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TOWN OF HEMPSTEAD

ONE WASHINGTON STREET

TOWN HALL PAVILION

HEMPSTEAD, NEW YORK 11550

MAY 9, 2017

10:30 A.M.

BEFORE: ANTHONY J. SANTINO,

SUPERVISOR

APPEARANCES :

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SENIOR COUNCILWOMAN GOOSBY
COUNCILMAN AMBROSINO (PRESENT, NOT AT THE
TIME OF ROLL CALL)
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 5/9/17

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SUPERVISOR SANTINO: Welcome to the
scheduled Town Board Meeting.

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Today we will have a Public Hearing
Calendar, a Decision Calendar, Administrative
Calendar and, then, the Board will remain to
hear the thoughts and concerns of the Town
Residents.

Before we begin, I would ask
Councilman Gary Hudes to lead us in the
Pledge of Allegiance.

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

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

CLERK AHMAD: Supervisor Santino?

SUPERVISOR SANTINO: Here.

CLERK AHMAD: Councilman Blakeman?

COUNCILMAN BLAKEMAN: Here.

CLERK AHMAD: Councilman D'Esposito?

COUNCILMAN D'ESPOSITO: Here.

CLERK AHMAD: Senior Councilwoman
Goosby?

SENIOR COUNCILWOMAN GOOSBY: Here.

HEMPSTEAD TOWN MEETING 5/9/17

1 CLERK AHMAD: Councilman Hudes?

2 COUNCILMAN HUDES: Here.

3 CLERK AHMAD: Councilwoman King-
4 Sweeney?

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5 COUNCILWOMAN KING-SWEENEY: Here.

6 SUPERVISOR SANTINO: First item,
7 please.

8 CLERK AHMAD: Petition of Commissioner
9 of Buildings to demolish and remove the
10 abandoned foundation and remove all litter
11 and debris from property - WEST HEMPSTEAD -
12 north side of Lincoln Avenue, two hundred and
13 thirty feet east of Jennings Avenue -
14 Department of Buildings.

15 SUPERVISOR SANTINO: Mr. Howard
16 Avertine has signed in.

17 ATTORNEY AVERTINE: Good Morning,
18 Supervisor.

19 SUPERVISOR SANTINO: Please, have a
20 seat. Name and address for the record.

21 ATTORNEY AVERTINE: Certainly.

22 My name is Howard Avertine. Address
23 575 Underhill Boulevard, Syosset and this is
24 a hearing regarding property, that is Section
25 35, Block 423, Lots 453 through 456.

HEMPSTEAD TOWN MEETING 5/9/17

1 (Whereupon, Councilman Ambrosino
2 entered the Town Board in progress. After,
3 the following ensued.)

4 ATTORNEY AVERTINE: And, I represent
5 the property owner in connection with this
6 Hearing before the Board this morning.

7 SUPERVISOR SANTINO: Could you speak
8 more directly into the microphone.

9 ATTORNEY AVERTINE: Yes, I am sorry.

10 SUPERVISOR SANTINO: Go ahead.

11 ATTORNEY AVERTINE: I represent the
12 property owners in connection with this
13 morning's proceedings.

14 SUPERVISOR SANTINO: Okay.

15 ATTORNEY AVERTINE: I believe it is an
16 issue regarding the foundation on the
17 property.

18 Um, the property owner has retained
19 H2M Architects.

20 They are in the process of preparing a
21 development plan and permit application
22 filing with the Building Department to
23 redevelop the property.

24 And, I have spoken with Deputy
25 Commissioner Schwartz about this situation

1 several weeks ago.

2 I believe that his, um, desire is to
3 have, at least, a temporary measure, um, the
4 area around the existing foundation on the
5 property backfilled, anchored, so, that it
6 doesn't present a hazard to the children in
7 the area or something to that affect.

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8 And, I would request time to get that
9 accomplished, if you would be so kind enough
10 to extend and grant an extension for that
11 purpose.

12 SUPERVISOR SANTINO: Mr. Schwartz?
13 Mr. Schwartz on behalf of the Building
14 Department.

15 BUILDING DEPARTMENT SCHWARTZ: Yes,
16 Mr. Supervisor, I have spoken with Counsel
17 and I have spoken with the Architect on the
18 project.

19 I believe they intend to file a
20 subdivision.

21 This is originally permitted as a one-
22 family dwelling on eighty by one hundred lot.

23 It would be going before the Zoning
24 Appeals.

25 The foundation has been opened for

1 approximately ten years, at this time.

2 And, um, what I have requested of them
3 is to - - they are trying to hedge their
4 bets, basically, by keeping the foundation
5 there in case the BZA turns them down, they
6 can also develop the one-family dwelling.

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7 I have requested that they waterproof
8 and backfill the foundation and actually put
9 a deck on it, so, that no injury can happen
10 if a child should get into the area.

11 It is fenced off, right, now with a
12 six-foot fence and we have been monitoring
13 that.

14 I would explain to Mr. Avertine, as
15 well as, Mr. Bonacasa, if he did both things
16 and we would be able to, at least, put the
17 action on hold during the interim of the
18 subdivision period.

19 SUPERVISOR SANTINO: What would you
20 believe to be a reasonable timeframe to
21 effectuate that?

22 BUILDING DEPARTMENT SCHWARTZ: I think
23 thirty days.

24 SUPERVISOR SANTINO: Then, what I
25 suggest, the Board will go forward with this

HEMPSTEAD TOWN MEETING 5/9/17

1 Item with the understanding that before we
2 take any action, thereto, that we give you
3 the opportunity thirty days to effectuate the
4 modifications and safeguards clearly
5 stipulated and it is done to the satisfaction
6 of the Building Department, then, any
7 demolition would be stayed.

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8 ATTORNEY AVERTINE: Thank you, Mr.
9 Supervisor, thank you.

10 SUPERVISOR SANTINO: Any comments from
11 the Board?

12 (Whereupon, no response from the Board
13 Members at this time. After, the following
14 ensued.)

15 SUPERVISOR SANTINO: Is that
16 acceptable, Mr. Schwartz, on behalf of the
17 Building Department?

18 BUILDING DEPARTMENT SCHWARTZ: Yes,
19 Mr. Supervisor.

20 SUPERVISOR SANTINO: At this point, I
21 will ask for a Motion, please.

22 COUNCILMAN BLAKEMAN: Mr. Supervisor,
23 I move the Public Hearing be closed and the
24 petition be approved.

25 COUNCILMAN HUDES: I second the

HEMPSTEAD TOWN MEETING 5/9/17

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Motion.

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.

ATTORNEY AVERTINE: Thank you.

SUPERVISOR SANTINO: Thank you, Mr.

Avertine.

Next item, please.

CLERK AHMAD: Proposed Local Law Re:

"Parking or Standing Prohibitions" in EAST
MEADOW, OCEANSIDE, SEAFORD (To amend Section
202-1 of the Code of the Town of Hempstead)

HEMPSTEAD TOWN MEETING 5/9/17

1 SUPERVISOR SANTINO: Is there any
2 member of the Public that would like to be
3 heard on this time?

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

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

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

11 COUNCILMAN D'ESPOSITO: I second the
12 Motion.

13 CLERK AHMAD: Supervisor Santino?

14 SUPERVISOR SANTINO: Aye.

15 CLERK AHMAD: Councilman Ambrosino?

16 COUNCILMAN AMBROSINO: Aye.

17 CLERK AHMAD: Councilman Blakeman?

18 COUNCILMAN BLAKEMAN: Aye.

19 CLERK AHMAD: Councilman D'Esposito?

20 COUNCILMAN D'ESPOSITO: Aye.

21 CLERK AHMAD: Senior Councilwoman
22 Goosby?

23 SENIOR COUNCILWOMAN GOOSBY: Aye.

24 CLERK AHMAD: Councilman Hudes?

25 COUNCILMAN HUDES: Aye.

HEMPSTEAD TOWN MEETING 5/9/17

1 CLERK AHMAD: Councilwoman King-
2 Sweeney?

3 COUNCILWOMAN KING-SWEENEY: Aye.

4 SUPERVISOR SANTINO: Next item,
5 please.

6 CLERK AHMAD: Proposed Local Law Re:
7 "Traffic Regulations in the vicinity of
8 schools" in LIDO BEACH, WOODMERE (To amend
9 Section 197-13 of the Code of the Town of
10 Hempstead)

11 SUPERVISOR SANTINO: Is there any
12 member of the Public that would like to be
13 heard on this matter?

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

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

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

22 COUNCILMAN BLAKEMAN: I second the
23 Motion.

24 CLERK AHMAD: Supervisor Santino?

25 SUPERVISOR SANTINO: Aye.

HEMPSTEAD TOWN MEETING 5/9/17

1 CLERK AHMAD: Councilman Ambrosino?

2 COUNCILMAN AMBROSINO: Aye.

3 CLERK AHMAD: Councilman Blakeman?

4 COUNCILMAN BLAKEMAN: Aye.

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5 CLERK AHMAD: Councilman D'Esposito?

6 COUNCILMAN D'ESPOSITO: Aye.

7 CLERK AHMAD: Senior Councilwoman

8 Goosby?

9 SENIOR COUNCILWOMAN GOOSBY: Aye.

10 CLERK AHMAD: Councilman Hudes?

11 COUNCILMAN HUDES: Aye.

12 CLERK AHMAD: Councilwoman King-

13 Sweeney?

14 COUNCILWOMAN KING-SWEENEY: Aye.

15 SUPERVISOR SANTINO: Next item,

16 please.

17 CLERK AHMAD: Proposed Local Law Re:

18 "Gross Weight Restrictions" in ROCKVILLE

19 CENTRE (To amend Section 192-1 of the Code of

20 the Town of Hempstead)

21 SUPERVISOR SANTINO: Is there any

22 member of the Public that would like to be

23 heard on this matter before the Town Board?

24 (Whereupon, no response from the

25 public was heard.

HEMPSTEAD TOWN MEETING 5/9/17

1 After, the following ensued.)

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

4 COUNCILMAN D'ESPOSITO: Mr.
5 Supervisor, I move that the Public Hearing be
6 closed and the item be adopted.

7 COUNCILMAN BLAKEMAN: 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: Next item,

HEMPSTEAD TOWN MEETING 5/9/17

1 please.

2 CLERK AHMAD: Proposed "Handicapped
3 parking on Public Streets" in BELMORE,
4 ELMONT, FRANKLIN SQUARE (Oak Street, Atherton
5 Avenue, Carukin Street, Jefferson Street,
6 Goldenrod Avenue)

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7 SUPERVISOR SANTINO: Is there any
8 member of the public that would like to be
9 heard on this matter?

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

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

15 COUNCILWOMAN KING-SWEENEY: Mr.
16 Supervisor, I move that the public hearing be
17 closed and the item adopted.

18 COUNCILMAN BLAKEMAN: I second the
19 Motion.

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 5/9/17

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: Application of 38

14 Lincoln Owners, Corp. for Special Exception

15 (Public Garage) to construct an addition to

16 the existing garage building in order to

17 maintain an automotive and auto body repair

18 use as well as used automotive sales business

19 - OCEANSIDE - north side of Atlantic Avenue,

20 211.12 feet East of intersection of easterly

21 line of Davison Avenue.

22 SUPERVISOR SANTINO: Good Morning, Mr.

23 Bonesso.

24 Your name and address for the record.

25 ATTORNEY BONESSO: Good Morning. Good

HEMPSTEAD TOWN MEETING 5/9/17

1 Morning, Mr. Supervisor and Members of the
2 Board:

3 William Bonesso, Forchelli, Curto.
4 333 Earle Ovington Boulevard, Uniondale, New
5 York.

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6 On behalf of the applicant, 38 Lincoln
7 Owners Corp.

8 It is the subject of the Hearing this
9 morning.

10 It is a parcel of property situated on
11 the North side of Atlantic Avenue in
12 Oceanside.

13 And, my client, principal client, Mr.
14 Figero (phonetic spelling) is seated in the
15 front row.

16 Seated next to him is Mr. Mark Kruse
17 of RMB Consultants.

18 They are here to answer any questions
19 that the Board may have.

20 In short, I would like to begin, as
21 much as the notice indicates a proposed, um,
22 addition is the subject of the application,
23 that is, in fact, inaccurate.

24 There is no addition to be made to the
25 existing building.

HEMPSTEAD TOWN MEETING 5/9/17

1 The existing building is going to
2 remain in its present site and location.

3 Um, there will be enhancements made to
4 the building in terms of its appearance, but,
5 the building is to remain in its present
6 state as presently developed.

7 That building has two overhead garage
8 doors.

9 Those are going to remain and as
10 presently used.

11 There is an auto sales operation, used
12 auto sales operation on the property and
13 there is a contractor's office and equipment
14 facility on the other side of the building
15 that is being rented right, now by a
16 contractor.

17 The proposal is to, should the Board
18 approve this Special Permit, Special
19 Exception to remove that contractor and
20 establish an auto body repair facility in the
21 easterly portion of the existing building and
22 maintain the westerly portion of the existing
23 building for automotive sales and repairs
24 associated with the automotive sales.

25 Now, the property has been used in a

1 variety of ways dating back to 2000 for
2 automotive uses and automotive sales and
3 repairs.

4 My client's Father obtained the
5 property in, approximately, 2010 and operated
6 it as an automotive sales facility, used
7 automotive sales facility.

8 In 2014, my client inherited the
9 property and has been operating it since.

10 Shortly thereafter, he started the
11 process of legalizing activities that
12 occurred there.

13 RMB Development was retained in order
14 to prepare an application to the Zoning Board
15 of Appeals for special permit for automotive
16 sales and used automotive sales but before
17 that could proceed, the applicant had to come
18 to this Board and seek the special exception
19 for a public garage and that is why we are
20 here, today.

21 Um, that being said, he intends to
22 continue to use it for automotive use,
23 automotive sales but introduce an auto body
24 component to the property, as well, whatever
25 entity comes in, he does not have a

HEMPSTEAD TOWN MEETING 5/9/17

1 Tenant already in place but whatever entity
2 comes in will certainly meet all State,
3 County and Local requirements in connection
4 with auto body repairs and spray booth that
5 is implemented.

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6 The hours of operation for the auto
7 sales are supposed to be seven days a week
8 from 7:00 a.m. to 5:00 p.m. for the auto body
9 repair.

10 It would be Monday through Saturday,
11 7:00 a.m. to 5:00 p.m.

12 Um, the applicant expects that there
13 would be, approximately, ten employees on the
14 site at any given time.

15 In terms of the, um, overnight storage
16 of commercial vehicles, that is presently
17 occurring that will remain, there is storage
18 on the property for inventory in association
19 with the used car sales and the vehicles that
20 are repaired and present for those sales.

21 Um, the applicant presently uses a
22 Town refuse pick-up; that being said, he is
23 the owner of both A-1 Carting and Patron
24 Recycling and has a transfer station.

25 So, on some occasions, if he needs to

HEMPSTEAD TOWN MEETING 5/9/17

1 remove debris and materials, even vehicles,
2 he will do so.

3 But at the present time and present
4 intension is to continue to use Town refuse
5 removal.

6 Um, there was some reference made
7 regarding the condition of the property and
8 we recognize the condition of the property
9 needs to be upgraded.

10 There is significant work to be done
11 but the applicant intends to repave the
12 property.

13 He is going to be putting cement down.

14 He is going to reface the building
15 putting fresh facades on the buildings.

16 Signage will be corrected on the
17 building, as well and this will represent a
18 major improvement to the property including
19 an aesthetic enhancement to the property, as
20 well.

21 He also intends to entirely fence the
22 property once all work is completed probably
23 with a white PVC fencing surrounding the
24 perimeter of the property, so, it will
25 provide for a better site, better appearance

HEMPSTEAD TOWN MEETING 5/9/17

1 for the site and it will provide my client
2 with the opportunity to legalize his
3 automotive, used automotive sales practice
4 and bring in a viable tenant for the auto
5 body shop.

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6 SUPERVISOR SANTINO: Thank you, Mr.
7 Bonesso.

8 Are there any questions for the
9 applicant from any Member of the Town Board?

10 COUNCILMAN D'ESPOSITO: Supervisor, if
11 I may.

12 Good Morning.

13 ATTORNEY BONESSO: Good Morning.

14 COUNCILMAN D'ESPOSITO: So, I am sure,
15 as you know, the Town has worked very hard
16 over the last year, fourteen months, cleaning
17 up the property, I guess to your East, on the
18 same side, removed garbage and tractors and
19 all kinds of stuff, there.

20 Looking at the pictures, I know that
21 the Building Department inspected the
22 property on April 21st and they should be due
23 back in, I guess, the next few days.

24 The garbage, the unregistered signs
25 without permits, the graffiti, you know,

HEMPSTEAD TOWN MEETING 5/9/17

1 that stuff has to be cleared up.

2 ATTORNEY BONESSO: Absolutely.

3 COUNCILMAN D'ESPOSITO: We have done a
4 great job on Atlantic Avenue and we will not
5 tolerate more properties falling into
6 disrepair just like that.

7 ATTORNEY BONESSO: Nor should you,
8 Councilman, I agree wholeheartedly.

9 I have spoken to my client and he is
10 well aware of the obligations that he is
11 under to secure the property, to enhance the
12 property in terms of its appearance and to
13 remove any debris and garbage to the like.

14 COUNCILMAN D'ESPOSITO: And, the tires
15 will be removed, as well.

16 ATTORNEY BONESSO: There will be no
17 more debris outside of any of the buildings
18 and any storage that is to be stored inside
19 the building and, obviously, but for the cars
20 and motor vehicles, all body work will be
21 done within the building.

22 All automotive repairs will be done
23 within the building.

24 The only thing that will occur will be
25 displays of vehicles and storing of vehicles.

HEMPSTEAD TOWN MEETING 5/9/17

1 COUNCILMAN D'ESPOSITO: I look forward
2 to everything being rectified when they
3 inspect it in a few weeks.

4 SUPERVISOR SANTINO: Thank you very
5 much.

6 Any members of the Board have any
7 questions of Mr. Bonesso?

8 (Whereupon, no Member of the Board
9 responded. After, the following ensued.)

10 SUPERVISOR SANTINO: No Member of the
11 Public has signed in to speak about this
12 matter.

13 Is there any member of the Public that
14 did not sign in that wants to speak?

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

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

20 Thank you, Mr. Bonesso.

21 I will accept a Motion.

22 COUNCILMAN D'ESPOSITO: Mr.
23 Supervisor, I move that the Public Hearing be
24 closed and we reserve decision.

25 COUNCILMAN BLAKEMAN: I second the

HEMPSTEAD TOWN MEETING 5/9/17

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Motion.

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: On the Decision

Calendar.

CLERK AHMAD: On the Decision

Calendar, Supervisor, we have application of
Turhan AK for a permit to include existing
gasoline service station within "GSS"
District with new under storage tanks, new
canopy and new rear addition from a

HEMPSTEAD TOWN MEETING 5/9/17

1 convenience store (street frontage and
2 side/rear yard setback and location of pumps
3 variances required) - EAST MEADOW- northeast
4 corner of East Meadow and Stuyvesant Avenues.

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5 We have a companion, case, Mr.
6 Supervisor, application of Turhan Ak to
7 rezone from Residence "B" District to
8 Business District - East Meadow - northeast
9 corner of East Meadow and Stuyvesant Avenues.

10 SUPERVISOR SANTINO: A motion, please.

11 COUNCILMAN HUDES: Mr. Supervisor, I
12 move the application be granted.

13 SENIOR COUNCILWOMAN GOOSBY: I second
14 the 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 5/9/17

1 CLERK AHMAD: Councilman Hudes?

2 COUNCILMAN HUDES: Aye.

3 CLERK AHMAD: Councilwoman King-
4 Sweeney?

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5 COUNCILWOMAN KING-SWEENEY: Aye.

6 SUPERVISOR SANTINO: Thank you very
7 much.

8 Before proceeding with the
9 Administrative Calendar, I would like to call
10 on our Town Attorney, Mr. Joseph Ra to make a
11 few remarks relative to the contract process
12 and approval process and vetting that takes
13 place with respect to the various contracts
14 that come before this Board on the
15 Administrative Calendar, so, that there is
16 absolute clarity as to the many steps that
17 are taken to ensure there is an open
18 transparent process in our handling of
19 contracts.

20 Mr. Ra.

21 TOWN ATTORNEY RA: Thank you,
22 Supervisor and Members of the Board:

23 In the prior life, here, I was Counsel
24 to the Town Board and sometime in the early
25 '90's, I had a phone call from, then,

HEMPSTEAD TOWN MEETING 5/9/17

1 Director of Communications, now, Supervisor
2 Anthony Santino, who called me into a meeting
3 with Presiding Supervisor Joe Mondello.

4 And, the subject of that meeting was
5 disclosure of these entities and those
6 individuals who were doing business with the
7 Town Board.

8 As a result thereof, we, the Office of
9 then Counsel to the Town Board and then later
10 known as the Town Attorney, produces a memo
11 for each Town Board Meeting letting the
12 Members of the Board and the Supervisor know
13 the names and addresses of all of those
14 individuals who are doing business with the
15 Town of Hempstead who have Resolutions and/or
16 public hearings on the Town Board Calendar.

17 That is done so that each Member of
18 the Board can make an independent decision as
19 to whether or not they have individually any
20 conflicts of interests, so, they know where
21 it says, "ABC, Corporation" they know who the
22 shareholders of "ABC, Corporation" are so
23 they know if they have any conflicts of
24 interest.

25 On today's calendar, we have a

HEMPSTEAD TOWN MEETING 5/9/17

1 Resolution for development in Baldwin that
2 has been fifteen years in the making.

3 And, it is Item Number 22 and I just
4 point out to the Members of the Board, that
5 Mr. Fenchel, who negotiated that contract on
6 behalf of the Town is here in the audience.

7 Mr. Fenchel, can you just give a wave
8 so if any Members of the Board have any
9 questions on that particular contract because
10 that is the biggest one that is on the
11 calendar, today, he is available.

12 SUPERVISOR SANTINO: At this time, I
13 would like to call on Mr. Fenchel to come
14 forward and just give a brief overview of the
15 Baldwin matter that is on this Calendar, how
16 it was negotiated in terms thereof and the
17 process that was undertaken to bring us to
18 where we are, today.

19 Mr. Fenchel, if you would, your name
20 and address for the record.

21 Have a seat, thank you very much, sir.

22 ATTORNEY FENCHEL: Saul Fenchel,
23 Attorney with the Law Firm of Berman, Henoch,
24 Peterson, Peddy & Fenchel. 100 Garden City
25 Plaza, Garden City, New York.

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1 SUPERVISOR SANTINO: Go ahead, if you
2 would.

3 ATTORNEY FENCHEL: Um, Mr. Supervisor
4 and the Board:

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5 This contract, which is between the
6 Town and the designated developer, Engle
7 Burman, Basser-Kaufman as referred to as
8 EBBK, um, was the result of eight months of
9 grinding and intense negotiations.

10 And, on September 20, 2016, this Board
11 designated EBBK as a designated developer for
12 the Baldwin Redevelopment Project which has
13 been in the works for fifteen years.

14 And, unfortunately, because of various
15 economic circumstances could not proceed.

16 Sometime in 2016, the Department of
17 Planning and Economic Development, under
18 George Baggish felt that it was time for this
19 to be retried.

20 It was time for this to be resumed
21 because development was needed in that area
22 and it looked and appeared that with the
23 economics being what it is and the conditions
24 being as they are, they are continuing it,
25 that we should, again, try to see if we can

HEMPSTEAD TOWN MEETING 5/9/17

1 Implement this redevelopment project.

2 And, at that time, an RFP was put out
3 seeking interests from various developers and
4 we received two responses only, one of which
5 was satisfactory and that was from Engle
6 Burman, Bassler-Kaufman and provide for a
7 multi-use-type-of-development, both
8 apartments and retail in that area of Merrick
9 Road and Grand Avenue and we felt that was -
10 - DPD felt it was consistent with the
11 redevelopment plan and that it would enhance
12 the community that this could finally be put
13 into place, realizing all the difficulties
14 and hurdles that are always involved in any
15 redevelopment plan and always requires a
16 great deal of review.

17 It requires a great deal of scrutiny
18 and ultimately after the designated developer
19 was designated, we, then, embarked on a seven
20 to eight-month process of working out a
21 contract with EBBK which we felt would be in
22 the best interest of both the Town, the
23 Public and EBBK to assure that this
24 redevelopment could go ahead.

25 The contract, itself, contains many

HEMPSTEAD TOWN MEETING 5/9/17

1 provisions which are to ensure that there
2 would be constant review, constant scrutiny
3 by the Town and by everybody involved in the
4 process of accomplishing this redevelopment
5 which we have been trying to accomplish over
6 the last fifteen years.

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7 Thank you.

8 SUPERVISOR SANTINO: Thank you, Mr.
9 Fenchel.

10 COUNCILMAN AMBROSINO: Supervisor, I
11 have a question.

12 SUPERVISOR SANTINO: Go ahead, Mr.
13 Ambrosino.

14 COUNCILMAN AMBROSINO: Mr. Fenchel, I
15 took the opportunity to read the contract and
16 before I say that, Supervisor, I want to
17 commend you, I know you were Councilman for
18 the majority of the years that you fought for
19 this and I know it is important to you and I
20 do hope Councilwoman King-Sweeney can support
21 this because it happens to be a very good
22 contract.

23 And, I commend you Mr. Fenchel and
24 this contract.

25 A question to you, under Section 10

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1 of the contract, I don't know if you have it
2 in front of you, appears that the developer
3 is on the hook up to the tune of four million
4 with a closing gap, so, in the event that the
5 proceeds from the condemnation plus the
6 proceeds from the acquisition of the project
7 is less, the developer will pay the gap, is
8 that correct?

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9 ATTORNEY FENCHEL: Yes, the developer,
10 at that point, um, will be seeking IDA
11 approval.

12 COUNCILMAN AMBROSINO: Correct.

13 ATTORNEY FENCHEL: For issuance of
14 bonds and will be on the hook for the payment
15 of - -

16 COUNCILMAN AMBROSINO: But the spread
17 is going to be the developer's
18 responsibility, that is the way I see it.

19 ATTORNEY FENCHEL: The closing gap
20 will be the spread.

21 COUNCILMAN AMBROSINO: Terrific
22 negotiations.

23 Thank you and Supervisor, it looks
24 like a great project.

25 SUPERVISOR SANTINO: Thank you very

1 much.

2 SENIOR COUNCILWOMAN GOOSBY: I would
3 like to say, Supervisor, that I have been on
4 this Board, this is my seventeenth year, so,
5 I have been through this process for the past
6 fifteen years with the residents in the
7 Baldwin area who are really screaming for
8 this to be done.

9 We have had many setbacks, this to me
10 and I have read it and I think it is a great
11 deal for the people in Baldwin.

12 I certainly hear that you, as the
13 person who share Baldwin with me, would be
14 voting for this particular item because the
15 residents really need it.

16 It is certainly something that they
17 want.

18 We have gone with so much, you know,
19 it looks good to me and I know it looks so
20 much better to have it in Baldwin.

21 SUPERVISOR SANTINO: Okay, any other
22 questions about the contract?

23 ATTORNEY FENCHEL: None.

24 SUPERVISOR SANTINO: Thank you, Mr.
25 Fenchel.

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1 If we can have a Motion to call the
2 Administrative Calendar.

3 SENIOR COUNCILWOMAN GOOSBY: Mr.
4 Supervisor, I move the Administrative
5 Calendar in its entirety.

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6 COUNCILMAN HUDES: I second the
7 Motion.

8 CLERK AHMAD: Supervisor, I need to
9 call the calendar, the Administrative
10 Calendar.

11 SUPERVISOR SANTINO: Yes, please, go
12 ahead.

13 CLERK AHMAD: Today, we have items 1
14 through 39.

15 SUPERVISOR SANTINO: Does any Member
16 of the Board want to sever any item on the
17 Administrative Calendar?

18 (Whereupon, no response was heard from
19 the Board Members. After, the following
20 ensued.)

21 SUPERVISOR SANTINO: A motion has been
22 made and seconded in its entirety.

23 We move forward to those that have
24 signed in.

25 I will call them together. They have

HEMPSTEAD TOWN MEETING 5/9/17

1 | been a great team that have been with us for
2 | many, many years, Mr. and Mrs. Catanese.

3 | MARIE CATANESE: Good Morning. We are
4 | the Cataneses in Uniondale.

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5 | My name is Marie Catanese.

6 | SUPERVISOR SANTINO: Just your address
7 | for the record, please, for the record.

8 | ERNEST CATANESE: 540 Mitchel Street,
9 | Uniondale, New York.

10 | SUPERVISOR SANTINO: Go ahead.

11 | ERNEST CATANESE: We have a statement
12 | that we would like to read and present it to
13 | the Board.

14 | SUPERVISOR SANTINO: You did sign in a
15 | slip.

16 | I want to make it clear to the Members
17 | of the Board you are speaking about Item
18 | Number 22, the Golden Age Project.

19 | ERNEST CATANESE: That is correct.

20 | We have not seen a traffic study, when
21 | and where was it taken?

22 | What is the projections for the number
23 | of children going to the school district?

24 | What is Uniondale getting out of the
25 | sale of the property?

HEMPSTEAD TOWN MEETING 5/9/17

1 The Uniondale community has a lot of
2 children - - excuse me - - a lot of questions
3 that have not been answered.

4 One, we would love to see a recent
5 traffic study with dates.

6 We would like to know how much sewage
7 will be going down Jerusalem Avenue and
8 Meadowbrook and the wetlands.

9 Where are the residents buried in the
10 late 1800's that lived at the poorhouse,
11 where are the ashes and the hazardous wastes
12 buried?

13 Was a SEQRA Report submitted to the
14 Town Board?

15 Why wasn't the Uniondale Community
16 notified about the sale of the A. Holly
17 Patterson property?

18 Why must every space in Uniondale be
19 built on?

20 Why wasn't UNITE notified about the
21 sale of the land at Holly Patterson land at
22 the Holly Patterson property?

23 And, why weren't the legal notices
24 about the property published in the
25 newspaper?

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1 I would like to submit this.

2 SUPERVISOR SANTINO: Thank you very
3 much Mr. Catanese.

4 Mr. Town Attorney, correct me if I am
5 wrong, but the Town is not a party of the
6 sale of the property.

7 It is Nassau County owned property and
8 it was sold by Nassau County.

9 The arrangement was between Nassau
10 County and the developer.

11 We are acting today on the SEQRA
12 Report, that is our role in it as of today.

13 And, obviously, the zoning application
14 was heard several weeks ago and is still
15 pending.

16 We are dealing, today, simply with the
17 SEQRA process and that is what is on the
18 Administrative Calendar.

19 ERNEST CATANESE: This is still in the
20 works?

21 SUPERVISOR SANTINO: This is just one
22 of the parts of this process is the SEQRA
23 process and that is what we are dealing with,
24 today, we will be adopting, should the Board
25 vote for it, a SEQRA Negative Declaration and

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1 Determination and non-significance in
2 connection with the application.

3 The Hearing to rezone the property, we
4 have already heard and it is pending a
5 decision.

6 Have I left anything out, Mr. Town
7 Attorney?

8 TOWN ATTORNEY RA: That is exactly
9 correct, Mr. Supervisor.

10 SUPERVISOR SANTINO: Just for
11 clarification, thank you for your comments.

12 They are, now, part of the record.

13 MARIE CATANESE: I would like to say
14 as co-President of UNITE, it is really
15 terrible that we get our notification of what
16 is going on, here a couple of hours before we
17 appear before you.

18 We received our notification the day
19 before yesterday and, um, we had absolutely
20 no time to even think about it.

21 We kind of thought that this was a
22 dead case.

23 Uniondale needs its open space and we
24 thought that the Town of Hempstead was
25 certainly with this for open space.

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1 This is the only open space that we
2 have and we are talking different lots.

3 I know that there are different - -
4 all the deeds for the property and I know
5 that there is a lot of them but it is still
6 the sixty-four acres that is like the farm
7 was in the beginning for the poorhouse when I
8 bought my house, there was a sign on
9 Jerusalem Avenue that said "poorhouse."

10 All sixty-four acres, they didn't say
11 half, a quarter or this and that.

12 It is most important that property is
13 kept together and to think that they even
14 think about putting houses on it when we have
15 so many foreclosure houses in Uniondale.

16 There is no reason for this.

17 You know, people, we came to Uniondale
18 because it was a beautiful town.

19 We knew people there.

20 It wasn't like Levittown which was a
21 closed town.

22 It was an open Town.

23 Everybody could come.

24 I saw the schools before my kids could
25 walk and me and the kindergarten had a Black

HEMPSTEAD TOWN MEETING 5/9/17

1 Kindergarten teacher, a Black second grade
2 teacher, the men teaching fifth and sixth
3 grades, a very perfect, wonderful town, that
4 is what I wanted my kids to grow up in and
5 thank God that is what they did grow up in
6 and they are all over the place.

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7 SUPERVISOR SANTINO: Again, I want to
8 reiterate, we are not acting on the
9 application, today.

10 We are only acting on the
11 environmental review, a component of the
12 environmental review process, currently known
13 as SEQRA, that is all we are doing, today.

14 The application, itself, remains
15 pending.

16 We had the public hearing several
17 weeks ago.

18 No decision has been reached.

19 This is simply a necessary
20 prerequisite by State Law, part of the
21 process which is the Environmental Review.

22 MARIE CATANESE: Have we talked about
23 the SEQRA Report?

24 SUPERVISOR SANTINO: That is what we
25 are doing, today.

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1 MARIE CATANESE: Okay, it hasn't come
2 out, yet?

3 SUPERVISOR SANTINO: Yes, it has. We
4 are going to vote on it in two minutes,
5 hopefully, ten minutes, anyway.

6 MARIE CATANESE: Thank you.

7 SUPERVISOR SANTINO: Thank you very
8 much, Mr. & Mrs. Catanese.

9 MARIE CATANESE: I am very sorry I am
10 very emotional.

11 I have been in that house a long, long
12 time.

13 SUPERVISOR SANTINO: Perfectly
14 understood.

15 MARIE CATANESE: Thank you.

16 SUPERVISOR SANTINO: Thank you.

17 Okay, Steve Russel - - and I am sorry,
18 I can't read the last name.

19 Your name and address for the record,
20 sir.

21 STEVE RUSSEL BOERNER: Bedford Avenue.

22 SUPERVISOR SANTINO: Last name? I
23 couldn't read it.

24 STEVE RUSSEL BOERNER: Steve Russel
25 Boerner.

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1 SUPERVISOR SANTINO: Good Morning.

2 STEVE RUSSEL BOERNER: Good Morning.

3 I am here on behalf of this, opposing
4 this with the Cataneses.

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5 And, um, I am - - I am starting an
6 online petition strongly against this.

7 Um, I am very proud to be from the
8 Town of Hempstead.

9 And, I am very proud when I come here
10 for municipal research.

11 This is an outstanding municipality to
12 work with and any time I come, here for
13 quality of life issues has been excellent.

14 But, I have to fight this.

15 Nearly one hundred and twenty years
16 ago, Nassau County separated from Queens
17 County for a reason.

18 And, that reason is to not become part
19 of the City and increasingly, this is what is
20 happening.

21 This Town does not have the
22 infrastructure to support dense housing like
23 this.

24 That is the last open space in this
25 Town, in that vicinity.

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1 It is an insult to injury.

2 That School District is teaching
3 children in trails.

4 You got a say that this will help
5 lower the tax base; if more people means
6 lower tax base, everybody on Long Island
7 should be getting refund checks.

8 So, that is my position and I am being
9 transparent about it from the beginning.

10 And, I will continue to fight this.

11 Thank you.

12 SUPERVISOR SANTINO: Thank you, sir.

13 Okay, Mary Ellen Kreye.

14 MARY ELLEN KREYE: Good Morning. Mary
15 Ellen Kreye. 436 Locust Avenue in Uniondale.

16 And, as you know, I have also spoken
17 out about the density of this project.

18 I feel it is inappropriate for the
19 area.

20 It is also, um, a real stress on our
21 environment.

22 There is a need for housing, we know
23 that.

24 But, this is just too much and
25 anything that you can do to work with the

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1 Developers to cut down on the density would
2 be greatly appreciate.

3 I take issue with the amount of
4 children that was mentioned that they expect
5 because with two-room apartments, two
6 bedroom-apartments, we know that there will
7 be children there.

8 There is no question about that.

9 And, possibly two families, so, um,
10 there really is a need to cut this down
11 tremendously.

12 And, as far as the Negative
13 Declaration, as far as the SEQRA Declaration,
14 I think that Marie and Ernie have brought up
15 a number of comments that we are not aware of
16 and that is have they have been appropriately
17 investigated?

18 Thank you.

19 Please, do not pass this.

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

22 MARY ELLEN KREYE: Can I speak on the
23 Hofstra thing, right, now or do you call that
24 separately?

25 SUPERVISOR SANTINO: That item is on

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1 the Administrative Calendar, you can speak
2 right, now.

3 MARY ELLEN KREYE: A gap would mean
4 that when they do development there, there is
5 a limit on the amount of fees that the Town
6 can charge?

7 SUPERVISOR SANTINO: Yes, Building
8 Department fees, yes.

9 MARY ELLEN KREYE: I would be in favor
10 of this.

11 We work very strongly with Hofstra.

12 They are an immense advantage to our
13 community, a terrific asset and I appreciate
14 this.

15 SUPERVISOR SANTINO: Thank you.

16 Okay, Kathleen Spatz.

17 Your name and address for the record.

18 KATHLEEN SPATZ: Kathleen Spatz. 503
19 Olive Boulevard, South Hempstead, New York.

20 Speaking to the Resolution, is it a
21 Resolution for the development?

22 SUPERVISOR SANTINO: Administrative
23 item.

24 KATHLEEN SPATZ: Administrative Item,
25 the redevelopment of Baldwin and Merrick Road

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1 and Grand Avenue.

2 And, I am so excited and pleased to
3 hear of the possibility of this area finally
4 being developed.

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5 I commend Supervisor Santino for, I
6 know for fifteen years of dedication to this,
7 I have been at many of the Town Meetings that
8 Supervisor held as Councilman in Baldwin and
9 I thank you for your diligence.

10 And, I look forward to seeing the
11 development in that area.

12 SUPERVISOR SANTINO: Thank you, Ms.
13 Spatz.

14 Mr. Steven Greenfield.

15 Good Morning, name and address for the
16 record, please.

17 STEVEN GREENFIELD: Steven Greenfield.
18 2336 Harrison Avenue in Baldwin.

19 And, I am also Vice-President of the
20 Baldwin Civic Association.

21 And, I am here to speak on behalf of,
22 um, the Baldwin Redevelopment.

23 As many people have mentioned, it is a
24 longtime in the making and we would like to
25 commend the Supervisor and the Town Board

HEMPSTEAD TOWN MEETING 5/9/17

1 Members for moving this forward.

2 I ask only two things, one, that your
3 planners and the developers be expected to
4 involve the community in the planning process
5 so that it reflects the values that we have
6 in the community and everyone can be involved
7 and support the project.

8 And, secondly, you do whatever it
9 takes to make this thing happen.

10 We have seen other developers come and
11 go.

12 We want to see this happen.

13 If it requires extraordinary actions,
14 we hope that you will take that to heart.

15 This all benefits the tax revenues for
16 the Town and it certainly affects the
17 property values of those of us that live in
18 the vicinity.

19 I live a block away from this
20 development area and we are very excited
21 about the prospects and encourage your
22 efforts.

23 Thank you very much.

24 SUPERVISOR SANTINO: Well, thank you,
25 Mr. Greenfield.

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1 Let me assure you as someone who sat
2 here as a Councilman through three different
3 incarnations of this proposed development,
4 that did not come to fruition for one reason
5 or another, now, that I am here in the center
6 seat as Supervisor, I can assure you that I
7 will do everything within my power, along
8 with the support of the majority of the Town
9 Board, to make this project come to fruition.

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10 It is something that has been
11 desperately needed in Baldwin.

12 It is something that, again, um, I
13 found to be a very frustrating part of my
14 tenure here, that this did not come to
15 fruition while I was a Councilman.

16 Now, that I am the Supervisor, I will
17 assure you that this Town, to the extent that
18 it falls within my purview as Supervisor,
19 this Town will do what it takes to make this
20 project become a reality.

21 STEVEN GREENFIELD: The Civic
22 Association wants you to know we are in
23 support of this.

24 SUPERVISOR SANTINO: Thank you very
25 much.

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Mr. William McCabe?

WILLIAM McCABE: William McCabe. Post Office Box 334, New Hyde Park, New York.

I just have a question on the Administrative Calendar for Number 26, personal service contract for Legal Consulting with Bee, Ready, Fishbein, is that a law firm?

SUPERVISOR SANTINO: Yes, it is.

TOWN ATTORNEY RA: Yes.

WILLIAM McCABE: What sort of service are they providing for the Town?

SUPERVISOR SANTINO: They are the labor counsel.

They are the Town's labor counsel.

WILLIAM McCABE: Can you explain that a little more?

SUPERVISOR SANTINO: Mr. Ra, what does labor counsel do?

TOWN ATTORNEY RA: They work around the Department of Human Resources and the Town Attorney's Office on matters concerning selective bargaining agreements and issues that come up between the Union and the Town.

WILLIAM McCABE: They wouldn't be

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1 doing any other work for any other lawsuits
2 that are against the Town employees?

3 TOWN ATTORNEY RA: Not in this
4 particular contract.

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5 This contract is solely for labor.

6 They do, do some other work on
7 occasion for the Town.

8 WILLIAM McCABE: Very good, thank you.

9 SUPERVISOR SANTINO: Thank you.

10 Mr. Felix Procacci?

11 FELIX PROCACCI: Felix Procacci. 1165
12 Barnes Street, Franklin Square.

13 On Item 16905 that is Number 8, um,
14 accepting the bid for the ballfield lighting
15 contract.

16 Um, I have spoken on this many times
17 since 2014 when we first borrowed the money
18 for this particular project, back, then,
19 actually, the year afterwards, we received a
20 bid from Musca (phonetic spelling) for one
21 hundred and sixty-seven thousand dollars.

22 And, now, I see Musca wasn't even one
23 of the bidders and, now, we have Anchor who
24 won it.

25 I discovered that Anchor pled guilty

1 back in 2011 to wage fraud.

2 Was the Town Board aware of that when
3 they awarded this contract?

4 SUPERVISOR SANTINO: Mr. Conroy, our
5 Town Comptroller is fully versed on this
6 contract, so, I will turn the forum over to
7 him.

8 COMPTROLLER CONROY: Thank you,
9 Supervisor.

10 Regarding this ballfield, we have been
11 kicking this matter around.

12 It seems to be a source of confusion
13 as to the purchased of the ballfield,
14 improvements to the ballfield, bonding of the
15 ballfield and in this regard, the lighting of
16 the ballfield.

17 With regard to Item Number 8, which
18 speaks to the lighting of the ballfield, we
19 are awarding one hundred and ninety-three
20 thousand seventy-four dollars.

21 We are getting a State of New York
22 Grant for one hundred thousand dollars.

23 That Grant requires that we don't bond
24 out the entire amount.

25 We have to take one hundred thousand

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1 dollars of Operating money, which we have
2 budgeted for and that would be expended in
3 this regard.

4 The remainder of ninety-three thousand
5 will be bonded out.

6 So, at the end of the day, we will
7 have that field lit for one hundred and
8 ninety-three thousand dollars, which of, the
9 State will have subsidized it to one hundred
10 thousand dollars.

11 The Town will bond it out for ninety-
12 three thousand.

13 I would like to, with the Board's
14 approval, just go over chronologically what
15 has happened with regard to the Cherry Valley
16 Ballfield.

17 Mr. Procacci had brought this up on
18 several occasions and it seems to be a source
19 of confusion.

20 The ballfield was purchased December
21 of 2014.

22 The total cost, three million and two
23 hundred and seventy-eight thousand dollars.

24 The rationale for the purchase back,
25 then was the fact that we were renting the

1 Ballfield, when we didn't have control over
2 the rental increases that we anticipated
3 annually.

4 So, we initially financed the
5 ballfield with a ban.

6 A ban can only be financed for one
7 year.

8 The following year, December, 2015, we
9 bonded out the ballfield at an interest rate
10 of 1.85 percent.

11 The payback period being over thirteen
12 years.

13 With regard to improvements, the Town
14 Board Resolution 65512 which was adopted on
15 May 22, 2012, we raised the money - - bonded
16 money on 4/14 of '17 about three weeks ago.

17 The source of confusion, here, is the
18 authorization in that Resolution for six
19 hundred and thirty-three thousand dollars.

20 I believe, Mr. Procacci believes all
21 of that was devoted to the Cherry Valley
22 Ballfield.

23 Eighteen projects in that Resolution,
24 two of them were devoted to the ballfield,
25 that being, the lighting of the ballfield,

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1 which I just spoke about and also to
2 retrofit the ballfield for t-ball, at,
3 approximately, a cost of three thousand
4 dollars.

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5 Subsequent to that passage of the
6 Resolution, on June 10th of '14, Resolution
7 83214 was passed.

8 That called for eight projects in the
9 Franklin Square, um, Park District of which,
10 one of them, was devoted to the ballfield,
11 that being backstops that amount to twenty-
12 one thousand six hundred two.

13 So, the notion that we over-borrowed
14 money, we did not over-borrow money.

15 The borrow-ance in both those
16 Resolution were both Park District in its
17 entirety of which a small portion was devoted
18 to the ballfield.

19 SUPERVISOR SANTINO: Thank you, Mr.
20 Conroy.

21 FELIX PROCACCI: You said - -

22 TOWN ATTORNEY RA: It is Anchor.

23 FELIX PROCACCI: My issue, where I
24 left off was, um, that Anchor pleaded guilty
25 to wage fraud back in 2011.

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1 And, the Town - - was the Town Board
2 ware of that?

3 TOWN ATTORNEY RA: Yes.

4 FELIX PROCACCI: That was not my
5 question.

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6 He covered some ground on that but, m,
7 just the way I understood it because I
8 followed this through from the beginning in
9 April, 2014, when we first discussed the
10 ballfield and later in October, we discussed
11 the parking field for Sanitary District 6 and
12 how they were left and the FOIL request
13 indicated that for the ballfields, it was 3.6
14 million dollar bond, ban, whatever it was,
15 going to be borrowed and 3.2 I received a
16 contract was what was supposed to be, um for
17 the purchased price, which I have the contract
18 and deed and everything, you know,
19 corresponding with that.

20 And, then, my question was what the
21 additional four hundred thousand was used for
22 and I FOIL-ed that.

23 And, it was to do the lighting.

24 It was to do some additional repairs.

25 I FOIL-ed all of that information.

HEMPSTEAD TOWN MEETING 5/9/17

1 And, like Mr. Conroy said, I received
2 the document regarding the backstops which
3 were done.

4 The grass work which was done.

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5 And, then, the lighting was never done
6 and I FOIL-ed the work regarding the lighting
7 and I received an estimate from MUSCA Light
8 Structure Green System, four hundred and
9 sixty thousand dollars back in October 25,
10 2015, so, my question has been all along,
11 that if I take everything, literally, what
12 was given to me and not read anything further
13 into it, it looks to me that if all of these
14 prices are what they were, it is bout two
15 hundred thousand dollars that I can't account
16 for in that 3.6 million which was told to me,
17 whether it is used for something else, the
18 FOILS didn't dictate that.

19 I can't predict, you know or guess as
20 to what was done.

21 I don't guess, here, that is why I
22 FOIL so much because I need documentation.

23 I need information.

24 Nothing else was said that was going
25 to be done with that money except lighting

HEMPSTEAD TOWN MEETING 5/9/17

1 and repairs for the fields which include the
2 backstops and some grass.

3 So, my question has been for many
4 years, what happened to the twenty-three
5 thousand?

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6 I will take Mr. Conroy's answer at
7 face value.

8 I have another question about - -

9 SUPERVISOR SANTINO: Go ahead.

10 Go ahead.

11 FELIX PROCACCI: Rich Regina is going
12 to be appointed to Counsel for the BZA;
13 first, I would like to say, I oppose that.

14 I strongly oppose that.

15 Um, I know Rich Regina in passing for
16 the last year or so.

17 I don't believe he has good qualities
18 necessary to represent the Town.

19 He politicizes it. The BZA is a
20 political organization.

21 It is supposed to be judicial.

22 It is highly politicizes. The Town
23 Board doesn't want something to happen and
24 the BZA complies, um, and, um, I really for
25 the last years, um, the Town has

HEMPSTEAD TOWN MEETING 5/9/17

1 Subcontracted out much of the BZA Counsel
2 work, legal work to Berkman, Henoch.

3 The man that spoke here is part of
4 that firm.

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5 Two hundred and twenty-five dollars an
6 hour.

7 Mr. Kovit participated in it.

8 Mark Marcella participated in
9 representing the BZA and from all the
10 paperwork I received is totally not factual,
11 um, but they write and that is where I get my
12 opinion - -

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

15 SUPERVISOR SANTINO: Thank you very
16 much, Mr. Procacci.

17 FELIX PROCACCI: Can I have a few more
18 seconds?

19 SUPERVISOR SANTINO: No.

20 That is everyone that signed in to
21 speak on the Administrative Calendar.

22 A Motion has been made and seconded,
23 therefore, we have everyone? Councilwoman
24 Goosby, here?

25 Call the roll on the Administrative

HEMPSTEAD TOWN MEETING 5/9/17

1 Calendar, Madam Clerk, call the roll, please.

2 CLERK AHMAD: Supervisor Santino?

3 SUPERVISOR SANTINO: Aye.

4 CLERK AHMAD: Councilman Ambrosino?

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5 COUNCILMAN AMBROSINO: Aye, with the
6 exceptions of Items 38 and 39, which I recuse
7 myself.

8 CLERK AHMAD: Councilman Blakeman?

9 COUNCILMAN BLAKEMAN: Aye.

10 CLERK AHMAD: Councilman D'Esposito?

11 COUNCILMAN D'ESPOSITO: Aye.

12 CLERK AHMAD: Senior Councilwoman

13 Goosby?

14 SENIOR COUNCILWOMAN GOOSBY: Aye.

15 CLERK AHMAD: Councilman Hudes?

16 COUNCILMAN HUDES: Aye.

17 CLERK AHMAD: Councilwoman King-

18 Sweeney?

19 COUNCILWOMAN KING-SWEENEY: I vote yes
20 with the exception of the following:

21 5, 8 through 18, 21, 23 through 26 on
22 which I abstain in light of the fact I urge
23 my colleagues to take a pause to review
24 procedures that were adopted over twenty
25 years ago to confirm all necessary safeguards

HEMPSTEAD TOWN MEETING 5/9/17

1 are in place, no conflicts of interest exist.

2 I made this request privately and
3 publicly and also that we can adopt ethics
4 reform like Nassau County, Oyster Bay and
5 North Hempstead.

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6 I have been urged by several to make
7 an exception for the Grand Avenue Project, my
8 call for ethics reform was based upon
9 principle.

10 I just don't see how I can make an
11 exception when dealing with a matter of
12 ethics.

13 This is a slippery slope that I am not
14 willing to go down.

15 With that all said, the redevelopment
16 in Baldwin is long overdue.

17 Thank you to Engle Burman and Basser-
18 Kaufman for your commitment to the residents
19 of Baldwin.

20 I asked for months about the progress
21 on the Baldwin contract, the attorney said
22 she was not at liberty to disclose. I was
23 kept in the dark at every juncture, so, with
24 a heavy heart, with no benefit to me

HEMPSTEAD TOWN MEETING 5/9/17

1 politically, I must abstain on the Baldwin
2 vote.

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

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5 SUPERVISOR SANTINO: Can I have a
6 Motion to adjourn, please.

7 SENIOR COUNCILWOMAN GOOSBY: Mr.
8 Supervisor, I make a motion to retire - -
9 adjourn.

10 COUNCILMAN HUDES: Second.

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 5/9/17

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COUNCILWOMAN KING-SWEENEY: Aye.

(Whereupon, the official meeting of
the Hempstead Town Board held on May 9, 2017
was concluded.

CERTIFICATE BY COURT REPORTER

I, do hereby certify that the foregoing
testimony in the matter of the Hempstead Town
Board Meeting held on May 9, 2017 consisting
of pages 1 through 62 inclusive is an
accurate transcription of my cryptic notes.

IN WITNESS WHEREOF, I SET MY HAND THIS DAY.



MDW

CERTIFIED COURT REPORTER
NORTH SHORE COURT REPORTERS
NOTARY PUBLIC - STATE OF NEW YORK