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**TOWN OF HEMPSTEAD**

ONE WASHINGTON STREET

TOWN HALL PAVILION

HEMPSTEAD, NEW YORK 11550

SEPTEMBER 20, 2016

10:30 A.M.

BEFORE: ANTHONY J. SANTINO,

SUPERVISOR

**APPEARANCES :**

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- SENIOR COUNCILWOMAN GOOSBY
- COUNCILMAN AMBROSINO
- COUNCILMAN BLAKEMAN
- COUNCILMAN D'ESPOSITO
- COUNCILMAN HUDES
- COUNCILWOMAN KING-SWEENEY
- CLERK AHMAD
- RECEIVER OF TAXES CLAVIN
- TOWN ATTORNY RA
- DEPUTY TOWN CLERK MULLER
- TOWN COMPTROLLER CONROY

**HEMPSTEAD TOWN MEETING 9/20/16**

1 SUPERVISOR SANTINO: Good Morning,  
2 everyone.

3 Welcome to our regular Town Board  
4 Meeting, today.

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5 We will have a Public Hearing  
6 Calendar, a Decision Calendar, Administrative  
7 Calendar and, then, the Town Board will  
8 remain behind to listen to all the thoughts  
9 and comments of each of the Town residents.

10 Before we begin, would you all please  
11 rise and have a moment of silence and  
12 reflection on behalf of all the victims of  
13 terrorist attacks in New Jersey and New York  
14 in recent days and wish them all a speedy  
15 recovery.

16 (Whereupon, a moment of silence was  
17 observed. After, the following ensued.)

18 SUPERVISOR SANTINO: Now, if  
19 Councilwoman Erin King-Sweeney would lead us  
20 in the Pledge of Allegiance.

21 (Whereupon, the Pledge of Allegiance  
22 was recited by the Assembly. After, the  
23 following ensued.)

24 SUPERVISOR SANTINO: Madam Clerk, call  
25 the roll.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 CLERK AHMAD: Supervisor Santino?

2 SUPERVISOR SANTINO: Here.

3 CLERK AHMAD: Councilman Ambrosino?

4 COUNCILMAN AMBROSINO: Here.

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5 CLERK AHMAD: Councilman Blakeman?

6 COUNCILMAN BLAKEMAN: Here.

7 CLERK AHMAD: Councilman D'Esposito?

8 COUNCILMAN D'ESPOSITO: Here.

9 CLERK AHMAD: Senior Councilwoman  
10 Goosby?

11 SENIOR COUNCILWOMAN GOOSBY: Here.

12 CLERK AHMAD: Councilman Hudes?

13 COUNCILMAN HUDES: Here.

14 CLERK AHMAD: Councilwoman King-  
15 Sweeney?

16 COUNCILWOMAN KING-SWEENEY: Here.

17 CLERK AHMAD: Receiver of Taxes Donald  
18 X. Clavin, Jr.?

19 RECEIVER OF TAXES CLAVIN: Here.

20 SUPERVISOR SANTINO: Please call the  
21 first item.

22 CLERK AHMAD: Petition of Commissioner  
23 of Buildings to demolish and remove two story  
24 wood frame five family dwelling and accessory  
25 barn and remove all litter and debris from

**HEMPSTEAD TOWN MEETING 9/20/16**

1 property - INWOOD - south side of Grand  
2 Central Place, one hundred three feet west of  
3 Jeanette Avenue - Department of Buildings.

4 SUPERVISOR SANTINO: Okay, I believe  
5 we have an individual that wishes to speak on  
6 this first item relative to Inwood.

7 Name and address for the record.

8 ILAN PELEG: Ilan Peleg. I want to  
9 correct, for the record, it is a two-family  
10 with a barn.

11 The barn is in bad shape. We are  
12 going to take it down in two weeks to  
13 straighten out the paperwork.

14 It is going to be done. The rest of  
15 the house, I am trying to get up with the  
16 payment to rebuild.

17 SUPERVISOR SANTINO: Commissioner?

18 COMMISSIONER: Good Morning,  
19 Supervisor, Members of the Board: The barn  
20 is basically collapsed, now, this has been  
21 going on, approximately, four years.

22 SUPERVISOR SANTINO: How many years?

23 COMMISSIONER: Four years. My  
24 recommendation would be to move ahead with  
25 the Resolution and give him time to work

**HEMPSTEAD TOWN MEETING 9/20/16**

1 on the house issue but the barn needs to come  
2 down immediately.

3 SUPERVISOR SANTINO: All right, so,  
4 what we customarily do in this case would be  
5 to pass the Resolution but we give you thirty  
6 days to rectify whatever situations need to  
7 be rectify, if that is not accomplished,  
8 then, we move forward.

9 ILAN PELEG: Thank you.

10 SUPERVISOR SANTINO: All right, thank  
11 you, Commissioner. Thank you, sir.

12 Can we have a motion, please.

13 COUNCILMAN BLAKEMAN: Yes, Mr.  
14 Supervisor, I move that the Public Hearing be  
15 closed and that the petition be adopted.

16 COUNCILMAN D'ESPOSITO: Second the  
17 motion.

18 CLERK AHMAD: Supervisor Santino?

19 SUPERVISOR SANTINO: Aye.

20 CLERK AHMAD: Councilman Ambrosino?

21 COUNCILMAN AMBROSINO: Aye.

22 CLERK AHMAD: Councilman Blakeman?

23 COUNCILMAN BLAKEMAN: Aye.

24 CLERK AHMAD: Councilman D'Esposito?

25 COUNCILMAN D'ESPOSITO: Aye.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 CLERK AHMAD: Senior Councilwoman  
2 Goosby?

3 SENIOR COUNCILWOMAN GOOSBY: Aye.

4 CLERK AHMAD: Councilman Hudes?

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5 COUNCILMAN HUDES: Aye.

6 CLERK AHMAD: Councilwoman King-  
7 Sweeney?

8 COUNCILWOMAN KING-SWEENEY: Aye.

9 SUPERVISOR SANTINO: Next item,  
10 please.

11 CLERK AHMAD: Petition of Commissioner  
12 of Buildings to demolish and remove two and  
13 one half story wood frame one family dwelling  
14 with attached garage and remove all litter  
15 and debris from property - WEST HEMPSTEAD -  
16 south side of Colonial Road, sixty-six feet  
17 west of Hampton Drive - Department of  
18 Buildings.

19 SUPERVISOR SANTINO: Is there anyone  
20 that would like to be heard on this item as  
21 it relates to West Hempstead?

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

24 SUPERVISOR SANTINO: The being none, I  
25 will accept a Motion, please.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 SENIOR COUNCILWOMAN GOOSBY: Mr.  
2 Supervisor, I move the Public Hearing be  
3 closed and the petition be granted.

4 COUNCILMAN AMBROSINO: Second the  
5 motion.

6 CLERK AHMAD: Supervisor Santino?

7 SUPERVISOR SANTINO: Aye.

8 CLERK AHMAD: Councilman Ambrosino?

9 COUNCILMAN AMBROSINO: Aye.

10 CLERK AHMAD: Councilman Blakeman?

11 COUNCILMAN BLAKEMAN: Aye.

12 CLERK AHMAD: Councilman D'Esposito?

13 COUNCILMAN D'ESPOSITO: Aye.

14 CLERK AHMAD: Senior Councilwoman  
15 Goosby?

16 SENIOR COUNCILWOMAN GOOSBY: Aye.

17 CLERK AHMAD: Councilman Hudes?

18 COUNCILMAN HUDES: Aye.

19 CLERK AHMAD: Councilwoman King-  
20 Sweeney?

21 COUNCILWOMAN KING-SWEENEY: Aye.

22 SUPERVISOR SANTINO: Next item,  
23 please.

24 CLERK AHMAD: Proposed Local Law Re:  
25 "Regulations and Restrictions" to limit



**HEMPSTEAD TOWN MEETING 9/20/16**

1     Parking in Bellmore, Merrick, North Merrick,  
2     Oceanside, Uniondale, Wantagh, (To amend  
3     Chapter 202 of the Code of the Town of  
4     Hempstead.)

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5             SUPERVISOR SANTINO: We do have  
6     someone that signed in relative to this  
7     matter, Mr. Avrutine.

8             Name and address for the record,  
9     please.

10            HOWARD AVRUTINE: Good Morning,  
11     Supervisor, Members of the Board:

12            My name is Howard Avrutine. My  
13     address is 575 Underhill Boulevard in  
14     Syosset.

15            I am the Zoning Counsel for Green 2009  
16     Incorporated.

17            Um, that corporation, um, is the owner  
18     of the premises to the southwest corner of  
19     Sunrise Highway and Oakland Avenue in  
20     Wantagh.

21            My comments only pertain to the  
22     proposed changes on Oakland Avenue, none of  
23     the restrictions and changes that were before  
24     the Board.

25            The Board is familiar with this

1 Property.

2 It is the subject of a Federal  
3 litigation.

4 It is currently pending and it is the  
5 result of various - - of those proceedings in  
6 the Federal litigation.

7 There is a new Board of Zoning Appeals  
8 application which is pending and which is  
9 actually scheduled for October 13<sup>th</sup> involving,  
10 um, my client's property.

11 Um, the regulations, um, on Oakland  
12 Avenue, as far as, parking restrictions have  
13 been placed for many, many years, so, the  
14 application that is before the Board deals  
15 with the use of premise as a special  
16 exception application for a cabaret as far as  
17 parking relief and we, respectfully request  
18 that the Board take into action to change any  
19 of the regulations on Oakland Avenue until  
20 such time as the Board of Appeals determines  
21 the pending application.

22 We would prefer that none of the  
23 prevailing conditions in the surrounding  
24 sites be modified until we have a chance to  
25 present our full case before the Board of

**HEMPSTEAD TOWN MEETING 9/20/16**

1 Zoning and Appeals and the Board of Zoning  
2 and Appeals makes its determination.

3 SUPERVISOR SANTINO: Mr. Town  
4 Attorney.

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5 TOWN ATTORNEY RA: Mr. Supervisor,  
6 Members of the Board:

7 It is my belief that these changes  
8 were asked for by area residents and our  
9 traffic department went out and surveyed the  
10 area and that is why they are recommending  
11 that these changes be made.

12 And, having no, I guess, impact on the  
13 application, that fact that there was an  
14 application pending for a cabaret use at the  
15 Sunrise Highway location, I don't believe had  
16 anything to do with this.

17 Maybe if someone from traffic is here,  
18 maybe they can tell us how this emanated.

19 HOWARD AVRUTINE: I am not suggesting  
20 that it did, that my client's application had  
21 anything to do with the proposed changes.

22 My only request is that we keep the  
23 status quo in place as far as restrictions  
24 and requirements and everything else until  
25 the BZA Hearing.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 SUPERVISOR SANTINO: Let's hear what  
2 Traffic has to say.

3 HOWARD AVRUTINE: Thank you.

4 TRAFFIC CONTROL REED: Thomas Reed,  
5 representing Traffic Control.

6 This is a matter where residents of  
7 Oakland Avenue requested that the curb  
8 parking restrictions be lifted and a two-hour  
9 limit be installed during the daytime hours.

10 We petitioned seven homeowners on that  
11 section of Oakland Avenue and only three of  
12 the homeowners are requesting that the  
13 current parking restrictions be changed to  
14 two hours from 8:00 a.m. to 6:00 p.m. so they  
15 have the ability to park in front of their  
16 homes during the day for a short period of  
17 time.

18 SUPERVISOR SANTINO: Thank you, Mr.  
19 Reed.

20 Also on this matter, I believe we have  
21 Mr. Dean.

22 Name and address for the record,  
23 please.

24 BILLY DEAN: Billy Dean. 27 Ivy Lane,  
25 Commack, New York.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 I am going to echo what my Attorney  
2 had asked for as far as trying to either  
3 table this or, um, take Oakland Street  
4 parking out of the Resolution, at this time,  
5 um, because of the Federal litigation, we  
6 have been ordered to, um, by Judge Gleason to  
7 apply for this application for a special  
8 exception which happens to sit on the corner  
9 of Sunrise Highway and Oakland Avenue.

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10 I also received in the mail, we own a  
11 house behind it, 1960 Oakland Avenue.

12 I did receive from the Traffic  
13 Highway, I believe it was the Town of  
14 Hempstead Traffic Department, a letter asking  
15 if we want parking in front of that house,  
16 aye or nay, I declined.

17 So, I think that is what the Traffic  
18 gentleman from the Town of Hempstead is  
19 receiving.

20 Now, there are three pockets which  
21 will be very confusing, one, the pocket is on  
22 the East side of Oakland Avenue.

23 There are three houses. The first  
24 house denied. The middle house wanted  
25 parking and the corner house denied.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 Now, they are going to put up a sign,  
2 that is going to be extremely confusing where  
3 the parking is.

4 It is, basically, thirty-eight feet on  
5 the East side of Oakland Avenue which is  
6 lifting parking restrictions.

7 Those parking restrictions have been  
8 in affect since 1979 on one side of the  
9 street and 2001 on the other side of the  
10 street.

11 So, my request is a simple one, it has  
12 been thirty-nine years like that and I ask  
13 that you either pull out the Oakland part of  
14 the Resolution, pass the rest of the  
15 Resolution, if you would like or table the  
16 whole thing until we get through our BZA  
17 Hearing on October 13<sup>th</sup> and in the interest of  
18 fair play, I think that is a fair request.

19 Thank you very much.

20 SUPERVISOR SANTINO: Thank you very  
21 much.

22 Is there anyone else that would like  
23 to be hear on this item on the agenda?

24 RORI GORDON: Yes, I signed in.

25 SUPERVISOR SANTINO: Name and

**HEMPSTEAD TOWN MEETING 9/20/16**

1 Address for the record.

2 RORI GORDON: Hi, Rori Gordon, 25  
3 Kristen Lane, Hauppauge, New York.

4 I am also speaking on the same  
5 location. It is 3500 Sunrise Highway.

6 I would request that this proposed  
7 change for the parking on Oakland Avenue not  
8 be decided and tabled until after October 13<sup>th</sup>  
9 when the BZA is going to be having a Hearing  
10 on our case.

11 We are asking for a special exception  
12 on parking which the building has had for  
13 almost fifty years.

14 It has had it for restaurants.

15 It has had it for cabaret and  
16 according to the Town, the Town prefers we  
17 no longer have it, so, we are back in front  
18 and all we are asking is that you wait until  
19 after the decision is made, not the date of  
20 October 13<sup>th</sup>, after the BZA makes a decision.

21 Um, I don't know, Mr. Ra, how you know  
22 that this will have no effect on our  
23 application.

24 I don't know how you can be karmic to  
25 know that, but that is what you just,

1 specifically said.

2 Now, you did not say - - did you say  
3 it will not have an effect?

4 TOWN ATTORNEY RA: I said the  
5 implementation, the request that came in from  
6 area residents and implementation of these  
7 rules did not take - - the fact that there  
8 was a pending Hearing on the Sunrise Highway  
9 location had nothing to do with the fact that  
10 these residents are asking for some kind of  
11 parking relief in this neighborhood.

12 RORI GORDON: Since 1979 - - we are  
13 just asking that you folks wait a little bit  
14 longer until the decision of the October 13<sup>th</sup>  
15 BZA Hearing.

16 I don't think that it is an  
17 unreasonable request.

18 It is not like you have to wait nine  
19 months.

20 The BZA Hearing has to be decided  
21 right away according to the Federal Courts,  
22 that is all we are asking for.

23 SUPERVISOR SANTINO: Thank you very  
24 much.

25 RORI GORDON: Okay, thanks.



**HEMPSTEAD TOWN MEETING 9/20/16**

1 SUPERVISOR SANTINO: Okay, is there  
2 anyone else that would like to speak about  
3 this matter before the Town Board?

4 (Whereupon, no response was heard.  
5 After, the following ensued.)

6 SUPERVISOR SANTINO: If not, I will  
7 accept a Motion.

8 COUNCILWOMAN KING-SWEENEY: Mr.  
9 Supervisor, I move the Hearing be closed and  
10 the item be adopted.

11 COUNCILMAN D'Esposito: I second the  
12 motion.

13 CLERK AHMAD: Supervisor Santino?

14 SUPERVISOR SANTINO: Aye.

15 CLERK AHMAD: Councilman Ambrosino?

16 COUNCILMAN AMBROSINO: Aye.

17 CLERK AHMAD: Councilman Blakeman?

18 COUNCILMAN BLAKEMAN: Aye.

19 CLERK AHMAD: Councilman D'Esposito?

20 COUNCILMAN D'ESPOSITO: Aye.

21 CLERK AHMAD: Senior Councilwoman  
22 Goosby?

23 SENIOR COUNCILWOMAN GOOSBY: Aye.

24 CLERK AHMAD: Councilman Hudes?

25 COUNCILMAN HUDES: Aye.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 CLERK AHMAD: Councilwoman King-  
2 Sweeney?

3 COUNCILWOMAN KING-SWEENEY: Aye.

4 SUPERVISOR SANTINO: Next item,  
5 please.

6 CLERK AHMAD: Proposed Local Law Re:  
7 "Parking or Standing Prohibitions" in  
8 Baldwin, Garden City, South Merrick, North  
9 Bellmore, Oceanside, Seaford, Uniondale,  
10 Wantagh, Near Westbury, West Hempstead, (To  
11 amend Section 202-1 of the Code of the Town  
12 of Hempstead)

13 SUPERVISOR SANTINO: Okay, Mr.  
14 Avrutine, I had you down, here, again, is  
15 that correct or not?

16 HOWARD AVRUTINE: Yes, Mr. Supervisor,  
17 I believe that this Resolution is rescinding  
18 fire regulations in order to allow the prior.

19 If my previous comments can be adopted  
20 without my repeating them?

21 SUPERVISOR SANTINO: Without  
22 objection, so ordered.

23 HOWARD AVRUTINE: Thank you very much.

24 SUPERVISOR SANTINO: Okay, is there  
25 anyone else that would like to speak

**HEMPSTEAD TOWN MEETING 9/20/16**

1 on this matter before the Town Board?

2 Name and address for the record.

3 RORI GORDON: Rori Gordon. 25 Kristen  
4 Lane, Hauppauge, New York.

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5 I don't want to be redundant and I  
6 don't want to take much of your time, ditto  
7 to the same thing that my attorney just said.

8 I appreciate it.

9 SUPERVISOR SANTINO: Is there anyone  
10 else that would like to speak to any of this  
11 matter?

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

14 SUPERVISOR SANTINO: If none, I will  
15 accept a motion.

16 COUNCILWOMAN KING-SWEENEY: Mr.  
17 Supervisor, I move the Hearing be closed and  
18 the item be adopted.

19 SENIOR COUNCILWOMAN GOOSBY: Second.

20 CLERK AHMAD: Supervisor Santino?

21 SUPERVISOR SANTINO: Aye.

22 CLERK AHMAD: Councilman Ambrosino?

23 COUNCILMAN AMBROSINO: Aye.

24 CLERK AHMAD: Councilman Blakeman?

25 COUNCILMAN BLAKEMAN: Aye.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 CLERK AHMAD: Councilman D'Esposito?

2 COUNCILMAN D'ESPOSITO: Aye.

3 CLERK AHMAD: Senior Councilwoman

4 Goosby?

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5 SENIOR COUNCILWOMAN GOOSBY: Aye.

6 CLERK AHMAD: Councilman Hudes?

7 COUNCILMAN HUDES: Aye.

8 CLERK AHMAD: Councilwoman King-

9 Sweeney?

10 COUNCILWOMAN KING-SWEENEY: Aye.

11 SUPERVISOR SANTINO: Next item,

12 please.

13 CLERK AHMAD: Proposed Local Law Re:

14 "Arterial Stops" in Franklin Square, Garden

15 City South, Near Island Park, Levittown,

16 Seaford (To amend Section 197-5 of the Code

17 of the Town of Hempstead)

18 SUPERVISOR SANTINO: Is there anyone

19 that would like to be heard on this matter

20 before the Town Board?

21 (Whereupon, no response was heard.

22 After, the following ensued.)

23 SUPERVISOR SANTINO: There being none,

24 I will accept a motion, please.

25 COUNCILMAN D'ESPOSITO: Mr. Supervisor

**HEMPSTEAD TOWN MEETING 9/20/16**

1 I move the Public Hearing be closed and the  
2 item be adopted.

3 COUNCILMAN HUDES: Second.

4 CLERK AHMAD: Supervisor Santino?

5 SUPERVISOR SANTINO: Aye.

6 CLERK AHMAD: Councilman Ambrosino?

7 COUNCILMAN AMBROSINO: Aye.

8 CLERK AHMAD: Councilman Blakeman?

9 COUNCILMAN BLAKEMAN: Aye.

10 CLERK AHMAD: Councilman D'Esposito?

11 COUNCILMAN D'ESPOSITO: Aye.

12 CLERK AHMAD: Senior Councilwoman

13 Goosby?

14 SENIOR COUNCILWOMAN GOOSBY: Aye.

15 CLERK AHMAD: Councilman Hudes?

16 COUNCILMAN HUDES: Aye.

17 CLERK AHMAD: Councilwoman King-

18 Sweeney?

19 COUNCILWOMAN KING-SWEENEY: Aye.

20 SUPERVISOR SANTINO: Next item,

21 please.

22 CLERK AHMAD: Proposed Local Law Re:

23 "Bus Stops" in West Hempstead (To amend

24 Section 202-52 of the Code of the Town of

25 Hempstead.)

**HEMPSTEAD TOWN MEETING 9/20/16**

1 SUPERVISOR SANTINO: Is there anyone  
2 who would like to be heard on this matter  
3 before the Town Board?

4 (Whereupon, no response was heard.  
5 After, the following ensued.)

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6 SUPERVISOR SANTINO: There being none,  
7 I will accept a motion, please.

8 SENIOR COUNCILWOMAN GOOSBY: I move  
9 that the Public Hearing be closed and the  
10 proposed item be adopted.

11 COUNCILMAN BLAKEMAN: I second the  
12 motion.

13 CLERK AHMAD: Supervisor Santino?

14 SUPERVISOR SANTINO: Aye.

15 CLERK AHMAD: Councilman Ambrosino?

16 COUNCILMAN AMBROSINO: Aye.

17 CLERK AHMAD: Councilman Blakeman?

18 COUNCILMAN BLAKEMAN: Aye.

19 CLERK AHMAD: Councilman D'Esposito?

20 COUNCILMAN D'ESPOSITO: Aye.

21 CLERK AHMAD: Senior Councilwoman  
22 Goosby?

23 SENIOR COUNCILWOMAN GOOSBY: Aye.

24 CLERK AHMAD: Councilman Hudes?

25 COUNCILMAN HUDES: Aye.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 CLERK AHMAD: Councilwoman King-  
2 Sweeney?

3 COUNCILWOMAN KING-SWEENEY: Aye.

4 SUPERVISOR SANTINO: Next item,  
5 please.

6 CLERK AHMAD: Proposed Local Law in  
7 relation to "Fees For Wireless  
8 Telecommunications Installations" (To amend  
9 Section 86-11 of Chapter 86 of the Code of  
10 the Town of Hempstead by adding a new  
11 Subsection "FF")

12 SUPERVISOR SANTINO: Okay, we have  
13 people who have signed in for this one, Mr.  
14 Procacci?

15 FELIX PROCACCI: Felix Procacci. 1165  
16 Barn Street, Franklin Square, New York.

17 I would like to ask questions of all  
18 three of them.

19 SUPERVISOR SANTINO: We will take them  
20 one at a time, sir.

21 We are doing the first one.

22 FELIX PROCACCI: Why does the Town  
23 posing fees, new fees on telecommunications?

24 TOWN ATTORNEY RA: Why are we raising  
25 fees?

**HEMPSTEAD TOWN MEETING 9/20/16**

1           FELIX PROCACCI: Are they new fees or  
2 increasing fees?

3           TOWN ATTORNEY RA: These raise fees,  
4 some of them are new only because the  
5 wireless companies have changed their  
6 definitions on their wire hookups.

7           They are now macro sites and micro  
8 sites.

9           The language in the Ordinance is being  
10 changed to reflect that kind of thing but,  
11 basically, these are raising existing fees  
12 for things that the wireless companies do at  
13 cell sites.

14           FELIX PROCACCI: Why are you doing  
15 them?

16           TOWN ATTORNEY RA: We are doing it to  
17 clear up the language so that it is clear  
18 when they come and do something if they use  
19 different words to describe the same thing,  
20 our Ordinances are the same.

21           And, Number 2, we need to defray the  
22 costs of enforcement.

23           FELIX PROCACCI: You are raising it to  
24 pay for what?

25           You are raising fees to pay for what



**HEMPSTEAD TOWN MEETING 9/20/16**

1 Service are we going to get for this  
2 increased fees?

3 TOWN ATTORNEY RA: They have to apply  
4 in the Building Department for a building  
5 permit.

6 We have to review the plans.

7 Building inspectors have to go out to  
8 make sure they comply.

9 FELIX PROCACCI: I looked at all of  
10 them.

11 I read the whole thing.

12 SUPERVISOR SANTINO: We are doing this  
13 so that the taxpayers of the Town of  
14 Hempstead defray the expenses and the cost of  
15 doing business with multi-million dollar  
16 wireless companies.

17 FELIX PROCACCI: Do you think they are  
18 going to pass the costs onto the people who  
19 by the cell phones and use the cell phones?

20 SUPERVISOR SANTINO: Right, now, we  
21 are working to make sure we don't have the  
22 taxpayers of the Town of Hempstead defray the  
23 cost of operations for multi-million dollar  
24 wireless companies.

25 FELIX PROCACCI: One thing that struck

**HEMPSTEAD TOWN MEETING 9/20/16**

1 me in reading the details of this nine  
2 thousand dollars that they put up a new  
3 antenna, that seemed like a lot of money.

4 I don't think there is a building fee  
5 that if you add an extension to your house, I  
6 don't think you pay nine thousand dollars for  
7 a building fee.

8 I have never done that. I don't know.

9 But I don't think the fees are that  
10 excessive.

11 I mean nine thousand dollars because  
12 they want to put the new antenna, that  
13 prevents people from getting, you know,  
14 getting rid of the dead spots on Long Island.

15 So, people get better cell service, if  
16 you take away that expense, so, are you  
17 really hurting, you know, the people that use  
18 cell phones have more dead spots, more  
19 reluctant to put up new antennas because the  
20 cost is too high but, anyway, the next one is  
21 14509, why are you increasing the fees for  
22 building constructions?

23 SUPERVISOR SANTINO: That is the wrong  
24 item.

25 We are only on the telecommunications.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 FELIX PROCACCI: I am moving on.

2 SUPERVISOR SANTINO: No, we are going  
3 to do it in order.

4 Anybody else that wants to speak on  
5 this particular item on the Calendar?

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

8 SUPERVISOR SANTINO: Okay.

9 COUNCILMAN AMBROSINO: Mr. Supervisor,  
10 I move the Public Hearing be closed and the  
11 proposed Local Law be adopted.

12 COUNCILMAN BLAKEMAN: Second the  
13 motion.

14 CLERK AHMAD: Supervisor Santino?

15 SUPERVISOR SANTINO: Aye.

16 CLERK AHMAD: Councilman Ambrosino?

17 COUNCILMAN AMBROSINO: Aye.

18 CLERK AHMAD: Councilman Blakeman?

19 COUNCILMAN BLAKEMAN: Aye.

20 CLERK AHMAD: Councilman D'Esposito?

21 COUNCILMAN D'ESPOSITO: Aye.

22 CLERK AHMAD: Senior Councilwoman  
23 Goosby?

24 SENIOR COUNCILWOMAN GOOSBY: Aye.

25 CLERK AHMAD: Councilman Hudes?

**HEMPSTEAD TOWN MEETING 9/20/16**

1 COUNCILMAN HUDES: Aye.

2 CLERK AHMAD: Councilwoman King-  
3 Sweeney?

4 COUNCILWOMAN KING-SWEENEY: Aye.

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5 SUPERVISOR SANTINO: Next item,  
6 please.

7 CLERK AHMAD: Proposed Local Law Re:  
8 "Fees For Building Construction  
9 Administration" (To amend Section 86-11 of  
10 Chapter 86 of the Code of the Town of  
11 Hempstead)

12 SUPERVISOR SANTINO: Anyone that would  
13 like to be heard on this item before the Town  
14 Board?

15 Name and address for the record,  
16 please.

17 FELIX PROCACCI: Felix Procacci. 1165  
18 Barn Street, Franklin Square, New York.

19 Why is the Town increasing fees on  
20 building construction?

21 TOWN ATTORNEY RA: This Resolution  
22 increases the cost of obtaining a building  
23 permit from thirty dollars to fifty dollars.

24 Once, again, it is to defray the cost  
25 of what the Town of Hempstead incurs in

**HEMPSTEAD TOWN MEETING 9/20/16**

1 issuing these permits.

2 FELIX PROCACCI: I am not sure which  
3 one, I think there were a lot of building  
4 constructions, is this the one that includes  
5 the thirty dollars per thousand dollars of  
6 construction, a fee for that, too?

7 TOWN ATTORNEY RA: Yes.

8 FELIX PROCACCI: What was it before?

9 TOWN ATTORNEY RA: I think thirty  
10 dollars to fifty dollars.

11 FELIX PROCACCI: Per thousand?

12 TOWN ATTORNEY RA: Yes.

13 FELIX PROCACCI: I mean that just  
14 makes it harder for people to repair their  
15 homes, so, you know, defray the cost, you  
16 taking from the taxpayers.

17 I am not sure there is a difference.

18 You are raising taxes.

19 I don't understand why you didn't  
20 invite me. I would have come if you did, the  
21 last four weeks, State of the Town Meeting.

22 I read the article by John Asbury. I  
23 believe maybe somebody else wrote it.

24 One thing they did mention - -

25 SUPERVISOR SANTINO: It was another

**HEMPSTEAD TOWN MEETING 9/20/16**

1 Reporter. Your facts are wrong, Mr.  
2 Procacci.

3 FELIX PROCACCI: I forget whoever it  
4 was from **NEWSDAY** didn't write all the fee  
5 increases this year that you increased.

6 They just wrote all the great stuff.

7 SUPERVISOR SANTINO: Take that up with  
8 the Reporter, then.

9 FELIX PROCACCI: Yeah, why didn't you  
10 bring it up at the State of the Town because  
11 it is an important thing.

12 SUPERVISOR SANTINO: You asked your  
13 question, Mr. Procacci, we answered it.

14 FELIX PROCACCI: Okay, thank you.

15 SUPERVISOR SANTINO: You are welcome.

16 Anyone else on this particular item?

17 (Whereupon, "actually, yes," was heard  
18 from the audience. After, the following  
19 ensued.)

20 SUPERVISOR SANTINO: Name and address  
21 for the record.

22 META MEREDAY: Meta Mereday, 758  
23 Westly Street in Baldwin.

24 I, too, am concerned with regard to  
25 increases and the types of fees that we are

**HEMPSTEAD TOWN MEETING 9/20/16**

1 being subjected to and I am just wondering if  
2 this applies to the many residents,  
3 particularly where we are in Baldwin and the  
4 South Shore, that are, unfortunately still  
5 trying to recoup residential and commercial  
6 sites from Sandy, so, I am just trying to get  
7 clarity with regard to what these fees are  
8 for and are we not going to look at another  
9 six months that we have to offset additional  
10 expenses and things of that nature.

11 SUPERVISOR SANTINO: Commissioner  
12 Rottkamp?

13 COMMISSIONER ROTTKAMP: Good Morning,  
14 Supervisor, Members of the Town Board.

15 To answer your question directly, the  
16 Town Board has waived over five million  
17 dollars in permit fees for victims of Sandy.

18 It is the only municipality on Long  
19 Island that has done so.

20 SUPERVISOR SANTINO: The fee waiver is  
21 still in effect?

22 COMMISSIONER ROTTKAMP: Yes.

23 SUPERVISOR SANTINO: For Sandy  
24 victims.

25 META MEREDAY: These fees are

**HEMPSTEAD TOWN MEETING 9/20/16**

1 going to be directed to who?

2 SUPERVISOR SANTINO: To anyone that is  
3 doing a construction project in the Town of  
4 Hempstead except for individuals who are  
5 still repairing Sandy-damaged properties.

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6 META MEREDAY: Okay and the many  
7 publications that are still going out in the  
8 mail, is that information going to be made  
9 clear or will residents that submit for  
10 building permits who will not know that there  
11 is that distinction are charged for the fees?

12 SUPERVISOR SANTINO: We don't charge a  
13 fee. The waiver is in effect.

14 They don't get charged if they are  
15 rebuilding from Sandy damage.

16 META MEREDAY: I understand that, but  
17 what if these fees - - how are you going to  
18 make the difference for the residents that  
19 are coming - -

20 SUPERVISOR SANTINO: They don't get  
21 charged if they are rebuilding. There is no  
22 fee for anyone that is building still from  
23 Sandy-damaged homes.

24 They don't get charged any fee,  
25 anything.



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1 META MEREDAY: Okay.

2 SUPERVISOR SANTINO: I can't make it  
3 more clear than that.

4 META MEREDAY: I am clear. I am just  
5 not saying - - I am just trying to understand  
6 how this is going.

7 SUPERVISOR SANTINO: We answered it a  
8 couple times. There is no fee for anyone  
9 building from Sandy damage, related damages.

10 META MEREDAY: The law says fees,  
11 building construction administration.

12 SUPERVISOR SANTINO: The waiver for  
13 Sandy-damage property supersedes that.

14 META MEREDAY: I am passed that. You  
15 said it numerous times. I am asking for  
16 clarity.

17 The fees for building construction  
18 administration consists of what?

19 SUPERVISOR SANTINO: Mr. Ra.

20 TOWN ATTORNEY RA: This, the way it is  
21 run, right, now, has to do with fees that  
22 people have to pay for getting permit  
23 applications, people are doing construction  
24 work on their homes.

25 COMMISSIONER ROTTKAMP: Now,

**HEMPSTEAD TOWN MEETING 9/20/16**

1 this is specifically for construction  
2 completed, when the job is done.

3 We are out and make the final  
4 inspection. We have to complete all the  
5 paperwork and make sure everything is  
6 correct.

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7 It is going from thirty dollars to  
8 fifty dollars.

9 META MEREDAY: We are paying for  
10 someone to come out to look at the work  
11 that we have already done for our home or  
12 our business?

13 SUPERVISOR SANTINO: To make sure it  
14 is done according to code.

15 META MEREDAY: I already paid for  
16 that.

17 They get a salary for that. We are  
18 increasing the fee for them doing paperwork  
19 that they are getting paid.

20 SUPERVISOR SANTINO: It is a way to  
21 mitigate the taxpayer's cost for funding,  
22 the function of having to go out, we are  
23 required to do.

24 It is not something new, in order to  
25 get a Certificate of Completion, we have

**HEMPSTEAD TOWN MEETING 9/20/16**

1 to send out an Inspector out to make sure the  
2 work has been done according to Code.

3 This fee more properly and adequately  
4 reflects the Town's cost to send that  
5 person out and follow-up the paperwork that  
6 has to be done.

7 META MEREDAY: That person, that  
8 Inspector gets a paycheck is what I am  
9 trying to make.

10 Sure, I understand.

11 SUPERVISOR SANTINO: Absolutely.

12 META MEREDAY: They get a paycheck.

13 SUPERVISOR SANTINO: They are not  
14 doing it for free.

15 META MEREDAY: Exactly, so, they are  
16 already getting a paycheck based upon the  
17 thirty dollar fee, the twenty dollar  
18 increase, that makes it fifty dollars  
19 because I hear, clearly, is, now, going to  
20 be paid by who?

21 That is going to be paid by the  
22 taxpayer.

23 So, you can't say you are offsetting  
24 costs to the taxpayer.

25 You just said you increased the

**HEMPSTEAD TOWN MEETING 9/20/16**

1 cost to that same taxpayer.

2 They are building costs.

3 SUPERVISOR SANTINO: It is deferring  
4 the cost of the salary borne by all  
5 taxpayers, whether or not they have a  
6 matter before the Building Department.

7 META MEREDAY: All right, we are good.

8 SUPERVISOR SANTINO: Thank you.

9 Anyone else on this item?

10 (Whereupon, no response was heard.

11 After, the following ensued.)

12 SUPERVISOR SANTINO: If not, I will  
13 accept a Motion, please.

14 COUNCILMAN BLAKEMAN: I move that the  
15 Public Hearing be closed and the item be  
16 adopted.

17 SENIOR COUNCILWOMAN GOOSBY: Second.

18 CLERK AHMAD: Supervisor Santino?

19 SUPERVISOR SANTINO: Aye.

20 CLERK AHMAD: Councilman Ambrosino?

21 COUNCILMAN AMBROSINO: Aye.

22 CLERK AHMAD: Councilman Blakeman?

23 COUNCILMAN BLAKEMAN: Aye.

24 CLERK AHMAD: Councilman D'Esposito?

25 COUNCILMAN D'ESPOSITO: Aye.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 CLERK AHMAD: Senior Councilwoman  
2 Goosby?

3 SENIOR COUNCILWOMAN GOOSBY: Aye.

4 CLERK AHMAD: Councilman Hudes?

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5 COUNCILMAN HUDES: Aye.

6 CLERK AHMAD: Councilwoman King-  
7 Sweeney?

8 COUNCILWOMAN KING-SWEENEY: Aye.

9 SUPERVISOR SANTINO: Next item,  
10 please.

11 CLERK AHMAD: Proposed Local Law Re:  
12 "Regulation of Construction" (To amend  
13 Subsection 86-25 of Chapter 86 of the Code of  
14 the Town of Hempstead)

15 SUPERVISOR SANTINO: Anyone that would  
16 like to be heard on this matter?

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

19 SUPERVISOR SANTINO: There being none,  
20 I will accept a Motion, please.

21 COUNCILMAN BLAKEMAN: Mr. Supervisor,  
22 I move that the Public Hearing be closed and  
23 the Local Law be adopted.

24 SENIOR COUNCILWOMAN GOOSBY: Second  
25 the Motion.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 CLERK AHMAD: Supervisor Santino?

2 SUPERVISOR SANTINO: Aye.

3 CLERK AHMAD: Councilman Ambrosino?

4 COUNCILMAN AMBROSINO: Aye.

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5 CLERK AHMAD: Councilman Blakeman?

6 COUNCILMAN BLAKEMAN: Aye.

7 CLERK AHMAD: Councilman D'Esposito?

8 COUNCILMAN D'ESPOSITO: Aye.

9 CLERK AHMAD: Senior Councilwoman  
10 Goosby?

11 SENIOR COUNCILWOMAN GOOSBY: Aye.

12 CLERK AHMAD: Councilman Hudes?

13 COUNCILMAN HUDES: Aye.

14 CLERK AHMAD: Councilwoman King-  
15 Sweeney?

16 COUNCILWOMAN KING-SWEENEY: Aye.

17 SUPERVISOR SANTINO: Next item,  
18 please.

19 CLERK AHMAD: Proposed Local Law Re:  
20 "Regulation of Construction" (To amend  
21 Subsection 86-37 of Chapter 86 of the Code of  
22 the Town of Hempstead)

23 SUPERVISOR SANTINO: Is there anyone  
24 that would like to be heard on this matter?

25 (Whereupon, "Yes, I would," was

**HEMPSTEAD TOWN MEETING 9/20/16**

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

3 SUPERVISOR SANTINO: Name and address  
4 for the record, please.

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5 RORI GORDON: Rori Gordon. 25 Kristen  
6 Lane, Hauppauge, New York.

7 What is the difference between these  
8 three items, 10409?

9 SUPERVISOR SANTINO: Mr. Ra.

10 TOWN ATTORNEY RA: Each one deals with  
11 a different section of the Town's Code.

12 The one that we are currently on 86-37  
13 raises the fee for the Master Plumbers Exam  
14 Application from one hundred dollars to one  
15 hundred and fifty dollars and a Master  
16 Electricians License from two hundred dollars  
17 to three hundred dollars and raised renewal  
18 fee from seventy-five to one hundred and  
19 fifty dollars.

20 RORI GORDON: That is one hundred  
21 percent increase, seventy-five to one hundred  
22 fifty.

23 You doubled the price, is that what  
24 you are saying?

25 TOWN ATTORNEY RA: It raises the fee

**HEMPSTEAD TOWN MEETING 9/20/16**

1 from seventy-five dollars to one hundred and  
2 fifty dollars.

3 It is multi-year.

4 It is not just for one year but, yes,  
5 it raises the fee from seventy-five to one  
6 hundred fifty.

7 RORI GORDON: Is this the way that the  
8 Town makes up the deficit, they pass it along  
9 to the taxpayer?

10 They tell them on the right hand, "we  
11 are saving money over here by doing "X, Y,  
12 Z," making everything look good and in the  
13 left hand, you are in my pocket.

14 You are doubling my fees, so - -

15 TOWN ATTORNEY RA: Once, again, these  
16 fee increases are to defray the cost of  
17 Administration.

18 SUPERVISOR SANTINO: Master  
19 Electrician license, Master Plumbing  
20 licenses, it helps to defray the cost that  
21 the Town taxpayers bear in order to  
22 administer the licensing aspect of those two  
23 particular professions.

24 RORI GORDON: The bottom line is it  
25 comes out of that person that gets the



**HEMPSTEAD TOWN MEETING 9/20/16**

1 Application. It comes out of - -

2 SUPERVISOR SANTINO: Right, as opposed  
3 to the Senior taxpayer, who is barely making  
4 ends meet and struggling to stay in the Town,  
5 absolutely.

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6 RORI GORDON: Okay, what I don't  
7 understand, why are you making it so  
8 difficult, in general, I mean you doubled the  
9 fees for the BZA, if someone wants to open a  
10 new business, it is pretty unnerving if you  
11 want to do business in this Town and you want  
12 to open a new business.

13 You are making it real difficult.

14 You drive around, there are empty  
15 stores everywhere.

16 I live in Suffolk County and I see  
17 that there are not a lot of empty stores  
18 there because the fees are more reasonable.

19 The rents are more reasonable and the  
20 taxes are out of control.

21 I don't understand why, we, the  
22 taxpayers have to absorb all the problems and  
23 with that, I have to say, thank you for  
24 listening.

25 SUPERVISOR SANTINO: Is there anyone

**HEMPSTEAD TOWN MEETING 9/20/16**

1 else that wants to speak on this item?

2 (Whereupon, no response was heard.

3 After, the following ensued.)

4 SUPERVISOR SANTINO: There being none,

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5 I will accept a motion.

6 COUNCILMAN AMBROSINO: I move the

7 Public Hearing be closed and the proposed

8 Local Law be adopted.

9 SENIOR COUNCILWOMAN GOOSBY: I second  
10 the motion.

11 CLERK AHMAD: Supervisor Santino?

12 SUPERVISOR SANTINO: Aye.

13 CLERK AHMAD: Councilman Ambrosino?

14 COUNCILMAN AMBROSINO: Aye.

15 CLERK AHMAD: Councilman Blakeman?

16 COUNCILMAN BLAKEMAN: Aye.

17 CLERK AHMAD: Councilman D'Esposito?

18 COUNCILMAN D'ESPOSITO: Aye.

19 CLERK AHMAD: Senior Councilwoman  
20 Goosby?

21 SENIOR COUNCILWOMAN GOOSBY: Aye.

22 CLERK AHMAD: Councilman Hudes?

23 COUNCILMAN HUDES: Aye.

24 CLERK AHMAD: Councilwoman King-  
25 Sweeney?

**HEMPSTEAD TOWN MEETING 9/20/16**

1 COUNCILWOMAN KING-SWEENEY: Aye.

2 SUPERVISOR SANTINO: Next item,  
3 please.

4 CLERK AHMAD: Proposed "Handicapped  
5 Parking on Public Streets" in Baldwin, East  
6 Atlantic Beach, Elmont, Franklin Square,  
7 Inwood, Merrick, Plainedge (Hastings Street,  
8 Oswego Avenue, Cedar Street, Rockmart Avenue,  
9 Scherer Boulevard, Madison Avenue, Madison  
10 Street, Alvin Place, Van Nostrand Avenue,  
11 Parker Avenue)

12 SUPERVISOR SANTINO: Is there anyone  
13 that would like to be heard on any of these  
14 matters?

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

17 SUPERVISOR SANTINO: There being none,  
18 I will accept a motion, please.

19 COUNCILWOMAN KING-SWEENEY: Mr.  
20 Supervisor, I move that the Public Hearing be  
21 closed and them item be adopted.

22 COUNCILMAN BLAKEMAN: Second the  
23 motion.

24 CLERK AHMAD: Supervisor Santino?

25 SUPERVISOR SANTINO: Aye.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 CLERK AHMAD: Councilman Ambrosino?

2 COUNCILMAN AMBROSINO: Aye.

3 CLERK AHMAD: Councilman Blakeman?

4 COUNCILMAN BLAKEMAN: Aye.

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5 CLERK AHMAD: Councilman D'Esposito?

6 COUNCILMAN D'ESPOSITO: Aye.

7 CLERK AHMAD: Senior Councilwoman

8 Goosby?

9 SENIOR COUNCILWOMAN GOOSBY: Aye.

10 CLERK AHMAD: Councilman Hudes?

11 COUNCILMAN HUDES: Aye.

12 CLERK AHMAD: Councilwoman King-

13 Sweeney?

14 COUNCILWOMAN KING-SWEENEY: Aye.

15 SUPERVISOR SANTINO: Now, at this

16 time, on the next item, call the next item,

17 please.

18 CLERK AHMAD: Proposed Amendment of

19 Section 247 (A) of Article XXIV of the

20 Building Zone Ordinance in relation to

21 "Regulation of Signs" - Town of Hempstead.

22 SUPERVISOR SANTINO: Now, at this

23 time, I will accept a Motion to adjourn this

24 Public Hearing to October 5<sup>th</sup>.

25 COUNCILMAN D'ESPOSITO: Mr.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 Supervisor, I make the Motion to move this  
2 item to October 5<sup>th</sup>.

3 SENIOR COUNCILWOMAN GOOSBY: I second  
4 the motion.

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5 CLERK AHMAD: Supervisor Santino?

6 SUPERVISOR SANTINO: Aye.

7 CLERK AHMAD: Councilman Ambrosino?

8 COUNCILMAN AMBROSINO: Aye.

9 CLERK AHMAD: Councilman Blakeman?

10 COUNCILMAN BLAKEMAN: Aye.

11 CLERK AHMAD: Councilman D'Esposito?

12 COUNCILMAN D'ESPOSITO: Aye.

13 CLERK AHMAD: Senior Councilwoman  
14 Goosby?

15 SENIOR COUNCILWOMAN GOOSBY: Aye.

16 CLERK AHMAD: Councilman Hudes?

17 COUNCILMAN HUDES: Aye.

18 CLERK AHMAD: Councilwoman King-  
19 Sweeney?

20 COUNCILWOMAN KING-SWEENEY: Aye.

21 SUPERVISOR SANTINO: Next item,  
22 please.

23 FELIX PROCACCI: Why can't we be heard  
24 on the adjournment?

25 SUPERVISOR SANTINO: You would like

**HEMPSTEAD TOWN MEETING 9/20/16**

1 to be heard on the adjournment?

2 FELIX PROCACCI: Yes.

3 SUPERVISOR SANTINO: Come on up.

4 Name and address.

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5 FELIX PROCACCI: Felix Procacci. Why  
6 are we adjourning this?

7 SUPERVISOR SANTINO: There were  
8 insufficient publications of notification.

9 We need extra days to do that.

10 We will consider the matter on October  
11 5<sup>th</sup> when appropriate length of time of  
12 publication has been met.

13 FELIX PROCACCI: It wasn't done in  
14 accordance with the law, is that what you are  
15 saying?

16 SUPERVISOR SANTINO: It wasn't done in  
17 time of the notification.

18 We have to delay it to October 5<sup>th</sup>, so  
19 there is sufficient notification.

20 FELIX PROCACCI: Okay, when you say,  
21 "sufficient" legal sufficient notification?

22 SUPERVISOR SANTINO: There wasn't  
23 enough time. The legal notices - - we are  
24 required to publish legal notices for certain  
25 items for certain number of days and there

**HEMPSTEAD TOWN MEETING 9/20/16**

1 wasn't enough time to do that.

2 FELIX PROCACCI: There was a legal  
3 issue of sufficient time, some people think  
4 legal amount is not sufficient, too, that is  
5 not the case?

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6 SUPERVISOR SANTINO: Publication.

7 FELIX PROCACCI: Thank you.

8 SUPERVISOR SANTINO: Next item,  
9 please.

10 CLERK AHMAD: To consider designation  
11 of Basser-Kaufman and the Engle Burman Group  
12 as Developer for the Urban Renewal Plan and  
13 authorize the Department of Planning &  
14 Economic Development to enter into  
15 negotiations for the implementation of the  
16 Urban Renewal Plan - Baldwin - Grand Avenue  
17 Area - Town of Hempstead (Pursuant to Section  
18 507 of the New York State General Municipal  
19 Law)

20 SUPERVISOR SANTINO: Commissioner,  
21 your name and address for the record.

22 COMMISSIONER BRACKAGE: George  
23 Brackage, Commissioner of the Department of  
24 Planning and Economic Development. 44  
25 Franklin Street, Hempstead, New York.

**HEMPSTEAD TOWN MEETING 9/20/16**

1           Good Morning, Supervisor Santino and  
2 Members of the Board:

3           I am here, today to request  
4 consideration of the Basser-Kaufman and the  
5 Engel Burman Group as designated developer  
6 for the Urban Renewal Plan involving a  
7 proposed Baldwin downtown redevelopment  
8 project which encompasses approximately five  
9 acres located at the northwest and southwest  
10 corners of Grand Avenue and Merrick Road.

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11           On April 29<sup>th</sup> of this year, a request  
12 for proposals was published in **NEWSDAY**  
13 informing interested developers on how to  
14 obtain the guidelines and instructions  
15 necessary for submission.

16           At the same time, an RFP Committee  
17 consisting of representatives from various  
18 Town Departments was formed and charged with  
19 the review of all proposals received by the  
20 June 29<sup>th</sup> return date.

21           These purposes were to recommend a  
22 proposal that best reflects the mixed-use  
23 development objective which was emphasized  
24 throughout the RFP guidelines in response to  
25 the April 29<sup>th</sup> publication.



**HEMPSTEAD TOWN MEETING 9/20/16**

1 My department received two submissions  
2 which were distributed to Commission Members  
3 through you and discussions of the two, the  
4 Committee unanimously agreed that the Basser-  
5 Kaufman, Engle Burman was superior in  
6 responding to the mixed-use development  
7 objective as outlined in the RFP document.

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8 And, after meeting with them,  
9 recommended that they be considered for  
10 designation which will allow contract  
11 negotiations to begin.

12 The Basser-Kaufman have an impressive  
13 resume with regard to redevelopment projects  
14 within the Town of Hempstead have expressed a  
15 desire and willingness to not only work with  
16 the Town but with Baldwin residents, its  
17 business community in making a long-awaited  
18 much anticipated redevelopment of this area a  
19 reality.

20 At this time, I would like to call  
21 upon Steven Kreiger and J. Berman who will  
22 present, um, the proposed redevelopment and  
23 vision by Basser-Kaufman.

24 Thank you very much for your  
25 consideration.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 SUPERVISOR SANTINO: Thank you,  
2 Commissioner.

3 Your name and business address for the  
4 record, please.

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5 STEVEN KREIGER: Steven Kreiger. 67  
6 Clinton Road, Garden City, New York, Engle  
7 Burman Group.

8 I am Principal in the Engle Burman  
9 Group.

10 J. BURMAN: J. Burman, Engle Burman  
11 Group. 67 Clinton Road, Garden City, New  
12 York.

13 STEVEN KREIGER: Mr. Supervisor and  
14 Members of the Town Board:

15 Thank you for having us, today.

16 We are most excited to start  
17 negotiations with the Town.

18 We look forward to a collaboration  
19 with the community, with the Town, with  
20 business leaders, with people that live close  
21 to the property and members of the community  
22 to develop a mixed use, walkable community  
23 with housing and retail together, so, that we  
24 can call be proud of something that will be  
25 on that very, very visible corner in Baldwin.

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1 SUPERVISOR SANTINO: Okay, are there  
2 any questions from any Members of the Board?

3 COUNCILMAN BLAKEMAN: Mr. Supervisor,  
4 I don't have a question, I just have a  
5 comment to make.

6 My experience with Engle Burman Group  
7 and Bassler-Kaufman Group has been nothing but  
8 exemplary.

9 If you look just West of Town Hall,  
10 what they were able to do with the Old Times  
11 Square Store site and improve that portion of  
12 Hempstead, as well as the work that Engle  
13 Burman did down in North Woodmere where they  
14 rehabilitated an area that was turning into  
15 blight and put up a living - - assisted-  
16 living center there that is beautiful and  
17 patronized by people in the community and is  
18 a real improvement in the area.

19 I think their track record speaks for  
20 itself and I am very happy that they are  
21 involved in this performance project in  
22 Baldwin.

23 SENIOR COUNCILWOMAN GOOSBY: I will  
24 just ditto what he said because I know the  
25 group, as well and they do wonderful work.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 SUPERVISOR SANTINO: Councilwoman Erin  
2 King-Sweeney.

3 COUNCILWOMAN KING-SWEENEY: Yeah, I  
4 would like to, obviously, echo the comments  
5 as I am lucky to represent the majority of  
6 the Baldwin area.

7 I have done so for a year and a half  
8 and I think there is no more important issues  
9 of the people of Baldwin than developing  
10 Grand Avenue.

11 I take personal interest in this. It  
12 is incredibly important to the community as  
13 seen by how many people in the Baldwin  
14 community that showed up today and I really  
15 appreciate that from the Baldwin Civic to the  
16 Baldwin Chamber and a lot of residents of  
17 Baldwin.

18 This is important. Please bring your  
19 "A" game. We really want to make this large.  
20 And, I really look forward to working with  
21 you.

22 COUNCILMAN HUDES: I, also, in my  
23 District, have had the pleasure of dealing  
24 with Engel Burman and I can't express anymore  
25 that I am delighted with the way the projects

1 have come out.

2 SENIOR COUNCILWOMAN GOOSBY: I would  
3 like to add something else, they are always -  
4 - you and I (gesturing to Councilwoman King-  
5 Sweeney) have discussed we need a nice, great  
6 supermarket in Baldwin, so, think about this.

7 Please, think about it. We do not  
8 have a supermarket anymore.

9 You know, they closed the Pathmark.  
10 Please, think of that as you continue to  
11 concluded all your work.

12 SUPERVISOR SANTINO: Okay, gentlemen,  
13 if you would just stand aside for a bit.

14 We will hear from members of the  
15 interested community who have asked to speak  
16 to us.

17 Eric Alexander?

18 ERIC ALEXANDER: Eric Alexander. 25  
19 Woodline Avenue, Northport, New York,  
20 Director of the Vision, Long Island.

21 I am not a Baldwin resident.

22 We have had the privilege of working  
23 with the Civic Association, the Chamber and  
24 also working with Nassau County on a study  
25 for Grand Avenue and also another study of

1 our road diet, so, we have been looking at  
2 Baldwin for quite some time.

3 We spent some time on Long Island  
4 looking at successful downtown revitalization  
5 and we certainly know the community has been  
6 thirsting for really the element of this  
7 parcel for many years, hasn't always come to  
8 consensus and some development proposals  
9 haven't moved forward, four or five  
10 developers prior to this selection.

11 And, we certainly would echo what the  
12 Council People have said as far as the  
13 knowledge and experience and the successful  
14 product of Engle Burman Group.

15 We do know Steven Kreiger sits on the  
16 Board of Directors, so, we know them quite  
17 well.

18 We know their product, so, we are  
19 excited about their involvement of this  
20 revitalization effort.

21 Um, we would just underscore that this  
22 one parcel is an excellent step in true  
23 design of a downtown project but also is part  
24 of a bigger opportunity for Grand Avenue.

25 I know the County study is on the

1 way but I think there will be a series of  
2 Town actions that, um, you will be able to,  
3 um, look forward to taking and vote to do  
4 some different rezone to really optimize the  
5 potential of the Grand Avenue in Baldwin, so,  
6 we are excited to see this and the  
7 combination of Engle Burman and Basser-  
8 Kaufman that is deep retail experience.

9           The Basser-Kaufman side, they really,  
10 together have the horsepower to realize the  
11 successful project.

12           And, I know sometimes communities get  
13 frustrated with the time things take and the  
14 delay that occurs often and I think that is  
15 part of the past.

16           I think this will really turn over an  
17 opportunity for the future and I am glad to  
18 see the civics, a lot of familiar faces in  
19 the community here in the room supporting you  
20 guys.

21           So, Supervisor Santino and certainly,  
22 Erin King-Sweeney has been working very hard  
23 and we have heard from her at our group  
24 meetings and I can't impart on how our  
25 current Legislator has been a leader on the

**HEMPSTEAD TOWN MEETING 9/20/16**

1 County level too, so, we are excited that it  
2 all came together with this effort and we  
3 look forward to participating in any way we  
4 can.

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5 Thank you.

6 SUPERVISOR SANTINO: Thank you, sir.

7 Karyn Reid?

8 KARYN REID: I will pass.

9 SUPERVISOR SANTINO: Thank you.

10 Delia Serrano?

11 DELIA SERRANO: Good Morning.

12 SUPERVISOR SANTINO: Name and address  
13 for the record, please.

14 DELIA SERRANO: 880 Newton Avenue.

15 I am here with my real estate hat  
16 today.

17 And, I am very excited about the news.

18 I have clients very interested in the area,  
19 so, the project might be longer than they can  
20 wait but it is certainly good news and I am  
21 looking forward to help filling those spaces  
22 when they become available.

23 Thank you.

24 SUPERVISOR SANTINO: Thank you.

25 Carol Husni? Good Morning.



**HEMPSTEAD TOWN MEETING 9/20/16**

1 CAROL HUSNI: Carol Husni. 2355  
2 Pershing Boulevard, Baldwin.

3 Um, what kind of housing is this  
4 assisted living?

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5 SUPERVISOR SANTINO: No, I don't - -  
6 Mr. Kreiger, come up to the microphone,  
7 please.

8 STEVEN KREIGER: We do not plan on  
9 building assisted living on this site.

10 What we plan on building and of  
11 course, it is going to be in collaboration  
12 with the community, what the community wants,  
13 we are looking to build some, what we call  
14 "next generation housing" so young people can  
15 have a place to live.

16 We are going to be building some  
17 housing, multi-generational community, so, we  
18 can have some people that are retired can  
19 also live there but we are not sure right now  
20 because we want to meet with the community  
21 and see what the community wants prior to  
22 making a final decision, but the answer on  
23 the assisted living, the answer is no, we are  
24 not planning on building assisted living on  
25 that site.

**HEMPSTEAD TOWN MEETING 9/20/16**

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CAROL HUSNI: Thank you.

SUPERVISOR SANTINO: Thank you.

Joseph Finbokman?

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

SUPERVISOR SANTINO: Thank you.

B. Coccaro?

(Whereupon, "Pass" was heard. After, the following ensued.)

SUPERVISOR SANTINO: No, okay.

Patrick Keating?

PATRICK KEATING: How are you doing, Mr. Santino and Board: Patrick Keating. 3448 Parkview Drive, Baldwin, New York.

Um, I had a couple of questions with regard to this, my concern and request is that within the negotiations, that a formalized vote where the public can voice their opinion before implementation as it is stated in today's sheet occurs and allows the public to have the potential change in scope because a lot of times our voices aren't heard.

I know that I heard some people mention, um, that the community is involved

**HEMPSTEAD TOWN MEETING 9/20/16**

1       However, to my knowledge, the public has not  
2       seen the final plan.

3               SUPERVISOR SANTINO:  There is no final  
4       plan at this point.

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5               This is the very first step, Mr.  
6       Keating.

7               There is no final.

8               It is just concept at this point.

9               PATRICK KEATING:  Great.

10              Is there any way we can be provided  
11       with a schedule of sorts?

12              SUPERVISOR SANTINO:  As that is  
13       developed, certainly, that will be made known  
14       to the public.

15              There will be public meetings with the  
16       Basser-Kaufman Engle-Burman Group where  
17       community input will be more than welcomed.

18              Those, obviously, will be well  
19       publicized.

20              PATRICK KEATING:  Okay, another  
21       question is why wouldn't this particular  
22       company be considering expansions to the  
23       downtown project that has taken place in 2001  
24       and if not, can they consider that?

25              SUPERVISOR SANTINO:  That is what

**HEMPSTEAD TOWN MEETING 9/20/16**

1 we are talking about.

2 PATRICK KEATING: You are talking  
3 about the road reconstruction, if I am not  
4 correct, please, tell me.

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5 SUPERVISOR SANTINO: This is the  
6 downtown revitalization program that has been  
7 the full plan.

8 PATRICK KEATING: The full plan, okay,  
9 I thought it was a portion of it.

10 What portion of this, in number, is  
11 being covered by the Hurricane Sandy Project?

12 SUPERVISOR SANTINO: Nothing, to my  
13 knowledge.

14 PATRICK KEATING: Okay, thank you.

15 SUPERVISOR SANTINO: Welcome.

16 Jacqueline Bell?

17 JACQUELINE BELL: Good Morning.

18 SUPERVISOR SANTINO: Good Morning,  
19 Jackie, how are you? Nice to see you. I  
20 haven't seen you for awhile.

21 JACQUELINE BELL: I am back.

22 SUPERVISOR SANTINO: Good to see you.

23 JACQUELINE BELL: Jacqueline Bell. 952  
24 Nostram Boulevard, Baldwin, New York.

25 I am here this morning because I

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1 want to find out whether or not this is going  
2 to be a project that is going to move  
3 forward?

4 SUPERVISOR SANTINO: Say that, again.

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5 JACQUELINE BELL: I want to know if  
6 this is going to be a project that moves  
7 forward.

8 SUPERVISOR SANTINO: Let me make it  
9 very clear, Jackie, obviously, this is  
10 something that I have as a Councilman, worked  
11 on for many years and with all the fits and  
12 starts and obviously one thing that I wish is  
13 that it had come to fruition when I was  
14 serving as the role of Councilman.

15 When I became Supervisor in January,  
16 moving this project forward for the Baldwin  
17 community was obviously one of my top  
18 priorities because it was a bit of unfinished  
19 business.

20 Now, that I am Supervisor, I believe I  
21 will be able to bring to fruition working  
22 with Senior Councilwoman Goosby, Councilwoman  
23 Erin King-Sweeney and the rest of the Members  
24 of the Board, it is a project that it is a  
25 little personal to me because it is a

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1 little bit of unfinished business that I  
2 would like to see get done and, now that I am  
3 in the role as Supervisor, I will tell you  
4 that every single resource of this Town will  
5 be put into making this project a reality.

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6 It has been far too long and there  
7 have been far too many beginnings that did  
8 not end correctly and this one with me in the  
9 driver's seat as Supervisor is going to come  
10 to fruition.

11 JACQUELINE BELL: I am open to that.

12 SUPERVISOR SANTINO: Not a problem, I  
13 hold myself to it, Jackie.

14 JACQUELINE BELL: Baldwin has been the  
15 stepchild to the Town of Hempstead and we  
16 want to be back where we belong, the  
17 beautiful Baldwin, the community that we  
18 love.

19 Thank you.

20 SUPERVISOR SANTINO: Thank you.

21 Jack McCloy?

22 JACK McCLOY: Supervisor Santino,  
23 Members of the Board: First of all, I would  
24 like to say that I was at the meeting when  
25 you presented your, um, proposal at that

1 time to the Baldwin Oaks Civic Association  
2 years ago and I know how long this has been a  
3 project that you tried to usher along, um,  
4 and I would like to say that I am in favor of  
5 this project.

6 I think it is a great project. I  
7 can't wait for the final process to go  
8 through and improve Baldwin but I would like  
9 to bring something to your attention that was  
10 briefly mentioned about the road diet  
11 proposal - -

12 SUPERVISOR SANTINO: The road what?

13 JACK MCCLOY: The road diet proposal,  
14 the guy that was here that did the road study  
15 on this project, the reconstruction project  
16 is going to add a number of more residential  
17 units to the area.

18 SUPERVISOR SANTINO: A-hun.

19 JACK MCCLOY: And, the road diet  
20 proposal which is not in front of you today  
21 but it is going to be something that will  
22 impact our community because there is a  
23 proposal in front of the Nassau County  
24 Legislature, right, now, that is going to  
25 take the two lanes in each direction on

**HEMPSTEAD TOWN MEETING 9/20/16**

1 Grand Avenue between Merrick Road and  
2 Sunrise Highway and change that to one lane  
3 in each direction, many of us Baldwin  
4 residents oppose this.

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5 Our main Fire Department is in that  
6 area. This construction project is in this  
7 area.

8 It will add additional traffic.

9 The First Precinct has to traverse  
10 that area to get to North Baldwin and anybody  
11 in North Baldwin that needs to get to our  
12 closest hospital, South Nassau Community  
13 Hospital has to traverse the same route.

14 I am mentioning this to you, today. I  
15 am in favor of the project.

16 I would like to make sure all of you  
17 realize that if this road diet project, which  
18 is not yours to decide on, goes through, it  
19 will cause havoc in Baldwin.

20 SUPERVISOR SANTINO: Certainly being  
21 very, very familiar with the area, I  
22 certainly share your concerns in that regard,  
23 Mr. McCloy we will work with Nassau County  
24 with the extent that they will allow us to  
25 work with them with respect to this.



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1 Obviously, you are represented on the  
2 County Legislature by Legislator Laura  
3 Curran who is here, today and I am sure she  
4 is deeply immersed in the road project  
5 aspect of it.

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6 JACK McCLOY: She is in favor of it,  
7 yes.

8 SUPERVISOR SANTINO: And, certainly,  
9 that will be the place, I think, you most  
10 appropriately need to address your concerns  
11 but, obviously, nothing operates in a  
12 vacuum and while we will not be deterred  
13 from getting this project done based upon  
14 what Nassau County does or doesn't do,  
15 obviously, we will try to work in concert  
16 with them.

17 There is an undue impact, as you say,  
18 the fire department is right there.

19 It is the route to South Nassau.

20 It is the main North/South artery,  
21 basically, Baldwin is a North/South  
22 community and Grand Avenue is the artery,  
23 it is for the most part, other than  
24 traversing back streets.

25 Obviously, it is something that

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1 we will be very mindful of and will factor,  
2 as I said will not deter or impede us from  
3 moving forward.

4 It is something that we will work with  
5 the County and try to work in concert.

6 JACK McCLOY: I want to be clear by  
7 saying, I am in favor of the project that  
8 is in front of you, today.

9 I just want to bring to your attention  
10 the fact that it may cause unanticipated  
11 problem if the other situation in front of  
12 the Nassau County Legislature is able to  
13 proceed.

14 And, I know that you realize, Ms.  
15 King-Sweeney is representing our area  
16 right, now and Ms. Goosby, who is North of  
17 us.

18 The problem that you all realize that  
19 Grand Avenue is the only two-lane  
20 North/South Road we have in Baldwin and  
21 cutting that down to one lane in each  
22 direction that will impact travel  
23 considerably.

24 I do appreciate your time and I will  
25 be contacting each of you,

**HEMPSTEAD TOWN MEETING 9/20/16**

1 individually, just to speak about this, but,  
2 I won't take any more of your time, today.

3 Thank you.

4 SUPERVISOR SANTINO: You're very  
5 welcome.

6 Okay, Ginny Foley?

7 GINNY FOLEY: Supervisor, Board  
8 Members: Ginny Foley, 3185 Bayfront Drive,  
9 Baldwin.

10 And, I am also a past President of the  
11 Chamber of Commerce.

12 My question is who will be responsible  
13 for and what will the process be to obtain  
14 the property, replace the tenants, the  
15 business owners?

16 How will that property be secured?

17 And, what is the process and the time  
18 table?

19 SENIOR COUNCILMAN GOOSBY:  
20 Commissioner?

21 COMMISSIONER: At present, once the  
22 designation goes through, today, Basser-  
23 Kaufman will be authorized to go out and  
24 start negotiations privately with the  
25 various property owners.

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1           It has always been our intention that  
2           the acquisition of the property be done  
3           privately.

4           The fact that there is an Urban  
5           Renewal designation in the area would allow  
6           at some point in time, if necessary, but we  
7           are not looking to do this eminent domain  
8           be - - possibly be used but it is our clear  
9           intension and I have spoken to Mr. Kreiger  
10          and Mr. Burman to acquire these properties  
11          through private negotiations.

12          GINNY FOLEY: That process has held up  
13          this project.

14          We know that working over the years,  
15          as I said before, will you use the blight  
16          as eminent domain?

17          COMMISSIONER: That is a tool that is  
18          available to us, when we get to that  
19          bridge, we will make that decision.

20          I know it is their intension, as the  
21          Supervisor indicated, to meet with the  
22          community, um, to get their input and to  
23          let them know each step along this path  
24          working to get to the final, you know,  
25          desired resolution.

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1 I can't say, right, now, whether that  
2 will happen.

3 We have to wait until that happens.

4 I understand, ma'am we are dealing  
5 with five years, I know how long it is.

6 GINNY FOLEY: Thank you.

7 SUPERVISOR SANTINO: Eric Mullington.

8 (as heard)

9 ERIC MULLINGTON: (Phonetic Spelling)  
10 Good Morning, Mr. Santino and Town Board:

11 I am Eric Mullington (Phonetic  
12 Spelling) 30 Merrick Road, Baldwin, New  
13 York.

14 Um, I am President of the Baldwin  
15 Chamber of Commerce and, um, as President,  
16 we fully endorse any and all, um, new  
17 development that will bring new businesses  
18 into the Baldwin Community, um, that is  
19 truly important.

20 And, um, I just want to - - I know  
21 both groups.

22 I know Burman-Kaufman. They were  
23 previous developers, as well. They had  
24 come to the table back, then with a  
25 fantastic plan.

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1 I have seen some of their other  
2 developments, as well and as a Baldwin  
3 resident, life-long resident, I am very  
4 happy to have them potentially represent  
5 the Baldwin downtown project and hopefully  
6 will bring some great businesses.

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7 On a side note, Ms. Goosby, we have  
8 four fantastic supermarkets in Baldwin, two  
9 of which are Chamber Members and one owner  
10 Galeria Fresh opened last year and a  
11 supermarket on Merrick Road.

12 Thank you.

13 SENIOR COUNCILWOMAN GOOSBY: I am  
14 aware of it, Pathmark in that area, that is  
15 what many of the residents have asked for.

16 ERIC MULLINGTON: Great idea, how  
17 about another Galleria Fresh?

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

21 SUPERVISOR SANTINO: Crystal Jones?  
22 Good Morning, please, have a seat.

23 Name and address for the record,  
24 please.

25 CRYSTAL JONES: I am Crystal

**HEMPSTEAD TOWN MEETING 9/20/16**

1 Jones, homeowner/resident at 740 Grand  
2 Terrace Avenue in Baldwin.

3 At this time, I would like to redact  
4 my question and I appreciate your time.

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5 SUPERVISOR SANTINO: Okay, thank you.  
6 Karen Montalbano?

7 KAREN MONTALBANO: Good Morning. I am  
8 Karen Montalbano. 2611 Park Avenue.

9 I am currently President of the  
10 Baldwin Civic Association.

11 I know this has been a long road.

12 I know you have seen me here many  
13 times, Supervisor Santino.

14 I just want to say I appreciate how  
15 the Town of Hempstead has moved quickly on  
16 this particular RFP.

17 I am glad to see it is the mixed-use  
18 aspect, which we have expressed a desire for  
19 in our community.

20 Um, I think this type of development  
21 is very forward-looking and a great vision  
22 for not only Baldwin, for our communities and  
23 for Long Island.

24 It is what the community needs to keep  
25 going and it will keep people in the area,

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1 our young people, older people that might  
2 want to downsize or can't keep their homes.

3 I think it also offers an opportunity  
4 for small business people to be able to have,  
5 um, areas where they can start and develop  
6 their own economic, entrepreneurial  
7 development.

8 The Baldwin Civic Association is very  
9 much behind this project.

10 We want to see it moved forward as  
11 quickly as possible.

12 Um, we want to be involved in the  
13 process.

14 We offer our help wherever we can be -  
15 - whether it is organizing meetings, you  
16 know, wherever we can help in the process and  
17 when these developers facilitate the process.

18 Um, we have great opportunities with  
19 meetings.

20 We have great opportunities with our  
21 social media and we just need this project in  
22 Baldwin and I know we know that and I  
23 appreciate that very much and I just want you  
24 to know, we are here to help.

25 SUPERVISOR SANTINO: Thank you very



1 much.

2 I appreciate that.

3 Meta Mereday?

4 META MEREDAY: Meta Mereday. 758

5 Westly Street.

6 I definitely echo the sentiments of  
7 the residents in Baldwin.

8 As many of you know sitting before me,  
9 I always sit here with my question about  
10 Baldwin's downtown, so, we are getting  
11 something going.

12 I am happy about that and having said  
13 that, I still want to make sure we are  
14 looking at all of the items that took place  
15 with that.

16 As a proud resident of Baldwin and  
17 third generation resident of the Town of  
18 Hempstead, Nassau County, I do also want to  
19 recognize those individuals who are here who  
20 have made some, um, strong standings and step  
21 up, particularly the fact that Jackie Bell is  
22 here, who is the one of the founding members  
23 and former Member of the Baldwin Oaks Civic  
24 Association.

25 I do want to make sure she is

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1 Officially recognized in her efforts and  
2 spearheaded some of the decisions that were  
3 involved in this taking place.

4 And, Jack McCloy who also spoke and I  
5 definitely agree with him about the - - with  
6 regard to the concerns about the road diet  
7 with this construction project along with the  
8 fire department and the soon to be reopened,  
9 fully opened functional First Precinct that a  
10 small group of us had to fight for us in  
11 Nassau County to make sure that the residents  
12 of the South Shore maintain a Precinct and we  
13 had that protection, again, with that  
14 Precinct being on Merrick Avenue and Grand  
15 Avenue and Merrick being the main conduit for  
16 our Police Officers to get to the north end  
17 of Baldwin, as well as, Southern State  
18 Parkway.

19 We have to be cognizant of all of  
20 that.

21 My primary issue and focus as many of  
22 you know, is inclusion of diverse businesses  
23 and opportunities. And, as I look over the  
24 information and I too looked over the  
25 information for the businesses that are

1 being presented, here, I did not see anything  
2 in their information or WEB site that spoke  
3 to what is my passion which is Veteran  
4 business development which empowers our  
5 Veteran business community, as well as,  
6 minority women business inclusion.

7 Um, and that speaks volumes for me in  
8 terms of a concern.

9 Now, I understand that we will be  
10 talking about public meetings and things of  
11 that nature and this is conceptual and they  
12 will be charged with working with the  
13 community to get a plan to get, um, a process  
14 in place.

15 I am just hoping that those meetings  
16 are set at time periods that a majority of  
17 the residents can participate and can be  
18 heard and it is promoted in such a way that  
19 all voices will be included in the discussion  
20 will have the format that is going to involve  
21 talking about real affordable housing because  
22 currently the projects that are underway in  
23 the Town of Hempstead and Nassau County are  
24 not affordable housing units for residents,  
25 so, that is an issue we need to make sure

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1 that we address and that we address it head  
2 on.

3 (Whereupon, the bell rang. After, the  
4 following ensued.)

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5 META MEREDAY: In terms of  
6 environmental impacts because it has just  
7 been noted in State Hearing with regard to  
8 the Town of Hempstead being on the list of  
9 having contaminated water with regard to BFOA  
10 and I think we also need to be cognizant of  
11 the increased water usage and the issues of  
12 our sewage and things of that nature because  
13 we are a vulnerable community, so,  
14 infrastructure, housing inclusion,  
15 affordability and making sure that the local  
16 voices, all the local voices are heard in  
17 this discussion are going to be very  
18 important.

19 I also want to, lastly, commend  
20 Supervisor Santino because there have been  
21 efforts, um, notable efforts in the hamlet of  
22 Baldwin that are taking place in this last  
23 year and I do want to commend you for that  
24 because it is notable.

25 We have always appreciated the efforts

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1 of our Senior Councilwoman Dorothy Goosby, as  
2 well as, Councilwoman Erin King-Sweeney.

3 And, we are also encouraged with the  
4 relationship that the Town Board has with our  
5 representation, as well as, Legislator from  
6 Nassau County Laura Curran.

7 Thank you very much and I want to give  
8 the plug for the supermarkets that we do  
9 have.

10 I agree with the Senior Councilwoman,  
11 the big spot across the street from the  
12 Dollar Tree that you want to see happening,  
13 as well as, full development all across Grand  
14 Avenue from one end of Baldwin to the next.

15 Thank you so very much.

16 SUPERVISOR SANTINO: Thank you.

17 County Legislator Laura Curran?

18 LEGISLATOR CURRAN: Hello, thank you  
19 very much for the opportunity to speak, um,  
20 Supervisor Santino - -

21 SUPERVISOR SANTINO: Name and address  
22 for the record.

23 LEGISLATOR CURRAN: Laura Curran. 1590  
24 Berkley Avenue in Baldwin.

25 Shortly upon attaining you new office

**HEMPSTEAD TOWN MEETING 9/20/16**

1 you said this project, this Baldwin Project  
2 was a priority for you and you followed  
3 through.

4 And, I have to say I really, really  
5 appreciate that as a resident and the fact  
6 that we are here so quickly that would be a  
7 wonderful thing as a County Legislator, I  
8 want to be helpful with the developer, with  
9 you in any way that I can to make this a  
10 reality.

11 And, also, I would respectfully  
12 disagree with Mr. McCloy with the Grand  
13 Avenue Project.

14 I think it is complimentary to this  
15 project because it is a placement project to  
16 make it more attractive for businesses.

17 I think the two things ducktail  
18 beautifully and the timing couldn't be  
19 better.

20 Thanks.

21 SUPERVISOR SANTINO: Thank you. Thank  
22 you very much.

23 Okay, is there anyone else that would  
24 like to be heard on this matter?

25 (Whereupon, no response was heard.)

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1 After, the following ensued.)

2 SUPERVISOR SANTINO: There being none,  
3 I will accept a motion, please.

4 COUNCILWOMAN KING-SWEENEY: Mr.  
5 Supervisor, I am delighted to close the  
6 Public Hearing and adopt the item.

7 SENIOR COUNCILWOMAN GOOSBY: Second  
8 the motion.

9 CLERK AHMAD: Supervisor Santino?

10 SUPERVISOR SANTINO: As I indicated  
11 before, during my, now, twenty-three and a  
12 half year tenure on the Town Board, much of  
13 that time has been spent working on this  
14 project.

15 Certainly the last fifteen years of  
16 that tenure, this was something that involved  
17 a lot of my time and there were a lot of  
18 proposals, none came to fruition, some were  
19 for economic reasons, national economic  
20 reasons, other reasons also involved but, I  
21 think this time, you know, I want to assure  
22 the residents of Baldwin the commitment from  
23 this Town Board to the success of this  
24 project is total.

25 I think we have the right development

1 time in place.

2 I think they will work with the Town  
3 and with the residents.

4 This Town Board will work with local  
5 residents to get this done.

6 I just caution, again, having been  
7 around this track a couple of times, not  
8 everyone will always be happy with every  
9 element of this.

10 There will also be some aspects that  
11 some people oppose and certain people  
12 support.

13 It is never going unanimity but we  
14 will work to achieve consensus.

15 Ultimately it must be remembered this  
16 is a project that involved private  
17 development, private entrepreneurship,  
18 private financing and that is what really  
19 drives the bus, so-to-speak.

20 Obviously, the Town has certain tools  
21 which we discussed earlier with respect to  
22 eminent domain and things of that nature that  
23 this Administration is more than willing to  
24 utilize should they become necessary.

25 It is the last resort but it is



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1 a resort that we will not shy away from  
2 should it become necessary.

3 We hope to develop consensus and we  
4 certainly hope that at the end of the day,  
5 what we do here will be something that will  
6 make Baldwin, which is already a beautiful  
7 community will make it a better place to  
8 live, not only for us today, but for  
9 generations to come.

10 So, this will have an impact on the  
11 Baldwin Community for the next twenty,  
12 thirty, forty years, so, we are doing  
13 something very important.

14 It is important we get it done right,  
15 but it is important that we do understand  
16 that we have to operate within the realm of  
17 which is possible.

18 And, unfortunately, sometimes there  
19 are grandiose thoughts and plans that simply  
20 cannot, based on the economics of private  
21 entrepreneurs are not possible, but  
22 within the confines this township will do  
23 everything possible to make it work and make  
24 it work that is good for the Baldwin of today  
25 and the Baldwin of tomorrow.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 I am very happy to vote aye.

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

4 CLERK AHMAD: Councilman Ambrosino?

5 COUNCILMAN AMBROSINO: Aye.

6 CLERK AHMAD: Councilman Blakeman?

7 COUNCILMAN BLAKEMAN: Aye.

8 CLERK AHMAD: Councilman D'Esposito?

9 COUNCILMAN D'ESPOSITO: Aye.

10 CLERK AHMAD: Senior Councilwoman  
11 Goosby?

12 SENIOR COUNCILWOMAN GOOSBY: Most  
13 happily, aye.

14 CLERK AHMAD: Councilman Hudes?

15 COUNCILMAN HUDES: Aye.

16 CLERK AHMAD: Councilwoman King-  
17 Sweeney?

18 COUNCILWOMAN KING-SWEENEY: Aye.

19 SUPERVISOR SANTINO: Okay, next item.

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

22 SUPERVISOR SANTINO: Thank you. At  
23 this point, we will give the stenographer ten  
24 minutes to take a little break before we  
25 enter into the next application.

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1 We will reconvene in ten minutes.

2 (Whereupon, a ten-minute recess was  
3 entertained. After, the following ensued.)

4 SUPERVISOR SANTINO: Okay, please call  
5 the next item.

6 CLERK AHMAD: Application of BOLLA EM  
7 REALTY, LLC. For a variance from provisions  
8 of "GSS" Ordinance to maintain existing  
9 service station and operate a convenience  
10 store as well as area sign and parking  
11 variance - Elmont- northwest corner of  
12 Hempstead Turnpike and Covert Avenue.

13 SUPERVISOR SANTINO: Are you appearing  
14 for the applicant, please.

15 CHRIS TARTAGLIA: Chris Tartaglia,  
16 High Point Engineering. 521 Conklin Street,  
17 Farmingdale, New York.

18 DAVID ALTMAN: Good Morning, fellow  
19 Board Members. It is a pleasure to see  
20 everyone, David Altman for the applicant.  
21 530 Broadhollow Road, Suite 301-W, Melville,  
22 New York.

23 Before I start, I want to turn in some  
24 additional certified mailings which came in  
25 following the submission of the Affidavit of

1 Mailing last week.

2 I will turn that into the Town Clerk.  
3 (Handing)

4 In addition, I am also going to submit  
5 into the record, Supervisor, original and  
6 nine copies of the real estate appraisal  
7 prepared by Lynch Appraisals in support of  
8 the application.

9 Mr. Lynch is here with us this  
10 afternoon and he is able to answer any  
11 questions from the Board regarding the same.

12 I will keep my comments brief, Mr.  
13 Supervisor.

14 I am sure the Board is fully familiar  
15 with the site and with the applicant.

16 As the Board is aware, Bolla is a  
17 fairly, well recognized gas  
18 station/convenience operator in the New York  
19 metro area, particularly this Town.

20 Bolla operates a number of stations  
21 within the Town of Hempstead and in  
22 particular, Elmont, itself.

23 Bolla has been in business for a  
24 better part of twenty-seven years and I  
25 believe it has a fairly well-earned

1 representation for excellence in terms of  
2 facility.

3 I know we received a number of  
4 compliments from the Board on previous  
5 applications.

6 Bolla looks to bring that type of  
7 excellence to this particular facility when  
8 it becomes operational.

9 The subject property is located at  
10 1360 Hempstead Turnpike in Elmont, bears  
11 Nassau County Tax Map, Section 32, Block 308,  
12 Lots 24 through 28 and 123.

13 It is located at the northwest corner  
14 of Hempstead Turnpike and Covert Avenue - -  
15 excuse me.

16 The current zoning is Business X.

17 Bolla seeks to redevelop the site by  
18 among other things, replacing the existing  
19 service bays.

20 There are four service bays at the  
21 site and putting in place instead, a store  
22 similar to other Bolla operations in the Town  
23 within Elmont, itself.

24 The site area is approximately,  
25 fourteen thousand nine hundred and eighty-one

1 Square feet.

2 It has a frontage of 144.46 feet on  
3 Hempstead Turnpike and 83.46 feet on Covert  
4 Avenue.

5 The property will have four multiple  
6 product dispensers as noted on the site plan  
7 which appears up on the screen in front of  
8 everybody, multiple product dispenser  
9 oriented in an East/West providing eight  
10 motoring vehicles fueling positions.

11 There is an overhead canopy which is  
12 already in place and that canopy is  
13 approximately seventeen hundred and seventy-  
14 six square feet.

15 There are curb cuts existing and the  
16 applicant proposes to maintain those existing  
17 curb cuts, two on Covert and two on Hempstead  
18 Turnpike.

19 There are certain variances that the  
20 applicant is requesting in connection with  
21 this application, two of which relate to  
22 parking.

23 And, I will simply state with respect  
24 to parking variances, the Board can see from  
25 the dimensions of the site and the site has

1 | been operating as a gasoline service station  
2 | for the better part of fifty-plus years  
3 | within the Town.

4 |           The function of the parking variances  
5 | are the function of the dimension of the  
6 | site, in particular, it has narrow depth.

7 |           The lot, itself, is less than one  
8 | hundred feet in depth throughout.

9 |           If the applicant were, in fact,  
10 | required to meet the setbacks proposed under  
11 | the Town Zoning Ordinance, this would not  
12 | allow for the continued operation of the  
13 | gasoline service station and I believe would  
14 | provide a building envelope area that would  
15 | be less than thirty feet in depth.

16 |           So, that tells you the dimensions of  
17 | the site and necessity for parking variances.

18 |           The remainder of the variances sought  
19 | by the applicant concern site signage.

20 |           One of the variances that the  
21 | applicant in the past has obtained from this  
22 | Board regarding site signage concerns the  
23 | canopy signage, in particular, the canopy  
24 | signage as initially proposed and projected  
25 | above the height of the canopy.

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1           The applicant is going to withdraw  
2 that particular request, Mr. Supervisor.

3           The canopy signs will, in fact,  
4 function with the height of the canopy  
5 fascia, so, that request for variance is  
6 withdrawn.

7           With respect to remaining variances in  
8 terms of ground signage, in particular, the  
9 ground sign, itself, price sign, gasoline  
10 pricing on the ground sign, the size of the  
11 ground sign, um, the ground sign, itself, is  
12 approximately, seventy-six feet in area.

13           It is consistent with other Bolla  
14 signs in the Town, as well as, other signage  
15 along Hempstead Turnpike.

16           I will note, there is a CITCO across  
17 the street which is similarly situated as the  
18 Bollar site, itself in terms of its  
19 orientation on the roadway and curb cuts, as  
20 well as, signage at business operations.

21           That being said, the benefit to the  
22 applicant, here, outweighs any detriment to  
23 any neighboring community.

24           We are not establishing a new use.

25           We are modifying what presently



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exists.

The Board is well aware of our stellar representation of the Town and we look to continue that excellence.

With me today, as well, is Chris Tartaglia from High Point Engineering.

Chris is the Project Engineer.

If there are any questions that the Board may have regarding site design, we can do that.

I note for the record, as well, Harry Sim, the Principal of Bolla is here with me today.

SUPERVISOR SANTINO: Any Members of the Board have any questions?

COUNCILMAN BLAKEMAN: No questions, again, Mr. Supervisor, I want to recognize that the Bolla Organization, wherever they have operated, have done so in an exemplary manner.

They have improved the sites that they have acquired.

They have provided landscaping that is over and above what is required.

They generally beautify the

**HEMPSTEAD TOWN MEETING 9/20/16**

1 Communities that they are in.

2 I am told by numerous people who are  
3 female that they have the cleanest bathrooms  
4 in Nassau County, so, I think that this is  
5 the type of operation that should be welcomed  
6 in Elmont.

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7 And, I don't have any questions  
8 regarding this application. I think their  
9 record speaks for itself.

10 SENIOR COUNCILWOMAN GOOSBY: I agree  
11 with you.

12 COUNCILMAN HUDES: On the bathroom  
13 comment, these will be the typical marble  
14 type bathrooms that we have seen in all the  
15 others and the landscaping will be covenanted  
16 to continue in perpetuity as all the other  
17 Bolla gas stations are the gas stations and  
18 service centers that we judge many others by  
19 because it is a great example that they set  
20 in the community.

21 SUPERVISOR SANTINO: Are there any  
22 questions of the Town Board?

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

25 SUPERVISOR SANTINO: Is there anyone

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1 from the public that wishes to be heard on  
2 this, here?

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

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5 SUPERVISOR SANTINO: I will accept a  
6 Motion, please.

7 COUNCILMAN BLAKEMAN: Yes, Mr.  
8 Supervisor, I move that the Public Hearing be  
9 closed and that the decision be reserved.

10 COUNCILMAN HUDES: Second the motion.

11 CLERK AHMAD: Supervisor Santino?

12 SUPERVISOR SANTINO: Aye.

13 CLERK AHMAD: Councilman Blakeman?

14 COUNCILMAN BLAKEMAN: Aye.

15 CLERK AHMAD: Councilman D'Esposito?

16 COUNCILMAN D'ESPOSITO: Aye.

17 CLERK AHMAD: Senior Councilwoman  
18 Goosby?

19 SENIOR COUNCILWOMAN GOOSBY: Aye.

20 CLERK AHMAD: Councilman Hudes?

21 COUNCILMAN HUDES: Aye.

22 CLERK AHMAD: Councilwoman King-  
23 Sweeney?

24 COUNCILWOMAN KING-SWEENEY: Aye.

25 (Whereupon, Councilman Ambrosino was

**HEMPSTEAD TOWN MEETING 9/20/16**

1 not present during voting)

2 SUPERVISOR SANTINO: On the Decision  
3 Calendar.

4 CLERK AHMAD: On the Decision  
5 Calendar, Application of WANTAGH AUTO  
6 REBUILDERS, INC. for Special Exception of  
7 Public Garage to construct an automotive  
8 repair shop - Bellmore - south side of Grand  
9 Avenue and west of Bellmore Avenue.

10 SUPERVISOR SANTINO: Do I have a  
11 Motion, please.

12 COUNCILWOMAN KING-SWEENEY: Mr.  
13 Supervisor, I make a motion the decision be  
14 adopted.

15 SENIOR COUNCILWOMAN GOOSBY: I second  
16 the motion.

17 CLERK AHMAD: Supervisor Santino?

18 SUPERVISOR SANTINO: Aye.

19 CLERK AHMAD: Councilman Ambrosino?

20 COUNCILMAN AMBROSINO: Aye.

21 CLERK AHMAD: Councilman Blakeman?

22 COUNCILMAN BLAKEMAN: Aye.

23 CLERK AHMAD: Councilman D'Esposito?

24 COUNCILMAN D'ESPOSITO: Aye.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 CLERK AHMAD: Senior Councilwoman  
2 Goosby?

3 SENIOR COUNCILWOMAN GOOSBY: Aye.

4 CLERK AHMAD: Councilman Hudes?

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5 COUNCILMAN HUDES: Aye.

6 CLERK AHMAD: Councilwoman King-  
7 Sweeney?

8 COUNCILWOMAN KING-SWEENEY: Aye.

9 CLERK AHMAD: The second application  
10 on the decision calendar is an Application of  
11 POINT SUNKO CORPORATION for variance from  
12 provisions of "GSS" Ordinance to amend the  
13 existing Town Board Resolution to include a  
14 20 feet by thirty-six feet canopy over  
15 existing pump islands and convert existing  
16 service bays into a convenience store -  
17 setback and parking variances required, self  
18 service operation requested - Point Lookout -  
19 northeast corner of Lido Boulevard and  
20 Parkside Drive.

21 SUPERVISOR SANTINO: Okay, do I have a  
22 Motion, please.

23 COUNCILWOMAN KING-SWEENEY:  
24 Supervisor, I move that the decision be  
25 adopted.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 COUNCILMAN BLAKEMAN: I second the  
2 motion.

3 CLERK AHMAD: Supervisor Santino?

4 SUPERVISOR SANTINO: Aye.

5 CLERK AHMAD: Councilman Ambrosino?

6 COUNCILMAN AMBROSINO: Aye.

7 CLERK AHMAD: Councilman Blakeman?

8 COUNCILMAN BLAKEMAN: Aye.

9 CLERK AHMAD: Councilman D'Esposito?

10 COUNCILMAN D'ESPOSITO: Abstain.

11 CLERK AHMAD: Senior Councilwoman  
12 Goosby?

13 SENIOR COUNCILWOMAN GOOSBY: Aye.

14 CLERK AHMAD: Councilwoman King-  
15 Sweeney?

16 COUNCILWOMAN KING-SWEENEY: Aye.

17 (Whereupon, Councilman Hudes was  
18 absent during Hearing.)

19 SUPERVISOR SANTINO: Okay, on the  
20 Administrative Calendar.

21 We have items 1 through 38, would you  
22 call the Administrative Calendar, Madam  
23 Clerk.

24 CLERK AHMAD: That is correct, I have  
25 on the Administrative Calendar, 1 through

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1 38 on the Administrative Calendar.

2 SUPERVISOR SANTINO: Does any Member  
3 of the Town Board wish to sever any items on  
4 the Administrative Calendar?

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5 (Whereupon, no response was heard.  
6 After, the following ensued.)

7 SUPERVISOR SANTINO: There being none,  
8 Senior Councilwoman I will accept a Motion.

9 SENIOR COUNCILWOMAN GOOSBY: Mr.  
10 Supervisor, I move the Administrative  
11 Calendar in its entirety.

12 COUNCILMAN HUDES: I second the  
13 Motion.

14 SUPERVISOR SANTINO: We do have a few  
15 Members of the Public who indicated a desire  
16 to speak on the Administrative Calendar and  
17 two members of the audience indicated that,  
18 Rori Gordon?

19 Name and address for the record.

20 RORI GORDON: Rori Gordon. 25 Kristen  
21 Lane, Hauppauge, New York.

22 Number 13, it wasn't clear this  
23 particular Resolution for the, um, animal  
24 shelter, is it a new roof or is it a repair?

25 SUPERVISOR SANTINO: Commissioner

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1 Marino will let us know exactly what this  
2 entails.

3 COMMISSIONER MARINO: Thank you,  
4 Supervisor and Council Members and the  
5 community, this is an entire - - we are  
6 putting a new roof on the animal shelter.

7 The cost will be as you see one  
8 hundred and eighty-seven thousand, twenty-  
9 eight dollars.

10 It is a complete roof.

11 SUPERVISOR SANTINO: Okay, it is a new  
12 roof.

13 RORI GORDON: It looks good. It just  
14 wasn't clear.

15 SUPERVISOR SANTINO: A new roof on an  
16 existing structure.

17 COMMISSIONER MARINO: New roof on an  
18 existing structure.

19 RORI GORDON: I like to hear that. I  
20 don't mind spending my tax dollars on the  
21 animal shelter.

22 Okay, Number 23, I guess.

23 SUPERVISOR SANTINO: Mr. Town  
24 Attorney. What is your question, Ms. Gordon?

25 RORI GORDON: Why does the Receiver of



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1 Taxes need representation?

2 SUPERVISOR SANTINO: Mr. Ra.

3 TOWN ATTORNEY RA: Because my office  
4 is conflicted out.

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5 This is a case where the Town of  
6 Hempstead brought an action against the  
7 Receiver, so, he could withhold thirty  
8 million dollars in real estate taxes from  
9 Nassau County.

10 It was thought that it was the best  
11 way to accomplish this would be for a Judge  
12 to order the Receiver to withhold the money.

13 And, since it is the Town Board versus  
14 the Receiver of Taxes, my Board is conflicted  
15 out.

16 This is something that we are doing to  
17 make sure that we are one hundred percent in  
18 accordance with State Law in withholding the  
19 real estate tax money from Nassau County.

20 RORI GORDON: Okay, thank you.

21 Is Berkman, Henock, Peterson, Petty,  
22 is that the only law firm that does work for  
23 the Town of Hempstead?

24 TOWN ATTORNEY RA: No, it is not.

25 RORI GORDON: Was this the only law

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1 Firm that was contacted for this particular  
2 job?

3 TOWN ATTORNEY RA: Yes.

4 RORI GORDON: Why hasn't any law firm  
5 considered this job?

6 TOWN ATTORNEY RA: Because this is the  
7 law firm that has the most expertise in this  
8 area.

9 RORI GORDON: Who makes that decision?

10 TOWN ATTORNEY RA: I do.

11 RORI GORDON: I am sorry?

12 TOWN ATTORNEY RA: I do and I  
13 recommend it to the Town Board.

14 RORI GORDON: How many cases a year on  
15 the average does the Town of Hempstead hire  
16 outside Counsel for?

17 TOWN ATTORNEY RA: I do not know.

18 RORI GORDON: Are you the person that  
19 generally makes the decision to hire outside  
20 counsel?

21 TOWN ATTORNEY RA: Yes.

22 RORI GORDON: What is the expenditure  
23 for outside Counsel litigation last year?

24 What was the taxpayers charged?

25 TOWN ATTORNEY RA: I do not have that

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1 information.

2 RORI GORDON: Very difficult to FOIL.  
3 How do we get around that?

4 It seems like problems with the FOIL.

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5 TOWN ATTORNEY RA: You can FOIL the  
6 information and we will give it to you.

7 RORI GORDON: That is what you said,  
8 that is not the case.

9 Okay, how many attorneys are there on  
10 the payroll on the Town of Hempstead?

11 TOWN ATTORNEY RA: Once, again, I  
12 don't have that information with me.

13 RORI GORDON: Approximately?

14 TOWN ATTORNEY RA: You can FOIL it and  
15 we will give it to you.

16 RORI GORDON: I take countless.  
17 **NEWSDAY** printed somewhere around forty-eight,  
18 fifty.

19 You feel the need we need outside  
20 counsel for this particular situation with  
21 the forty, fifty attorneys that are on the  
22 Town of Hempstead payroll couldn't handle  
23 something like that?

24 TOWN ATTORNEY RA: That number is  
25 nowhere near accurate.

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1 RORI GORDON: You are saying the  
2 document that **NEWSDAY** put out is not  
3 accurate?

4 I am only going by that because I have  
5 nothing else to look at.

6 **NEWSDAY** is not accurate?

7 TOWN ATTORNEY RA: Nowhere near forty-  
8 eight to fifty attorneys.

9 RORI GORDON: Aside from redacting on  
10 bills that are FOILED - -

11 SUPERVISOR SANTINO: We are, now, well  
12 afield on this item on the calendar.

13 RORI GORDON: It doesn't seem we ever  
14 get a chance to ask questions.

15 SUPERVISOR SANTINO: Far afield from  
16 this particular item on the Administrative  
17 Calendar, so, at this point, I direct you to  
18 come forward at the Miscellaneous portion of  
19 the meeting.

20 RORI GORDON: I will ask one more  
21 question.

22 On this particular case, who will be  
23 reviewing the bills of the litigation before  
24 they get paid?

25 Is that the Town Attorney's job?

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1 TOWN ATTORNEY RA: It is reviewed by  
2 the Town Attorney's Office.

3 It is also reviewed by the Town  
4 Comptroller.

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5 RORI GORDON: Okay, ultimately, who  
6 signs off the check on any of these  
7 litigations?

8 TOWN ATTORNEY RA: My office signs off  
9 on it.

10 RORI GORDON: Okay, thanks very much.

11 What happens if you have a question on  
12 like something that is coming up in the  
13 future?

14 Do we talk about that, now?

15 SUPERVISOR SANTINO: No, we talk about  
16 I at the time of the Public Hearing.

17 RORI GORDON: If you don't understand  
18 the documents that are printed on the WEB  
19 site, how do you do research on it if we  
20 can't ask a question about it, now?

21 Do you follow what I am saying?

22 I am just going to give you an  
23 example, um, 14509, I read this, it says  
24 "fees for standing of application documents  
25 for internal department of building data

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Base."

I went to the chapter.

I tried to figure out what specifically it meant and I couldn't even figure it out.

So, when I come in next week, I still don't understand it - - I am sorry, October 5<sup>th</sup>.

SUPERVISOR SANTINO: All we are doing, today, we are calling - - we are considering calling a Public Hearing on October 5<sup>th</sup>, any questions you might have would be germane on October the 5<sup>th</sup>.

RORI GORDON: Okay, I guess the question I am really asking, when you folks decide to pass a new law, if we have questions about it and we are not educated and we can't understand on the WEB site, we don't have the right as taxpayers to just get an idea who clearly have no idea?

SUPERVISOR SANTINO: If you don't understand what is on the WEB site, you are welcomed to come to the Public Hearing when we consider the matter, which is going to be on October the 5<sup>th</sup>, if you don't understand

**HEMPSTEAD TOWN MEETING 9/20/16**

1 what is put on the WEB site.

2 RORI GORDON: Okay, when I come in  
3 that day, I can't do my research because I  
4 didn't have any prior knowledge as to what  
5 that item is.

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6 It doesn't have to be that one, it  
7 could be any one.

8 TOWN ATTORNEY RA: The text of the law  
9 is also on the WEB site.

10 RORI GORDON: I read it, I still don't  
11 understand it, that is my point.

12 SUPERVISOR SANTINO: The only thing we  
13 are considering today is calling the Public  
14 Hearing, not the specifics of the proposals.

15 RORI GORDON: My other question is if  
16 I, just one in particular, I will use as an  
17 example, if you wanted to speak to Mr. Ra and  
18 ask him what specifically that meant before  
19 it goes in front of the Public Hearing, is  
20 that permissible?

21 TOWN ATTORNEY RA: You can call me.

22 RORI GORDON: Okay, that's it.

23 SUPERVISOR SANTINO: Thank you very  
24 much.

25 Meta Mereday? On the Administrative

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1 Calendar?

2 META MEREDAY: Yes. Meta Mereday.  
3 758 Westly Street, Baldwin.

4 Um, Number 8 on the calendar,  
5 accepting low bid for the 2016 bulkhead  
6 replacement, etc., etc.

7 SUPERVISOR SANTINO: Yes?

8 META MEREDAY: Just some background  
9 information, these three and a half lines  
10 don't really tell me anything about this  
11 company, who is involved with the company  
12 potentially, what the vetting process was and  
13 the value of the contract, itself.

14 SUPERVISOR SANTINO: Deputy  
15 Commissioner Tierney, do you want to come  
16 forward and try to enlighten Ms. Mereday.

17 DEPUTY COMMISSIONER TIERNEY: Good  
18 Morning, this product was vetted, um, on our  
19 WEB site as a public advertisement.

20 It was, approximately, a three-week  
21 point where the bidders started and we  
22 received two bids, both of them did work with  
23 the Town before and by law, we went with the  
24 responsible low bidder which was - -

25 META MEREDAY: When you say, as far



**HEMPSTEAD TOWN MEETING 9/20/16**

1 as, the vetting process, have we checked to  
2 make sure there are no type of connections  
3 that could potentially result in some kind of  
4 conflict of interest or something down the  
5 road?

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6 DEPUTY COMMISSIONER TIERNEY: They do  
7 fill out a form.

8 SUPERVISOR SANTINO: Any questions  
9 like that, I will direct to the Town  
10 Attorney.

11 Can you repeat the question, again.

12 TOWN ATTORNEY RA: The disclosures are  
13 given to the Members of the Board so they can  
14 make sure that there are no conflicts.

15 META MEREDAY: Okay, and the value of  
16 this contract, what are we looking at  
17 because, again, the notification process, I  
18 still have a problem with first, you just put  
19 on the WEB site and that small notice in  
20 **NEWSDAY**, to me, that is just not enough, that  
21 does not speak to effective outreach to be  
22 inclusive of the under-served business and  
23 they are under achieving because they are not  
24 getting opportunity and the fact that I am  
25 hearing that, again, this is another

**HEMPSTEAD TOWN MEETING 9/20/16**

1 Contractor that has "done business with the  
2 Town before," you know doesn't take anything  
3 away from the outreach process.

4 It just says that we are, basically,  
5 doing business as usual and I have a problem  
6 with that.

7 I thank you so much for your  
8 assistance.

9 I am onto Number 10, um, the low bid  
10 and awarding contract for - - environmental  
11 contract for injection enclosures and  
12 cleanup.

13 I see that is the Department of  
14 General Services, similar my questions with  
15 regard to this Eastern Environmental  
16 Solutions, as I have spoken earlier with  
17 regard to the water contamination issues that  
18 is raging in New York State and folks may not  
19 realize that, um because that Grumman plume  
20 is a realty and it is affecting residents in  
21 the Town of Hempstead and Nassau County.

22 And, the funding that is coming  
23 through the Federal Government, as well as  
24 the Grumman situation, how are we as  
25 residents going to be informed?

**HEMPSTEAD TOWN MEETING 9/20/16**

1           How are diverse businesses going to be  
2 included and how does this create  
3 opportunities out of potential tragedy?

4           So, Eastern Environmental Solutions,  
5 what is the story on that?

6           SUPERVISOR SANTINO: Mr. Chimerino?  
7 (Phonetic spelling)

8           MR. CHIMERINO: Again, thank you,  
9 Supervisor, Council: Eastern Environmental  
10 was the low bidder.

11           Walden Environmental is the  
12 Administrator of this bid.

13           They are the ones that are going to  
14 monitor through the year the bidding process  
15 that we have.

16           What we think that cost is per unit,  
17 as needed.

18           META MEREDAY: A-hun.

19           MR. CHIMERINO: They are monitored  
20 through our engineering company, that is  
21 Environmental Specialist, someone that we  
22 recommend every time there is a septic  
23 situation or storm drain situation which  
24 monitor as in legionella, as in other areas,  
25 all the samples are taken and

1 monitored and informed properly through State  
2 Department.

3 META MEREDAY: Okay, again, my concern  
4 and continues to be that we are just not  
5 doing what we need to be doing in 2016 with  
6 regard to outreach and inclusion, so, I don't  
7 know how many times I need to go on public  
8 record as a taxpayer and a resident of this  
9 Town to speak to that issue that we are not  
10 being inclusive of Veterans and minority-  
11 owned women businesses and our opportunity  
12 and our outreach, um, again, so, I want to  
13 reiterate that so there is clarity.

14 There doesn't seem to be action but,  
15 at least, I have spoken it clearly and  
16 continuously so, maybe something might happen  
17 other than hearing something else going on in  
18 **NEWSDAY.**

19 So, you might have to stay here. Now,  
20 looking at 11 and 12, um and Argo  
21 Environmental Services, have they done  
22 business with the Town before?

23 Um, have we looked at reaching out to  
24 anyone else?

25 Have we considered partnering with

**HEMPSTEAD TOWN MEETING 9/20/16**

1 this company with someone else, potentially,  
2 maybe?

3 SUPERVISOR SANTINO: These are all low  
4 bids.

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5 These are bids - - we published the  
6 items on the WEB site and in the official  
7 newspaper of the Town and we have to do it by  
8 bidding process, so, these are all accepting  
9 bids.

10 It says it right, there.

11 META MEREDAY: There are lowest  
12 responsible bids and there are also  
13 requirements, particularly if you are looking  
14 at any aspect of public funding, lowest,  
15 responsible bid also requires good faith, as  
16 well as business effort.

17 And, we are not executing a best  
18 effort in the Town.

19 SUPERVISOR SANTINO: We follow all  
20 applicable New York State Law.

21 META MEREDAY: New York State Law is  
22 changing and it is updating its efforts to  
23 follow Federal regulations.

24 SUPERVISOR SANTINO: All New York  
25 State law - -

**HEMPSTEAD TOWN MEETING 9/20/16**

1 META MEREDAY: Okay, well, we can  
2 agree to disagree.

3 I am moving on.

4 Number 20, bond resolution authorizing  
5 issuance of twenty-five million dollar serial  
6 bonds for financing a payment just, I need to  
7 get a point of clarification.

8 As it was said earlier, these little  
9 snippets of information, you all may have all  
10 of the details, but, those of us that don't -  
11 -

12 SUPERVISOR SANTINO: Comptroller, Mr.  
13 Conroy.

14 META MEREDAY: Yes and I just need to  
15 know if this was included in the initial  
16 budget that was voted on by this body?

17 COMPTROLLER CONROY: Thank you. Mr.  
18 Supervisor and Members of the Town Board:

19 Back in June of this past year, the  
20 State Legislature passed a law allowing the  
21 Town of Hempstead the option to bond out  
22 separation pay, that being, vacation and sick  
23 liquidation, unpaid vacation and sick, that  
24 the employee has upon leaving service with  
25 the Town of Hempstead.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 To answer your last question, no, this  
2 was not contemplated in the '16 Budget in  
3 that there was no legislation pending at that  
4 point.

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5 Again, I just want to reiterate this  
6 allows the Town an option.

7 It gives us some leverage.

8 We will opt for paying the  
9 vacation/sick through the Operating Budget or  
10 if cost effective, we will bond out the  
11 vacation and sick, the payment period for if  
12 you choose to bond it out, the payment period  
13 is ten years.

14 META MEREDAY: What is the impact as  
15 far as the residents, particularly as it  
16 pertains to the 2017 Budget?

17 COMPTROLLER CONROY: It all depends  
18 upon the mechanism by which we pay it, if we  
19 pay it through the Operating Budget, dollar  
20 for dollar, if we bond it out.

21 As I mentioned, it will land itself  
22 what we call a debt service and it will be  
23 paid through the Operating Budget over a ten-  
24 year period.

25 But, again, the economy of scale we

**HEMPSTEAD TOWN MEETING 9/20/16**

1 look at to determine what vehicle we choose  
2 to go with and be the most cost effective  
3 deal.

4 META MEREDAY: Okay and how will the  
5 public, then, be informed with regard to the  
6 decision whether you are going to go with  
7 Option A, B, C is that going to be when we  
8 have that ten-second discussion?

9 COMPTROLLER CONROY: At that point,  
10 you can inquire as to the particular  
11 implementation of debt service and if there  
12 is an item in debt service pertaining to this  
13 that is when you will be notified.

14 It could be loaded in the debt service  
15 or will be an item, again, as I pointed, paid  
16 directly out of the budget.

17 META MEREDAY: Okay, I am glad I got  
18 an MBA.

19 I will have to brush up to get that  
20 together.

21 A couple of items, 32, a resolution  
22 calling for a Public Hearing, someone said  
23 earlier, just, again, for clarification, so  
24 that we can get a little more information in  
25 advance, um, and let's be honest, the



**HEMPSTEAD TOWN MEETING 9/20/16**

1 FOIL system, it doesn't work to the advantage  
2 of the information that we can get in a  
3 timely fashion to come and have reasonable  
4 questions that impact our funding.

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5 No need to respond.

6 It is just a comment that I am able to  
7 make.

8 Um, 35, creation of a vacant building  
9 registry, I would think that we would want to  
10 create some kind of process to keep these  
11 buildings from being vacant but I am just  
12 curious as to what is the purpose of having a  
13 vacant building registry?

14 Um, and where does this information  
15 go?

16 SUPERVISOR SANTINO: Once, again, we  
17 would be more than happy to discuss the  
18 details of the proposal on the day of the  
19 Hearing.

20 All we are considering, today, is  
21 calling the Public Hearing on a specific  
22 date, so - -

23 META MEREDAY: So, if someone wanted  
24 to give input, heaven forbid - - if I can  
25 finish, with all due respect, if I can

1 finish my sentence - -

2 SUPERVISOR SANTINO: Sure, sure.

3 META MEREDAY: If we are not able to  
4 make the Public Hearing, how can we, in fact,  
5 can we have some idea, some question or  
6 suggestions, can we submit letters to our  
7 elected officials?

8 That is all I am asking.

9 SUPERVISOR SANTINO: You are more than  
10 welcomed to do that.

11 Give a copy to the Town Clerk, so, it  
12 is made apart of the Public Hearing.

13 META MEREDAY: That is all I am  
14 asking.

15 It would be nice if I can finish the  
16 statement. We can come to an agreement in  
17 terms of what we need to do for we are trying  
18 to work together.

19 SUPERVISOR SANTINO: Yes.

20 META MEREDAY: I did want to comment,  
21 Commissioner, Backrage (Phonetic spelling)  
22 for the work he has been doing with regard to  
23 the development process involvement.

24 Thank you.

25 SUPERVISOR SANTINO: Thank you.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 Felix Procacci, on the Administrative  
2 Calendar?

3 FELIX PROCACCI: Felix Procacci. 1165  
4 Barn Street, Franklin Square, New York.

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5 On the Town Board Meeting Calendar,  
6 Case Number 530.

7 SUPERVISOR SANTINO: Yes.

8 FELIX PROCACCI: 2017, Town Board  
9 Meeting schedule has less than its meetings  
10 in the evening, why won't the Town Board  
11 conform to the recommendation by the  
12 Association of Towns for which it is a Member  
13 and provide more meetings in the evening to  
14 make it more convenient for those people that  
15 work during the day?

16 SUPERVISOR SANTINO: Senior  
17 Councilwoman, Former President of the New  
18 York State Association?

19 SENIOR COUNCILWOMAN GOOSBY: I am  
20 sorry, I don't know where you got that  
21 information from.

22 We believe in home rule. Each Town  
23 can make their own rules as when they will  
24 have meetings.

25 In the association, many of them

**HEMPSTEAD TOWN MEETING 9/20/16**

1 do not have any evening meetings at all and  
2 that is because that is what they prefer.

3 We did change it here because we  
4 wanted to make sure that residents had an  
5 opportunity to come to evening meetings,  
6 those who are not able to come during the  
7 day.

8 FELIX PROCACCI: I mean, North  
9 Hempstead has a lot of them during the night.

10 The thing is we went from five to  
11 four, recently.

12 When I started coming here, there were  
13 five evening meetings, now, we only have  
14 four.

15 The thing is everyone can't make it.

16 It is good to have a balance. Some  
17 people work nights, so, they can't come to  
18 evening meetings.

19 It would be nice to have both.

20 Twenty percent of evening meetings, I  
21 think it is insufficient.

22 Okay, the Receiver of Taxes answered  
23 that question, um, the early retirement  
24 incentive you are offering, the bond, case  
25 number 19246, the twenty-five million dollar

**HEMPSTEAD TOWN MEETING 9/20/16**

1 Bond, why is that number being decided, now  
2 as opposed to after you go through and see  
3 how many people are going - -

4 SUPERVISOR SANTINO: It is a maximum.

5 It is not that number. It is a cap.

6 We don't know what the number is going to be.

7 We don't know how many people are  
8 going to choose to retire.

9 It is a maximum level. You have to  
10 put a number down.

11 FELIX PROCACCI: I understand.

12 SUPERVISOR SANTINO: You have to be  
13 ready to pay out severance packages as people  
14 retire, so, we have to be prepared.

15 It doesn't mean it is going to be  
16 twenty-five million dollars.

17 It is a guesstimate but it is a cap.

18 FELIX PROCACCI: I bring that out  
19 because the things happening in my Town, um,  
20 Franklin Square and Sanitary District 6,  
21 where we borrowed, I think, four hundred  
22 thousand.

23 They borrowed four hundred thousand  
24 dollars for repairs.

25 I drove by Sanitary 6 and, they have

**HEMPSTEAD TOWN MEETING 9/20/16**

1 yet to break ground on the new parking lot.

2 And, we borrowed that money in 2014  
3 and for the Cherry Valley ballfield.

4 SUPERVISOR SANTINO: That is not on  
5 the calendar.

6 I think I answered your question.

7 COMPTROLLER CONROY: Mr. Procacci  
8 brought this issue up, Sanitary District 6 -  
9 -

10 SUPERVISOR SANTINO: With all due  
11 respect, Mr. Comptroller, it is not on the  
12 calendar.

13 FELIX PROCACCIZ: That is fine, the  
14 reason why - -

15 SUPERVISOR SANTINO: I think I  
16 answered your question.

17 FELIX PROCACCI: My concern is if you  
18 borrow twenty-five million - -

19 SUPERVISOR SANTINO: We are not  
20 borrowing twenty-five million.

21 It is a best guess.

22 It is a cap.

23 We are borrowing what we need to meet  
24 the severance package.

25 FELIX PROCACCI: Would you let me

1 finish my sentence.

2 SUPERVISOR SANTINO: I thought you  
3 did.

4 FELIX PROCACCI: My concern is if you  
5 borrow twenty-five million dollars because we  
6 have to make other, you know meet other  
7 obligations, we borrow twenty-five million  
8 dollars.

9 It was just an example of Sani 6.

10 SUPERVISOR SANTINO: I know you don't  
11 understand this but we are not borrowing  
12 anything.

13 FELIX PROCACCIZ: Let me finish.

14 SUPERVISOR SANTINO: This is an  
15 authorization.

16 I am trying to answer your original  
17 question in a way that you will understand.

18 It is an authorization for a maximum  
19 borrowing of twenty-five million dollars  
20 should that sum be necessary or any lower  
21 sum, we will borrow the lower sum in order to  
22 meet the severance needs, that result from  
23 the early retirement incentive.

24 FELIX PROCACCI: I am just concerned  
25 that you may borrow more money that is

**HEMPSTEAD TOWN MEETING 9/20/16**

1 necessary and use that money for something  
2 else, that is my concern.

3 SUPERVISOR SANTINO: I answered you.

4 It is asked and answered. I already  
5 said no, we are only going to borrow what is  
6 necessary to meet the needs of the severance.

7 FELIX PROCACCI: In the past, that  
8 hasn't been the case.

9 SUPERVISOR SANTINO: Okay, fine, go  
10 ahead, next question.

11 FELIX PROCACCI: I am done.

12 SUPERVISOR SANTINO: Thank you very  
13 much.

14 Anyone else on the Administrative  
15 Calendar?

16 On the Administrative Calendar, an  
17 item, okay.

18 Mary Ellen Kreye?

19 MARY ELLEN KREYE: Mary Ellen Kreye.  
20 436 Locust Avenue.

21 Good Afternoon, Number 30 on the  
22 Administrative Calendar, Uniondale, is it one  
23 school or all the schools?

24 What is it?

25 I know it is a Hearing, but, I just



**HEMPSTEAD TOWN MEETING 9/20/16**

1 need that information, please.

2 SUPERVISOR SANTINO: Well, again, the  
3 only thing that is operative at the moment is  
4 calling the Public Hearing that day.

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5 I am sure Mr. Reed would be more than  
6 happy to enlighten you as to the specifics of  
7 it.

8 You can see him at the end of the  
9 meeting.

10 Anything else on this Administrative  
11 Calendar?

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

14 SUPERVISOR SANTINO: There being none,  
15 we have a motion and it is seconded, so, now,  
16 we will take a vote.

17 CLERK AHMAD: Supervisor Santino?

18 SUPERVISOR SANTINO: Aye.

19 CLERK AHMAD: Councilman Ambrosino?

20 COUNCILMAN AMBROSINO: Aye.

21 CLERK AHMAD: Councilman Blakeman?

22 COUNCILMAN BLAKEMAN: Aye.

23 CLERK AHMAD: Councilman D'Esposito?

24 COUNCILMAN D'ESPOSITO: Aye.

**HEMPSTEAD TOWN MEETING 9/20/16**

1 CLERK AHMAD: Senior Councilwoman  
2 Goosby?

3 SENIOR COUNCILWOMAN GOOSBY: Aye.

4 CLERK AHMAD: Councilman Hudes?

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5 COUNCILMAN HUDES: Aye except I am  
6 recusing myself on Number 19.

7 CLERK AHMAD: Councilwoman King-  
8 Sweeney?

9 COUNCILWOMAN KING-SWEENEY: Aye.

10 SUPERVISOR SANTINO: A Motion to  
11 adjourn the meeting?

12 SENIOR COUNCILWOMAN GOOSBY: I make a  
13 motion to adjourn the meeting.

14 COUNCILMAN HUDES: I second the  
15 motion.

16 CLERK AHMAD: Supervisor Santino?

17 SUPERVISOR SANTINO: Aye.

18 CLERK AHMAD: Councilman Ambrosino?

19 COUNCILMAN AMBROSINO: Aye.

20 CLERK AHMAD: Councilman Blakeman?

21 COUNCILMAN BLAKEMAN: Aye.

22 CLERK AHMAD: Councilman D'Esposito?

23 COUNCILMAN D'ESPOSITO: Aye.

24 CLERK AHMAD: Senior Councilwoman  
25 Goosby?

**HEMPSTEAD TOWN MEETING 9/20/16**

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SENIOR COUNCILWOMAN GOOSBY: Aye.

CLERK AHMAD: Councilman Hudes?

COUNCILMAN HUDES: Aye.

CLERK AHMAD: Councilwoman King-  
Sweeney?

COUNCILWOMAN KING-SWEENEY: Aye.

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

**HEMPSTEAD TOWN MEETING 9/20/16**

CERTIFICATE BY COURT REPORTER

I, do hereby certify that the foregoing  
testimony taken in the Town of Hempstead Town  
Board Meeting held on September 20, 2016  
consisting of pages 1 through 124 inclusive  
is an accurate transcription of my cryptic  
court reporting notes.

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IN WITNESS WHEREOF, I SET MY HAND THIS DAY.

*MELANIE DORMAN*

\_\_\_\_\_  
CERTIFIED COURT REPORTER

NORTHSHORECOURTREPORTERS.COM

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