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**TOWN OF HEMPSTEAD**

ONE WASHINGTON STREET

TOWN HALL PAVILION

HEMPSTEAD, NEW YORK 11550

MARCH 28, 2017

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
- DEPUTY TOWN CLERK MULLER
- TOWN ATTORNY RA
- TOWN COMPTROLLER CONROY

**HEMPSTEAD TOWN MEETING 3/28/17**

1 SUPERVISOR SANTINO: It gives me a  
2 great deal of pleasure to acknowledge the  
3 accomplishments of four outstanding students  
4 from Hempstead High School and, at this  
5 point, I would like Senior Councilwoman  
6 Dorothy Goosby to join me at the podium.

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7 These students are shining examples  
8 from today's youth, who represent the very  
9 best in Hempstead Village from academic  
10 prowess and leadership through heroic feat.

11 Our first student, Travis Nelson  
12 earned a full scholarship at Columbia  
13 University as a quest bridge scholar.

14 Travis, Salutatorian of the 2017  
15 Class, competed against fourteen thousand  
16 five hundred applicants in a stringent  
17 application process involving the submission  
18 of several essays and letters of  
19 recommendation.

20 It is clear that Travis stood out from  
21 the rest of the competition as his  
22 involvement in his school is unparalleled.

23 He is the Student Government Public  
24 Relations Officer and Student Liaison to  
25 every Club in the School, as well as Captain

**HEMPSTEAD TOWN MEETING 3/28/17**

1 of the Volleyball Team and the Member of the  
2 Winter and Spring Track teams.

3 Travis is also on the Youth Advisory  
4 Council of the Family and Children's  
5 Association and he should really have no  
6 problem with his Salutatory speech, he was  
7 the Keynote Speaker for the Reverend Martin  
8 Luther King, Jr. Day Celebration at the Long  
9 Beach Martin Luther King Center.

10 Columbia University is certainly  
11 blessed to have him and we wish Travis the  
12 best of luck as he begins his college career  
13 this Fall.

14 Remember the name Travis Nelson, as I  
15 am sure, we will be hearing a lot more in the  
16 future about him.

17 Congratulations and please, come  
18 forward to accept from Senior Councilwoman  
19 Goosby and I this official proclamation.

20 (Whereupon, applause from the audience  
21 was heard and photos were taken. After, the  
22 following ensued.)

23 SUPERVISOR SANTINO: If I may, for  
24 those that are not close enough to see,  
25 Senior Councilwoman Goosby has presented

**HEMPSTEAD TOWN MEETING 3/28/17**

1 Travis with the commemoration of the lives,  
2 careers and accomplishments of some  
3 outstanding African American Leaders.

4 And, briefly, David Dinkins, First  
5 African Mayor of New York City; Adam Clayton  
6 Powell, Sr., First African American elected  
7 from New York to Congress; David Patterson,  
8 55<sup>th</sup> Governor of New York, first African  
9 American Governor of New York; Paul Rosen,  
10 lawyer, performing artist and civil rights  
11 activist and, of course, Barack Obama, the  
12 44<sup>th</sup> President of the United States of  
13 America.

14 Congratulations.

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

17 SUPERVISOR SANTINO: Okay, now, I  
18 would like to honor three, fine, young men  
19 for rising to the occasion and stopping a  
20 serial purse snatcher in the Village of  
21 Hempstead, Kerig Seans, Mozart Lopez and John  
22 Matate were walking home from dinner when  
23 they heard a woman call for help.

24 They saw a man hitting a woman and,  
25 then, the assailant ran off with the victims

1 purse.

2 The mugger didn't get far, however, as  
3 the trio sprang into action, immediately, the  
4 three chased the purse snatcher down and the  
5 man was armed with a crowbar and swung  
6 violently at hour heroes, yet, they were able  
7 to pin him down and keep him there until the  
8 authorities arrived.

9 The mugger has been linked to nearly  
10 twenty other robberies, specifically,  
11 targeting women.

12 Thanks to the courageous actions of  
13 these students, a dangerous criminal is, now,  
14 off the streets.

15 Hempstead Town is very proud to have  
16 three Guardian Angels in our mists and we are  
17 very happy to present three keys to our  
18 township, one to each Kerig Seans, Mozart  
19 Lopez and John Matate in recognition of their  
20 heroic actions.

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

23 (Whereupon, photos and presentation of  
24 the keys to the Town of Hempstead were  
25 presented to each individual. After the

**HEMPSTEAD TOWN MEETING 3/28/17**

1 following ensued.)

2 SUPERVISOR SANTINO: At this time, I  
3 will ask you all to rise and I ask Councilman  
4 Gary Hudes to lead us in the Pledge of  
5 Allegiance.

6 (Whereupon, Councilman Gary Hudes led  
7 the Assembly in the Pledge of Allegiance.  
8 After, the following ensued.)

9 SUPERVISOR SANTINO: Madam Clerk,  
10 would you call the roll.

11 CLERK AHMAD: SUPERVISOR SANTINO?

12 SUPERVISOR SANTINO: Present.

13 CLERK AHMAD: Councilman Ambrosino?

14 COUNCILMAN AMBROSINO: Here.

15 CLERK AHMAD: Councilman Blakeman?

16 COUNCILMAN BLAKEMAN: Here.

17 CLERK AHMAD: Councilman D'Esposito?

18 COUNCILMAN D'ESPOSITO: Here.

19 CLERK AHMAD: Senior Councilwoman  
20 Goosby?

21 SENIOR COUNCILWOMAN GOOSBY: Here.

22 CLERK AHMAD: Councilman Hudes?

23 COUNCILMAN HUDES: Here.

24 CLERK AHMAD: Councilwoman King-  
25 Sweeney?

**HEMPSTEAD TOWN MEETING 3/28/17**

1 COUNCILWOMAN KING-SWEENEY: Here.

2 SUPERVISOR SANTINO: First item,  
3 please.

4 CLERK AHMAD: Proposed Local Law Re:  
5 "Regulations and Restrictions" to limit  
6 parking in HEWLETT, OCEANSIDE, WOODMERE (To  
7 amend Chapter 202 of the Code of the Town of  
8 Hempstead)

9 SUPERVISOR SANTINO: Okay, is there  
10 anyone that would like to be heard on this  
11 matter?

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

14 SUPERVISOR SANTINO: There being none,  
15 I will accept a Motion.

16 COUNCILMAN D'ESPOSITO: Mr.  
17 Supervisor, I move that the Public Hearing be  
18 closed and the Local Law be adopted.

19 COUNCILMAN BLAKEMAN: I second the  
20 Motion.

21 CLERK AHMAD: Supervisor Santino?

22 SUPERVISOR SANTINO: Aye.

23 CLERK AHMAD: Councilman Ambrosino?

24 COUNCILMAN AMBROSINO: Aye.

25 CLERK AHMAD: Councilman Blakeman?



**HEMPSTEAD TOWN MEETING 3/28/17**

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COUNCILMAN BLAKEMAN: Aye.  
CLERK AHMAD: Councilman D'Esposito?  
COUNCILMAN D'ESPOSITO: Aye.

CLERK AHMAD: SENIOR COUNCILWOMAN  
GOOSBY?

SENIOR COUNCILWOMAN GOOSBY: Aye.  
CLERK AHMAD: Councilman Hudes?  
COUNCILMAN HUDES: Aye.

CLERK AHMAD: Councilwoman King  
Sweeney?

COUNCILWOMAN KING-SWEENEY: Aye.  
SUPERVISOR SANTINO: Next item,

please.

CLERK AHMAD: Proposed Local Law Re:  
"Parking or Standing Prohibitions" in  
WANTAGH, WOODMERE (To amend Section 202-1 of  
the Code of the Town of Hempstead)

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

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

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

COUNCILWOMAN KING-SWEENEY: Mr.  
Supervisor, I move the Public Hearing be

**HEMPSTEAD TOWN MEETING 3/28/17**

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closed and the item adopted.

COUNCILMAN BLAKEMAN: Second.

CLERK AHMAD: Supervisor Santino?

SUPERVISOR SANTINO: Aye.

CLERK AHMAD: Councilman Ambrosino?

COUNCILMAN AMBROSINO: Aye.

CLERK AHMAD: Councilman Blakeman?

COUNCILMAN BLAKEMAN: Aye.

CLERK AHMAD: Councilman D'Esposito?

COUNCILMAN D'ESPOSITO: Aye.

CLERK AHMAD: SENIOR COUNCILWOMAN  
GOOSBY?

SENIOR COUNCILWOMAN GOOSBY: Aye.

CLERK AHMAD: Councilman Hudes?

COUNCILMAN HUDES: Aye.

CLERK AHMAD: Councilwoman King  
Sweeney?

COUNCILWOMAN KING-SWEENEY: Aye.

SUPERVISOR SANTINO: Next item,  
please.

CLERK AHMAD: Proposed Local Law Re:  
"Arterial Stops" in WANTAGH (To amend Section  
197-5 of the Code of the Town of Hempstead)

SUPERVISOR SANTINO: Is there anyone  
that would like to be heard on this

**HEMPSTEAD TOWN MEETING 3/28/17**

1 matter before the Town Board?

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, please.

6 COUNCILWOMAN KING-SWEENEY: Mr.

7 Supervisor, I move the Public Hearing be

8 closed and the item adopted.

9 COUNCILMAN HUDES: I second the

10 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 3/28/17**

1 COUNCILWOMAN KING-SWEENEY: Aye.

2 SUPERVISOR SANTINO: Next item,  
3 please.

4 CLERK AHMAD: Proposed Local Law Re:  
5 "Sale of Water by Town of Hempstead Water  
6 Districts to persons or entities outside of  
7 Town of Hempstead Water Districts" (To add a  
8 new paragraph (3) to Subsection C of Section  
9 70-4 of Chapter 70 of the Code of the T own  
10 of Hempstead)

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

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

15 SUPERVISOR SANTINO: There being none,  
16 I will accept a motion, please.

17 SENIOR COUNCILWOMAN GOOSBY: I move  
18 the proposed Local Law be adopted.

19 COUNCILMAN HUDES: 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 3/28/17**

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 "Fees in connection with work performed in

15 dealing with dangerous or unsafe buildings

16 and structures" (To amend Subsection 90-9 (B)

17 of Chapter 90 of the Code of the Town of

18 Hempstead.)

19 SUPERVISOR SANTINO: Is there anyone

20 that would like to be heard on this matter?

21 (Whereupon, no response was heard.

22 After, the following ensued.)

23 SUPERVISOR SANTINO: There being none,

24 I will accept a Motion.

25 COUNCILMAN AMBROSINO: Mr. Supervisor,

**HEMPSTEAD TOWN MEETING 3/28/17**

1 I move the Public Hearing be closed and the  
2 proposed Local Law be adopted.

3 COUNCILMAN D'ESPOSITO: I second the  
4 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 CLERK AHMAD: Proposed Local Law Re:  
24 "Location and Capacity of Flammable and  
25 Combustible Liquid Storage" (To amend Section

**HEMPSTEAD TOWN MEETING 3/28/17**

1 132-37 of Chapter 132 of the Code of the Town  
2 of Hempstead)

3 SUPERVISOR SANTINO: Is there anyone  
4 that would like to be heard on this matter  
5 before the Town Board?

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

8 SUPERVISOR SANTINO: There being none,  
9 I will accept a Motion, please.

10 COUNCILMAN D'ESPOSITO: Mr.  
11 Supervisor, I move that the Public Hearing be  
12 closed and the Local Law adopted.

13 COUNCILMAN HUDES: Second.

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 3/28/17**

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: Petition of ENGLE BURMAN  
8 AT UNIONDALE, LLC to rezone a portion of  
9 existing A. HOLLY PATTERSON Campus from  
10 "Residence B" District to "Golden Age, GA -  
11 Residence" - UNIONDALE - approximately 875  
12 feet north of Jerusalem Avenue and  
13 approximately eight hundred feet deep.

14 Mr. Supervisor, I have a companion  
15 application.

16 Petition of ENGEL BURMAN AT UNIONDALE,  
17 LLC to rezone a portion of existing A. Holly  
18 Patterson Campus from "Residence B" District  
19 to "Residence CA" - UNIONDALE - north side of  
20 Jerusalem Avenue, approximately, two hundred  
21 and thirty-eight feet east of Liberty Street.

22 SUPERVISOR SANTINO: Counselor.

23 ATTORNEY SAHN: Good Morning, Mr.  
24 Supervisor, Members of the Town Board:

25 Michael Sahn; Sahn, Ward, Coschignano.



**HEMPSTEAD TOWN MEETING 3/28/17**

1 333 Earle Ovington Boulevard, Uniondale, New  
2 York.

3 And, as I begin my presentation, one  
4 of our colleagues, David Mammina, who is the  
5 Project Architect is going to put up on the  
6 easel some of the displays for the  
7 presentation.

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8 ARCHITECT MAMMINA: David Mammina with  
9 H2M Architects and Engineers. 538 Broad  
10 Hollow Road, Melville, New York.

11 ATTORNEY SAHN: Mr. Supervisor and  
12 Members of the Board:

13 Respectfully, I would ask that the  
14 Board allow us to present both of these  
15 applications simultaneously since the  
16 testimony in evidence applies to both.

17 SUPERVISOR SANTINO: Without  
18 objection, so ordered.

19 ATTORNEY SAHN: Thank you very much.  
20 I would like to introduce some of the  
21 individuals who are present and as part of  
22 our team to present the application today and  
23 to answer any questions that the Board may  
24 have.

25 SUPERVISOR SANTINO: Counselor, if I

1 can, if you are not going to be using the  
2 audiovisual capacity, if we could put the  
3 boards more over to the right, angle them in  
4 such a way the Board and Audience that wishes  
5 to see them, can, instead of directly facing  
6 the Board.

7 ATTORNEY SAHN: Thank you and I  
8 appreciate that and we will do that.

9 We do have two versions of the board  
10 that Mr. Mammina will hand up, so, the Board  
11 can follow this.

12 SUPERVISOR SANTINO: The Board can't  
13 see it, move it where you originally were.

14 ATTORNEY SAHN: As I was saying, I  
15 will introduce the people who have worked on  
16 the development of this presentation, some of  
17 whom are going to be called as witnesses,  
18 others are here to provide answers to any  
19 questions that the Board may have.

20 First, I would like to introduce  
21 Steven Kreiger, who is the principal of the  
22 Petitioners.

23 Mr. Kreiger is in the audience.

24 With me at the presentation table is  
25 David Mammina, the Architect for the project.

**HEMPSTEAD TOWN MEETING 3/28/17**

1 Mr. Mammina is the Architect from VHB,  
2 in addition, Kevin Walsh is a Professional  
3 Engineer that worked on the site plan.

4 Patrick Lenihan is our Traffic  
5 Engineer and John Elsworth, who is the  
6 Director of Planning and Development at VHB  
7 and worked on the environmental which is  
8 presented in these petitions.

9 Um, also present is Barry Nelson, who  
10 has provided our real estate appraisal  
11 reports and my partner, Chris Coschignano, as  
12 well as, Nicholas Cavendor. (phonetic  
13 spelling)

14 We will try to be precise in our  
15 presentation.

16 This is, um, a presentation concerning  
17 two petitions for change of zone on a parcel  
18 that in total has 17.66 acres of area.

19 This parcel is, now, part of the A.  
20 Holly Patterson Campus that has, in total,  
21 sixty-four acres.

22 Therefore, if these petitions are  
23 approved will be approximately fifty-six  
24 acres and this area would be the 17.66 acres,  
25 that we have in two different projects.

**HEMPSTEAD TOWN MEETING 3/28/17**

1 We have an aerial photograph that we  
2 have mounted, as well as, the site plan and I  
3 know that the Board is so familiar with these  
4 areas.

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5 Um, again, out of the 17.66 acres that  
6 we propose for development with these  
7 petitions, 9.5 acres is proposed for the CA  
8 Zone which would have one hundred and ninety  
9 units of housing.

10 8.6 acres is proposed for the GA or  
11 Golden Age Zone with one hundred and ninety-  
12 eight units of housing.

13 To put that in some prospective in  
14 terms of density, we are proposing the  
15 compliance with .80 units per acre for the CA  
16 Zone pursuant to the Town Code and, then, the  
17 GA Zone, the Code would allow thirty units  
18 per acre but our proposal presented, today,  
19 is for twenty-four units per acre.

20 So, we are slightly under the  
21 allowable density.

22 As the Board knows this entire area is  
23 presently vacant.

24 It has not ever been developed and  
25 part of it is used for the A. Holly Patterson

1 parking facility.

2 There are no buildings or structural  
3 improvements other than the park.

4 Each of the proposed areas will have a  
5 mix of two and three story buildings.

6 The two-story buildings are shown in  
7 blue on the conceptual site plan.

8 And, those are at the perimeter of the  
9 property.

10 And, the three-story buildings are on  
11 the interior or easterly side.

12 Each of these particular developments  
13 would have their own recreational facility  
14 including a clubhouse and a pool area and  
15 each would have its own separate access which  
16 would be by a card system with a gate on each  
17 of those entrances.

18 So, that each is separate and a  
19 different group.

20 Each of these has the access from  
21 First Street which is a non-dedicated street  
22 in the Town.

23 There is no access directly from  
24 Uniondale Avenue.

25 With respect to the CA Zone, we have

1 units that are two bedrooms, two baths and  
2 have a living facility, such as, um, kitchen,  
3 living room and dining room.

4 They are designed for younger-type  
5 residents, um, we are referring to this as  
6 "Millennial Housing", young people that  
7 typically do not have families at this stage  
8 of life but either are a student in the  
9 community, working in the community,  
10 professionals that might be working, um,  
11 associated with some of the health facilities  
12 or the universities that are in the area.

13 And, we believe, especially, it is a  
14 very distinct market for these types of units  
15 and it would be very favorable for the  
16 township to have housing of this nature.

17 With respect to the Golden Age Zone,  
18 again, we have two bedrooms, two bathroom  
19 units.

20 We are seeking, as part of this  
21 petition, a relaxation of the age  
22 restrictions from sixty-two to fifty-five  
23 years old.

24 We think that is part of the  
25 demographics of the type of residents that

1 would want to live in this community.

2 Um, and we will have more presentation  
3 on that, as well.

4 The entire site would be fenced and it  
5 would be owned, managed and maintained by  
6 Engel Burman or its affiliated companies.

7 It would be rental housing.

8 It is not condominiums but rather  
9 managed by Engle Burman.

10 Um, the surrounding area, again, is  
11 well known to the Board.

12 To the North and West are properties  
13 in the Residence B District in the Town.

14 These are single family zoning  
15 districts.

16 To the East is the remainder of the A.  
17 Holly Patterson Campus and the Middle School,  
18 the Turtle Hook Middle School.

19 And, to the South on the opposite end  
20 of Uniondale Avenue are a mix of different  
21 uses.

22 There are commercial uses.

23 There is a Mobil Gas Station,  
24 Hempstead Housing Authority has a facility.

25 The Uniondale Library is in the

1 vicinity.

2 And, on Uniondale Avenue to the East  
3 is a Shopping Center which provides good  
4 services in the vicinity for the residents  
5 that we anticipate live in this community.

6 Um, we do need some variances,  
7 assuming that the Town Board looks favorably  
8 on this application.

9 There will be separate applications  
10 that will, then, be made to the Board of  
11 Appeals of the Town for variances.

12 The Building Department has noticed  
13 those variances as part of it.

14 I will state that during the course of  
15 the review with the Town and its various  
16 departments, we have made some changes and  
17 suggestions to the plans, so, that the plan  
18 that we present, today, reflects  
19 conversations, inputs and directive from the  
20 Town.

21 We also have received a Resolution of  
22 the Nassau County Planning Commission of  
23 Local determination.

24 With that background, I would like to  
25 ask Mr. Mammina to give his appearance and



1 explain the site plan.

2 ARCHITECT MAMMINA: David Mammina,  
3 Melville, New York.

4 H2M, 538 Broad Hollow Road, Melville,  
5 New York.

6 With the Board's permission, I would  
7 like to take the microphone and walk on the  
8 other side, so, I can point.

9 SUPERVISOR SANTINO: Yes.

10 ARCHITECT MAMMINA: Thank you.

11 One minor correction to Mr. Sahn's  
12 introduction, I am not from VHB, I am with  
13 H2M Architects and Engineers, where myself  
14 and Mike Bonnacasa head up the real estate  
15 division in the company.

16 ATTORNEY SAHN: I did that so he could  
17 get a plug in.

18 ARCHITECT MAMMINA: Just going to take  
19 a moment to go over some of what Mr. Sahn had  
20 said without repeating his entire  
21 presentation, but with the aerial map, we  
22 have that - - we have it illustrated a little  
23 more closely, exactly what we are proposing  
24 and those are part of the exhibits that you  
25 have 11 by 17, that were handed up.

1           So, essentially, the proposed  
2 development is on the West side of the  
3 property with the Golden Age being to the  
4 North and, then, the student housing,  
5 millennial housing, non-age restricted being  
6 to the South.

7           First Avenue is the access that runs  
8 North and South off of Jerusalem Avenue.

9           If we look at the rendered site plan,  
10 we will see First Avenue, where I had just  
11 pointed to it and there is a single point of  
12 entry and egress that enters the non-age  
13 restricted and, then, there is a separate  
14 point of access and egress that, then enters  
15 the Golden Age Zone, where there is a  
16 subdivision line between those two parcels of  
17 property, just so that those are separated.

18           There is no access back and forth  
19 between the two properties.

20           The two communities are centered  
21 around a proposed clubhouse/recreation  
22 building which you see in kind of a brownish  
23 orange in the center.

24           Each one of those has a swimming pool,  
25 as you can see, there.

1 And, then, also, the non-age  
2 restrictive has a volleyball court.

3 I will talk a little more about the  
4 interiors of that.

5 As Mr. Sahn was saying, we have gone  
6 through a couple of generations of the site  
7 plan in order to come up with something that  
8 we feel works for the Town and for the  
9 community.

10 So, the buildings that you see in blue  
11 are two-story buildings.

12 Now, those buildings in height, by the  
13 zoning definition are twenty-three feet, to  
14 the top of the ridge near twenty-five foot  
15 aesthetics.

16 And, I will show you that as we are  
17 looking at the other drawings, there are  
18 other houses that are to the West.

19 The maximum height permitted on those  
20 houses is thirty feet.

21 So, we felt it best to group those  
22 along there.

23 We greatly reduced the number of  
24 buildings that are shown there.

25 We have a planter buffer in between

1 the communities and the proposed housing.

2 And, then, we left large green areas  
3 in between.

4 We are going to propose that some of  
5 this parking be put in the land bank because  
6 based on our traffic studies, we feel that  
7 these spaces which are, um, adjacent to some  
8 of the residential are not required.

9 If it were to be shown that they were,  
10 we would, then, create those spaces.

11 The circulation on each one of the  
12 properties, you know, is a circular one.

13 We have met with the Uniondale Fire  
14 Department and gone over the firefighting  
15 access and egress from there.

16 This was assured as of last week, so,  
17 they feel that the entrance point off of  
18 First Street in both of those will give  
19 adequate ability to get into here.

20 There is enough space for the geometry  
21 of the trucks to circulate and to turnaround  
22 there.

23 There is also a single crash gate  
24 entrance that is shown off of Berkley Street  
25 which to be used only in the event of a

1 fire, that would, then, require firefighting  
2 equipment to get into there.

3 Other than that, there is no other  
4 access from or around the neighborhood.

5 As Mr. Sahn had said, at the two  
6 entrances, there is security gate that will  
7 have a guard access to it, much like all of  
8 us have seen in various different properties  
9 and there is a decorative fence that goes  
10 around the entire parcel of property.

11 And, we do have evergreen screening in  
12 there that will be fully irrigated, so, that  
13 will continue to grow and we have a twenty-  
14 five foot setback as the minimum setback  
15 around the property.

16 There is parking to - - excuse me,  
17 there is shopping and things to the North as  
18 I have been discussing directly across the  
19 street on Jerusalem and just down-aways,  
20 there is additional shopping there, that will  
21 serve the seniors.

22 And, you see athletic fields and  
23 things around, here from the various schools.

24 Um, with that said, I am going to  
25 bring up some of these boards that will

1 describe the two pieces, two different  
2 designs for this on each one of these, I am  
3 bringing up, all right, so, I am bringing up  
4 the non-age restricted housing and the  
5 clubhouse.

6 Now, this is a two-story building.

7 As I had said, in the two-story  
8 building, the top of the ridge is at twenty-  
9 five foot six.

10 This is what is called a front to back  
11 cable.

12 So, when you are looking at these  
13 buildings, either from the back or from the  
14 front, you are, essentially, seeing a twenty-  
15 three-foot-high building.

16 We have also flipped the roofs at the  
17 side, so, those will tip in, so, the design  
18 objective being that as you are looking at  
19 these buildings, either from the front or the  
20 back, essentially, you are seeing the eave at  
21 twenty-three feet, the horizontal portion  
22 that is shown at the lower portion of the  
23 roof.

24 We see the entry in the center.

25 And, then, as was testified to in the

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1 Non-age restricted, we, essentially, have two  
2 equivalent rooms, so, you would have equity  
3 in there if these were to be shared.

4 Everyone has their own private  
5 bathroom, which is directly off their bedroom  
6 and they share a kitchen, a living room and a  
7 dining room.

8 So, again, the focus being students,  
9 younger people, who we all know how hard it  
10 is to find housing in this part of the World,  
11 we got young people living in their parents'  
12 basements, so, this would be something that  
13 is very, very affordable for them.

14 The clubhouse that is shown for the  
15 non-age restrictive house have amenities of  
16 that age, relate to people of that age.

17 We have a coffee bistro area where the  
18 can be socialization and you know, coffees  
19 and different beverages can be gotten there.

20 There is a large fitness center.

21 We have a media room in there.

22 We have a large billiard and card game  
23 room.

24 The first aesthetics as you enter, we  
25 have a fireplace and there is a very nice

1 focal point and we have men's and ladies  
2 toilets there, which, then, gives locker  
3 space to the swimming pool and that swimming  
4 pool is directly off of the clubhouse.

5 In addition to that, we have a large  
6 laundry room in there that has commercial  
7 laundry within that.

8 And, we also then have a  
9 security/marketing office right at the front  
10 entrance, um, in an effort to, then, you  
11 know, keep the high presence of security and  
12 we, then, also have a small kitchenette that  
13 is off of the coffee bistro, so, that if  
14 there were some small event going on for a  
15 birthday or whatever, they would, then, have  
16 access to that.

17 In addition, I am going to bring up  
18 the Golden Age Floor Plan and the clubhouse  
19 and then, that is also within the packet that  
20 you have.

21 Okay, the Golden Age Units are similar  
22 to the um, non-age restricted.

23 The major difference is that there is  
24 a larger master bedroom in there, so, that it  
25 is designed for a couple.



1           There is a small second bedroom about  
2           ten feet by ten feet.

3           There is a private bathroom that is  
4           off of the master bedroom and there is a  
5           second bathroom that is off of the main  
6           parking portion of the home, more in a  
7           conventional style, so, someone doesn't have  
8           to go through someone else's room in order to  
9           reach the bathroom.

10           And, then, we have a very, very  
11           similar living, dining room and kitchen, you  
12           know, in there.

13           These are small units.

14           They are very, very efficient the way  
15           that they are laid out and, um, the  
16           building's design is the same design carried  
17           through, so, that would have a uniformity to  
18           the overall campus.

19           And, regarding the heights, the  
20           scenario is exactly the same as I said  
21           before, twenty-three feet which is the  
22           signing definition of the height to the  
23           midpoint of the ridge.

24           And, we have twenty-five foot six to  
25           the top of the ridge.

1           The eave, itself, is located at,  
2           approximately, twenty feet.

3           The clubhouse in the Golden Age is  
4           slightly different than what we have in non-  
5           age restrictive.

6           There is a fitness center in there, a  
7           little smaller.

8           There is a living room that is in  
9           there, so, it is more set up for congregants  
10          for having, um, community meetings.

11          We do have a card room, you know, in  
12          there.

13          Cards are very, very popular and we,  
14          then, also do have that same scenario of the  
15          men's and ladies bathrooms which are adjacent  
16          to the swimming pool.

17          We have, again, a marketing and  
18          security office are in that area and we have  
19          a laundry room, as well, in that clubhouse.

20          And, again, as long as I have these  
21          off, before I get to the last board and just  
22          for content, those clubhouses are in the  
23          center.

24          The pools are in the center of that.

25          In the Golden Age, the pool is a

1 little bit to the South of the Clubhouse  
2 building.

3 And, as I get to the next board, as I  
4 had said and Mr. Sahn had said, these  
5 buildings that you see that are in blue,  
6 those eight buildings that are pulled far  
7 apart, these will be a three-story building,  
8 excuse me, a two-story building and, then,  
9 what we see on the outside in the yellow  
10 color, those are the three-stories.

11 We have two stories adjacent to the  
12 neighbors.

13 We have three stories, then, along  
14 First Street and on the interior of the  
15 campus and adjacent to the A. Holly Patterson  
16 Campus.

17 The last board shows the two-story  
18 building and three-story building,  
19 essentially, same building, again, the idea  
20 is to create a campus-like setting.

21 Entrances are in the center.

22 The units are the Golden Age units  
23 that we have described with the, um, with the  
24 larger, um, bathroom and master bedroom,  
25 excuse me, with a larger master bedroom

1 and, the bathroom accessible off of the  
2 bedroom and we have the secondary bedroom  
3 with a bathroom available from the, um, from  
4 the main part, the living portion of the  
5 apartment and the non-age restrictive are the  
6 same scenarios as I had described.

7 So, the difference in the height on  
8 the three-story building is that the three-  
9 story building by definition is thirty-one  
10 feet high, thirty-five feet is the maximum  
11 height permitted by the zoning.

12 And, the height to the top of the  
13 ridge is thirty-four feet, six inches, so, it  
14 is six inches lower than what the maximum  
15 height is and, again, those are located along  
16 the - - along the exterior.

17 Just going over the numbers one more  
18 time, we have a one hundred and ninety units  
19 in the non-age restricted.

20 We have one hundred and ninety-eight  
21 units in the non-age restricted.

22 We have three hundred and ninety-eight  
23 units in the age restricted.

24 We have three hundred and eighty-one  
25 cars that are in the Golden Age and we have

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1 five hundred and eight cars in the non-age  
2 restricted.

3 I think I have covered everything that  
4 I have wanted to cover.

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5 Is there any questions from the Board  
6 at this point?

7 SUPERVISOR SANTINO: Counselor, any  
8 further statements at this time?

9 ATTORNEY SAHN: I was going to bring  
10 up our traffic engineer, briefly.

11 SUPERVISOR SANTINO: Okay.

12 ATTORNEY SAHN: That concludes his  
13 testimony.

14 SUPERVISOR SANTINO: We should hear  
15 the entire presentation and if the Board has  
16 any questions, we will do it, then.

17 ATTORNEY SAHN: Mr. Lenihan, give your  
18 name and address.

19 TRAFFIC ENGINEER LENIHAN: Patrick  
20 Lenihan, VHB Engineering. 100 Motor Parkway,  
21 Hauppauge, New York.

22 ATTORNEY SAHN: Mr. Lenihan has done  
23 the traffic study with respect to the  
24 project.

25 Um, we have submitted to the Town,

1 already, the large volume, so, we are not  
2 going to go into this chapter and verse.

3 I ask Mr. Lenihan to briefly summarize  
4 the data and findings of his report.

5 And, Mr. Lenihan has indicated that  
6 previously he has testified before the Town  
7 of Hempstead Town Board but not with all the  
8 Members who presently constitute the Board,  
9 so, if you will permit me, I will hand in his  
10 resume for the record.

11 SUPERVISOR SANTINO: Without  
12 objection, so ordered.

13 ATTORNEY SAHN: Thank you very much.

14 Mr. Lenihan, if you could briefly  
15 summarize the Findings of the report.

16 TRAFFIC ENGINEER LENIHAN: Certainly,  
17 Good Morning, Supervisor Santino, Members of  
18 the Town Council and Staff:

19 My name is Patrick Lenihan. I am  
20 Director of the Transportation at VHB,  
21 Hauppauge Office.

22 As part of our work on the project, my  
23 office has performed a detailed traffic  
24 impact study, um, to evaluate the potential  
25 impact transportation will have on the

1 proposed residential development that is  
2 before you, today.

3 Um, and that includes the site plan  
4 and parking.

5 The study was performed in accordance  
6 and in keeping with standard engineering  
7 traffic practices and procedures.

8 The study evaluated such elements as  
9 existing traffic conditions, safety, accident  
10 history, site access, parking, future volume  
11 and capacity with the development in place.

12 Um, as Mr. Mammina went through, the  
13 site will have two access points on First  
14 Street.

15 Um, if I could go up to the aerial  
16 photo, I would like to talk about how that  
17 works with Jerusalem Avenue.

18 I am going to take the liberty, okay,  
19 as David described, there are two points of  
20 access from the age restricted and non-age  
21 restricted housing on First Street.

22 There is currently a no-left turn  
23 prohibition from First Street to eastbound  
24 Jerusalem Avenue.

25 There is, however, a traffic light

1 that the main entrance to the Holly Patterson  
2 Complex across from Nostrand Avenue that can  
3 be accessed via Avenue A which is a two-  
4 direction street, um, down the main access.

5 So, what we plan to do is maintain the  
6 left-turn prohibition for safety reasons.

7 There is, in fact, a missing sign on  
8 one side of the street that we will replace  
9 and we would provide some internal guide  
10 signage within the complex to, um, instruct  
11 folks who leave the development, as well as,  
12 visitors to Holly Patterson that may not be  
13 familiar to access the traffic signal via  
14 Avenue A and this center access point to go  
15 East on Jerusalem.

16 We did look, briefly, at a traffic  
17 signal, at first, and dismissed it.

18 It doesn't need or warrant  
19 signalization and with easy access to the  
20 existing signal, it doesn't make a lot of  
21 sense to add an additional third signal  
22 between two other signals that are less than  
23 nine hundred feet apart, so, and so, of  
24 course, the folks that want to go East on  
25 Jerusalem, there is a shopping center there



1 that the residents would probably patronize.

2 It has a Stop and Shop.

3 Very briefly to summarize, the results  
4 of the study in regard to potential impacts  
5 of the roadway system, as a result of the  
6 proposal as its customary trips would  
7 generate in terms of new trips, we looked at  
8 the A.M. commuting hour, the P.M. commuting  
9 hour and the peak hour that would occur on  
10 Saturday, what we found was that the  
11 development would generate between two and  
12 three new trips a minute during that one hour  
13 period, something that is fairly easily  
14 absorbed on a four-lane like Jerusalem.

15 What we found out, was that we did not  
16 have any overall intersection level of  
17 service changes at any of the intersections  
18 that we studied and there were five  
19 signalized intersections along Jerusalem  
20 Avenue.

21 However, we had a signal timing  
22 modification change at Uniondale Avenue to  
23 address an existing condition that is easily  
24 fixable in regard to parking on the site as  
25 indicated on the site plan.

1 We will be seeking relief from the  
2 parking code to the age restricted portion of  
3 the development.

4 The non-age restricted portion is  
5 parked to code at 2.67 parking stalls per  
6 unit, although we will be seeking to land  
7 bank a portion of that parking, um, in areas  
8 where it makes sense to increase buffers to  
9 adjacent properties.

10 The age-restricted portion of the site  
11 is designed to provide a ratio of 1.67 as  
12 opposed to 2.67.

13 It is a 55 and over age restriction  
14 that is proposed, not 62.

15 So, we will seek a variance for that.

16 We did count peak parking demand at  
17 Seasons in East Meadow on Front Street, which  
18 is an Engle Burman site, which will operate  
19 just like this one.

20 And, the peak parking demand at  
21 midnight 1.12 parked vehicles per unit, so,  
22 the 1.67 will clearly accommodate the site.

23 In conclusion, based on my evaluation,  
24 it is my professional opinion that the  
25 development of the resident project as

1 proposed will not result in negative impacts  
2 in the area.

3 Furthermore, the parking to be  
4 provided will be more than sufficient to  
5 serve the needs of the site.

6 And, that is the end of my  
7 presentation.

8 Thank you.

9 SUPERVISOR SANTINO: Thank you.  
10 Counselor?

11 ATTORNEY SAHN: My last witness is Mr.  
12 Nelson who will briefly describe the real  
13 estate use in the area and his evaluation of  
14 this in terms of conformity of the Town's  
15 Master Plan and zoning of the area.

16 Mr. Nelson?

17 REAL ESTATE EXPERT NELSON: Good  
18 Morning, Mr. Supervisor, Members of the Town  
19 Board:

20 Barry Nelson. 220 Petit Avenue,  
21 Bellmore, New York.

22 (Whereupon, "we can't hear" was yelled  
23 out from the audience. After, the following  
24 ensued.)

25 SUPERVISOR SANTINO: A little closer,

1 Mr. Nelson, if you would.

2 REAL ESTATE EXPERT NELSON: Again,  
3 Barry Nelson. 220 Petit Avenue, Bellmore, New  
4 York 11710.

5 I have handed in a packet of  
6 photographs, forty photographs that have been  
7 taken by myself in the last month.

8 They are of the subject property and  
9 the surrounding uses adjacent to the subject  
10 property and within the vicinity of the  
11 subject parcel.

12 The Board and most of the people,  
13 here, today are familiar with the subject  
14 property and the overall compliments of the  
15 A. Holly Patterson development, the proposal  
16 for the CA non-age restrictive and the GA,  
17 for the most part.

18 I am going to indicate in my  
19 presentation, I am going to consider  
20 Jerusalem Avenue, as East and West arterial  
21 roadway and slightly eschewed for the most  
22 part, we would consider Jerusalem Avenue East  
23 and West.

24 The southerly portion would be the CA  
25 zoning and the northerly portion would be the

1 GA.

2 In the immediate vicinity, Jerusalem  
3 Avenue would be the main arterial road.

4 To the East would be the Middle  
5 School, Uniondale Middle School, known as  
6 Turtle Hook.

7 To the East of that, there some mixed  
8 uses, residential and there is another  
9 townhouse development with a CA zoning and  
10 that is known as Stratford Palms constructed  
11 in the early 2000's.

12 There are, approximately, forty units  
13 on that development.

14 They are a townhouse development  
15 approximately on two and a half acres.

16 The next to the East of that would be  
17 some residences and would be a commercial  
18 development which would include a  
19 supermarket/pharmacy, ShopRite, as well as a  
20 Walmart at that location.

21 And, that would be East of the subject  
22 property.

23 To the West of the subject parcel  
24 would be predominately single-family  
25 residences, Cape Cods, Ranches, Hi-Ranches.

1 Continue almost up to Uniondale  
2 Avenue, Uniondale Avenue is a secondary Road,  
3 to the West, providing local shopping,  
4 convenience services in the community.

5 Opposite the subject property on the  
6 South side, the mixed uses are residences,  
7 some with professional offices, daycare, you  
8 got 900 Jerusalem Avenue, the Nassau Library  
9 System.

10 You have some religious uses in the  
11 immediate vicinity, a Mobil gas station with  
12 a convenience mart.

13 To the West, some residences.

14 Further West, southwest of the subject  
15 property, almost opposite the subject  
16 property would be the Town of Hempstead  
17 Housing Authority, Senior Golden Age rentals,  
18 GA Zoning constructed around 1971.

19 We have the offices in the center with  
20 the developments surrounding on the outside  
21 of the property with outside parking.

22 Approximately, um, let me get that  
23 right, eighty units on, approximately, three  
24 acres.

25 So, what is before the Board for

1 rezoning, CA zoning, GA zoning is already  
2 within the immediate vicinity of the subject  
3 property.

4 The resident to the West of the  
5 subject property would be the most affected  
6 and they would be the residences on Liberty  
7 Street, on Emerson Street with some streets  
8 to the North just South of Hempstead Avenue.

9 There is a High School to the  
10 northwest that would be Hempstead Avenue and  
11 Walnut to the North.

12 Surrounding the property immediately  
13 to the East would be the rest of the A. Holly  
14 Patterson campus, that development is  
15 adjacent to the Town of Hempstead Water.

16 To the North and East is a small  
17 development which is known as Saint Agnes,  
18 old residential homes just northeast of the  
19 property and the High School adjacent to the  
20 subject property on the East.

21 The rental-type concept, in my  
22 opinion, is a reasonable consideration.

23 The residential homes surrounding the  
24 area generally are in the price range of two  
25 hundred and fifty to four hundred and fifty

1 thousand dollars as rentals.

2 They would not compete with the  
3 marketing of those dwellings.

4 The rental is a reasonable request in  
5 every community, is, now, looking towards  
6 that type of development including Valley  
7 Stream, other towns nearby.

8 The market is strong for rentals.

9 The residential development to the  
10 West would be protected by fencing on the  
11 westerly side of the property and the  
12 northerly side.

13 There would be no request for  
14 variances for the proposed development of the  
15 buildings requiring twenty-five setbacks to  
16 the rear or to the property line and there  
17 would be substantial landscaping indicating  
18 any possible impact.

19 As far as impact to property values, I  
20 looked at the development along just East of  
21 the subject property which would be Stratford  
22 Farms, I looked at the development as far as  
23 Golden Age southwest of the subject property  
24 on Jerusalem Avenue, the residential streets  
25 to the West would be Clair and Macket to the



1 South, considering the overall development to  
2 the subject property, as far as the existing  
3 development at A. Holly Patterson, which  
4 already has four stories in the middle, the  
5 nursing home, it is approximately, nine  
6 hundred units on that portion of the  
7 property, the overall parcel being,  
8 approximately, sixty-four plus acres, in  
9 ingress and egress to the overall site, no  
10 impact to Jerusalem Avenue and I believe what  
11 comes before this Board in its totality is a  
12 reasonable request both to the CA zoning and  
13 the GA zoning.

14 Thank you.

15 ATTORNEY SAHN: Mr. Supervisor, that  
16 concludes our testimony from witnesses.

17 There is one document that I would  
18 like to hand in to supplement the submissions  
19 that were made, which is a supplement to the  
20 Environmental Assessment Form that was  
21 already submitted.

22 It has been prepared by John Elsworth  
23 and I will hand it in, now.

24 SUPERVISOR SANTINO: Hand it to the  
25 Clerk and it will be submitted as part of the

1 Record.

2 ATTORNEY SAHN: Thank you.

3 Now, we would very much welcome your  
4 questions.

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5 SUPERVISOR SANTINO: Are there any  
6 Members of the Board that have questions?

7 SENIOR COUNCILWOMAN GOOSBY: I have  
8 some.

9 I am concerned with the parking. You  
10 are saying that you are going to reduce the  
11 amount of parking required for a senior  
12 citizen from what is provided, now.

13 Why would you want to reduce the  
14 amount of parking spaces that they should  
15 have?

16 ATTORNEY SAHN: Mr. Lenihan?

17 It is essentially because having studied  
18 the requirements of the Town Code and  
19 considering the actual usage contemplated,  
20 um, to provide all of the required parking  
21 would not be necessary to meet the parking  
22 demands and would result in, um, more asphalt  
23 than is needed for this project and we want  
24 to only provide what is necessary.

25 We want to comply so that there is

1 adequate parking supply but we don't want to  
2 take all the land area and turn it into  
3 asphalt when it would be better used for  
4 landscaping.

5 Mr. Lenihan would comment about the  
6 parking requirements.

7 TRAFFIC ENGINEER LENIHAN: Certainly.

8 The way that the Code is set for  
9 Golden Age, if it was a 62 and older parking  
10 requirement would be 1.67.

11 What we propose but we are at, 55 and  
12 older, um, so, what we did was we went out  
13 and counted peak parking demands at another  
14 identical community in East Meadow, 55 and  
15 over and the demand ratio, the actual cars  
16 that are parked we found to be much below  
17 1.67 at 1.12.

18 So, we will, in fact, have a surplus  
19 of parking over thirty percent approaching  
20 forty percent.

21 SENIOR COUNCILWOMAN GOOSBY: But you  
22 told me you counted at midnight.

23 TRAFFIC ENGINEER LENIHAN: Right, for  
24 a residential use, when you want to find the  
25 number of people who are parked in the

1 spaces, midnight is what you want to look at.

2 If you look at it during the day,  
3 folks are at work, at dinner, recreating,  
4 etc.

5 SENIOR COUNCILWOMAN GOOSBY: I am  
6 concerned because if they have visitors,  
7 where will the visitors park?

8 TRAFFIC ENGINEER LENIHAN: They will  
9 park throughout the development, as far as, I  
10 know but the amount of parking that we are  
11 providing will handle an awful lot of  
12 visitors.

13 SENIOR COUNCILWOMAN GOOSBY: The only  
14 thing is they are home at night at that time  
15 of night, midnight, they are home.

16 If they are home, what happens?

17 I am sure they have relatives that  
18 will come to visit.

19 TRAFFIC ENGINEER LENIHAN: There are  
20 four hundred and some odd units in the East  
21 Meadow site that we counted, um, that is good  
22 enough.

23 If I were to go back there and count  
24 when we believe that visitors might be there,  
25 based on parking studies that I have done in

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1 the past and published data, the parking  
2 demand will be lower than 1.12 visitors.

3 This is the way residents work.

4 SENIOR COUNCILWOMAN GOOSBY: Are they  
5 able to use the parking lot in the other  
6 portion of the housing?

7 ATTORNEY SAHN: No, it is separate and  
8 distinct.

9 TRAFFIC ENGINEER LENIHAN: Nor do we  
10 think it will ever be necessary.

11 SUPERVISOR SANTINO: Would each unit  
12 come with a reserved spot or would it be  
13 open?

14 ATTORNEY SAHN: Each unit has one  
15 spot.

16 SUPERVISOR SANTINO: That would be how  
17 many?

18 TRAFFIC ENGINEER LENIHAN: .67 per  
19 unit, 198, so, two thirds of 198, you are  
20 going to get one hundred and thirty-three  
21 spaces unaccounted for.

22 SUPERVISOR SANTINO: That would be  
23 either for units where there is a second car  
24 or relative?

25 TRAFFIC ENGINEER LENIHAN: Correct.

**HEMPSTEAD TOWN MEETING 3/28/17**

1 COUNCILMAN BLAKEMAN: Mr. Lenihan,  
2 isn't it a fact that 55 and over housing,  
3 typically they have only one car and not two  
4 that would have in a family that is younger?

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5 TRAFFIC ENGINEER LENIHAN: It is  
6 close, much more with one, hence, the number  
7 we found.

8 SUPERVISOR SANTINO: Any other  
9 questions?

10 SENIOR COUNCILWOMAN GOOSBY: You say  
11 this was checked out to take care of the  
12 needs - -

13 ATTORNEY SAHN: I am sorry?

14 SENIOR COUNCILWOMAN GOOSBY: The Fire  
15 Department?

16 ATTORNEY SAHN: Yes, Mr. Mammina  
17 testified to that there have been meetings  
18 with the Uniondale Fire Department and they  
19 reviewed the plans and found that they  
20 conform to the fire department's requirements  
21 and the fire department can provide full and  
22 adequate service for this project.

23 ENGINEER MAMMINA: We met with them  
24 last week, they, um, actually were kind of  
25 excited about the amount of access they have

1 in and out.

2 We told them that they would have the  
3 opportunity to tell us where they would like  
4 fire hydrants around the property.

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5 We did analyze the property.

6 We did analyze the height of buildings  
7 against their trucks, as well as, just to  
8 make sure their ladder trucks would be able  
9 to reach easily and they said the incline of  
10 the ladders would be fairly minimal compared  
11 to the tall buildings that are in the area.

12 SENIOR COUNCILWOMAN GOOSBY: You have  
13 private garbage collection, I see that?

14 ATTORNEY SAHN: Correct, private  
15 carter.

16 SENIOR COUNCILWOMAN GOOSBY: What  
17 about when we have snow, who removes the  
18 snow?

19 ATTORNEY SAHN: The property would be  
20 managed by Engle Burman or one of their  
21 affiliates and they would take care of all  
22 property maintenance including snow removal,  
23 sanding, maintenance of the driveways, etc.

24 SUPERVISOR SANTINO: Any other  
25 questions from Members of the Board?

**HEMPSTEAD TOWN MEETING 3/28/17**

1 SENIOR COUNCILWOMAN GOOSBY: Have you  
2 met with the community?

3 ATTORNEY SAHN: Mr. Krieger has had  
4 meetings with different representatives of  
5 the community Chamber of Commerce and others  
6 acknowledged very good feedback and dialog.

7 We are also anxious to hear what some  
8 of the community members might say.

9 SUPERVISOR SANTINO: Thank you, Mr.  
10 Sahn.

11 ATTORNEY SAHN: Thank you very much.

12 SUPERVISOR SANTINO: Okay, obviously,  
13 I will give you time, in conclusion, to make  
14 final comments but, at this time, Mr. Sahn, I  
15 am not sure some of these folks they appear  
16 to be part of the application team, if they  
17 are not, just let me know.

18 Chris Coschignano is part of the team?

19 ATTORNEY SAHN: Right.

20 SUPERVISOR SANTINO: Mr. Keith  
21 McNamara?

22 MR. McNamara, come forward.

23 ATTORNEY SAHN: Thank you very much.

24 SUPERVISOR SANTINO: Go ahead, Mr.  
25 McNamara, just pull the microphone.



**HEMPSTEAD TOWN MEETING 3/28/17**

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Speak close to the microphone.

KEITH McNAMARA: Good Morning.

SUPERVISOR SANTINO: Name and address.

KEITH McNAMARA: Keith McNamara. 12

Tarter Lane, Centereach.

I work for One Outside Avenue,  
Hempstead.

I am talking on behalf of these  
projects, these zoning changes.

Hopefully, the Town will approve them.

It is no secret that on Long Island,  
it is getting harder and harder to live here  
for the matter of both young individuals and  
Millennials and Seniors, as well.

The constant worry of expense and  
getting by is in someone's head all the time  
and projects like this allow those people to  
have some sort of ease that they have a place  
to live that they can afford and not worry  
about how they are going to pay for their  
mortgage or rent at the end of the month.

On the flipside of golden years, I  
speak on behalf of my parents who my Mom is  
not here, she is older than fifty-five.

She probably wouldn't want me to

1 say that and she recently retired and lives  
2 on an acre lot, you know, where myself, my  
3 brother are no longer there.

4 So, it is difficult for them to  
5 maintain their property and to afford to live  
6 on Long Island and with, you know, eight  
7 grandchildren, here, they don't want to  
8 leave.

9 And, I am sure many other people in  
10 their category feel the same way, so,  
11 developments like this give them the  
12 opportunity to stay on Long Island and be  
13 able to travel and do things that they want,  
14 again and not have the burden or worry of  
15 snow removal or, you know, the maintenance of  
16 their property and the cost involved with  
17 that, so, um, with those things being said, I  
18 hope the Board considers the approval of  
19 these zoning changes and I thank you for your  
20 time and have a great day.

21 SUPERVISOR SANTINO: Thank you, sir.

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

24 SUPERVISOR SANTINO: Eric Alexander?

25 Name and address?

**HEMPSTEAD TOWN MEETING 3/28/17**

1           ERIC ALEXANDER: Eric Alexander. 24  
2 Woodmott Avenue, Northport, New York,  
3 Director of Vision of Long Island, a non-  
4 Uniondale resident but we did want to comment  
5 on this application.

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6           Just a few points, um, one, there is a  
7 need for rentals around the region, so, it is  
8 a very logical use that would be supported,  
9 um, with Hofstra nearby and the circling of  
10 logic we heard from the community, they don't  
11 want higher density housing, per say, this is  
12 not higher density housing.

13           There is lower height, millennial  
14 housing that they are putting in place.

15           We haven't seen that on Long Island,  
16 around the country with this, so, again, the  
17 pool and all these things, all the services  
18 are smart.

19           Golden Age Housing, there are quite  
20 many, many examples on Long Island putting it  
21 back on the tax roll is important for the  
22 school district.

23           It is also important for the small  
24 businesses to have additional residences, the  
25 residents of different ages will patronize

1 the shops, particularly the food uses, young  
2 and old, so, we look forward to that.

3           Hearing the traffic presentation, um,  
4 there is traffic on Jerusalem and it can  
5 handle it.

6           As far as the parking, we recognize a  
7 lot of these developments are over parked,  
8 they already - - the parking codes you have  
9 too much asphalt.

10           They really go out and measure, VHB.

11           You see some of these developments are  
12 overparked, so, it would be good to see some  
13 relief in that area, also, for Millennials to  
14 consider, if it isn't in the application, a  
15 car facility and certainly down the road,  
16 UBER, Lyft or ridesharing would be available  
17 for folks.

18           So, um, we do know folks are using  
19 less cars.

20           Um, we know Engle Burman, they are on  
21 the Board of Directors, so, we know them  
22 quite well.

23           They are a well-respected development  
24 team and we want a development that is  
25 planned well and hold up over time.

1 And, just one comment on design, you  
2 know, connecting the young and old could  
3 work, maybe there is a welcome path, maybe  
4 they would share a card game or something.

5 They don't have to be completely  
6 isolated but, again, we will leave that to  
7 the folks planning the process to determine  
8 how to move forward.

9 One last comment on the design, the  
10 exterior should be welcoming to the  
11 community, surrounding community, not appear  
12 roped off or gated and that design, the other  
13 folks can weigh in on that.

14 We do want to make some comments on,  
15 regional comments to Uniondale residents that  
16 we have spoken to and with that we like to  
17 see this move forward.

18 Thank you.

19 SUPERVISOR SANTINO: Thank you.

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

22 SUPERVISOR SANTINO: Bishop R.W.  
23 Harris.

24 BISHOP HARRIS: Good Afternoon.

25 SUPERVISOR SANTINO: Good Afternoon,

**HEMPSTEAD TOWN MEETING 3/28/17**

1 Bishop, almost, close.

2 Name and address for the record.

3 BISHOP HARRIS: Bishop R.W. Harris. I  
4 live in Uniondale but I am here representing  
5 my church, Grace Cathedral.

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6 We have been at 886 Jerusalem Avenue  
7 some thirty years and I have been living in  
8 Uniondale since 1975.

9 And, I am, here, this morning to  
10 support the construction of Golden Age, as  
11 well as, Millennial Housing since because  
12 they are so badly needed.

13 Um, I support senior housing, that is  
14 not my main goal and objective, here, um,  
15 because I am senior citizen, myself, so, I  
16 would support senior housing but I am most  
17 interested in the, um, Millennial Housing for  
18 the next generation and, um, in addition to  
19 being the Pastor for Grace Cathedral for  
20 thirty years, one story, two years ago, we  
21 constructed child center and this Body, as  
22 well as the Board of Zoning and Appeals  
23 approved that.

24 I mention that because in the twenty-  
25 two years we have had over a thousand

1 Graduates of our child care center and all  
2 during that time Millennials have left, going  
3 to college, graduating from college and  
4 starting their own families and many of them  
5 relocate from the community because there is  
6 just not sufficient housing in their age  
7 category and, um, those who have not  
8 relocated in many cases are living in their  
9 parents' basements.

10 So, we talk about, um, increased  
11 traffic and other matters, a lot of these  
12 youths, adults are still living in the  
13 community, they are just in their parents'  
14 basements because they can't afford to leave.

15 So, we have traffic issues, traffic  
16 problems, we have it already because many of  
17 the, um, um, adults, young adults have  
18 already and are still living in the community  
19 but have not relocated, etc., etc., and many  
20 are going off to college have not returned  
21 because there is not sufficient and adequate  
22 housing for them to stay on Long Island.

23 So, I would, again, support the  
24 construction.

25 I met with Engle Burman's

**HEMPSTEAD TOWN MEETING 3/28/17**

1 Representatives over the years, probably a  
2 good four, five years, I sat and met with  
3 them.

4 They have been at my church and met  
5 with many of my members of the congregation  
6 and they have visited our child care center,  
7 so, they are very familiar with the area and  
8 very much aware.

9 So, I want to give my appreciation to  
10 them, Engle Burman for considering moving  
11 forward with this project because it is  
12 absolutely needed.

13 And, I respectfully request that the  
14 Board, that you approve it and approve this  
15 project, as well.

16 Thank you very much.

17 SUPERVISOR SANTINO: Thank you.

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

20 SUPERVISOR SANTINO: Marie Catanese?  
21 Ernest Catanese?

22 ERNEST CATANESE: Ernest Catanese. I  
23 have been in business for over forty years  
24 and we head about this four, five days ago.

25 We don't know if others have been



1 notified.

2 We think that there are other areas  
3 that could be used, for instance, over at  
4 the, um, Medical Center in East Meadow, there  
5 are acres of open property that could be very  
6 well taken a job of this nature and handle  
7 it.

8 I think we need to adjourn this.

9 SUPERVISOR SANTINO: Thank you, Mr.  
10 Catanese.

11 (Whereupon, "How about me?" was heard  
12 yelling out of the audience. After, the  
13 following ensued.)

14 SUPERVISOR SANTINO: Marie Catanese.

15 MARIE CATANESE: I really can't  
16 believe I am here, today.

17 SUPERVISOR SANTINO: If you could just  
18 give me your name and address for the record.

19 State your name and address for the  
20 record.

21 MARIE CATANESE: My name is Marie  
22 Catanese. 450 Mitchel Street, Uniondale.

23 I have been a resident it seems like  
24 my whole life, actually, it has been about 65  
25 years, sounds good.

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1 I am ninety years old. I am legally  
2 blind and almost deaf.

3 I am, here, today to say the open  
4 space of the Holly Patterson Home is what  
5 keeps our community alive.

6 This is a terrible thing that is  
7 coming up with the A. Holly Patterson Home,  
8 the property, everything.

9 All of Uniondale residents, we use to  
10 have single homes there and at Christmastime,  
11 our children played ball.

12 Our kids learned to ride bicycles. I  
13 learned to ride a bicycle there, roller  
14 skate.

15 We don't have much open space in  
16 Uniondale.

17 We don't have a Park close by.

18 Smith Street Park is there. Our kids  
19 can't go there.

20 It doesn't have any equipment for  
21 children to ply in the playfields but we are  
22 able to use the Holly Patterson.

23 We have always used the Holly  
24 Patterson.

25 As a Girl Scout Leader, I use to take

1 my scouts there.

2 And, we had birthday parties. We had  
3 everything.

4 I remember Sammy Davis, Jr. performing  
5 at the Holly Patterson Home.

6 We had many, many beautiful assemblies  
7 there.

8 I think that this place will be  
9 destroyed and I mean destroyed by  
10 overcrowding.

11 How many people can we put in this  
12 area ad why must all the affordable housing  
13 be put in Uniondale and we have our own  
14 affordable housing.

15 We have more foreclosure than anybody  
16 else.

17 Ernie and I have worked as Civic  
18 Leaders for years and we even had only been  
19 notified days ago that this was on the  
20 calendar and we came today without even a  
21 pen.

22 I am not fooling, this is  
23 unbelievable.

24 This is the life of our children. We  
25 must keep this land opened.

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1           We must have open space. Nobody is  
2 talking about the two water towers that are  
3 feeding right off the wetlands.

4           This property goes right into the  
5 wetlands, you know, who cares.

6           I think half the people in this room  
7 do not live in Uniondale.

8           I honestly feel that, you know, you  
9 can say, you know, it is like taking out  
10 Saint Patrick's Cathedral as far as a lot of  
11 people are concerned and to think they had  
12 their eyes on sixty-four acres for years and  
13 years.

14           We have been fighting this here. I  
15 thought it was over.

16           What happened to all the legislation  
17 way back in the 1800's, the 1900's.

18           Why all of a sudden, again, we need  
19 senior housing?

20           Uniondale has four that I know of. I  
21 am sure there are more than four senior  
22 housing.

23           They didn't mention that there is  
24 senior housing across the street on Jerusalem  
25 Avenue down the road, behind the water works.

**HEMPSTEAD TOWN MEETING 3/28/17**

1           There is Saint Agnes Senior Citizens  
2 up along the side of Saint Martha's Church,  
3 there is senior citizen housing.

4           Why don't they put senior citizen  
5 housing in other areas, if they honestly need  
6 them?

7           Why pick on Uniondale for all of this?

8           You know, I like the seniors. I have  
9 to tell you that, they are pretty good  
10 people.

11           They invested a lot of money in this  
12 area. They did do that and I say have a  
13 wonderful time.

14           SUPERVISOR SANTINO: Thank you very  
15 much.

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

18           SUPERVISOR SANTINO: Kevin Moran?

19           KEVIN MORAN: Good Morning. My name  
20 is Kevin Moran. 1407 Paulson Street in  
21 Wantagh and I am going to be reading off a  
22 statement on behalf of the Long Island  
23 Builders Institute.

24           The Long Island Builders Institute,  
25 the largest residential home building trade

1 association in New York State wishes to  
2 express its strong support for the two  
3 Resolutions on the agenda allowing for  
4 rezoning of two separate parcels on the  
5 campus of the A. Holly Patterson Home to  
6 multi-family residence, one, for Senior  
7 housing and one, for non-age restricted  
8 Millennial housing for our young people.

9           As you are aware, Long Island  
10 continues to have a great difficulty finding  
11 new housing opportunities for both our young  
12 people and our seniors who want to continue  
13 living in our communities.

14           The ability of Long Island and the  
15 Town of Hempstead to find new housing  
16 opportunities for these groups is essential.

17           First, the ability to keep our young  
18 people here who want to be employed in our  
19 companies and second for our seniors who want  
20 to continue to live near their families but  
21 who no longer want to live in their single-  
22 family house.

23           The ability to find new sites for such  
24 development is of great concern especially in  
25 areas like the Town of Hempstead where much

1 of the landscaped is already developed.

2 The Request For Proposals submitted by  
3 the Nassau County Medical Center for their  
4 property at A. Holly Patterson Center gives  
5 all of us an opportunity to find over  
6 seventeen acres of land where multi-family  
7 development is clearly the best options for  
8 productive use in the Town of Hempstead area.

9 Um, these two parcels along Jerusalem  
10 Avenue in Uniondale surrounded by retail and  
11 other uses in the area are better for such  
12 development.

13 The rental units will be great places  
14 for young people of the Town of Hempstead to  
15 relocate from their parents' houses and for  
16 our seniors to relocate from their homes.

17 All of the landscaping, parking and  
18 security aspects of the plans involved will  
19 allow these units to fit in perfectly with  
20 the surrounding communities.

21 The Town of Hempstead has an  
22 opportunity with Resolution 29665 and 29666  
23 to fashion new housing opportunities for its  
24 residents in very appropriate locations.

25 The Long Island Builders Institute

1 strongly supports both the rezoning  
2 resolution and urges their adoption by the  
3 Hempstead Town Board.

4 Thank you.

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

7 SENIOR COUNCILWOMAN GOOSBY: Alan  
8 Kennemer.

9 ALAN KENNEMER: Good Morning, Alan  
10 Kennemer. I reside at 216 Merken Street, East  
11 Meadow, New York.

12 Um, not only am I Chairman of the  
13 Community Outreach Community, I have been a  
14 resident in East Meadow for the past eighteen  
15 years.

16 I moved, here, eighteen years ago from  
17 Texas, where I experienced major sticker  
18 shock on both the property and taxes in the  
19 Township, therefore, I lived in an upstairs  
20 apartment for several years until I was able  
21 to move to afford a house.

22 There was not a lot of apartments to  
23 choose at that time, that was eighteen years  
24 ago.

25 And, fortunately, it hasn't changed



1 A lot.

2 Long Island still has a lack of rental  
3 units, until we address this issue, we will  
4 not be able to keep our seniors and  
5 millennials in the local area.

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6 When I talk about seniors or golden  
7 age, I will be there in five years. I will  
8 be looking for that type of housing.

9 My Mother-in-Law that lives in Valley  
10 Stream has been looking for a development to  
11 move into.

12 She is on a waiting list at a  
13 particular community, now, for two years.

14 So, that shows you, right there, the  
15 demand that we have.

16 I actually went in viewing of student  
17 enrollment for Long Island for 2012 to 2016,  
18 the pre-K to 12<sup>th</sup> Grade enrollment has dropped  
19 by over nine thousand students, that is a two  
20 percent loss.

21 Economically, disadvantage students  
22 increased by 7.5 percent.

23 Engle Burman is a Hempstead-based  
24 developer.

25 They are responsible builders and

1 building and operating the Seasons property,  
2 Bristol-assisted living and they hire local  
3 workers.

4 My son is a Freshman in High School.  
5 I want to have - - allow him to have options  
6 to stay on Long Island and work on Long  
7 Island.

8 As a Member of the Long Island  
9 Building Institute and a resident of the Town  
10 of Hempstead, I fully support the Engle  
11 Burman Uniondale Project.

12 Thank you very much.

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

15 SUPERVISOR SANTINO: Lenny Minervini.

16 LENNY MINERVINI: Lenny Minervini.

17 272 Chestnut Avenue, East Meadow, New York.

18 Thank you, Supervisor and Legislators  
19 for taking the time to hear from your  
20 constituents.

21 I come here, today, wearing many hats;  
22 Father, senior citizens.

23 As a senior citizen, I no longer need  
24 or want expenses of having a home and could  
25 use an alternative.

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1 As a business representative, it will  
2 be nice for companies and employees to have  
3 an alternative from the East End or 5  
4 boroughs living with their parents, living in  
5 basements or leaving the Island.

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6 Altogether, this project would also  
7 offer many jobs for businesses, both in  
8 construction and business for locals.

9 At this time, I ask the Board to  
10 approve both of these parcels.

11 SUPERVISOR SANTINO: Thank you, sir.

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

14 SUPERVISOR SANTINO: Martha-Ann Brady.

15 MARTHA ANN BRADY: Martha-Ann Brady.

16 517 Meyers Court, Uniondale, New York.

17 I grew up in Uniondale. I have been  
18 Uniondale since 1948.

19 It makes it 69 years I have lived  
20 here. I have seen all the senior housing  
21 come in and I have seen all of the multiple  
22 people that are living in one-family housing.

23 We need the open space to be able to  
24 breathe.

25 We need to maintain this.

**HEMPSTEAD TOWN MEETING 3/28/17**

1           There are also - - you're talking  
2           millennials, non-restricted ages, it doesn't  
3           say that they can't have families and go to  
4           the Uniondale School District which is  
5           bursting at the seams.

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6           Us taxpayers are facing a minimum of  
7           one hundred and thirty-million-dollar bond  
8           issue to expand the schools.

9           We have sixty-five hundred children in  
10          our schools.

11          They put in pre-K. They had to rent a  
12          building over in Baldwin.

13          East Meadow has dropped but Uniondale  
14          Schools have increased.

15          We are bursting at the seams.

16          And, that means that the children are  
17          not getting the education that they need  
18          because the classrooms are overcrowded.

19          And, we had special needs children,  
20          both in language because they come from  
21          places that they didn't speak English and in  
22          physical challenges.

23          This is all just increasing our taxes.

24          We don't need anymore.

25          Leave the open spaces. Let the fields

1 be there that children can run around like  
2 children need.

3 They are living in an apartment, they  
4 can't run around in an apartment.

5 They need that open space to be able  
6 to play soccer, football, baseball, throwing  
7 anything around, play tag.

8 When I was growing up in Uniondale,  
9 the Meadowbrook Parkway was just a vision and  
10 when you walked down Jerusalem Avenue and,  
11 yeah, we were eight, nine, ten, eleven years  
12 old and I walked from Irving Place with my  
13 friends, boys and girls and we went down  
14 Jerusalem Avenue to where the bridge is and  
15 down by the sides, it was a wonderful clear  
16 pool and we swam there every day and the  
17 parents would take turns making peanut butter  
18 and jelly sandwiches, peanut sandwiches,  
19 jelly sandwiches.

20 They knew where we were. Our parents  
21 didn't drive. We had to walk back and forth.  
22 I realized this is different times.

23 Children are in danger, that is why  
24 they need an open field where they can run  
25 around and be children.

**HEMPSTEAD TOWN MEETING 3/28/17**

1 Taxpayers are going to continue to let  
2 their houses go into foreclosure if the taxes  
3 continue to go up and if the School District  
4 is not providing what they need, we do not  
5 need this housing.

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6 Thank you.

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

9 SUPERVISOR SANTINO: Thank you.

10 Donna Marie Jones.

11 DONNA MARIE JONES: Thank you and good  
12 afternoon.

13 Donna Marie Jones. 531 Chester Street,  
14 Uniondale.

15 Um, I am just concerned about the  
16 noise and the dirt and everything else that  
17 is going to happen.

18 I didn't know about this until five  
19 days ago when I received this letter, um, my  
20 house is directly adjacent to the fencing.

21 I was concerned about the street,  
22 Chester Street, but as I heard in all the  
23 Disclosure that went forth, that all of the  
24 traffic will be from Jerusalem Avenue, so, I  
25 am not concerned about them opening the

**HEMPSTEAD TOWN MEETING 3/28/17**

1 Street right in front of my house but I am  
2 just concerned about traffic and how they say  
3 it is not going to affect us.

4 Um, so, they are speaking of what  
5 time, I don't know but the traffic over here  
6 is very heavy from about 3:00 o'clock, so,  
7 and for parking it is going to be really hard  
8 on the neighborhood.

9 So, my, um, concern is for safety for  
10 my family and my neighbors.

11 Thank you.

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

14 SUPERVISOR SANTINO: Annmarie DiSalvo.

15 ANNMARIE DISALVO: Good Afternoon.

16 SUPERVISOR SANTINO: Good Afternoon.

17 ANNMARIE DISALVO: I have been a  
18 resident of the Town of Hempstead for forty-  
19 five years.

20 SUPERVISOR SANTINO: Address for the  
21 record.

22 ANNMARIE DISALVO: Right, now, I live  
23 at Roxbury Road in Rockville Centre.

24 I am a small business owner and  
25 employee six people because of the

1 competitive nature of my business, I need  
2 qualified, educated people.

3 I pride myself competing with firms in  
4 the Tristate area to attract candidates to my  
5 firm.

6 Often I hear the same thing when a  
7 candidate turns down our offer, "I like your  
8 company and would love to relocate and work  
9 with you but apartments that are not in  
10 private homes are practically non-existent."

11 We all heard of the brain drain on  
12 Long Island due to the lack of positions for  
13 new graduates, as well as, lack of housing.

14 I experience this firsthand and it  
15 impacts negative on my companies to compete  
16 regionally, as well as, on a global level.

17 I also have countless clients that  
18 would love to stay on Long Island, at least,  
19 in the warmer months but, unfortunately,  
20 there is little opportunity to do so.

21 So, in turn, we are losing lifelong  
22 residents to communities in North Carolina,  
23 South Carolina, Florida and Arizona.

24 By approving these projects, you're  
25 accomplishing several important things,



**HEMPSTEAD TOWN MEETING 3/28/17**

1 you retain our young workforce, we retain our  
2 aging population and we increase our tax base  
3 while improving individual neighborhoods.

4 Thank you.

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

7 SUPERVISOR SANTINO: James Jacobs.

8 JAMES JACOBS: Here. Good Morning,  
9 Mr. Santino, Representatives, Board.

10 SUPERVISOR SANTINO: Good Morning.

11 JAMES JACOBS: My address is Ascher  
12 Court in Uniondale.

13 I am a twenty-plus resident.

14 My question, today is will Engle  
15 Burman be a good corporate manger to the  
16 residents?

17 My concern is residents need for  
18 housing and senior citizen housing.

19 I don't have the privilege of the  
20 information, environmental impact, the school  
21 impact and things.

22 I know you took that under  
23 consideration, the residents' quality of life  
24 have the opportunity to live, here, but I  
25 don't have the information, what are the

1 Requirements?

2           What kind of income? What kind of  
3 information - - will it be opened to all  
4 people that want to come to this corporation  
5 and live in this particular facility?

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6           As Mr. Catonese said, as homeowners  
7 first moved out here, you want a place to  
8 play in.

9           It looks like a real good open space.

10          The gated community with their own  
11 private sanitation.

12          What happens if you don't have a car?

13          How will citizens get around?

14          Is there a bus service, a shuttle  
15 service, different things like that?

16          You have the information and I don't,  
17 so, I would like to have this information.

18          This is where I live at and I am a  
19 taxpayer.

20          And, like the lady said before, my - -  
21 our school system, we are gaining students  
22 and when Millennials move in, they bring  
23 families in.

24          Seniors a different story, that is my  
25 concern.

**HEMPSTEAD TOWN MEETING 3/28/17**

1 I am just wondering if Engle Burman  
2 will be a good corporate neighbor and not try  
3 to change it.

4 Sometimes new neighbors come in and  
5 different neighbors and so forth, I am just  
6 saying in the past, Uniondale, we are trying  
7 to be neighbors to all where we live at.

8 SUPERVISOR SANTINO: Thank you very  
9 much.

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

12 JAMES JACOBS: They will support the  
13 system and so forth?

14 SUPERVISOR SANTINO: They will address  
15 that.

16 At this juncture, the stenographer  
17 made a request for a break.

18 (Whereupon, a five-minute recess was  
19 entertained. After, the following ensued.)

20 SUPERVISOR SANTINO: Margo Cargill.

21 MARGO CARGILL: Thank you very much.

22 Good Afternoon, everyone. Margo  
23 Cargill, Rockville Centre.

24 I use to live in Uniondale. We moved  
25 there as a family.

**HEMPSTEAD TOWN MEETING 3/28/17**

1           We still own the property 589 Newton  
2 Avenue.

3           Presently I am CEO of Titanium  
4 Consulting and President of the Uniondale  
5 Chamber of Commerce.

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6           So, we just held our meeting last  
7 night and really, we have been deliberating  
8 about this for quite some time.

9           Um, I know trying to get myself  
10 together to get out of here but as another  
11 colleague of mine is talking, as a small  
12 business owner, it is very difficult to  
13 attract, um, employees and um, young people  
14 to the region of Long Island when there is  
15 not adequate housing.

16           So, on behalf of the Uniondale  
17 Business Community, we are in support of the  
18 development of the A. Holly Patterson  
19 property, as we know the housing is a serious  
20 condition on Long Island and Uniondale is  
21 ideally and strategically placed, close to  
22 major highways and county roads for easy  
23 commute.

24           So, it makes it very attractive for,  
25 you know, starter homes, millennials and,

1 obviously, the young professionals, everyone  
2 seeks in our community.

3 The business community wants to see  
4 the potential of our community, so, as of,  
5 now, I have every confidence that Engle  
6 Burman will proceed with project with  
7 integrity and have engagement with the local  
8 community to ensure that the future residents  
9 of this property become a part of the fabric  
10 of Uniondale and what it means to be an  
11 active resident.

12 If that at all changes, I will let the  
13 Board know.

14 Um, we look forward to the project and  
15 the economic boost, obviously, to our local  
16 businesses and, obviously further  
17 collaboration with the developers.

18 Thank you for your time.

19 SUPERVISOR SANTINO: Thank you, we  
20 appreciate that.

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

23 SUPERVISOR SANTINO: Saverio Iaconis.

24 SAVERIO IACONIS: Good Afternoon,  
25 Saverio Iaconis. 2934 Barnum Drive, Merrick,

1 New York.

2 I live in the Town of Hempstead all of  
3 my 51 years, um, I also work here in  
4 Uniondale at a bank and I am in support of  
5 the project for two major reasons.

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6 Um, I am also a Member of the Long  
7 Island Building Institute but two major  
8 reasons, um, one, is a social reason.

9 I have two teenagers and I wonder will  
10 they be able to grow, survive and thrive.

11 People need to live and find housing  
12 and expand and my eighty-five year old Mom  
13 still lives here and is contemplating, can  
14 she still carry the expenses of a house?

15 Can she sell her property and her home  
16 and where will she go that is affordable and  
17 both of the cases, both of those groups, um,  
18 don't have an alternative.

19 What does exist is cost prohibitive.

20 Um, I am fifty-one years old and I am  
21 starting to consider what I will do when my  
22 kids are gone?

23 How will I survive on Long Island?

24 I think both of those social and  
25 economic considerations should be considered.

**HEMPSTEAD TOWN MEETING 3/28/17**

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Thank you.

SUPERVISOR SANTINO: Kathleen Lyons.

KATHLEEN LYONS: Good Morning, my name is Kathleen Lyons. 394 California Avenue, Uniondale.

I have lived there all my life.

My family has been in Uniondale since 1922.

There was a time I was growing up, we had multiple relatives but right, now, um, I am the only one that is still here.

Um, I remember when it was mostly farms.

I remember Hempstead Turnpike being a two-lane highway and not even paved all the way, I don't think, any way.

Um, I have a couple of questions; one, this has been going on for many, many years - - I should also tell you I am an Officer of the Uniondale Community Council and I am just immediate past Trustee of Saint Martha's Roman Catholic Church in Uniondale which I think is about the best religious group in Uniondale.

Um, nobody came and asked us, you

1 know, our opinions as to what we thought we  
2 wanted to have.

3 Over the years, we had various  
4 community meetings and, yes, there has been  
5 concern about senior housing, as somebody  
6 already said, we have senior housing in  
7 Uniondale.

8 Young people housing is an issue but  
9 so is the students in Hofstra College  
10 becoming an issue in the community, but, it  
11 reality, one of the times the proposal was to  
12 demolish the existing public housing facility  
13 because it was outdated.

14 And, the broke ground for a new up-to-  
15 date nursing facility and once they did, in  
16 spite of the fact that some of us remember  
17 that the property that is where Walmart and,  
18 um, Shoprite are, was a sand pit and we were  
19 concerned about contamination and sure enough  
20 when they broke ground for that newer  
21 facility on the property, the found  
22 contamination and everything went on hold.

23 Meantime, we got Sandy, the superstorm  
24 and they moved residents from other nursing  
25 facilities in the County back into Patterson



1 and, so, now, all of a sudden the plan to  
2 demolish that building is gone and building  
3 on the property that was supposed to be the  
4 new nursing facility.

5 My question is has anybody ever - - I  
6 don't remember it happening, resolved the  
7 contamination of that property?

8 Number 2, the Coliseum is about to  
9 open in a couple of weeks.

10 Traffic in Uniondale - - there are  
11 times in Uniondale where you cannot move, you  
12 know, if there is something at the Coliseum,  
13 there is something on at Hofstra, you can't  
14 move.

15 California Avenue is a residential  
16 street.

17 Sometimes you don't know because it is  
18 one of the few streets that go to Hempstead  
19 Turnpike and Jerusalem Avenue where this is  
20 all going to go.

21 I am sorry, I don't believe that 55-  
22 year-old couples are going to have one car.

23 They are going to have two cars.

24 Traffic is an issue anyway.

25 In addition, that property is

1 adjacent to the Middle School.

2 We have had very severe accidents  
3 there.

4 That is one of the places that the  
5 County did put one of those speed lights when  
6 they had them because of the issue of the  
7 safety of the children in that school.

8 I really think that if this property  
9 were in Garden City, we would not be sitting  
10 here asking for any kind of accommodation.

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

13 SUPERVISOR SANTINO: Charles Barredo.  
14 Name and address.

15 CHARLES BARREDO: Good Afternoon,  
16 Supervisor and Town Council:

17 Charles Barredo. 2163 Jones Avenue in  
18 Wantagh.

19 I have been a Town of Hempstead  
20 resident my entire life, grew up in East  
21 Meadow.

22 As I said, for the past 20 years, we  
23 have been in Wantagh.

24 I live, approximately, a half a mile  
25 from Engle Burman's Seasons at Seaford.

**HEMPSTEAD TOWN MEETING 3/28/17**

1           It is a beautiful development, taking  
2 the place of a rundown school that was in  
3 that neighborhood.

4           Engle Burman has a sterling reputation  
5 in the Long Island Building community.

6           +       I think we can be very confident that  
7 they will develop the much needed first-class  
8 millennial housing, as well as, another  
9 first-class fifty-five and older community at  
10 this site.

11           I do support this project and I ask  
12 this Body to do the same.

13           Thank you.

14           SUPERVISOR SANTINO: Thank you, sir.

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

17           SUPERVISOR SANTINO: Okay, first name  
18 is "Carmella", come forward. I apologize.

19           Name and address.

20           CARMELA BANCROFT: Carmela Bancroft.

21           66 Nostrand Avenue, Uniondale.

22           Thanks for having me, um, I have some  
23 concerns.

24           A year ago, I understand the Nursing  
25 Home property was, um, donated.

1           So, I don't really know what you know  
2           and I am a little concerned if something is  
3           donated, how is it being developed and by  
4           whom?

5           And, I am very concerned about the  
6           parking.

7           Right, now, I cannot get out of my  
8           driveway.

9           Someone is always blocking me and  
10          there is constant problems happening right  
11          on, um, Nostrand Avenue and Jerusalem Avenue,  
12          the influx of students from, um, Uniondale,  
13          they are always in the shopping area and they  
14          are always - - you see them come from school  
15          and they sometimes come and they are outside  
16          of the property and I am like what is going  
17          on, you know, and sometimes you have to try  
18          to help them move the company down the street  
19          because they live all the way down the  
20          street, but they all congregate there for  
21          whatever reason.

22          Also, this - - what is going to happen  
23          to the, um, I forgot what it is called, the  
24          over fifty, that group, that age group,  
25          Golden Age?

**HEMPSTEAD TOWN MEETING 3/28/17**

1           Holly Patterson, are they still going  
2 to be represented or - -

3           SUPERVISOR SANTINO: This project has  
4 nothing to do with oversight by Holly  
5 Patterson and Nassau County.

6           It is a completely private operation.

7           CARMELA BANCROFT: Oh, I see, the way  
8 it stands, now, it is conjoined with, um,  
9 Nassau University Medical Center, right or  
10 no?

11           SUPERVISOR SANTINO: Mr. Sahn, could  
12 you clarify the legal title on the property  
13 rests with what entity?

14           ATTORNEY SAHN: Nassau Health Care  
15 Corporation and the petitioners are lessees  
16 and they lease, of course, is subject to the  
17 approval of the Town.

18           SUPERVISOR SANTINO: So, the entity  
19 that is more commonly known as Nassau County  
20 Medical Center current owns the property and  
21 should this project be approved the ownership  
22 would, then, be leased by an entity that is  
23 building and the property controlled by the  
24 corporation, that is the Medical Center.

25           CARMELA BANCROFT: Oh, I see, um, and

**HEMPSTEAD TOWN MEETING 3/28/17**

1 okay, so, um, I just need another  
2 clarification with the Golden Age building be  
3 still there or it would be, now, no longer  
4 affiliated?

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5 SUPERVISOR SANTINO: It would be a new  
6 construction of the Golden Age facility. It  
7 is a housing facility.

8 Golden Age is the zoning designation  
9 and there are certain structures under the  
10 Town Code, under the age of the individuals  
11 that can live there.

12 There is two portions to this.

13 There is one that is going to be  
14 Golden Age and one that is going to be market  
15 rental for Millennials.

16 CARMELA BANCROFT: Okay.

17 COUNCILMAN BLAKEMAN: Are you  
18 referring to the Nursing Home?

19 CARMELA BANCROFT: I was referring to  
20 the Nursing Home.

21 COUNCILMAN BLAKEMAN: The Nursing  
22 Homes is going to continue to stay there.

23 In fact, this is going to help the  
24 Nursing Home, basically, the Nursing Home and  
25 the hospital are both under the same

1 corporation, public benefit corporation and  
2 they are under a lot of financial stress  
3 right, now and this will help them  
4 financially deal with that stress, so, the  
5 County can keep those facilities open.

6 And, as you know, those two facilities  
7 service the surrounding community much of  
8 which is Uniondale.

9 CARMELA BANCROFT: Okay, the only  
10 thing that I am very concerned about is, um,  
11 the next, I think, um, zoning, GA or CA.

12 I am not sure exactly, what I am  
13 actually talking about. It is the zone that,  
14 um, there is no age specific, so to speak.

15 SUPERVISOR SANTINO: As I said, it is  
16 what the proposal, what the applicant is  
17 calling, "Millennial."

18 CARMELA BANCROFT: Millennial.

19 SUPERVISOR SANTINO: Again, for no-age  
20 restricted.

21 CARMELA BANCROFT: Okay, I am  
22 concerned once the family member moves in  
23 with two adults and children follow and then  
24 they have families and, then, they have  
25 friends.

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1 As of right, now, um, the surrounding  
2 area is, um, so overwhelmed right, now, with  
3 traffic, there is a school that, um, I don't  
4 know if it is behind Holly Patterson or in  
5 front of Holly Patterson and they park, um,  
6 off-street.

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7 They park in Mason Place and you can't  
8 get out of your driveway when you confront  
9 someone that parks there.

10 I am talking about the school across  
11 the street.

12 It is actually on the property of, um,  
13 A. Holly Patterson, um, parking, um, right,  
14 now, I am talking about crowding of cars and  
15 it is coming to Nostrand Avenue, Mason Place,  
16 um, from 6:00 o'clock until 7:00 o'clock at  
17 night, I mean you have to actually make  
18 another lane in order to go ahead.

19 The traffic is so thick, very heavy  
20 and also what about the safety of our  
21 residents where, how is this going to be, um,  
22 addressed, the more people we have, I mean,  
23 the more safety we need.

24 Thank you.

25 SUPERVISOR SANTINO: Thank you very



1 much.

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

4 SUPERVISOR SANTINO: Andrew Nigen from  
5 Seaford?

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

8 SUPERVISOR SANTINO: Paul Gibson? Mr.  
9 Gibson?

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

12 SUPERVISOR SANTINO: Dave Hanson.

13 DAVE HANSON: Good Morning.

14 SUPERVISOR SANTINO: Name and address  
15 for the record.

16 DAVE HANSON: Dave Hanson. 47 Courtney  
17 Road in Hempstead, New York, 11550.

18 This for you, good morning, Mr.  
19 Santino, the Board, everyone that is here,  
20 today.

21 Um, this is for Ms. Goosby, so, you  
22 know, the last time you said that is not my  
23 address, you go over to the Clerk's Office  
24 and look at the records, Dave Hanson is the  
25 homeowner of 47 Courtney Road.

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1 I didn't know you were here to  
2 investigate me.

3 You can look at the records.

4 Now, I support the development.

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5 Um, my family were here from the  
6 development 1600, John Hanson from Spain and  
7 Sweden.

8 My problem is with this project, um, I  
9 don't hear anyone talking about the  
10 distributor, so very much involved with  
11 building.

12 Hanson work solar based in Kentucky.  
13 We are all over the World, today.

14 Now, the problem I have with this  
15 project, this land, Mr. Santino, I will  
16 direct some questions to you, who owns that  
17 property?

18 SUPERVISOR SANTINO: As was indicated  
19 by - - I will let Mr. Sahn, the Applicant's  
20 Attorney answer that.

21 DAVE HANSON: No, no, I want you to  
22 answer.

23 You work for the Town. That land  
24 belongs to the County and the Town.

25 SUPERVISOR SANTINO: Mr. Hanson - -

**HEMPSTEAD TOWN MEETING 3/28/17**

1 DAVE HANSON: Yes, sir.

2 SUPERVISOR SANTINO: You asked a  
3 legitimate question. I will have Mr. Sahn,  
4 the Applicant's Attorney answer it.

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5 ATTORNEY SAHN: Nassau Health Care  
6 Corp.

7 DAVE HANSON: Nassau Health Care Corp.  
8 My cousin, um, um, Alex Thomas, we did a  
9 Grant for Nassau County that is over three  
10 million dollars.

11 I want this property to stay because  
12 it was donated.

13 We have more homes for seniors. I  
14 will get Grants to build this home.

15 We don't need Mr. Burman to develop  
16 it.

17 I have four son, Jay Hanson, another  
18 son at Uniondale High School, Jayden Hanson,  
19 we don't need Mr. Burman to develop it.

20 They already did Front Street,  
21 creating traffic.

22 I go to church on Sundays, it is so  
23 hard to get out, here.

24 We don't need this. We need more  
25 land. The County owns and buys those lands.

**HEMPSTEAD TOWN MEETING 3/28/17**

1           They are selling it and developing  
2 this. We don't need this project, here.

3           You don' talk about green, what about  
4 the pollution here?

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5           Every building on the land, the  
6 County, the Federal Government are to make  
7 sure these are green buildings.

8           Stop polluting and killing our kids.

9           The problem we have in Uniondale is  
10 Hofstra.

11           Hofstra University took over my  
12 neighborhood.

13           And, what are they doing? On  
14 Hempstead Turnpike, the kids, they took over  
15 our homes and the kids live in the basements.

16           The Town is not doing anything about  
17 it.

18           When there is a law that past, the  
19 County Legislation that said any homes to be  
20 deemed commercial, it should be investigated  
21 by the Town and the Town are not doing their  
22 job.

23           We complain. They are pushing our  
24 door. They are getting shot over there,  
25 that should never happen under your watch.

**HEMPSTEAD TOWN MEETING 3/28/17**

1           The reason our taxes are so high is  
2 because involvement in corruption - -

3           COUNCILMAN D'ESPOSITO: Do you  
4 understand the difference between County  
5 government and Town government?

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6           DAVE HANSON: Of course, there are  
7 five branches of government, Village, Town,  
8 County, State and Federal.

9           COUNCILMAN D'ESPOSITO: Okay and you  
10 know the jurisdiction that each one has? I  
11 was asking you the question.

12           DAVE HANSON: I want to ask you a  
13 question.

14           Is this project receiving money from  
15 the Fed, State, County or the Town, can you  
16 answer that?

17           SUPERVISOR SANTINO: Again, we will  
18 have - -

19           DAVE HANSON: I want a complete  
20 investigation on this.

21           I want to know if an RFP was put out  
22 for people to bid on this job.

23           I want the Town to go to the State  
24 Attorney General's Office, Eric  
25 Schneiderman's Office for a complete

1 investigation before we move forward.

2 We no longer want to allow you guys to  
3 do what you are doing to the residents.

4 Mr. Burman is a private company.

5 Where is his main office?

6 Is it in Uniondale?

7 Tell me.

8 We gave this land to the Town from the  
9 Feds.

10 We gave Kate Murray land. Is this  
11 project going to take vouchers?

12 I want to hear that.

13 I want this project to be stopped and  
14 a complete investigation of this project  
15 because that land was taken.

16 It was a donation. It will not go to  
17 Mr. Burman.

18 I will have Grants to build senior  
19 homes for seniors to keep A. Holly Patterson.

20 And, last week, I said to Mangano, all  
21 villages in Nassau County, also I am getting  
22 rid of the City.

23 I am only keeping the Town, Hempstead  
24 Village and the County because my great,

**HEMPSTEAD TOWN MEETING 3/28/17**

1 great, great, Father formed the Village in  
2 1643, 1644.

3 SUPERVISOR SANTINO: Next speaker,  
4 Maureen Liccione. Good Afternoon, Counselor.

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5 MAUREEN LICCIONE: Good Afternoon, Mr.  
6 Supervisor, Members of the Board:

7 I will speak briefly. I am here  
8 representing, um, our community, the  
9 Uniondale - -

10 SUPERVISOR SANTINO: Identify yourself  
11 for the record.

12 MAUREEN LICCIONE: Maureen Liccione,  
13 Jaspan, Schlesinger, Counsel to the Uniondale  
14 Free School District.

15 Superintendent, Dr. Lord has asked us  
16 to make a brief statement with regard to the  
17 one hundred and ninety, um, units of non-age  
18 restricted housing.

19 Um, I don't believe there has been any  
20 study of the impact on the Uniondale School  
21 District.

22 Um, I don't believe that it is  
23 possible. Although, I understand that the  
24 design is for Millennials, I don't believe it  
25 is constitutional to prohibit children, to

**HEMPSTEAD TOWN MEETING 3/28/17**

1 prohibit people that live there for bringing  
2 their children or having children.

3 Um, Uniondale School District, as I am  
4 sure you are very well aware is already over  
5 capacity.

6 There is not enough parking space and  
7 we would appreciate the opportunity to,  
8 before this Board acts, to meet with the  
9 developer and their representative to discuss  
10 the impact on the School Districts and ways  
11 in which we mitigate that impact.

12 So, thank you for your time.

13 SUPERVISOR SANTINO: Thank you.

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

16 SUPERVISOR SANTINO: That represents  
17 all of the individuals that have signed in to  
18 speak on this matter.

19 If you want to speak, you didn't sign  
20 in on this matter.

21 Mary Ellen Kreye?

22 MARY ELLEN KREYE: I believe I said  
23 "all."

24 Thank you.

25 Mary Ellen Kreye. 436 Locust Avenue in



1 Uniondale.

2 I am opposed to this project but I  
3 recognize that we cannot hold back  
4 developments.

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5 However, I do join those who have  
6 asked you to adjourn the Hearing for further  
7 study.

8 Um, I have a question in that is all  
9 Golden Age, fifty-five and up or is some  
10 Golden Age, sixty-two and up?

11 Is there a change to permit in this  
12 particular Resolution?

13 TOWN ATTORNEY RA: The difference  
14 between, they are both Golden Age.

15 However, the difference is in parking,  
16 there is a difference in parking requirements  
17 for fifty-five than there is for sixty-two.

18 MARY ELLEN KREYE: I would recommend  
19 that it be for sixty-two and up, that would  
20 be my recommendation.

21 TOWN ATTORNEY RA: There is also  
22 density.

23 There is more density for sixty-two  
24 and up.

25 MARY ELLEN KREYE: I see.

1 I would like to know if this project  
2 has a PILOT or will be applying for PILOTS.

3 SUPERVISOR SANTINO: I think they have  
4 to direct that to Mr. Sahn.

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5 And, Mr. Sahn, in your summation, you  
6 will deal with that, okay.

7 MARY ELLEN KREYE: I see.

8 Okay, um, I would like to know what  
9 happened to the Dialysis Unit?

10 I mean, we have heard about various,  
11 um, morphs of this particular project and  
12 originally this was supposed to be a  
13 freestanding Dialysis Unit Center on  
14 Jerusalem Avenue.

15 SUPERVISOR SANTINO: Again, Mr. Kreye,  
16 you would have to direct that to Nassau  
17 County Medical Center Administration, that  
18 has nothing to do with this application.

19 MARY ELLEN KREYE: Um, now, the lease  
20 requires whose approval, the lease of the  
21 land, is that Nassau County?

22 SUPERVISOR SANTINO: Again, I will let  
23 Mr. Sahn explain all of that in his  
24 summation.

25 Go ahead.

**HEMPSTEAD TOWN MEETING 3/28/17**

1 MARY ELLEN KREYE: Just to add to the  
2 comments about traffic, um, Uniondale really  
3 is under the gun as far as traffic goes  
4 because you cannot move on Uniondale Avenue  
5 every time that Nassau Community lets out  
6 classes, it is just unbelievable, so,  
7 anything that adds to traffic is going to be  
8 a real problem.

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9 I fell it is important to cut down on  
10 the density and I have concern about the  
11 safety of three story buildings for, um,  
12 people who are sixty-two and over or even  
13 fifty-five and over.

14 I fell that is a concern if there is a  
15 fire, how are they going to get out?

16 Where are they going to get out? That  
17 is really a difficult situation.

18 And, um, I would rather see all Golden  
19 Age or fewer condos.

20 Thank you.

21 SUPERVISOR SANTINO: Thank you, Ms.  
22 Kreye.

23 Mr. Sahn, are you ready for your  
24 summation.

25 Is there anyone else? I did ask

1 before.

2 My apologies, I called, come forward,  
3 sir.

4 Name and address for the record,  
5 please.

6 NEVILLE FORSYTHE: My name is Neville  
7 Forsythe, Uniondale, thirty years and I  
8 approve this project.

9 SUPERVISOR SANTINO: What is this?

10 NEVILLE FORSYTHE: The project I  
11 approve of it.

12 SUPERVISOR SANTINO: You're in favor  
13 of it?

14 NEVILLE FORSYTHE: I am in favor of  
15 it.

16 SUPERVISOR SANTINO: Give us your  
17 address.

18 NEVILLE FORSYTHE: 390 Greenview  
19 Avenue, Uniondale.

20 SUPERVISOR SANTINO: Thank you, sir.

21 Is there anyone else that would like  
22 to speak that didn't put in a slip?

23 One to a customer, you have spoken  
24 before.

25 Anyone else that hasn't spoken

1 before?

2 Come forward, please.

3 Good Afternoon, sir.

4 Name and address for the record.

5 RESIDENT ROBERSON: 663 Ivy Place in  
6 Uniondale.

7 I am concerned about this project, um,  
8 Uniondale has a huge foreclosure problem.

9 It is called Zombie houses, that is a  
10 problem.

11 We also have a huge influx of students  
12 which gives great weight to our school  
13 districts and capacity where other school  
14 districts are losing students, we are gaining  
15 students.

16 We have a tremendous traffic problem.

17 Uniondale Avenue is becoming a parking  
18 lot and at certain times, so, I would hope  
19 that you would consider the magnitude of this  
20 problem and I agree with Ms. Catonese, we do  
21 need open spaces to a certain extent.

22 Um, Uniondale is overcrowded, now its  
23 population.

24 People living three and four families,  
25 no one is doing the counting, the Town, the

**HEMPSTEAD TOWN MEETING 3/28/17**

1 County, no one is doing anything about it.

2 I hope you really consider this  
3 project.

4 It poses some problems.

5 Thank you.

6 SUPERVISOR SANTINO: Thank you, sir.

7 Is there anyone else? Come forward.

8 Name and address?

9 ED MUR: My name is Ed Mur. I live at  
10 76 Alabama Avenue in Hempstead.

11 I am a Nassau Community College  
12 student.

13 I am living in a basement right, now,  
14 because there isn't apartments available for  
15 students, so, I approve, I am in favor of the  
16 project.

17 Thank you.

18 SUPERVISOR SANTINO: Thank you, sir.

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

21 SUPERVISOR SANTINO: Anyone else on  
22 this subject come on down.

23 Good Afternoon, name and address.

24 RESIDENT: I am a resident of 34 West  
25 Street and I approve of this project because

**HEMPSTEAD TOWN MEETING 3/28/17**

1 um, I am a resident almost twenty years and  
2 there is a problem for rent.

3 I am looking for an apartment.

4 And I hear about - - everybody talking  
5 about traffic and everything but I would have  
6 to think about what happens after that, all  
7 the problems about traffic, becoming a nice  
8 project and everything, I think it will be  
9 good for Uniondale and I approve of it.

10 SUPERVISOR SANTINO: Thank you, Miss.

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

13 SUPERVISOR SANTINO: Is there anyone  
14 else that would like to speak on this project  
15 that has not spoken before?

16 Come on forward.

17 Name and address for the record.

18 EDWARD THOMPSON: Edward Thompson. I  
19 approve this project. I am currently living  
20 with my Mom with my wife and my son and this  
21 development I am looking for an apartment. I  
22 approve of this project.

23 SUPERVISOR SANTINO: Thank you, sir.

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

**HEMPSTEAD TOWN MEETING 3/28/17**

1 SUPERVISOR SANTINO: Anyone else?

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

4 SUPERVISOR SANTINO: Okay, now, Mr.  
5 Sahn.

6 ATTORNEY SAHN: Thank you, again,  
7 Supervisor and Members of the Board:

8 Let me just spend a couple of minutes  
9 clarifying and responding to some of the  
10 comments made.

11 Again, with respect to the leasing  
12 arrangement, the property is owned by the  
13 Nassau Health Care Corporation.

14 The Health Care Corporation put out an  
15 RFP for developers some time ago and Engle  
16 Burman was one of the entities that responded  
17 to the RFP and after negotiations was awarded  
18 the opportunity to enter into a lease for  
19 this property for the development.

20 So, this was an open process conducted  
21 by the Health Care Corporation.

22 We have a contingent lease.

23 The lease is, of course, subject to  
24 being able to construct these developments.

25 There were some questions raised in



1 terms of safety of the buildings, um, again,  
2 to emphasize, of course, they will be  
3 reviewed fully by the Town's Building  
4 Department but all the buildings are  
5 handicapped compliant.

6 The parking is handicapped complaint.

7 There are sprinklers in the building.

8 There are elevators in the building  
9 and they comply fully with the New York State  
10 Building Code and the Town of Hempstead  
11 Building Code if and when constructed.

12 The question was about the community  
13 benefits that might be achieved through this  
14 project, um, under the lease arrangement,  
15 Engle Burman is obligated to provide  
16 community benefits.

17 And, as shown on the aerial, on the  
18 very eastern side, it is underlaid over the  
19 aerial but Engle Burman will be constructing  
20 two new soccer fields for the community if  
21 this is approved.

22 And, they will be contributing a  
23 substantial monetary amount for the  
24 construction of a community center which will  
25 be opened to the public.

1           So, those facilities would be part of  
2 the obligation of the developer in connection  
3 with the project and it would be on public  
4 land and for use by the public.

5           And, that, again, is part of our lease  
6 obligation.

7           Some mentioned or a question was  
8 raised about environmental issues which have  
9 done a full study.

10          The property is not in a critical  
11 environmental area.

12          Whatever contamination may have been  
13 or may reside, yet on the property will be  
14 fully remediated, again, under the  
15 supervision of the Town and the County  
16 agencies that have responsibility.

17          With respect to the school impact, we,  
18 of course, welcome the opportunity to meet  
19 with Mr. Guyon (phonetic spelling) and the  
20 school district.

21          Part of our submission to the Board  
22 includes an analysis that was conducted by  
23 VHB, Mr. Elsworth is here.

24          I don't think I need to call him, but  
25 in his documentation, he looked at the

1 Demographics for this type of housing putting  
2 aside the fact that as Mr. Mammina described,  
3 the design of the units are such that it is  
4 not conducive to family-type, um, units with  
5 many children.

6 The demographic studies based on the  
7 literature including from Rutgers University  
8 shows that the expectation at most would be  
9 thirty-school-age children at most from this  
10 development and in all likelihood much less  
11 than that.

12 So, that being the case, we have  
13 documentation in the record that there would  
14 be very little impact on the schools.

15 Nonetheless, we, certainly welcome the  
16 opportunity to speak to the school district.

17 The question was raised with respect  
18 to taxes, um, once this property is  
19 developed, it would be taxable.

20 It is presently yielding no tax  
21 revenue to any governmental agency.

22 In all likelihood, there will be  
23 consideration to apply for a PILOT payment,  
24 especially, in the beginning with the start-  
25 up costs of construction but those, of

1 course, would be subject to the full review  
2 of the IDA and all the authorities that grant  
3 those applications.

4 And, of course, we can't foresee  
5 whether to what extent a PILOT would be  
6 granted but we do assume that there would be  
7 an application and it would be reviewed in  
8 the normal course.

9 Even though a PILOT is granted or  
10 would be granted, the property, now, if  
11 developed, would produce taxable revenue,  
12 again, where no taxable revenue is going to  
13 the school district at the present time.

14 I think that covers generically the  
15 large picture questions that were, um, raised  
16 by the speakers before the Board.

17 If there are any other questions that  
18 the Board has, we, of course, welcome them  
19 and express our appreciation to the  
20 opportunity to present today.

21 SUPERVISOR SANTINO: Thank you, Mr.  
22 Sahn.

23 Any further questions from the Board?

24 (Whereupon, no response was heard.

25 After, the following ensued.)

**HEMPSTEAD TOWN MEETING 3/28/17**

1 SUPERVISOR SANTINO: If not, I will  
2 accept a Motion.

3 SENIOR COUNCILWOMAN GOOSBY: Mr.  
4 Supervisor, I recommend that we close the  
5 application period and reserve decision for  
6 both of these combined applications.

7 COUNCILMAN HUDES: I second the  
8 motion.

9 CLERK AHMAD: Supervisor Santino?

10 SUPERVISOR SANTINO: Aye.

11 CLERK AHMAD: Councilman Ambrosino?

12 COUNCILMAN AMBROSINO: 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 SUPERVISOR SANTINO: Thank you very

1 much.

2 This concludes this Hearing. Prior to  
3 moving to the Decision Calendar, the Board  
4 will take a ten-minute recess. Thank you.

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5 (Whereupon, recess was entertained.  
6 After, the following ensued.)

7 SUPERVISOR SANTINO: We will being in  
8 just a moment. Okay, moving forward on the  
9 Decision Calendar.

10 CLERK AHMAD: On the Decision  
11 Calendar, proposed Amendment of Section 336.G  
12 (3) of Article XXXIII of the Building Zone  
13 Ordinance in relation to prohibiting coin-  
14 operated or other fee-based air compressors  
15 at gasoline service stations located in the  
16 Gasoline Service Station District - Town of  
17 Hempstead.

18 SENIOR COUNCILWOMAN GOOSBY: Mr.  
19 Supervisor, I move the Decision Calendar and  
20 recommend its adoption.

21 COUNCILMAN HUDES: Second.

22 COUNCILWOMAN KING-SWEENEY: I move to  
23 table this item.

24 COUNCILMAN BLAKEMAN: Second the  
25 motion.

**HEMPSTEAD TOWN MEETING 3/28/17**

1 SUPERVISOR SANTINO: This is on the  
2 Motion to table the item, I vote no.

3 CLERK AHMAD: Councilman Ambrosino?

4 COUNCILMAN AMBROSINO: Yes.

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5 CLERK AHMAD: Councilman D'Esposito?

6 COUNCILMAN D'ESPOSITO: No.

7 CLERK AHMAD: Senior Councilwoman  
8 Goosby?

9 SENIOR COUNCILWOMAN GOOSBYZ: No.

10 CLERK AHMAD: Councilman Hudes?

11 COUNCILMAN HUDES: No.

12 CLERK AHMAD: Councilwoman King-  
13 Sweeney?

14 COUNCILWOMAN KING-SWEENEY: Yes.

15 SUPERVISOR SANTINO: The Motion to  
16 table having failed. We have before the  
17 Board a Motion as made by Senior Councilwoman  
18 Goosby and seconded by Councilman Hudes to  
19 adopt the Local Law, so, on the Local Law,  
20 itself, I ask the Clerk to, please, call the  
21 roll.

22 CLERK AHMAD: Councilman Ambrosino?

23 COUNCILMAN AMBROSINO: Aye.

24 CLERK AHMAD: Councilman Blakeman?

25 COUNCILMAN BLAKEMAN: No.

**HEMPSTEAD TOWN MEETING 3/28/17**

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: No.

11 CLERK AHMAD: Supervisor Santino?

12 SUPERVISOR SANTINO: Yes, aye.

13 On the Administrative Calendar, we  
14 have Items 1 through 35.

15 Does any Member of the Board wish to  
16 sever any item on the Administrative  
17 Calendar?

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

20 SUPERVISOR SANTINO: There being none,  
21 I ask for a Motion on the Administrative  
22 Calendar.

23 SENIOR COUNCILWOMAN GOOSBY: I move  
24 the Administrative Calendar in its entirety.

25 COUNCILMAN HUDES: I second the



1 Motion.

2 SUPERVISOR SANTINO: I will call on  
3 the Administrative Calendar, Mary Ellen  
4 Kreye.

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5 Hello, Ms. Kreye, Good Afternoon.

6 MARY ELLEN KREYE: Mary Ellen Kreye.  
7 436 Locust Avenue, Uniondale.

8 I just have one question relating to  
9 Number 30, the Resolution that various  
10 dispositions and occupations, what does that  
11 mean?

12 SUPERVISOR SANTINO: That is the  
13 personnel calendar, that is on virtually  
14 every single time we have a Town Board  
15 Meeting, there is a personnel calendar which  
16 represents various personnel actions being  
17 taken by the Town relative to individual  
18 employees and it is all subject to approval  
19 by the Town Board and that is what is on the  
20 calendar.

21 MARY ELLEN KREYE: Actually, it is  
22 hires.

23 SUPERVISOR SANTINO: It is a variety  
24 of things. It is people changing their  
25 status in terms of going on medical leave.

**HEMPSTEAD TOWN MEETING 3/28/17**

1           It is people being appointed or being  
2 promoted.

3           It is changes with respect to the  
4 elimination of certain titles. It is a wide  
5 spectrum of personnel matters.

6           MARY ELLEN KREYE: I see. I  
7 misunderstood. I thought it was renamed  
8 positions and things of that type.

9           SUPERVISOR SANTINO: No, it is not.

10          MARY ELLEN KREYE: Thank you very  
11 much.

12          SUPERVISOR SANTINO: That is the only  
13 person that signed in relative to the  
14 Administrative Calendar.

15          We have a Motion and a second, please,  
16 call the roll.

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 3/28/17**

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: A motion to  
10 adjourn, please.

11 SENIOR COUNCILWOMAN GOOSBY: Mr.  
12 Supervisor, I move we adjourn.

13 COUNCILMAN BLAKEMAN: I second the  
14 Motion.

15 CLERK AHMAD: Supervisor Santino?

16 SUPERVISOR SANTINO: Aye.

17 CLERK AHMAD: Councilman Ambrosino?

18 COUNCILMAN AMBROSINO: Aye.

19 CLERK AHMAD: Councilman Blakeman?

20 COUNCILMAN BLAKEMAN: Aye.

21 CLERK AHMAD: Councilman D'Esposito?

22 COUNCILMAN D'ESPOSITO: Aye.

23 CLERK AHMAD: SENIOR COUNCILWOMAN

24 GOOSBY?

25 SENIOR COUNCILWOMAN GOOSBY: Aye.

**HEMPSTEAD TOWN MEETING 3/28/17**

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CLERK AHMAD: Councilman Hudes?

COUNCILMAN HUDES: Aye.

CLERK AHMAD: Councilwoman King

Sweeney?

COUNCILWOMAN KING-SWEENEY: Aye.

(Whereupon, the official meeting of  
the Hempstead Town Board held of March 28,  
2017 was concluded.)

**HEMPSTEAD TOWN MEETING 3/28/17**

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CERTIFICATE BY COURT REPORTER

I, do hereby certify that the foregoing testimony in the matter of the Hempstead Town Board Meeting held on March 28, 2017 consisting of pages 1 through 125 inclusive is an accurate transcription of my cryptic notes.

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IN WITNESS WHEREOF, I SET MY HAND THIS DAY.



*MDW*

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CERTIFIED COURT REPORTER

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