no friends that want to stay in the
18 Five Towns.

19 There is nowhere for them to stay.

20 Everything is overpriced.

21 So, this is kind of a great reason for them
22 to stay, as well, there is an allocation for
23 affordable units with the new development.

24 So, I think it is a good initiative for
25 Lawrence Avenue because it is a mess.

1 It is a mess. You get off Lawrence LIRR
2 and you are scared.

3 It is horrible.

4 It does not represent what Lawrence
5 represents, that is it.

6 .SUPERVISOR CLAVIN: Thank you, Mr. Chawla.

7 Next I have Aaron Meyer.

8 Give your name and address for the record.

9 Thank you.

10 AARON MEYER: Aaron Meyer. 360 Lynn Drive
11 East, Oceanside.

12 First, I like to extend my well wishes to
13 Councilwoman Miller's son.

14 Um, she actually spoke at the Meeting last
15 month and certainly seems to know these issues.

16 I hope he has a speedy, full recovery.

17 Turning to the issue at hand, you are
18 hearing a lot, um, against these proposed
19 overdevelopments.

20 I want to be very specific and say that the
21 proposed temporary moratorium is absolutely the
22 right step at this moment.

23 There should be a temporary moratorium.

24 The Town Board should absolutely go forward
25 and take the hard look, actually, but

1 not limited to taking a hard look at this specific
2 transit-oriented Overlay.

3 I would urge the Town to reconsider the
4 transit-oriented development as a whole.

Page | 81

5 It was a mistake.

6 It was a mistake.

7 I understand all of you were pushing it at
8 one point.

9 I understand you already heard from Members
10 of the Assembly that, perhaps, this was a time for
11 it.

12 The time is not, now.

13 I will go a step further and call it a
14 fantasy irregardless of a moratorium, taking a
15 very careful look at plans like this at design.

16 Overdevelopment is the first step, not the
17 last step.

18 I would urge the Town to go further and
19 consult with the Town of Hempstead IDA to ensure
20 the IDA is not offering tax incentives to build
21 these overdevelopments.

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

24 AARON MEYER: And, I would go further still
25 so that when there is consultation with all of the

1 Stakeholders, whether they are present, here,
2 whether they are elsewhere including the IDA,
3 including developers themselves, I would urge the
4 Town to consider that. Page | 82

5 It is no longer acceptable to simply mouth
6 the words, "affordable," we are also talking about
7 apartments that are going to run the cost of a
8 mortgage.

9 So, we are talking about fantasies that are
10 being promulgated, here.

11 And, it behooves the Town to, basically,
12 think of this matter along the lines of the
13 moratorium to take that hard look free of
14 misconceptions, generalizations or wishful
15 thinking.

16 I strongly, strongly support the temporary
17 moratorium and really, I am very happy that the
18 Town Board is considering it.

19 I urge you very strongly to adopt the
20 resolution and to use that as a first step towards
21 curbing of overdevelopment before it takes root,
22 here.

23 Thank you.

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

1 SUPERVISOR CLAVIN: Rochelle Kevelson, how
2 are you doing?

3 Give your name and address for the record.

4 ROCHELLE KEVELSON: Rochelle Kevelson. I ^{Page | 83}_{am}
5 President of the Five Towns for fifty-five years.

6 Okay, um, a few weeks ago I spoke in
7 Lawrence and I said that our community is between
8 the devil and the deep blue sea.

9 A lot of people are moving to Florida - -
10 (Whereupon, "use the mic," was heard
11 calling out from the audience. After, the
12 following ensued.)

13 ROCHELLE KEVELSON: Okay.

14 We are trapped.

15 We have no place to go in case of an
16 emergency.

17 Rockaway Turnpike is a standstill.

18 I had an emergency two weeks ago and I had
19 to have stitches and I had to go to Urgent Care.

20 It took me a very long time to get there.

21 And, I needed the stitches.

22 The congestion, we know, is terrible but
23 the zoning is terrible and also when there were
24 studies made, they were made on Saturday, no
25 traffic.

1 Friday afternoon, no traffic and this has
2 happened for many, many places in the Five Towns.

3 I think that should be revised.

4 (Whereupon, applause from the audience was ^{Page | 84}
5 heard. After, the following ensued.)

6 ROCHELLE KEVELSON: We want to live in a
7 quiet neighborhood, fresh air, lawns, our children
8 can play in the streets.

9 We can't do that with the overbuilding of
10 hundreds and hundreds of cars and, um, apartments.

11 I was here possibly three years ago when
12 North Lawrence was voted on in three months,
13 nobody knew about it and I spoke about it right
14 over there and there was stand like this.

15 And, Mr. Blakeman shouted me down.

16 And, I never forget that but we are here,
17 again, and I thank you for listening to us.

18 SUPERVISOR CLAVIN: Thank you.

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

21 SUPERVISOR CLAVIN: Michael Delury?

22 How are you doing?

23 Give your name and address for the record,
24 that would be awesome.

25 MICHAEL DELURY: Good Evening, Council

1 Members and Supervisor.

2 My name is Michael Delury, D-E-L-U-R-Y.

3 I am here today from Long Beach.

4 I appreciate what County Legislator Denise ^{Page | 85}

5 Ford said and does for our community.

6 We have problems with overdevelopment and
7 County Legislator Ford is instrumental in getting
8 us to the IDA and ultimately, voted down.

9 Why am I here today?

10 I attended the August 16th Meeting at the
11 Lawrence Yacht and Country Club where over four
12 hundred people gathered to express their outrage
13 over these proposed mutable development projects.

14 As I said, even County Legislator Denise
15 Ford mentioned that any of this can jeopardize
16 response times for medical emergencies by First
17 Responders, Fire Department Personnel and Members
18 of the County Police Department.

19 I am here to reiterate what you heard from
20 the residents, today.

21 I am calling, not for a temporary
22 Moratorium but a permanent Moratorium.

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

25 MICHAEL DELURY: On August 31st, I spoke

1 before the Village of Lawrence Planning Board
2 regarding the One Rock Hall Road.

3 The list goes on and on.

4 The twenty acre parcel near the Lawrence Page | 86
5 and Inwood Train Stations, the Bayview Avenue
6 project, the Redford Projects, Cedarhurst Avenue,
7 Woodmere Club, Lawrence/Woodmere Academy.

8 I understand that you maybe limited in what
9 you can do on this Moratorium.

10 I am also requesting a traffic and
11 engineering studies be conducted by the New York
12 State Department of Transportation along with the
13 U.S. Department of Transportation.

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

16 MICHAEL DELURY: A comprehensive
17 Environmental Impact Study - -

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

20 MICHAEL DELURY: And, a report by the NEW
21 York State of Environmental Conservation, as well
22 as, the U.S. Environmental Protection Agency, any
23 one of these proposed developments would
24 jeopardize the health, wellbeing and safety of the
25 residents and commuters from Long Beach, Atlantic

1 Beach and the Five Towns area.

2 (Whereupon, applause from the audience was
3 heard. After, the following ensued.)

4 MICHAEL DELURY: Lastly, I would request ^{Page | 87}
5 immediate suspension of any Hearings which maybe
6 scheduled by the Town of Hempstead Industrial
7 Agency that pertain to these projects.

8 Thank you.

9 (Whereupon, applause and cheering from the
10 audience was heard. After, the following ensued.)

11 SUPERVISOR CLAVIN: Next up, Naftali
12 Wischenka.

13 Was that relatively close pronunciation?

14 NAFTALI WISCHENKA: My name is Naftali
15 Wischenka.

16 SUPERVISOR CLAVIN: I got it right.

17 NAFTALI WISCHENKA: That is how I told you
18 to say it.

19 I am from Lawrence, New York.

20 We heard a lot of things about the Five
21 Towns and Long Beach and Oceanside.

22 They didn't mention the Rockaways.

23 Those people will use the Nassau Expressway
24 going in and out and emergency vehicles.

25 Please, consider not to develop anymore.

1 Consider to go to the State and get 878
2 completed.

3 Second, the hundreds of trucks every day
4 coming out toward Penninsula.

5 Please, go to the State, go to Amazon and
6 build four lanes as they did the small extension
7 of 878 from Rockaway Turnpike to Burnside Avenue,
8 they made six lanes in thirteen months with one
9 hundred and ten million dollars that the State
10 gave them.

11 And, that was after accidents.

12 They knew it was not safe.

13 All the development have to come if they
14 are going to come, only after Department of Safety
15 and Hearings, studies and all because we like you.

16 We all love you.

17 We voted you in.

18 We put you in office.

19 We will keep putting you in office. Take
20 care of us. Thank you.

21 SUPERVISOR CLAVIN: You are very kind.

22 I am glad I got your name right and
23 congratulations on your Mets playing in the
24 playoffs.

25 I see your hat right there.

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Next I have Rabbi Weinberger.

Name and address.

DANIEL WEINBERGER: Daniel Weinberger. 38

Meadow Road in Woodmere, New York.

I want to second what Howard Koeppel or County Legislator has said along with Mr. Stein, wonderful, wonderful points.

I am in full agreement since I live in the Five Towns practically my entire life, twenty years in Lawrence and almost fifteen years in Inwood.

Traffic is deplorable.

It is a menace.

I don't know stronger words to say.

Um, everyone is raising their concerns.

We all live there. It is getting out during Hurricane Sandy, the threat that we live with not knowing that you couldn't leave when you needed to leave.

Going through everything else, the transportation, the traffic, the shopping, I am in full agreement, I suffer with every single one, here.

I also believe, as I like to echo the sentiments of the gentleman that lived on Spring

1 Street for the Lawrence Avenue development, those
2 that live in the area that we are talking about
3 have to take a second side and it behoove, I
4 believe, the Board, checking and looking into
5 everything to also understand the residents who
6 live next to these developments and having, as a
7 Rabbi, calling one of the largest, practically,
8 the largest congregation in Inwood, representing
9 these two hundred families, along with about one
10 hundred young alumni from a school that I lead
11 that most have resided within the Five owns, I
12 share many of their sentiments that they have and
13 they voiced to me.

14 And, they have fully expressed to walk down
15 Dougherty Boulevard, that area whether it is at
16 night, to have their children there, whether it is
17 men, women walking off the train, they are looking
18 over themselves over their shoulder, what it is
19 going to be.

20 You can look it up online, almost a
21 thousand crimes, almost a thousand crimes in 2022
22 to date, that have been in that area, almost a
23 thousand crimes.

24 You have to try to live there.

25 Traffic is deplorable.

1 All these ideas and different pieces of
2 advice, of course, have to be looked into; extend
3 878, do anything.

4 The community is in dire straits when it Page | 91
5 comes to that.

6 But, at the same time for the residents
7 that live in this neighborhood, this development
8 has a tremendous upside, which is that walking
9 down Dougherty Boulevard, you don't have to be
10 scared.

11 It can be beautiful.

12 It can be maintained.

13 It can be protected in different ways to
14 enhance the entire community.

15 I am well aware of the medical issues,
16 here.

17 I have a medically-fragile child myself.

18 I have been in the back of an ambulance
19 enough times to understand the need to get out
20 quick.

21 So, I am ensure favor of less traffic, more
22 mobility around the Five Towns to get out to the
23 community hospitals and for the ambulance systems
24 to be ab le to provide our basic needs.

25 But, at the same time, crime and danger

1 to ourselves, to our spouses, to our children are
2 also a dangerous and vital need for all of us.

3 So, please, consider that and if need be,
4 perhaps, splitting up the two developments and Page | 92
5 have different moratoriums for each one.

6 Thank you.

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

9 (Whereupon, applause from the audience was
10 heard. After, the following ensued.)

11 SUPERVISOR CLAVIN: Howard Shapiro?

12 HOWARD SHAPIRO: Thank you very much.

13 My name is Howard Shapiro.

14 I live at 14 Western Place in Lawrence and
15 I just want to share two, um, instances that I
16 think will make this whole issue concrete for you.

17 Today, um, I was on Western Place, it is
18 one block, a dead end.

19 I tried to make a left turn onto Broadway,
20 it took me twenty-five minutes.

21 Okay, four years ago, my sone was riding
22 his bicycle on the sidewalk at the intersection of
23 Broadway and Rockaway Boulevard.

24 The traffic going up Rockaway Boulevard was
25 jammed all the way down, so, some body decided

1 he would rive on the sidewalk to get around it and
2 go onto Broadway, he hit my son.

3 That is what the traffic situation is like
4 in the Five Towns right, now. Page | 93

5 My son is fine but I don't want anybody
6 else's children to be hit or put in danger.

7 I don't want any old people to be hit or
8 put in danger.

9 I don't want anybody in danger because we
10 overdeveloped the Five Towns and there is too much
11 traffic for the safety and the infrastructure of
12 the Five owns.

13 Everybody else has made the points that I
14 would have liked to make.

15 I would just like to make one other point,
16 it is something that I learned at the last Meeting
17 at the Lawrence Country Club, um, and it is
18 something I learned today, there are a number of
19 Bodies that are in charge of these various
20 developments and they are not always talking to
21 one another.

22 You have a Body in Far Rockaway, obviously,
23 governmental Body that put up that massive
24 development.

25 Now, we have a Body on Lawrence Avenue,

1 Inwood on Dougherty Avenue that wants to do
2 something.

3 Somebody else on Pearsall, somebody else at
4 Woodmere Country Club and, of course, the Amazon ^{Page | 94}
5 Development.

6 My question is does anybody talk to one
7 another before all these things go up?

8 (Whereupon, "no," was called out from the
9 audience. After the following ensued.)

10 HOWARD SHAPIRO: And, maybe you should.

11 So, what I want to say is - -

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

14 HOWARD SHAPIRO: - - What I like to say is
15 we need a moratorium until we do talk to one
16 another and the Five Towns is not put in a
17 position where our standard of living is affected,
18 our quality of life is affected and our children's
19 lives are affected.

20 So, please, please - -

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

23 HOWARD SHAPIRO: I urge you to put in place
24 a moratorium and to talk to the other government
25 Bodies and make sure we are not overdeveloping

1 in a dangerous way.

2 And, I like to say one other thing, some
3 body said earlier in the day, earlier in the
4 speaking, that maybe everybody has not taken all Page | 95
5 the factors into account, whether it is crime or
6 whatever, I think everybody in this room is
7 really smart.

8 And, I think all of us have taken into
9 account all of the factors, that is why we are
10 here, today.

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

13 SUPERVISOR CLAVIN: Rest assure, you know,
14 a lot of these municipalities do talk to one
15 another.

16 In fact, the Woodmere property is a joint
17 lawsuit of all the entities involved down there.

18 So, I do listen.

19 I talk to Mayor Edleman. I like to thank
20 you for being here.

21 So, a lot of the entities do talk to one
22 another.

23 A lot of the officials reach out to one
24 another.

25 Now, I have Joseph Lifshutz.

1 (Whereupon, applause from the audience was
2 heard. After, the following ensued.)

3 SUPERVISOR CLAVIN: Hi, if you would give
4 your name and address for the record. Page | 96

5 JOSEPH LIFSHUTZ: Joseph Lifshutz. 6
6 Regent Drive in Lawrence.

7 Forty-four year resident in this beautiful
8 community, twenty glorious years of seeing it
9 blossoming and grow and twenty years of seeing it
10 start to decay.

11 And, the word is not overdevelopment.

12 The word is total gridlock in our
13 neighborhood.

14 A nuclear traffic situation exists and we
15 are in an existential position right, now, facing
16 any future that we possibly can.

17 Now, the reason I say this, I don't think
18 it is clarified here exactly, what the project is
19 that they are thinking which already was passed
20 and signed.

21 We have thirty-seven pages, here of the
22 zoning and development that was already done.

23 We would also like to correct this Hearing
24 is only to address developing the Building Zone
25 Ordinance 432 and 433 that is 10 & 11.

1 There is another zone in the seventy acres,
2 444 in the Building Zone Ordinance that is 33
3 acres left out of the seventy acres.

4 I don't understand why that is not
5 included, that is what we should be discussing,
6 tonight, the entire seventy acre development.

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

9 JOSEPH LIFSHUTZ: 432, 433 and 434 is the
10 TOD Overlay but the TR is the Townhouse Road
11 Development, that is the part of the seventy
12 acres.

13 Seventy acres is divided as everyone knows
14 into three acres, not a few hundred houses, that
15 it is referring to.

16 I don't understand.

17 It is a few thousand apartments that you
18 are talking about.

19 You are telling us we are going to solve
20 crime by building five hundred, six hundred units,
21 sixty per acre.

22 The zone allows sixty per acre to be
23 developed.

24 Since when is that something to fight
25 crime.

1 When you want to fight crime, you do it - -
2 (Whereupon, applause from the audience was
3 heard. After, the following ensued.)

4 JOSEPH LIFSUTZ: You build single-family ^{Page | 98}
5 houses which I did.

6 I built single families as opposed to other
7 people that wanted to build multi-family because
8 you can't do that.

9 You only have to build low density, single-
10 family houses wherever you want to correct the
11 problem.

12 Nothing else.

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

15 JOSEPH LIFSUTZ: Remember people, there are
16 thousands of acres, here, so, Zone 1, Zone 2, Zone
17 3, we are talking about seventy acres from the
18 Lawrence Post Office all the way to the other side
19 of 878, 20 acres, 30, 19 acres and 33 acres is
20 divided up to different types of zoning that when
21 passed, already approved by the Town of Hempstead,
22 um, which I have here and I want to enter it into
23 the record, because you can't read thirty-seven
24 pages in three minutes.

25 So, thirty-seven pages will

1 be entered into the record.

2 So, I am asking you, now, to rethink and
3 reconsider the enormous size and dimensions of
4 this already approve seventy-acre development. Page | 99

5 I am asking for not a temporary thing, but
6 a permanent, permanent moratorium.

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

9 (Whereupon, applause from the audience was
10 heard. After, the following ensued.)

11 SUPERVISOR CLAVIN: We will take and make
12 that part of the record.

13 JOSEPH LIFSUTZ: And, people want to - -

14 SUPERVISOR CLAVIN: I have to hold you and
15 everybody to three minutes.

16 We will make it part of the record.

17 There are a lot of people that want to be
18 heard, tonight.

19 Next I have Hannah Burdei?

20 Give your name and address for the record.

21 Thanks.

22 COUNCILMAN D'ESPOSITO: Did one of the
23 previous speakers forget their phone at the
24 podium?

25 HANNAH BURDEI: My name

1 is Hannah Burdei.

2 I live at 125 Leopard Road, Woodmere, New
3 York.

4 Um, so, I am a resident of Woodmere.

5 I also have a Master's in Urban Planning
6 from Harvard University and currently I work in
7 multi-family residential development.

8 My experience in the planning and restate
9 development working for both local government and
10 the private sector including rezoning sites in New
11 York City and Long Island.

12 I am not anti-development but I am obliged
13 to speak out today against our Elected Officials
14 purposely circumventing a public engagement
15 process to unilaterally make decisions for our
16 community.

17 It is a common practice for either a
18 publicly privately sponsored rezoning proposal to
19 be presented to community members through a series
20 of engagement sessions to garner as much community
21 feedback as possible prior to submitting for
22 rezoning consideration.

23 For those unfamiliar with SEQRA, this is a
24 State regulation that requires all proposed
25 developments or rezoning actions

1 across New York State to go through a review of
2 environmental impact on the local community and
3 region.

4 The purpose is to identify necessary
5 mitigations to eliminate negative impacts existing
6 on existing communities that include traffic,
7 roadways, sewers and schools, among other items,
8 an extensive environmental impact analysis with an
9 opportunity for the community and interested
10 agencies to provide.

11 These studies include required mitigation
12 actions.

13 It is unreasonable to claim, as the
14 previous Council Member did, in pushing forward
15 the transit-oriented development that we are
16 discussing that adding over six hundred, seven
17 hundred, eight hundred new homes would have no
18 impact on the neighborhood and would not require
19 an expanded SEQRA.

20 The Town of Hempstead Elected Officials
21 purposely bypassed a true impact study, purposely
22 avoiding a public engagement process and willfully
23 ignored the need for mitigation actions.

24 As part of this rezoning action, they also
25 ensured that such a process would not

1 be required for any projects proposed within the
2 District.

3 They proposed a way to bypass any future
4 SEQRA for any individual project.

Page | 102

5 As a result, avoiding a public review
6 period, the new transit-oriented development
7 zoning code does not meet basic transit-oriented
8 required parking restrictions.

9 The purpose behind transit-oriented
10 development is to increase density around public
11 transit to decrease dependents on cars.

12 This is accomplished by including a
13 reduction in parking so the so called transit
14 oriented development that was approved does not do
15 this.

16 We all know that all these Towns are
17 intertwined.

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

20 SUPERVISOR CLAVIN: Mrs. Burdei, I know and
21 we are happy to have you submit your statement in
22 writing.

23 I do have to hold you to three minutes.

24 We appreciate your thoughts.

25 (Whereupon, applause from the audience was

1 heard. After, the following ensued.)

2 SUPERVISOR CLAVIN: The Town Clerk will
3 take it and submit it in.

4 HANNAH BURDEI: I have an additional
5 statement that I would like to add.

6 SUPERVISOR CLAVIN: Anything you want to
7 submit, it will be put in the record.

8 HANNAH BURDEI: I like to share this with
9 the Board, so you guys see it.

10 SUPERVISOR CLAVIN: Thank you very much.

11 HANNAH BURDEI: Not necessarily for the
12 record.

13 SUPERVISOR CLAVIN: I believe it will be
14 part of the record.

15 Next, we have Lisa Ott.

16 LISA OTT: Lisa Ott, maybe.

17 SUPERVISOR CLAVIN: There you go.

18 LISA OTT: Lisa Ott. I am the President of
19 the North Shore Land Alliance.

20 We are a land trust which operates in
21 Nassau County and western Suffolk County.

22 Our offices are at 1395 Planting Fields
23 Road in Oyster Bay.

24 Land Alliance is a non-profit land trust.

25 We were formed to conserve and restore

1 Long Island's open lands, water and natural
2 resources.

3 Since 2003, we have been instrumental in
4 protecting thirteen hundred acres of land. Page | 104

5 We own and maintain fourteen preserves and
6 twenty-eight conservations.

7 We are lucky to have more than four
8 thousand men, two hundred and twenty-five
9 volunteers and an extensive range and educational
10 programs from helping fourth graders understand
11 where their drinking water comes from, from
12 establishing Nassau County's first development in
13 Roosevelt - - excuse me.

14 I am here to plant a seed, tonight and
15 offer up a bit of an alternative.

16 We were honored to have been contacted by
17 Rena Saffra and the Five Towns Civic Association.

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

20 LISA OTT: To assist in developing a plan
21 to protect the majority of the Woodmere Country
22 Club property.

23 The first plan would conserve approximately
24 eighty acres of the Woodmere site and include
25 converting a former golf course to a maritime

1 Grassland or a lowland meadow filled with bird
2 friendly grasses, shrubs and trees and wild
3 flowers.

4 The trail system would be incorporated for ^{Page | 105}
5 passive recreation and part-time educator could be
6 hired to communicate the ecological evolution of
7 this property to school children and other
8 interested parties.

9 There are even plans for a major play area
10 for the children in the community.

11 And, this project if it is advanced would
12 be beautiful, as well as provide extraordinary
13 ecological benefits and educational opportunities
14 to the local communities for generations to come.

15 You were presented with the rare
16 opportunity to protect the community treasurer.

17 This is something that would benefit your
18 community today and well into the future.

19 In addition to the beauty of what this
20 property could possess, You would also be
21 protecting your critical habitat adjacent to
22 densely populated areas.

23 As the impacts of climate change grow more
24 severe, you would also be providing flood
25 protection, shoreline erosion control, as well

1 as opportunities for recreation, education and
2 aesthetic appreciation.

3 In closing, the Land Alliance stands ready
4 to assist your community in increasing something Page | 106
5 lasting today and forever.

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

8 SUPERVISOR CLAVIN: Barbara Levinson?

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

11 SUPERVISOR CLAVIN: Maureen Cori?

12 Maureen Cori?

13 How are you doing?

14 Name and address for the record.

15 MAUREEN CORI: Maureen Cori. 11 Conklin
16 Avenue, Woodmere, New York.

17 I am born and raised in Old Woodmere from
18 immigrant parents.

19 My Father was a fifty year firefighter for
20 the Woodmere Fire Department Volunteers.

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

23 MAUREEN CORI: A big volunteer in the
24 community which was just honored this weekend for
25 his Irish heritage in starting the FEIS, the Irish

1 Heritage in Nassau County.

2 And, we believe in volunteering and giving
3 back to the community and being part of
4 everything.

Page | 107

5 I am here to just really concur with so
6 many great comments this evening, even those that
7 - - maybe those I don't believe in or support.

8 But, I think what we really need to think a
9 bout is the health and safety.

10 I know people talked about it but I live
11 right near Broadway.

12 I can't tell you how many cars, ow many
13 animals I have seen killed or doors taken off
14 because of the congestion, the speed, the lack of
15 following rules, to be honest, we have seen that
16 as well.

17 If you look at Broadway, we all know you
18 cannot get down there.

19 I mean, everybody is speaking about it,
20 tonight, but it is also the evacuation side, um,
21 the safety that was also mentioned earlier about,
22 um, firemen, volunteers, um, police.

23 I had an incident just the other day
24 sitting at my kitchen table where there was a
25 homeless person going through

1 the recycling bin and they were screaming and I
2 didn't know what was going on and it was
3 frightening.

4 And, the Police Officer was wrestling this ^{Page | 108}
5 gentlemen that was going through the garbage and
6 the poor man did not get assistance for twenty
7 minutes.

8 You know, these are the scary events but
9 what we really need to talk about is the
10 sidewalks.

11 There are no sidewalks.

12 We have more pedestrians, now than we ever
13 have, children in strollers.

14 Somebody mentioned it earlier, also a woman
15 who uses her scooter.

16 People are just trying to get down the
17 street.

18 Somebody else mentioned their driveway not
19 being able to get out of their driveway.

20 It is a real safety issue.

21 There are no sidewalks or they are very
22 narrow sidewalks.

23 So, it is not in the infrastructure.

24 So, we need to consider the infrastructure
25 and really work as a community.

1 And, disclosure, when are these events
2 happening?

3 Maybe some more announcements so we can all
4 join in and be able to get feedback.

5 Thank you.

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

8 SUPERVISOR CLAVIN: Thank you very much.

9 I have Jack Bierwirth?

10 JACK BIERWIRTH: Jack Bierwirth. 300 Argo
11 Lane, Lawrence.

12 It is where I grew up.

13 It is still where my Mother lives, um,
14 seventy years ago.

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

17 JACK BIERWIRTH: I should say the family
18 history goes back longer.

19 My grandfather use to come out from
20 Brooklyn over a hundred years ago because of
21 muskrats in the Marsh in Lawrence.

22 I am speaking as a retired School
23 Superintendent.

24 However, um, I was a School Superintendent
25 for thirty-five years, most of that

1 in Nassau County.

2 I was also, after I retired, two years
3 representing the Commission of Education, here, in
4 Hempstead.

5 In every District that I worked when we
6 were approached by Developers, the numbers always
7 turned out to be wrong.

8 Someone would mention how much we were
9 going to get in taxes and I would look at how much
10 it was going to cost us in terms of additional
11 students.

12 Inevitably, the number of students and the
13 cost of the school district was way more than what
14 was, um, estimated.

15 And, I noted a couple of other speakers,
16 um, spoke of this already, but I want to say from
17 frequent experience that I came out on the short
18 end over and over and that is PILOTS.

19 And, when a PILOT is involved, the School
20 District has to foot the cost of the students from
21 Year 1, but, the PILOTS really don't start
22 contributing in the way of revenue until ten,
23 fifteen, twenty years down the road.

24 So, I would ask seriously that the cost of
25 the students who may come out of this housing

1 be included in your impact along with traffic and
2 safety.

3 Thank you.

4 (Whereupon, applause from the audience was ^{Page | 111}
5 heard. After, the following ensued.)

6 SUPERVISOR CLAVIN: Jennifer Wallace.

7 JENNIFER WALLACE: Hi, thank you.

8 I am Jennifer Wallace. 200 Burton Lane in
9 Lawrence.

10 My family has lived there for just over
11 twenty years.

12 Most of what I was going to say has been
13 said but I like to just sort of sum up what I am
14 hearing as the message coming out of the Meeting
15 on August 16th in Lawrence and coming out of the
16 Meeting, tonight.

17 The message to me is loud and clear,
18 residents, constituents, the people who voted you
19 into office want you to put an end to the
20 overdevelopment - -

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

23 JENNIFER WALLACE: - - and, to the
24 destruction of our beautiful suburban community,
25 our expectations of you are quite high because

1 this is not an easy task as many people have
2 mentioned, there are multiple municipalities.

3 It is like the Wizard of Oz, nobody knows
4 who is doing what.

5 And, when all is factored in, the
6 infrastructure simply cannot sustain what is
7 proposed.

8 I mean the moratoriums are a great idea.

9 It should be permanent, not temporary.

10 (Whereupon, applause from the audience was
11 heard. After, the following ensued.)

12 JENNIFER WALLACE: And until there is
13 sufficient infrastructure in the form of roads, in
14 the form of a viable evacuation plan, in the form
15 of adequate open spaces for stormwaters absorbed,
16 if we have another Storm Sandy, you know, people
17 have talked about the electricity, water.

18 We are getting emails saying there isn't
19 enough water pressure in the event of a fire
20 emergency.

21 If we can't have adequate infrastructure
22 for what we have today, how in good conscience
23 could you consider adding anymore.

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

1 JENNIFER WALLACE: The three requests that
2 I would like to leave with you are, first, role
3 back and reverse the zoning of all the transit-
4 oriented developments - -

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

7 JENNIFER WALLACE: - - which will seek to
8 urbanize our beautiful towns.

9 The second is to preserve the eighty-two,
10 one hundred and ten acres, the Woodmere Club - -

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

13 JENNIFER WALLACE: - - Which is the last
14 remaining large, undeveloped space in our
15 immediate community.

16 It is an important environmental ecosystem
17 and it is currently on deck to be destroyed.

18 I understand it is litigation but I hope
19 that we can come to some sort of settlement that
20 preserves it.

21 And, finally, complete 878.

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

24 JENNIFER WALLACE: Obviously, this project
25 is in the works for twenty, forty - - depending on

1 who you talk to, years, I think the time is, now,
2 to go to Albany to get it done.

3 Thank you very much.

4 Remember us, we are constituents. Thank Page | 114
5 you.

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

8 SUPERVISOR CLAVIN: I want to let you know,
9 Howard Koeppel talked about 878 and he tells me
10 that has been in the works for thirty years, that
11 is amazing.

12 Next, I have Dr. Allan Simon.

13 DR. SIMON: Good Evening.

14 My name is Dr. Alan Simon.

15 I live at 284 Central Avenue in Lawrence.

16 I have been a resident of Lawrence since
17 1982.

18 Um, I am not going to talk about the
19 increase in traffic, the increase in pollution,
20 the affect on our quality of life and the fact
21 that almost everyone in this room is against more
22 development.

23 I am just going to talk about water.

24 Water, as you know, we are composed of
25 about ninety percent of water.

1 Water is as important as the air we
2 breathe.

3 The Five Towns presently is experiencing a
4 very low pressure, water pressure.

5 Our water suppliers are telling us to cut
6 back on our water usage.

7 The water is also brown at times and there
8 are many issues with it involved with pollution.

9 A recent CBS Report, July 22nd, of this year
10 stated that there is a four hundred percent
11 increase in peak water demand on Long Island.

12 Inwood and the other massive developments
13 being planned will further reduce our water
14 pressure.

15 This will severely impact water needed for
16 emergencies and basic human activities.

17 And, water quality certainly will decrease.

18 How do you propose to overcome this
19 increased strain on our water supply when we are
20 already being asked to decrease water consumption
21 just to maintain pressure?

22 Many Wells that tap the only source of
23 water on Long Island which are the aquifers are
24 being affected by saltwater incursions and
25 pollution from human activities.

1 Can our water supplier actually commit that
2 we will have adequate water if there is more
3 development?

4 Let's stop overdevelopment, now.

Page | 116

5 Thank you.

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

8 SUPERVISOR CLAVIN: Frank Tisheo?

9 (Whereupon, "Everyone said what I wanted to
10 say," was heard calling out from the audience.
11 After, the following ensued.)

12 SUPERVISOR CLAVIN: Okay, Rena Saffra?

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

15 RENA SAFFRA: Good Evening.

16 Rena Saffra. 23 Ira Street in Cedarhurst.

17 Thank you for giving us the chance to tell
18 you how upset we are about overdevelopment in our
19 community.

20 There are, obviously, many building
21 projects being planned all over the Five Towns,
22 each one on its own may not sound so bad but the
23 totality of them all must be taken into
24 consideration before giving the greenlight.

25 Tonight, I would like to talk,

1 specifically, about the Woodmere Club because it
2 has been in the works for seven years and all the
3 projects being discussed tonight.

4 We have come to accept something will be Page | 117
5 built on this privately-owned property but has to
6 make sense and there must be input from the people
7 whose day-to-day living will be impacted by it.

8 When the property was purchased six years
9 ago, the owners proposed building two hundred and
10 eighty-four homes on the property, a sixth Town,
11 so to speak.

12 Thankfully, after extreme pressure from the
13 Five Towns Civic Association and this community,
14 you heard our pleas.

15 On July 1, 2020, you joined forces with the
16 Villages of Lawrence and Woodsburgh and
17 unanimously voted to change the zoning to allow
18 just fifty-nine homes on a limited portion of the
19 property.

20 And, as you are well aware, the developers
21 immediately sued the municipalities and the matter
22 remains in litigation.

23 Now, we are here.

24 You are possibly considering building
25 eighty homes on the entirety of the property.

1 This is unacceptable.

2 In May of 2021, only one year ago, the
3 developers proposed a different plan that you are
4 well aware of to build age-restrictive
5 condominiums on just twenty percent of the
6 property and turning the remaining eighty acres
7 into a nature preserve through the stewardship of
8 the North Shore Land Alliance, who has
9 enthusiastically agreed to take this on at no cost
10 to the Town of Hempstead, no costs to the Villages
11 or Nassau County.

12 This plan was seen as a fair compromise as
13 it would have been a win for the developer, a win
14 for the Five Towns community, a win for the
15 environment, a win for the Town of Hempstead and
16 Nassau County.

17 Unfortunately, despite our best efforts,
18 the despite your insistence that you hear us,
19 despite your promises to serve on our behalf, you
20 have done nothing to earn the well thought-out
21 plan to fruition.

22 Perhaps, you will hear us tonight.

23 We don't want a Sixth Town.

24 We don't want to wait to hear about deals
25 you make after the fact like the transit-oriented

1 Development in North Lawrence and Inwood or the
2 Pearsall Project in Cedarhurst or 716 houses at
3 the Lawrence/Woodmere Academy.

4 We want to say what gets built in our
5 community.

6 And, we want transparency.

7 We want open space.

8 And, there is no question that turning the
9 majority of the Woodmere Club property back into
10 nature is the most responsible use of the land.

11 I have, here, to submit two hundred - -
12 over two hundred letters of support for this plan.

13 How much louder do you need us to get?

14 What more do we need to do to get you to
15 hear us?

16 You ask for our support and we have given
17 it to you.

18 You ask for endorsements and we have given
19 it to you?

20 You have taken an oath to carry out the
21 will of the people and you have let us down.

22 Elections are right around the corner and
23 constituents vote on issues they care about.

24 It is clear from the amount of people in
25 attendance - -

1 (Whereupon, the three-minute bell rang.

2 After, the following ensued.)

3 RENA SAFFRA: We care a whole lot and, now,
4 it is your turn to show us that you care.

5 SUPERVISOR CLAVIN: Thank you so much.

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

8 SUPERVISOR CLAVIN: You hit on one of the
9 things, obviously, we inherited a lot of those
10 things as far as the Woodmere Club here and, now,
11 that is in litigation.

12 We are not going to talk about it if
13 anybody says anything else, it is in Federal
14 Court, that is where it stands.

15 Next, I have Michael Atkin?

16 (Whereupon, "I strongly support the
17 moratorium, permanent moratorium on building
18 related to the project outlined in tonight's
19 agenda items 10 & 11," was heard called out from
20 the audience. After, the following ensued.)

21 SUPERVISOR CLAVIN: Did I get your name
22 right?

23 (Whereupon, "my voice can't be any louder
24 and more powerful than you heard, " was called out
25 from the audience. After, the following ensued.)

1 SUPERVISOR CLAVIN: I will put that down
2 for the record.

3 (Whereupon, "Just mark it down," was heard
4 called out from the audience. After, the
5 following ensued.)

6 SUPERVISOR CLAVIN: Murray Forman?

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

9 MURRAY FORMAN: Good Evening.

10 My name is Murray Forman. I am long
11 serving President of the Lawrence Union Free
12 School District, as well as a Commissioner of the
13 Nassau County Planning Commission.

14 Um, I like to thank the Town of Hempstead
15 Board for allowing this forum this evening to get
16 a sense of the community's, um, displeasure with
17 the amount of development that is being proposed
18 in our District.

19 Um, as I offered in the past and repeat my
20 offer, um, the School Board is aware of every
21 project that is going on.

22 And, we encompass through our service of
23 all the children in the District just about every
24 area of the project and it has been quite
25 disturbing to us the silence from the Town

1 of Hempstead, the Village of Cedarhurst, etc.,
2 etc., etc.

3 And, being - - consistently being presented
4 with fait accomplish, we are not naïve to assume
5 that there will be no development.

6 And, I am kind of a pro-development guy.

7 However, I think it needs to be done
8 intelligently.

9 So, again, I offer our, um, resources to
10 bring to bear to solve the problem, you know, the
11 first step is clearly a moratorium which we fully
12 support.

13 I do believe that it should be made
14 permanent and that I believe that the transit-
15 oriented plan, in particular, is both obsolete and
16 was ill conceived from the beginning.

17 So, Don, I hope to be in touch with you,
18 again and actually get a return phone call this
19 time.

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

22 SUPERVISOR CLAVIN: Don't take it
23 personally.

24 MURRAY FORMAN: I don't take it personally,
25 it is only business.

1 And, hopefully, we can work on that, as
2 well as, the Woodmere Country Club project which
3 is, we echo the sentiments of Rena Saffra, there
4 is a long hanging fruit in terms of the deal that ^{Page | 123}
5 will be good all around.

6 Again, thank you very much. Apologies for
7 being a little blunt.

8 SUPERVISOR CLAVIN: Listen, we appreciate
9 it, you know, always an advocate.

10 Like I said, the Woodmere Club is in
11 litigation.

12 We can't speak to it.

13 For the other ones, I said, residents
14 raised their concerns, my friend, the Mayor, had a
15 forum and you know what, the residents spoke and
16 that is why we are here.

17 And, you know, we didn't make a
18 predetermined decision.

19 We want to hear what the residents have to
20 say before we make a decision.

21 That is the most important thing.

22 So, we appreciate that.

23 MURRAY FORMAN: I appreciate that.

24 I sat on your side of the table. I
25 understand what I am doing here.

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Thank you.

SUPERVISOR CLAVIN: Thank you very much.

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

SUPERVISOR CLAVIN: Paris Popack?

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

SUPERVISOR CLAVIN: Madam Trustee, how are you?

How are you doing?

PARIS POPACK: Is this on?

SUPERVISOR CLAVIN: You are on?

PARIS POPACK: Good evening, I am Paris Popack, Village of Lawrence Trustee and a resident of Lawrence for twenty-seven years.

Um, I would like to thank the Five Towns and Far Rockaway residents that came out tonight and who also came to the, um, Meeting in Lawrence.

Thank you so much.

I know it is a big effort.

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

PARIS POPACK: I am proud of you, we had over four hundred people at the Lawrence Meeting and it seems to have rolled over to this one.

1 I thank you for hosting us, tonight, as a
2 result of our outcry.

3 Um, I do have Minutes from that Meeting,
4 now, I want to know if I can submit that to you
5 later?

6 SUPERVISOR CLAVIN: Of course, you can.

7 PARIS POPACK: What is the deadline?

8 SUPERVISOR CLAVIN: Madam Clerk, what do
9 you think, twenty-four hours?

10 CLERK MURRAY: Yes.

11 PARIS POPACK: Okay, anybody that maybe
12 wanted to write letters?

13 SUPERVISOR CLAVIN: They can send emails or
14 send a letter and they have - - and they are all
15 being made a part of the record.

16 PARIS POPACK: Okay, fine.

17 So, I represent the constituents of the
18 Village of Lawrence.

19 I was elected to represent them and their
20 quality of life and I am voicing my opinion
21 against overdevelopment of the Five Towns,
22 tonight, specifically the North Lawrence and
23 Inwood transit-oriented development - - excuse me,
24 District, including the Townhouse and Roadhouse
25 District.

1 Um, we all know we have terrible traffic on
2 Rockaway Turnpike, Central Avenue, West Broadway,
3 Peninsula and more and this zoning will terribly
4 affect us all.

5 Our situation is dire and it needs
6 emergency action by you.

7 Development isn't bad in the right area but
8 our community, including Inwood, North Lawrence
9 and Rockaway Turnpike are not the right area for
10 multiple family developments.

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

13 PARIS POPACK: North Lawrence and Inwood
14 are not the right areas and the Five Towns,
15 presently is experiencing gridlock and it is
16 unacceptable, dangerous traffic continuously
17 daily.

18 Transit-oriented development means a
19 reduced and maximum cap of, um, parking.

20 Each proposed TOD development has hundreds
21 and hundreds of parking spots for their rental
22 tenants.

23 These proposed developments are not what
24 the TOD District is supposed to be.

25 It is absolute that these TOD townhouses,

1 Roadhouses and projects will negatively affect us.

2 All accidents ae reported daily.

3 I have a report for you.

4 I don't want to really read it.

5 SUPERVISOR CLAVIN: Put it in, don't worry.

6 PARIS POPACK: I will put it in but

7 meanwhile, I will get to the real point a lot of

8 other people have stated that planning is

9 basically non-existent.

10 Existing developments were not considered

11 when moving forward with zoning.

12 We need this change. All Five Towns are

13 interlinked and there is no coordination,

14 apparently.

15 There should be no - - excuse me, there

16 should be no zoning changes allowed without

17 coordination of the Villages.

18 It is the Town of Hempstead and in our

19 case, New York City with Far Rockaway, 1700

20 apartments and no one took that into consideration

21 right over the 878.

22 Um, let's see, so, acting on our own didn't

23 work - -

24 (Whereupon, the three-minute bell rang.

25 After, the following ensued.)

1 SUPERVISOR CLAVIN: Paris, I know you were
2 trying to rush.

3 It is okay. We will take it, submit
4 everything you want to say into the record.

5 I promise you that right, now, I know you
6 were trying to rush it in.

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

9 SUPERVISOR CLAVIN: I appreciate you coming
10 down.

11 You are a great Trustee, you and the Mayor
12 have been great friends to work with.

13 PARIS POPACK: Thank you.

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

16 SUPERVISOR CLAVIN: If you want to submit
17 those Minutes later, we will also make it part of
18 the record.

19 PARIS POPACK: I don't have it, now.

20 SUPERVISOR CLAVIN: Later. Next I have Tim
21 Hellmuth?

22 TIM HELLMUTH: Tim Hellmuth. 285 Victoria
23 Place, Lawrence.

24 Just wanted to - - it had been mentioned
25 earlier about the water pressure, I just wanted

1 to mentioned our water company has sent letters to
2 many of us in the community, I will quote, "Our
3 systems are under tremendous strain. Conservation
4 efforts are especially important to maintain
5 pressure for fire emergencies."

6 It has been said earlier, so, I will repeat
7 briefly, if we do have hundreds, thousands more
8 apartments, residents in our area, it is going to
9 be very difficult for our Fire Departments to do
10 the job that we ask them to do.

11 Um, I urge you to vote for the moratorium.

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

14 SUPERVISOR CLAVIN: Thank you very much.

15 Alex Anderson?

16 No?

17 (Whereupon, "Going to pass," was heard
18 calling out from the audience. After, the
19 following ensued.)

20 SUPERVISOR CLAVIN: Next, I have Robert
21 Kurtz.

22 ROBERT KURTZ: Good Evening, My name is
23 Robert Kurtz.

24 I live at 275 Barrett Road in Lawrence.

25 I came, tonight, you cannot talk about

1 the Woodmere Development but I can.

2 And, so, tonight, I want to go over a
3 thought to you Elected Officials that is my
4 concern that would be the most destructive
5 development that could possibly hit the Five Towns
6 in our lifetime.

7 I want to offer you a thought, first if
8 all, I want to say how much I appreciate Paris,
9 Popack, Howard Koeppel, the Mayor from Lawrence to
10 make sure that they are representing their
11 constituents.

12 And, now, we turn to you, the Town of
13 Hempstead to consider your constituents.

14 I like to offer to Councilman D'Esposito,
15 who is running for office, what do you need to
16 know about the Five Towns?

17 We remember and what we remember is that
18 when we were devastated by news of the Woodmere
19 Club and we were shocked that Bruce Blakeman
20 fought and most of us did not expect that and when
21 he did, we remember he is, now, the County
22 Executive, so, please, understand, we pay close
23 attention.

24 We care about our community.

25 I am not saying - - I don't know enough

1 about the other developments, to be honest with
2 you, but, I know that there is a tremendous
3 problem.

4 You heard it, tonight, from all of your
5 constituents. Page | 131

6 There is a problem.

7 There is a proper and improper way.

8 I ask you to take a good look at these
9 plans, you clearly need a moratorium bill to do
10 that.

11 You made it clear, Mr. Clavin that you have
12 had not a chance to look at this, you inherited
13 these problems, so, now, we ask for the
14 moratorium.

15 Please, take a look and understand there is
16 an appropriate, as Paris said, there is an
17 appropriate and inappropriate development with the
18 approval of the inappropriate development would
19 destroy our beautiful community that we asked you
20 to protect.

21 So, please, please, keep our thoughts, our
22 comments, tonight, in mind and understand that
23 when you take care of us, we will remember.

24 Thank you.

25 (Whereupon, applause from the audience

1 was heard. After, the following ensued.)

2 COUNCILMAN D'ESPOSITO: I want to point out
3 when the situation arose with the Woodmere Club,
4 actually, where the Woodmere Club sits is my Page | 132
5 Councilmanic District and I stood side by side
6 with then Councilman Blakeman to make sure that
7 proposal of conservation was put in place, don't
8 forget that.

9 (Whereupon, applause from the audience was
10 heard. After, the following ensued.)

11 ROBERT KURTZ: Thank you very much.
12 And, now, we turn to you, again.

13 COUNCILMAN D'ESPOSITO: No problem.
14 (Whereupon, applause from the audience was
15 heard. After, the following ensued.)

16 SUPERVISOR CLAVIN: Heda Megowal? Evoli
17 McGowan 316 Dougherty?

18 Daniel Weinberg? Daniel?

19 Check outside and see if there is anybody
20 outside with the names I just called.

21 We will give them the opportunity to speak.

22 Deborah Spiers?

23 Hey, how are you doing?

24 Take the mic, it is fine.

25 DEBORAH SPIERS: Um, I just wanted

1 to address - -

2 SUPERVIOR CLAVIN: Name and address for the
3 record.

4 DEBORAH SPIERS: I am sorry.

5 Deborah Spiers. I live at 431 Summit
6 Avenue in Cedarhurst.

7 I live in Cedarhurst for twenty-six years.

8 And, they have been pretty good.

9 Um, recently, things have been going a
10 little bit differently because of all the
11 overcrowding.

12 I think you have heard from most people
13 about - - all a bout that situation, the
14 overcrowding, the traffic.

15 There are very few people here and in the
16 past with the other Meetings, who actually spoken
17 in favor, but, which is what I would like to
18 actually address.

19 There were only a couple of, um, reasons
20 for that, those people mentioned for supporting
21 these particular developments.

22 Um, the first one is talking about crime
23 which is saying that, um, in order to, um,
24 revitalized certain bogged out type areas and make
25 it safer that these developments would improve

1 the situation, well, I think every City in the
2 World would be really, really surprised that high
3 density housing improves crime.

4 I don't think that makes any sense at all, ^{Page | 134}
5 obviously, and these particular developments are
6 not only the options for revitalizing these
7 places, there are other things that can be done,
8 maybe single family housing, maybe other things.

9 You don't need such high density, hundreds
10 of, um, apartments - -

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

13 DEBORAH SPIERS: - - In order to fix what
14 is broken.

15 The second things that they were talking
16 about is, um, the fact that young people are
17 leaving the area because there is not enough
18 housing and it is not affordable.

19 First of all, the affordable aspect is also
20 ridiculous because I don't think anybody is under
21 any illusions as to how expensive these, um,
22 places would be, is why these Developers are
23 actually making these places.

24 It is about money.

25 So, if they weren't making money, they

1 wouldn't be developing.

2 So, that is nonsense.

3 The other thing, as far as, um, everybody
4 moving out, it reminds me of the Yogi Berra
5 statement that, "nobody goes there anymore because
6 it is too crowded."

Page | 135

7 So, that also is nonsense.

8 So, hopefully, I debunked those few
9 people's arguments in favor.

10 I think we can all pretty much agree that
11 this overdevelopment doesn't make any sense.

12 We would like you guys and anyone else that
13 has anything to do with this to coordinate and
14 have it in your minds - -

15 (Whereupon, the three-minute bell rang.
16 After, the following ensued.)

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

19 SUPERVISOR CLAVIN: Thank you. Thank you
20 very much.

21 Next I have Gwynn Campbell.

22 Name and address for the record.

23 GWYNN CAMPBELL: Good Evening. My name is
24 Gwynn Campbell.

25 I live at 27 - -

1 SUPERVISOR CLAVIN: A little closer to the
2 mic, we can't hear you.

3 GWYNN CAMPBELL: One more time, my name is
4 Gwynn Campbell.

5 I live at 27 Monroe Street in Inwood.

6 And, thank you so much for having us here
7 to hear our voices on behalf of the
8 overdevelopments that are going on.

9 Um, I can't touch on the subjects that
10 everyone said because they said it all, tonight.

11 I just like to add with the influx of
12 traffic, it will just press more and more and more
13 people that will need care.

14 We have a lot of Seniors.

15 We have children that need to be seen and
16 heard.

17 We have residents in the Inwood area that
18 are in single-family homes that are turning into
19 multi-family homes illegally.

20 With all the traffic coming in and out, how
21 do we stop any of this?

22 Our feelings are hurt because we feel as
23 though we are not being heard.

24 Thanks to the Town Hall that we had at the
25 Country Club, we are bringing more light

1 to the situation.

2 And, I hope you guys really take heed on
3 the things that we are saying tonight.

4 Thank you very much.

Page | 137

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

7 SUPERVISOR CLAVIN: Thank you, Mrs.
8 Campbell.

9 Lester Heard?

10 Lester Heard? Check outside for Lester
11 Heard, that would be great.

12 SUPERVISOR CLAVIN: Greg Stein?

13 Joel Martin?

14 Name and address.

15 JOEL MARTIN: Hello. My name is Joel
16 Martin.

17 231 Ellen Street in Lawrence.

18 Um, I am fortunate to grow up in the Five
19 Towns.

20 I come here, also, to represent my late
21 Grandmother who died at the age of 102, July 13th.

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

24 JOEL MARTIN: She resided at 246 Lawrence
25 Avenue for a long time.

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My family actually came here in 1943.

Generations upon generations have experiences the development of this area, to certain people's non-benefit, let's just say that.

What I am here about is when it comes to the Five Towns, I know, myself, that Inwood and Lawrence are the last communities to be heard.

Not a lot of community support comes from Inwood and Lawrence anymore.

I grew up in the Town when there was plenty of community.

I grew up at the community center.

Most of my brothers and sisters graduated there.

My Father graduated there.

Countless, countless - - I can go on and on.

My Grandmother use to say the Five Towns used to be a good area, used to.

It has been turning the other way.

Somebody mentioned something quite interesting last Meeting at the Country Club, IDA's.

I had to look up what IDA's were, Industrial Government Agency.



1 Who funds these IDA's?

2 I think everybody should know they are
3 actually funded through the World Bank.

4 My jaw dropped, right.

5 You're talking big money, here.

6 We are talking about outside interests in
7 the Five Towns.

8 I don't think that is right.

9 I don't believe that the neighborhood
10 should not have gotten any Notice which is
11 appalling, appalling.

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

14 JOEL MARTIN: I want to say this, my
15 Grandmother was pretty vocal.

16 She would, you know, write, um, the County
17 all the time, comment about things.

18 She wanted to develop within herself.

19 One of those things was the sidewalk in
20 front of her house which isn't raised and when it
21 rains it floods.

22 So, if you guys want to start development,
23 you can start, at least, with the streets and the
24 sidewalks.

25 (Whereupon, applause from the audience

1 was heard. After, the following ensued.)

2 JOEL MARTIN: Thank you everybody.

3 SUPERVISOR CLAVIN: Andrew Garbacz?

4 Name and address for the record.

5 ANDREW GARBACZ: Good Evening. My name is

6 Andrew Garbacz. 2269 Pacific Avenue, North

7 Lawrence.

8 I live at this address with my wife and

9 five children.

10 I grew up in the Far Rockaway Five Towns

11 community.

12 I live at my current address since 2016.

13 The subject matter of the North Lawrence
14 and Inwood proposed redevelopment are relative to
15 me and my neighbors as anyone in the Town of
16 Hemsptead.

17 We literally live within the eye of the
18 redevelopment and monster storm as has been
19 anecdotally characterized and demonized.

20 Before we begin, sorry to dispel any
21 assertions towards my words for those who may
22 disagree, it ought to be clear that I have zero
23 personal financial political connections with any
24 owner, developer, decisionmaker associated with
25 the proposed projects.

1 I did recently, however, meet in person
2 with an owner of the proposed project.

3 So, I could have a firsthand account of his
4 plans so he could address some of my concerns, Page | 141
5 questions and concerns.

6 I would characterize myself as a
7 pragmatist, optimist and problem solver.

8 I understand that rules, regulations,
9 status quo politics agenda, personalities,
10 emotions and contacts are wholly relevant here,
11 tonight.

12 I also understand that there is a great
13 degree of anxiety and negativity, bias towards
14 change and like the status quo in the community.

15 We are all humans, positive reviews,
16 ratings will always be outclassed by negative
17 ones.

18 Basic psychology dictates that those with
19 negative perspectives on a given topic will be far
20 more likely to vent those frustrations in a form
21 to do so.

22 I believe there is a silent majority that
23 will concur with my points of view but they may
24 not take the time to express their view, as such,
25 I recognize I maybe in the minority, here tonight.

1 But here goes, simply put, the pocket areas
2 of North Lawrence and Inwood, especially in and
3 around the LIRR completely greater than the Five
4 Towns.

5 They are over-zoned, long been ignored by
6 the Town of Hempstead, understandably has its
7 hands full.

8 These pocket areas are to the Town of
9 Hempstead what Far Rockaway is or was to New York
10 City, out of sight, out of mind.

11 They are riddled with crime, abandoned
12 property, shops, garbage on the streets, down
13 wires, late night murderers, drug dealers and gang
14 deals.

15 Every other lot has become abandoned
16 parking lots for garbage trucks or commercial
17 vehicles.

18 Ask me about the dead body found in our
19 neighbor's backyard.

20 The status quo of these areas are not
21 worthy of any protection of status quo.

22 The status quo is simply not reflective or
23 synonymous with anything that the Five Towns has
24 built its great reputation on.

25 The status quo literally stinks.

1 On a community group line chat, we have a
2 running joke counting the days since a crime has
3 been reported on Mott Avenue.

4 Needless to say, the clock is reset monthly
5 and often biweekly. Page | 143

6 It is unacceptable.

7 As part of the Orthodox Community walking
8 on a Sabbath is part and parcel of our lifestyle.

9 My family and those of my neighbors, lots
10 of family and friends of the Village of Cedarhurst
11 - -

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

14 SUPERVISOR CLAVIN: I have to hold you to
15 the three minutes.

16 I have to, with everybody here, if you have
17 more we will make it part of the record.

18 You can follow up with an email, we would
19 be delighted to make it part of the record.

20 Thank you.

21 SUPERVISOR CLAVIN: David Shilosky?

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

24 SUPERVISOR CLAVIN: Mr. Corkle?

25 (NO RESPONSE.)

1 SUPERVISOR CLAVIN: Marge Congello?

2 Jeffrey Hirsch?

3 Who is that, Marge Congello?

4 How are you?

5 MARGE CONGELLO: Good, how are you?

6 SUPERVISOR CLAVIN: Good.

7 MARGE CONGELLO: My name is Marge Congello.

8 2493 Wilson Avenue, Bellmore.

9 So, I am here because I am a resident of
10 the Town of Hempstead.

11 I was going to say Oyster Bay. I am tired,
12 sorry.

13 I am also here as the President of the
14 Central Bellmore Homeowners Association and I came
15 to stand in support with the residents of the Five
16 Towns.

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

19 MARGE CONGELLO: You may or may not be
20 aware that there is a growing group on Facebook
21 that was formed by necessity in response to the
22 overdevelopment on Long Island.

23 I was recently successful in stopping a
24 developer from taking the Citibank building in
25 Bellmore and turning it into rental apartments.

1 (Whereupon, applause from the audience was
2 heard. After, the following ensued.)

3 MARGE CONGELLO: I realize that was a very
4 small scale to what you people are facing but I Page | 145
5 also realize that small things turn into big
6 things.

7 And, if we don't stay together and form a
8 coalition, this kind of thing is going to continue
9 on Long Island.

10 There are many residents in the Town of
11 Hempstead that are immobilizing to work towards
12 topping overzealous developers from turning or
13 beloved suburbs into a sixth borough.

14 This Board made it appoint in March to send
15 out flyers that said, "Save our suburbs."

16 I know many people in the room have that
17 flyer and I also have it.

18 And, many in this room - - I and many in t
19 his room implore you to please stand by your
20 words, listen to your constituents and be mindful
21 of how we are stealing from our children and
22 grandchildren the beauty of the Town we all love.

23 Thank you.

24 SUPERVISOR CLAVIN: Thank you very much.

25 Jeffrey Hirsch?

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Valerie Mason?

(Whereupon, "She was outside," was heard calling out from the audience. After, the following ensued.)

SUPERVISOR CLAVIN: Go out and see if she is still out there.

Jeffrey Eisenberg?

JEFFREY EISENBERG: Good Evening. Jeff Eisenberg. 3 Top beach Lane, Lawrence, New York, a resident for over twenty years.

And, the words, "everything has already been said," but it has not been said by everybody.

There is no reason to repeat all the points that are debated tonight.

I have been to many Public Hearings and they are often infused with erroneous statements and exaggerations.

I can honestly say not one thing that was said here tonight is an exaggeration.

It paints an accurate picture of what transpires on a daily basis in the Five Towns.

You are the Elected Officials that we have counted on.

It is not just a political responsibility, it is one because our lives are in danger on

1 a daily basis.

2 Before I came here, tonight, someone told
3 me that their child, their four year old was
4 waiting one hour each day, the last four day for ^{Page | 147}
5 the bus because they are s tuck in traffic.

6 It is tying up the entire system.

7 There is no reason it does not pass the
8 sensibility test that you can, in good conscious,
9 build anymore houses.

10 I am a big believer, I like development.

11 I am an entrepreneur. I believe in it.

12 I have nothing against it in my Town if it
13 makes sense.

14 We are passed that point.

15 It doesn't make sense.

16 The roads are single-lane roads, accidents
17 occur on a daily basis.

18 And, if that one lane highway on Broadway,
19 one of these streets has an accident, forget about
20 it.

21 People are leaving twenty, thirty minutes
22 early to pick up a child which is seven minutes
23 down the road because there is a chance that they
24 may be late.

25 So, what happens is other neighbors

1 are being clogged up by a bunch of cars waiting
2 for their child thirty minutes earlier, on those
3 day that traffic is lighter, it doesn't make
4 sense.

5 People are going up on curbs on a daily
6 basis because they want to get by.

7 The sidewalks are the right of passage for
8 every person in the neighborhood.

9 We ask you, please, we are listening.

10 We are paying attention.

11 We are relying on you to do the right
12 thing.

13 It is a matter of sense.

14 Keep your eyes open. If anyone of you
15 lived in the Five Towns and had to contend with
16 what we contend with on a daily basis, I am sure
17 this Meeting would be over very quickly.

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

20 JEFFREY EISENBERG: A temporary moratorium
21 is not the answer, it should be a permanent one.

22 We ask you, please, stop it, now.

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

25 JEFFREY EISENBERG: Thank you.

1 SUPERVISOR CLAVIN: Thank you very much.

2 Richard Gordon?

3 Hi, name and address for the record.

4 RICHARD GORDON: First, I like to thank the ^{Page | 149}
5 Board for Meeting with everyone.

6 Um, my name is Richard Gordon at 36
7 Dougherty Boulevard in Lawrence.

8 I just like to, um, visually describe where
9 I live.

10 Um, we have Central Avenue and Dougherty
11 Boulevard and from Central to Dougherty, comes the
12 Long Island Railroad Station in Inwood.

13 There are five houses on the block.

14 After the train tracks crosses over, you
15 have the Inwood parking lot, which is where the
16 proposed development for the Inwood Development is
17 supposed to be.

18 Um, I have been living at my house for
19 twenty-four years.

20 Dougherty and Central Avenue is an
21 intersection that is a disaster.

22 It is gridlock.

23 There is traffic between 7:30 and let's say
24 9:30 I the morning and then 3:30 and 6:00 o'clock.

25 You can't even get through the roads.

1 And, this is before the Far Rockaway
2 developments have even been populated, which is
3 going to cause all of that traffic down Central
4 Avenue going into the 878.

5 It is hard to fathom how building another
6 building on Dougherty Boulevard is going to be a
7 positive improvement.

8 As a matter of fact, it is just the
9 opposite. It is just going to be an exacerbation
10 for a very bad, bad situation.

11 I wish there would be some type of traffic
12 study be done just an analysis, specifically the
13 devil in the details, how all these cars and
14 additional people are going to be able to get
15 around those small streets.

16 Um, I ask the Board to, please, take a look
17 at each individual project and evaluate a traffic
18 study, see how that is going to impact the local
19 residents, people like myself, who are directly
20 affected with such a development.

21 Thank you.

22 SUPERVISOR CLAVIN: We will take a five-
23 minute break.

24 (Whereupon, a five-minute break was
25 entertained at 9:45 p.m. After, the following

1 ensued.)

2 SUPERVISOR CLAVIN: All right,
3 stenographer, are you good?

4 COURT REPORTER WOHL: Yes.

Page | 151

5 SUPERVISOR CLAVIN: I do not - - ladies and
6 gentlemen, I do not have any other slips for
7 people who would like to speak on these two items.

8 If you have not spoken and would like to be
9 heard on Items Numbered 10 & 11, please, raise
10 your hand.

11 I will talk to you after. I am talking
12 about people who have not been heard on Items 10 &
13 11.

14 I do not have any other slips, does anybody
15 wish to be heard?

16 Sir, do you wish to be heard? You have not
17 spoken yet, you have not?

18 Please, walk up to the mic and identify
19 yourself.

20 MARCEL HANLER: Marcel Handler. 19 Lotus
21 Street, Cedarhurst.

22 So, I know everybody already mentioned the
23 traffic issues, pointed out that it is a hazard
24 when the fire trucks, the police, the ambulance
25 need to pass through.

1 Now, imagine if there is additional
2 traffic.

3 I am repeating some of the things that were
4 said, if there is additional traffic and
5 casualties because of the additional traffic
6 instead of getting from Point A to Point B, not
7 three minutes for an ambulance, now, it is five
8 minutes and you are dealing with casualties and
9 somebody died to turnaround and say, you know
10 what, this is caused by the Town of Hempstead.

11 I am going to sue the Town of Hempstead.

12 This is all records, here.

13 Now, it is a hypothetical. Imagine if
14 someone went to read these records, where people
15 say over and over again that this is a safety
16 hazard.

17 So, it is something that needs to be taken
18 into consideration because it is hurting the
19 people of the Five Towns.

20 This could potentially be a significant
21 issue for the Town of Hempstead.

22 I know it is a different twist on it.

23 COUNCILMAN D'ESPOSITO: It is not really a
24 different twist, that is why we are having the
25 Hearing tonight.

1 MARCEL HANDLER: Okay, so, I just want to
2 make sure from my prospective, there should be a
3 moratorium on this, a complete moratorium and a
4 full stop.

5 So, I know I am reiterating some of the
6 items but that should be taken into consideration,
7 as well.

8 SUPERVISOR CLAVIN: Okay, thank you very
9 much.

10 (Whereupon, applause from the audience was
11 heard. After, the following ensued.)

12 SUPERVISOR CLAVIN: Stu Weinstein, I know
13 you put in a slip, did you want to speak?

14 STU WEINSTEIN: No, I support the
15 moratorium.

16 SUPERVISOR CLAVIN: Okay. Jacqueline
17 Handy?

18 How are you?

19 Nice to see you.

20 JACQUELINE HANDY: Good. I am Jacqueline
21 Handy.

22 I live in Lawrence for over seventy years.

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

25 JACQUELINE HANDY: I am the President

1 of the Lawrence Association.

2 I am very active in the community. I am
3 very active in the Golf Club and I just want you
4 to know that if we have many more people, here, ^{Page | 154} we
5 would need police cars in the area.

6 We have a hard time getting police in the
7 area because our Police District covers much more
8 than it did in previous years.

9 Our sanitation department will need more
10 garbage trucks.

11 Who is going to pay for all of this?

12 I think you really have to understand that
13 we don't need more people living in an area that
14 we already have services for.

15 And, I thank you.

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

18 SUPERVISOR CLAVIN: Thank you. Thank you
19 very much.

20 Okay, that is all the slips I have.

21 If you have not spoken and you want to be
22 heard on either of these items, this is it.

23 Also, in addition, I do want to let
24 everybody know that any emails, letters,
25 correspondence that was sent are going to also

1 be made a part of the record.

2 Councilwoman Missy Miller wants to say some
3 words.

4 Do you have her right there?

5 COUNCILWOMAN MILLER: Can you hear me?

6 SUPERVISOR CLAVIN: Missy, we can hear you.

7 COUNCILWOMAN MILLER: Hi, everybody, I just
8 wanted to thank everybody for coming out.

9 We heard you and what you said.

10 We really appreciate you taking the time to
11 come out and get on record, how you exactly feel
12 and if we should consider it.

13 And, I want to thank everybody and I
14 apologize I am not there in person.

15 Thank you.

16 SUPERVISOR CLAVIN: Thank you, Missy. Thank
17 you very much.

18 We have to wait for Councilman Muscarella,
19 who was called out of the room.

20 We will just wait a second until he comes
21 back.

22 Before Councilman gets here to take our
23 votes, we do appreciate you coming out tonight and
24 taking the opportunity to have all of your voices
25 heard.

1 You already spoke. Did you speak?

2 (Whereupon, " I have a question," was heard
3 calling out from the audience. After, the
4 following ensued.)

5 SUPERVISOR CLAVIN: Stick around after, I
6 will talk to you.

7 We closed the formal part of the Meeting.

8 We will vote and hold the record open.

9 Councilman, do you have a Motion?

10 COUNCILMAN D'ESPOSITO: Supervisor, I move
11 that the Public Hearing be closed and just for the
12 record, this is for Items 10 & 11, I move that the
13 Public Hearing be closed and the proposed Local
14 Law of the temporary moratorium transit-oriented
15 district for North Lawrence be approved.

16 DEPUTY SUPERVISOR GOOSBY: I second that
17 Motion.

18 CLERK MURRAY: Supervisor Clavin?

19 SUPERVISOR CLAVIN: Aye.

20 CLERK MURRAY: Councilman Carini?

21 COUNCILMAN CARINI: Aye.

22 CLERK MURRAY: Councilman D'Esposito?

23 COUNCILMAN D'ESPOSITO: Aye.

24 CLERK MURRAY: Councilman Dunne?

25 COUNCILMAN DUNNE: Aye.

1 CLERK MURRAY: Deputy Supervisor Goosby?

2 DEPUTY SUPERVISOR GOOSBY: Aye.

3 CLERK MURRAY: And, we will hold the record
4 for Councilman Muscarella.

5 But by unanimous vote it passes.

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

8 SUPERVISOR CLAVIN: So, the referendum has
9 passed, Madam Clerk, is that correct?

10 CLERK MURRAY: Yes, it has.

11 SUPERVISOR CLAVIN: Thank you, ladies and
12 gentlemen to those who came out for Items 10 & 11
13 this evening.

14 With that I will ask Madam Clerk to please
15 call the next Item.

16 CLERK MURRAY: Resolution - Adopting a
17 S.E.Q.R. negative declaration and determination of
18 non-significance in connection with an application
19 to rezone a parcel of land located in North
20 Bellmore (2550 Jerusalem Avenue) (LEON PETROLEUM,
21 LLC.)

22 SUPERVISOR CLAVIN: Does any Member of the
23 Board wish to be heard on Item Number 12 is it
24 Madam Clerk?

25 CLERK MURRAY: Yes.

HEMPSTEAD TOWN BOARD SEPTEMBER 20, 2022

1 SUPERVISOR CLAVIN: I do not have any slips
2 on Item Number 12, does anybody in the audience
3 that is here, tonight, that did not sin in that
4 wishes to be heard on Item Number 12?

Page | 158

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

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

9 COUNCILMAN DUNNE: I move the Board adopt
10 the Item.

11 DEPUTY SUPERVISOR CLAVIN: Second the
12 Motion.

13 CLERK MURRAY: Supervisor Clavin?

14 SUPERVISOR CLAVIN: Aye.

15 CLERK MURRAY: Councilman Carini?

16 COUNCILMAN CARINI: Aye.

17 CLERK MURRAY: Councilman D'Esposito?

18 COUNCILMAN D'ESPOSITO: Aye.

19 CLERK MURRAY: Councilman Dunne?

20 COUNCILMAN DUNNE: Aye.

21 CLERK MURRAY: Deputy Supervisor Goosby?

22 DEPUTY SUPERVISOR GOOSBY: Aye.

23 CLERK MURRAY: Councilman Muscarella?

24 COUNCILMAN MUSCARELLA: Aye.

25 CLERK MURRAY: Councilman Muscarella, we

1 have the record open for the proposed moratorium,
2 what say you?

3 COUNCILMAN MUSCARELLA: Yes.

4 CLERK MURRAY: Councilman Muscarella is a ^{Page | 159}
5 yes on the moratorium, making it a unanimous vote.

6 SUPERVISOR CLAVIN: Madam Clerk, please,
7 call the Decision Calendar.

8 CLERK MURRAY: We have an Application of
9 LEON PETROLEUM, LLC. for a change of zone from
10 Residence "B" District to "Business X" District
11 and for inclusion into the Gasoline Service
12 Station, "GSS" District - North Bellmore - South
13 side of Jerusalem Avenue and North side of Saw
14 Mill Road.

15 SUPERVISOR CLAVIN: A Motion on the
16 Decision Calendar.

17 COUNCILMAN MUSCARELLA: I move the Board
18 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 D'Esposito?

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COUNCILMAN D'ESPOSITO: Aye.

CLERK MURRAY: Councilman Dunne?

COUNCILMAN DUNNE: Aye.

CLERK MURRAY: Deputy Supervisor Goosby?

DEPUTY SUPERVISOR GOOSBY: Aye.

CLERK MURRAY: Councilman Muscarella?

COUNCILMAN MUSCARELLA: Aye.

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

CLERK MURRAY: Application of LEON
PETROLEUM, LLC for a variance from the provisions
of the "GSS" Ordinance consisting of two (2) pump
islands with four (4) multi-grade product
dispensers, canopy over the pump islands, three (3)
underground petroleum product storage tanks each
with a capacity of 10,000 gallons, one (1) story
with an overall area currently used for attendant,
transactions and automotive repair - NORTH
BELLMORE - South side Jerusalem Avenue & North
side Saw Mill Road.

SUPERVISOR CLAVIN: Do I have a Motion on
this Decision?

COUNCILMAN DUNNE: I move the Board adopt
the item.

DEPUTY SUPERVISOR GOOSBY: Second.



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CLERK MURRAY: Supervisor Clavin?

SUPERVISOR CLAVIN: Aye.

CLERK MURRAY: Councilman Carini?

COUNCILMAN CARINI: Aye.

CLERK MURRAY: Councilman D'Esposito?

COUNCILMAN D'ESPOSITO: Aye.

CLERK MURRAY: Councilman Dunne?

COUNCILMAN DUNNE: Aye.

CLERK MURRAY: Deputy Supervisor Goosby?

DEPUTY SUPERVISOR GOOSBY: Aye.

CLERK MURRAY: Councilman Muscarella?

COUNCILMAN MUSCARELLA: Aye.

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

CLERK MURRAY: On the Administrative
Calendar, we have Items 15 through 50.

TOWN ATTORNEY MACCARONE: Mr. Supervisor,
may I ask that the Board, please, Table Items 28
and 29.

DEPUTY SUPERVISOR GOOSBY: Thank you so
much, that is what I would like to pull 28 and 29.

It is going to be Tabled.

COUNCILMAN D'ESPOSITO: Second the Motion
to Table Items 28 and 29.

SUPERVISOR CLAVIN: The Motion is to Table

1 28 and 29.

2 CLERK MURRAY: Supervisor Clavin?

3 SUPERVISOR CLAVIN: Aye.

4 CLERK MURRAY: Councilman Carini?

Page | 162

5 COUNCILMAN CARINI: Aye.

6 CLERK MURRAY: Councilman D'Esposito?

7 COUNCILMAN D'ESPOSITO: Aye.

8 CLERK MURRAY: Councilman Dunne?

9 COUNCILMAN DUNNE: Aye.

10 CLERK MURRAY: Deputy Supervisor Goosby?

11 DEPUTY SUPERVISOR GOOSBY: Aye.

12 CLERK MURRAY: Councilman Muscarella?

13 COUNCILMAN MUSCARELLA: Aye.

14 SUPERVISOR CLAVIN: Those two items were
15 Tabled, may I have a Motion on the remainder of
16 the calendar.

17 DEPUTY SUPERVISOR GOOSBY: I move 15
18 through the rest of the calendar.

19 COUNCILMAN D'ESPOSITO: Second.

20 DEPUTY SUPERVISOR GOOSBY: Exclusive of 28
21 and 29.

22 SUPERVISOR CLAVIN: Okay, I will call up
23 Bonnie Garone on the Administrative Calendar, Mrs.
24 Garone come up and identify yourself, that would
25 be great.

1 BONNIE GARONE: Bonnie Garone, Rockville
2 Centre.

3 Um, I just have a question about Item 32.

4 Item 32 is to repeal a section of the Town Page | 163
5 Code entitled "Pregnancy Termination Facilities."

6 It looks like it was essentially the Town's
7 Local Law to prevent pregnancies that are being
8 terminated in the Town of Hemsptead and it was
9 passed, um, excuse me, it was passed back in 1971.

10 So, my question is when was this ever
11 enforced?

12 And, when was the last time that it was
13 enforced?

14 TOWN ATTORNEY MACCARONE: We did a little
15 research and we don't have any records of it ever
16 being enforced.

17 If you look at the law, if you look at the
18 law in North Hempstead and the Town of Oyster Bay
19 and actually the Village of Hempstead and they
20 were all passed around the same time.

21 They are identical but we, in the Town of
22 Hempstead have no records of it ever being
23 enforced.

24 BONNIE GARONE: Okay, so, I mean that is
25 interesting.

1 And, you know it goes to the question, just
2 out of curiosity, why we are doing this, now?

3 The law has been on the books for over
4 fifty years, um, and never enforced, so, after
5 fifty years, we decided tonight to repeal it?

6 And, I am thinking, first of all, because
7 the Town of North Hempstead did it and I wasn't
8 aware that Oyster Bay did it, yet and you don't
9 want to be open to criticism that you didn't
10 follow suit, that is one reason.

11 And, also, I am thinking that the other
12 reason we are doing it, now, after fifty years of
13 non-enforcement is because one of the Board
14 Members is running for Congress and wants to be
15 able to say, I voted to repeal.

16 So, I am glad you are doing it but it is
17 very transparent why you are doing it now.

18 Thank you.

19 SUPERVISOR CLAVIN: Okay, now, I know we
20 adjourned Hearings Numbers 28 7 29, the other two
21 Hearings.

22 I do have a couple of slips.

23 Lilly Watson, Mrs. Watson, you want to
24 speak on Item 29?

25 We adjourned that.

1 They are not on the calendar.

2 AUBREY MOORE: That is my question why were
3 they adjourned, Number 1?

4 Number 2, I have been here since 7:00
5 o'clock, if you are going to adjourn them, the
6 gentleman adjourned it, why didn't he do it at
7 7:00 o'clock instead of me sitting here for three
8 hours until you adjourned them just before they
9 come up?

10 SUPERVISOR CLAVIN: Because they are on the
11 Administrative Calendar, so, we have to do the
12 regular calendar, first.

13 AUBREY MOORE: I am saying if you are going
14 to adjourn them, sir, if they were going to be
15 adjourned, why did you have me wait three hours?

16 Why was I sitting here for three hours?

17 TOWN ATTORNEY MACCARONE: Mr. Supervisor, I
18 will apologize, I am in charge of the Calendar.

19 We needed additional information with
20 regard to these two items and as the Supervisor
21 said, we have to go through the regular calendar,
22 first and, then, we go through the Administrative
23 Calendar, so, I apologize for the wait.

24 And, hopefully, it won't happen, again, in
25 the future.

1 DEPUTY SUPERVISOR GOOSBY: And, I
2 apologize, Mr. Moore, I wanted you to be able to
3 understand what we are doing, first of all, you
4 know, before we do anything that is going to Page | 166
5 happen in Roosevelt, we like you to know about it.

6 I will have a Meeting to let you know.
7 This time it was done not by us by somebody else
8 and it was not going to go on this calendar, I
9 asked that it be pulled.

10 AUBREY MOORE: Thank you, I appreciate
11 that.

12 DEPUTY SUPERVISOR GOOSBY: We had to wait
13 until we finished what we had to do, first.

14 We had to do what you said was the first
15 part of the Meeting and the second part is the
16 calendar that was on this portion, so, the
17 resolution, that is where it was, so, that is why
18 we had to complete the resolution.

19 And, everybody knows we can do that. It
20 had to be in order.

21 AUBREY MOORE: Thank you.

22 I understand. I am not that familiar with
23 the Town's parliamentary procedures but I am
24 familiar with my time was wasted, my time to sit
25 here.

1 And, you said it was going to be adjourned
2 to when?

3 Because I don't want to waste another three
4 hours to have it Tabled, again.

5 DEPUTY SUPERVISOR GOOSBY: Do we have a
6 date?

7 It is adjourned without date because we
8 have to get some things straightened out before we
9 bring that back, all right.

10 It is in the best interests for you.

11 SUPERVISOR CLAVIN: If you like, we can
12 follow-up when we get a date, when it comes on,
13 the Hearing, we will call you and advise you that
14 it will be on the Calendar and we will try to make
15 it a daytime Meeting or nighttime Meeting, if that
16 is more convenient for you.

17 AUBREY MOORE: Yes, sir.

18 CLERK MURRAY: I did receive letters in
19 opposition to the expansion of the Charter School,
20 from the Roosevelt Chamber of Commerce.

21 My question is would you like me to
22 distribute them to the Members, now or hold until
23 it is reconvened?

24 AUBREY MOORE: Distribute them.

25 SUPERVISOR CLAVIN: When we distribute

1 them, it will be made a part of the record.

2 I do not have any slips on the
3 Administrative Calendar, is there anybody that
4 would like to be heard that did not sign in?

5 REV. ARTHUR MACKEY JR.: My name is Arthur
6 Mackey's Jr., Senior Pastor of Mt. Sinai's Baptist
7 Church in Roosevelt, New York.

8 My address is 241 Reverend Dr. Arthur L.
9 Mackey, Sr. Avenue in Roosevelt, New York.

10 And, to Supervisor Don Clavin and to our
11 Deputy Supervisor Dorothy Goosby, that is history
12 for the Town of Hempstead, first, black woman
13 elected in the history of the Town of Hempstead
14 and, now, she is our Deputy Supervisor, to all
15 distinguished Members of the Town Board and to
16 Kate, the Great, Murray, our Town Clerk and our
17 Town Attorney:

18 I am here to speak out on the Roosevelt
19 Charter School.

20 We are in direct opposition to the
21 Roosevelt Charter School expanding and building a
22 three-story school in Roosevelt.

23 I am a lifelong resident of Roosevelt and
24 the first Charter School was built, I support
25 Roosevelt Youth Center, Byron Warton, President

1 of our Chamber of Commerce, Mt. Sinai's Baptist
2 Church, I can tell you personally, that the
3 Charter School when it was time to pay their rent,
4 did not pay the rent.

Page | 169

5 And, um, the Charter School historically
6 since they have started in Roosevelt has robbed,
7 raped and ruined the community.

8 Some very nice people, some very
9 distinguished people were pulled from the School
10 District, twenty, thirty thousand dollars per
11 student and, um, that is money that could be going
12 to our schoolteachers in the Roosevelt Public
13 School System.

14 Um, that is money that could be used for
15 books, for athletics, for other things that are
16 needed in education for our children and, um,
17 helping the Roosevelt Charter School is hurting
18 the community of Roosevelt, pure plain and simple.

19 And, we ask you to, please, deny the
20 application to build in Roosevelt.

21 Thank you and God Bless you.

22 SUPERVISOR CLAVIN: Pastor, as always, nice
23 to see you and since I have had the pleasure of
24 knowing you, we have laughed for twenty years.

25 As I said, to other Members, we will

1 advise you when potentially, potentially it could
2 be back on the calendar, so, everyone is informed
3 and it is convenient.

4 And, I know the Deputy Supervisor will make ^{Page | 170}
5 sure, with myself, everyone's voices are heard and
6 everyone is aware of it before it goes back on the
7 calendar, rest assured.

8 REV. ARTHUR MACKEY JR.: I know you will do
9 the right thing.

10 Thank you and God Bless.

11 SUPERVISOR CLAVIN: Thank you very, very
12 much.

13 REV. ARTHUR MACKEY JR.: Good to see you.

14 SUPERVISOR CLAVIN: With that, can I have a
15 Motion on the Administrative Calendar.

16 CLERK MURRAY: We have a Motion.

17 SUPERVISOR CLAVIN: We have a Motion
18 already on the Administrative Calendar.

19 CLERK MURRAY: Supervisor Clavin?

20 SUPERVISOR CLAVIN: Aye.

21 CLERK MURRAY: Councilman Carini?

22 COUNCILMAN CARINI: Aye.

23 CLERK MURRAY: Councilman D'Esposito?

24 COUNCILMAN D'ESPOSITO: Aye.

25 CLERK MURRAY: Councilman Dunne?

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COUNCILMAN DUNNE: Aye.

CLERK MURRAY: Deputy Supervisor Goosby?

DEPUTY SUPERVISOR GOOSBY: Aye.

CLERK MURRAY: Councilman Muscarella?

COUNCILMAN MUSCARELLA: Aye.

COUNCILMAN D'ESPOSITO: Supervisor, I make
a Motion that we adjourn.

DEPUTY SUPERVISOR GOOSBY: Second the
Motion.

CLERK MURRAY: Supervisor Clavin?

SUPERVISOR CLAVIN: Aye.

CLERK MURRAY: Councilman Carini?

COUNCILMAN CARINI: Aye.

CLERK MURRAY: Councilman D'Esposito?

COUNCILMAN D'ESPOSITO: Aye.

CLERK MURRAY: Councilman Dunne?

COUNCILMAN DUNNE: Aye.

CLERK MURRAY: Deputy Supervisor Goosby?

DEPUTY SUPERVISOR GOOSBY: Aye.

CLERK MURRAY: Councilman Muscarella?

COUNCILMAN MUSCARELLA: Aye.

(Whereupon, the official meeting of the
Hemsptead Town Board held on September 20, 2022
was concluded. 10:10 p.m.)

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CERTIFICATE BY COURT REPORTER

I, do hereby certify that the foregoing testimony in the matter of the Hempstead Town Board Meeting held on September 20, 2022, consisting of pages 1 through 172 inclusive is an accurate transcription of my cryptic notes.

IN WITNESS WHEREOF, I SET MY HAND THIS DAY.



CERTIFIED COURT REPORTER
NORTH SHORE COURT REPORTERS
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