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T O W N O F B R O O K H A V E N

- - - - -x

TOWN BOARD MEETING

HELD VIA ZOOM VIDEOCONFERENCE

- - - - -x

December 3, 2020
5:00 p.m.

TRANSCRIPT OF PROCEEDINGS

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A P P E A R A N C E S :

BOARD MEMBERS :

JANE BONNER
VALERIE M. CARTRIGHT
NEIL J. FOLEY
KEVIN LaVALLE
MICHAEL A. LOGUERCIO JR.
DANIEL PANICO
SUPERVISOR EDWARD P. ROMAINE

ALSO PRESENT :

DONNA LENT, TOWN CLERK
ANNETTE EADERESTO,
TOWN ATTORNEY
JENNIFER LUTZER,
CHIEF DEPUTY
TOWN ATTORNEY

* * *

1

2

SUPERVISOR ROMAINE: Good evening.

3

Welcome to the December 3rd Town of Brookhaven

4

Town board meeting. We're going to start as

5

we always do, I have my flag over here, so if

6

you'll stand with me and we'll pledge the

7

flag.

8

(Pledge of Allegiance.)

9

SUPERVISOR ROMAINE: Thank you. Okay.

10

Next we usually have a moment of

11

silence and I would say at this time we all

12

know friends, family, neighbors, people that

13

have been impacted by this virus and what's

14

worse is we know there's more names now than

15

there were in the spring of people that we

16

know in our circle. Tonight my thoughts are

17

with them, my prayers are with them and my

18

hopes are with them for a speedy recovery and

19

for a speedy recovery of all that are

20

afflicted by this horrible virus. I hope

21

you'll join me in a moment of silence. Thank

22

you.

23

(Moment of silence.)

24

SUPERVISOR ROMAINE: I'll ask the clerk

25

to call the roll.

1

2

MS. LENT: Councilwoman Cartright.

3

COUNCILWOMAN CARTRIGHT: Present.

4

MS. LENT: Councilwoman Bonner.

5

COUNCILWOMAN BONNER: Here.

6

MS. LENT: Councilman LaValle.

7

COUNCILMAN LaVALLE: Present.

8

MS. LENT: Councilman Loguercio.

9

SUPERVISOR ROMAINE: Mike, you're

10

muted.

11

COUNCILMAN LOGUERCIO: Present.

12

MS. LENT: I see you.

13

MS. LENT: Councilman Foley.

14

COUNCILMAN FOLEY: Here.

15

MS. LENT: Councilman Panico.

16

COUNCILMAN PANICO: Here.

17

MS. LENT: And Supervisor Romaine.

18

SUPERVISOR ROMAINE: Present.

19

MS. LENT: You have a quorum, sir.

20

SUPERVISOR ROMAINE: Thank you.

21

Do we have any reports to the board?

22

MS. LENT: Yes. Let's see here. I

23

have -- well, I have one report -- no, sir, I

24

really don't. No reports.

25

SUPERVISOR ROMAINE: Okay. Thank you.

1

2

We'll move right onto the communication
consensus agenda, which has four items.

3

4

MS. LENT: Yes.

5

6

May I have a motion to accept the
communication consensus items, please?

7

COUNCILMAN LaVALLE: So moved.

8

COUNCILWOMAN BONNER: Second.

9

MS. LENT: All those in favor?

10

COUNCILWOMAN BONNER: Aye.

11

COUNCILWOMAN CARTRIGHT: Aye.

12

COUNCILMAN FOLEY: Aye.

13

COUNCILMAN LaVALLE: Aye.

14

COUNCILMAN LOGUERCIO: Aye.

15

COUNCILMAN PANICO: Aye.

16

SUPERVISOR ROMAINE: Aye.

17

MS. LENT: Opposed?

18

(No response.)

19

MS. LENT: Motion carries.

20

21

SUPERVISOR ROMAINE: Okay. We will
move onto the highway consensus agenda, that
has one item on it.

22

23

MS. LENT: Yes.

24

25

Can I have a motion to accept the
highway consensus agenda item?

1

2 COUNCILMAN LaVALLE: So moved.

3 COUNCILWOMAN BONNER: Second.

4 MS. LENT: All those in favor?

5 COUNCILWOMAN BONNER: Aye.

6 COUNCILWOMAN CARTRIGHT: Aye.

7 COUNCILMAN FOLEY: Aye.

8 COUNCILMAN LaVALLE: Aye.

9 COUNCILMAN LOGUERCIO: Aye.

10 COUNCILMAN PANICO: Aye.

11 SUPERVISOR ROMAINE: Aye.

12 MS. LENT: Opposed?

13 (No response.)

14 MS. LENT: Motion carries.

15 SUPERVISOR ROMAINE: We'll move right

16 onto the consensus resolution agenda.

17 Who is handling that tonight?

18 COUNCILWOMAN CARTRIGHT: I am,

19 Supervisor.

20 SUPERVISOR ROMAINE: Okay.

21 COUNCILWOMAN CARTRIGHT: Thank you.

22 I'd like to move resolutions 389-2020

23 through 411-2020.

24 SUPERVISOR ROMAINE: Second.

25 MS. LENT: All those in favor?

1

2

COUNCILWOMAN BONNER: Aye.

3

COUNCILWOMAN CARTRIGHT: Aye.

4

COUNCILMAN FOLEY: Aye.

5

COUNCILMAN LaVALLE: Aye.

6

COUNCILMAN LOGUERCIO: Aye.

7

COUNCILMAN PANICO: Aye.

8

SUPERVISOR ROMAINE: Aye.

9

MS. LENT: Opposed?

10

(No response.)

11

MS. LENT: Motion carries.

12

SUPERVISOR ROMAINE: Okay. We're going

13

to go right to the resolution agenda and we're

14

going to take a resolution -- I'd like a

15

motion to take resolution 661 out of order.

16

COUNCILMAN PANICO: So moved.

17

COUNCILWOMAN BONNER: Second.

18

MS. LENT: All those in favor?

19

COUNCILWOMAN BONNER: Aye.

20

COUNCILWOMAN CARTRIGHT: Aye.

21

COUNCILMAN FOLEY: Aye.

22

COUNCILMAN LaVALLE: Aye.

23

COUNCILMAN LOGUERCIO: Aye.

24

COUNCILMAN PANICO: Aye.

25

SUPERVISOR ROMAINE: Aye.

1

2

MS. LENT: Opposed?

3

(No response.)

4

MS. LENT: Motion carries.

5

SUPERVISOR ROMAINE: Councilman Panico.

6

COUNCILMAN PANICO: Yes.

7

661 of 2020 is amending resolution

8

number 2020-0575 adopted October 22, 2020

9

entitled "Adopting the Town board meeting

10

dates for 2021."

11

So moved.

12

SUPERVISOR ROMAINE: I'll just explain.

13

What we're doing is --

14

MS. LENT: Excuse me, I didn't hear a

15

second.

16

COUNCILWOMAN BONNER: I'll second it.

17

COUNCILMAN FOLEY: Second.

18

MS. LENT: Neil.

19

All those in favor?

20

COUNCILWOMAN BONNER: Aye.

21

COUNCILWOMAN CARTRIGHT: Aye.

22

COUNCILMAN FOLEY: Aye.

23

COUNCILMAN LaVALLE: Aye.

24

COUNCILMAN LOGUERCIO: Aye.

25

COUNCILMAN PANICO: Aye.

1

2

SUPERVISOR ROMAINE: Aye.

3

MS. LENT: Opposed?

4

(No response.)

5

MS. LENT: Motion carries.

6

SUPERVISOR ROMAINE: Let me just

7

explain what we did here.

8

We are moving our organizational

9

meeting from, I believe it was the 7th to the

10

4th, the Monday the 4th, so we can hit the

11

ground running right away the first business

12

day of the new year, so that's what that

13

resolution was.

14

The reason we did it at the beginning

15

of the meeting is because there's going to be

16

resolutions that's going to reference that

17

date, so that's why and we'll go back to the

18

regular resolution agenda and again,

19

Councilman Panico, 629.

20

COUNCILMAN PANICO: Sure.

21

629 of 2020 is authorizing the

22

Supervisor/Deputy Supervisor to execute

23

agreements with the Moriches Bay project and

24

Friends of Bellport Bay in connection with the

25

supporting oyster aquaculture and restoration

1

2

program.

3

So moved.

4

5

MS. LENT: Neil, you're muted; would you please keep yourself unmuted, thank you?

6

COUNCILMAN FOLEY: Second.

7

8

MS. LENT: Because I have something blocking my screen, I'm trying to do the board minutes as we're going along.

9

10

All those in favor?

11

COUNCILWOMAN BONNER: Aye.

12

COUNCILWOMAN CARTRIGHT: Aye.

13

COUNCILMAN FOLEY: Aye.

14

COUNCILMAN LaVALLE: Aye.

15

COUNCILMAN LOGUERCIO: Aye.

16

COUNCILMAN PANICO: Aye.

17

SUPERVISOR ROMAINE: Aye.

18

MS. LENT: Opposed?

19

(No response.)

20

MS. LENT: Motion carries.

21

COUNCILWOMAN BONNER: Resolution 0630

22

is authorize the Commissioner of Finance to

23

pay down various outstanding principal

24

balances related to the 2013 bond refunding.

25

So moved.

1

2 COUNCILMAN LaVALLE: Second.

3 MS. LENT: All those in favor?

4 COUNCILWOMAN BONNER: Aye.

5 COUNCILWOMAN CARTRIGHT: Aye.

6 COUNCILMAN FOLEY: Aye.

7 COUNCILMAN LaVALLE: Aye.

8 COUNCILMAN LOGUERCIO: Aye.

9 COUNCILMAN PANICO: Aye.

10 SUPERVISOR ROMAINE: Aye.

11 MS. LENT: Opposed?

12 (No response.)

13 MS. LENT: Motion carries.

14 COUNCILMAN FOLEY: Resolution

15 0631-2020, authorization for the

16 Supervisor/Deputy Supervisor to execute an

17 inter-municipal agreement with the Town of

18 Oyster Bay to accept street sweepings.

19 So moved.

20 COUNCILMAN LOGUERCIO: Second.

21 MS. LENT: All those in favor?

22 COUNCILWOMAN BONNER: Aye.

23 COUNCILWOMAN CARTRIGHT: Aye.

24 COUNCILMAN FOLEY: Aye.

25 COUNCILMAN LaVALLE: Aye.

1

2

COUNCILMAN LOGUERCIO: Aye.

3

COUNCILMAN PANICO: Aye.

4

SUPERVISOR ROMAINE: Aye.

5

MS. LENT: Opposed?

6

(No response.)

7

MS. LENT: Motion carries.

8

COUNCILMAN PANICO: 632 of '20 is

9

determination of the premises at 118 Beaver

10

Drive, Mastic Beach, New York 11951 to be

11

unsafe as defined by Chapter 73 pursuant to

12

the engineer's report of Cashin, Spinelli &

13

Ferretti, LLC and setting a public hearing by

14

which the owner or other persons having an

15

interest in the premises may be heard with

16

respect to the condition of the premises and

17

the actions necessary to secure or remove

18

same.

19

So moved.

20

COUNCILMAN FOLEY: Second.

21

MS. LENT: That public hearing will be

22

held January 28, 2021 at 2:30 p.m.

23

All those in favor?

24

COUNCILWOMAN BONNER: Aye.

25

COUNCILWOMAN CARTRIGHT: Aye.

1

2

COUNCILMAN FOLEY: Aye.

3

COUNCILMAN LaVALLE: Aye.

4

COUNCILMAN LOGUERCIO: Aye.

5

COUNCILMAN PANICO: Aye.

6

SUPERVISOR ROMAINE: Aye.

7

MS. LENT: Opposed?

8

(No response.)

9

MS. LENT: Motion carries.

10

SUPERVISOR ROMAINE: Resolution 633 of

11

2020 is ratification of a memorandum of

12

agreement between the Town of Brookhaven and

13

the Brookhaven Town White Collar Unit, Suffolk

14

Local, CSEA and the Brookhaven Blue Collar

15

Unit, CSEA and that's it and what this is is

16

an agreement to allow people who did the

17

intake benefit within the time frame of an

18

early retirement to still take the early

19

retirement and we've agreed to that.

20

COUNCILMAN PANICO: Great.

21

Second.

22

MS. LENT: Mr. Panico.

23

All those in favor?

24

COUNCILWOMAN BONNER: Aye.

25

COUNCILWOMAN CARTRIGHT: Aye.

1

2

COUNCILMAN FOLEY: Aye.

3

COUNCILMAN LaVALLE: Aye.

4

COUNCILMAN LOGUERCIO: Aye.

5

COUNCILMAN PANICO: Aye.

6

SUPERVISOR ROMAINE: Aye.

7

MS. LENT: Opposed?

8

(No response.)

9

MS. LENT: Motion carries.

10

COUNCILMAN PANICO: 634 of '20 is

11

authorization for appropriation of funds from

12

the Joseph Macchia Environmental Preservation

13

Capital Reserve Fund for acquisition of

14

property on West Forest Road and Hemlock

15

Drive, Mastic Beach. The owners are Jay and

16

Deena Arkin.

17

So moved.

18

COUNCILMAN FOLEY: Second.

19

MS. LENT: All those in favor?

20

COUNCILWOMAN BONNER: Aye.

21

COUNCILWOMAN CARTRIGHT: Aye.

22

COUNCILMAN FOLEY: Aye.

23

COUNCILMAN LaVALLE: Aye.

24

COUNCILMAN LOGUERCIO: Aye.

25

COUNCILMAN PANICO: Aye.

1

2

SUPERVISOR ROMAINE: Aye.

3

MS. LENT: Opposed?

4

(No response.)

5

MS. LENT: Motion carries.

6

COUNCILMAN LOGUERCIO: Resolution 635

7

of 2020 is to authorize the acquisition of

8

property for open space in partnership with

9

the County of Suffolk located at Middle Island

10

Road in Middle Island.

11

So moved.

12

COUNCILWOMAN BONNER: Second.

13

MS. LENT: All those in favor?

14

COUNCILWOMAN BONNER: Aye.

15

COUNCILWOMAN CARTRIGHT: Aye.

16

COUNCILMAN FOLEY: Aye.

17

COUNCILMAN LaVALLE: Aye.

18

COUNCILMAN LOGUERCIO: Aye.

19

COUNCILMAN PANICO: Aye.

20

SUPERVISOR ROMAINE: Aye.

21

MS. LENT: Opposed?

22

(No response.)

23

MS. LENT: Motion carries.

24

COUNCILWOMAN BONNER: Resolution 636 is

25

authorizing the reduction of license fees from

1

2

Signal Outdoor Advertising, LLC d/b/a Insite

3

Street Media for the year 2020 due to COVID-19

4

health crisis.

5

So moved.

6

COUNCILMAN LaVALLE: Second.

7

MS. LENT: All those in favor?

8

COUNCILWOMAN BONNER: Aye.

9

COUNCILWOMAN CARTRIGHT: Aye.

10

COUNCILMAN FOLEY: Aye.

11

COUNCILMAN LaVALLE: Aye.

12

COUNCILMAN LOGUERCIO: Aye.

13

COUNCILMAN PANICO: Aye.

14

SUPERVISOR ROMAINE: Aye.

15

MS. LENT: Opposed?

16

(No response.)

17

MS. LENT: Motion carries.

18

COUNCILMAN FOLEY: Resolution 637 of

19

2020, setting a public hearing on the

20

application of Peconic Environmental Services

21

Corp. for a Town board special permit for

22

transfer station and Town board waivers of a

23

special permit criteria on property located on

24

Peconic Avenue in Medford, New York.

25

So moved.

1

2

COUNCILMAN LOGUERCIO: Second.

3

MS. LENT: That public hearing will be

4

heard February 11, 2021 at 5:30 p.m.

5

All those in favor?

6

COUNCILWOMAN BONNER: Aye.

7

COUNCILWOMAN CARTRIGHT: Aye.

8

COUNCILMAN FOLEY: Aye.

9

COUNCILMAN LaVALLE: Aye.

10

COUNCILMAN LOGUERCIO: Aye.

11

COUNCILMAN PANICO: Aye.

12

SUPERVISOR ROMAINE: Aye.

13

MS. LENT: Opposed?

14

(No response.)

15

MS. LENT: Motion carries.

16

COUNCILWOMAN CARTRIGHT: Resolution 638

17

of 2020, authorizing the Supervisor/Deputy

18

Supervisor to enter into an inter-municipal

19

agreement with the Village of Port Jefferson

20

to provide fire marshal services.

21

So moved.

22

COUNCILWOMAN BONNER: Second.

23

MS. LENT: All those in favor?

24

COUNCILWOMAN BONNER: Aye.

25

COUNCILWOMAN CARTRIGHT: Aye.

1

2 COUNCILMAN FOLEY: Aye.

3 COUNCILMAN LaVALLE: Aye.

4 COUNCILMAN LOGUERCIO: Aye.

5 COUNCILMAN PANICO: Aye.

6 SUPERVISOR ROMAINE: Aye.

7 MS. LENT: Opposed?

8 (No response.)

9 MS. LENT: Motion carries.

10 COUNCILWOMAN BONNER: Resolution 0639

11 is to amend the part-time salary schedule.

12 So moved.

13 COUNCILMAN LaVALLE: Second.

14 MS. LENT: All those in favor?

15 COUNCILWOMAN BONNER: Aye.

16 COUNCILWOMAN CARTRIGHT: Aye.

17 COUNCILMAN FOLEY: Aye.

18 COUNCILMAN LaVALLE: Aye.

19 COUNCILMAN LOGUERCIO: Aye.

20 COUNCILMAN PANICO: Aye.

21 SUPERVISOR ROMAINE: Aye.

22 MS. LENT: Opposed?

23 (No response.)

24 MS. LENT: Motion carries.

25 COUNCILMAN FOLEY: Resolution

1

2

0640-2020, authorization to acquire a parcel

3

of Suffolk County owned land for open space

4

pursuant to Section 72-H of the General

5

Municipal Law, Rod Street, Patchogue, New

6

York.

7

So moved.

8

COUNCILMAN LOGUERCIO: Second.

9

MS. LENT: All those in favor?

10

COUNCILWOMAN BONNER: Aye.

11

COUNCILWOMAN CARTRIGHT: Aye.

12

COUNCILMAN FOLEY: Aye.

13

COUNCILMAN LaVALLE: Aye.

14

COUNCILMAN LOGUERCIO: Aye.

15

COUNCILMAN PANICO: Aye.

16

SUPERVISOR ROMAINE: Aye.

17

MS. LENT: Opposed?

18

(No response.)

19

MS. LENT: Motion carries.

20

COUNCILMAN PANICO: 641 of '20 is

21

authorization to enter into an agreement

22

between the Town of Brookhaven and Radish

23

Health, Incorporated.

24

SUPERVISOR ROMAINE: I'll second that

25

and what this is is an agreement with a

1

2

monitoring company to stay on top of our

3

employees regarding the virus.

4

5

There will be an app developed that they'll have to check in, every employee will

6

have to check in every day; if anyone is

7

feeling under the weather, there'll be videos

8

with doctors, there'll be opportunities to get

9

tested.

10

We have to do all we can to contain

11

this virus and they will also handle all

12

contact tracing, so this is something that the

13

Town of Babylon has done very successfully.

14

We've reached out to several, Radish

15

gave us the best deal and best agreement in

16

terms of the safety of our employees and we're

17

moving forward with it now.

18

COUNCILMAN PANICO: I'm going to point

19

out just one more point and it's an important

20

point.

21

The Town of Brookhaven is doing this

22

obviously because of this pandemic to protect

23

our employees and because we want to do our

24

part to try to keep the numbers down and keep

25

this Town government working.

1

2

We still have not received dollar one.

3

The County of Suffolk's received over

4

\$260 million in CARES Act funding. We have

5

asked repeatedly, not only the Supervisor on

6

behalf of this Town, but Babylon Town

7

Supervisor Rich Schaffer, Angie Carpenter from

8

Islip, everyone has asked. We are going to

9

shoulder this financial expense ourselves.

10

They got \$257 million and then they got added

11

money on top of that for transportation.

12

We've asked for money repeatedly, this is what

13

the money was intended for.

14

Those people who read Newsday will

15

notice that the Town of Hempstead is going to

16

spend and allocate about a hundred million

17

dollars of their allotment because they met

18

the threshold requirement with regard to

19

population under the CARES Act to actually

20

help people for what the money was intended

21

for.

22

I know that we keep on renewing our

23

plea in joining with Supervisor Schaffer,

24

Carpenter and others and I would hope the

25

County can see their way through to help the

1

2

Town of Brookhaven, one third of the

3

population of this County, to defray the cost

4

of this expense.

5

COUNCILWOMAN BONNER: Which was the

6

intent of the CARES Act.

7

COUNCILMAN PANICO: Correct.

8

SUPERVISOR ROMAINE: Right.

9

Unfortunately we're spending Town money

10

for this, not federal money because we've got

11

no federal money for government operations, so

12

although this is tough times for us, I know

13

the County as been talking how difficult it is

14

for them, fortunately we started off in a

15

better place than they did, but nevertheless

16

this pandemic has really hurt us in terms of

17

revenues and finances, but this is something

18

that we have to do to ensure that our

19

employees stay safe. What a lot of people

20

don't know is that a number of our employees

21

have been afflicted with this virus.

22

COUNCILWOMAN BONNER: And government

23

needs to continue to operate. We need to

24

still function for the people.

25

SUPERVISOR ROMAINE: Absolutely.

1

2

MS. LENT: Having been moved and
seconded, all those in favor?

3

4

COUNCILWOMAN BONNER: Aye.

5

COUNCILWOMAN CARTRIGHT: Aye.

6

COUNCILMAN FOLEY: Aye.

7

COUNCILMAN LaVALLE: Aye.

8

COUNCILMAN LOGUERCIO: Aye.

9

COUNCILMAN PANICO: Aye.

10

SUPERVISOR ROMAINE: Aye.

11

MS. LENT: Opposed?

12

(No response.)

13

MS. LENT: Motion carries.

14

COUNCILWOMAN BONNER: Resolution 0642

15

is a bond resolution authorizing the issuance

16

of \$350,000 bonds to pay the cost of the

17

acquisition and installation of traffic

18

signals and traffic signal systems in and for

19

said Town.

20

So moved.

21

COUNCILMAN LaVALLE: Second.

22

MS. LENT: I'm sorry, the second was?

23

COUNCILMAN LaVALLE: Second.

24

MS. LENT: Mr. LaValle. Okay.

25

A roll call vote will do.

1

2

Ms. Cartright, how do you vote?

3

COUNCILWOMAN CARTRIGHT: Aye.

4

MS. LENT: Ms. Bonner?

5

COUNCILWOMAN BONNER: Yes.

6

MS. LENT: Mr. LaValle?

7

COUNCILMAN LaVALLE: Yes.

8

MS. LENT: Mr. Loguercio?

9

COUNCILMAN LOGUERCIO: Aye.

10

MS. LENT: Mr. Foley?

11

COUNCILMAN FOLEY: Yes.

12

MS. LENT: Mr. Panico?

13

COUNCILMAN PANICO: Yes.

14

MS. LENT: And Supervisor Romaine?

15

SUPERVISOR ROMAINE: Yes.

16

MS. LENT: Motion carries.

17

COUNCILWOMAN BONNER: Resolution 0643

18

is a bond resolution authorizing the issuance

19

of \$1,200,000 bonds to pay the cost of the

20

acquisition of land or permanent

21

rights-in-land for open space and farmland

22

preservation purposes in and for said Town.

23

So moved.

24

COUNCILMAN LaVALLE: Second.

25

MS. LENT: Another roll call vote.

1

2

Ms. Cartright, how do you vote?

3

COUNCILWOMAN CARTRIGHT: Aye.

4

MS. LENT: Ms. Bonner?

5

COUNCILWOMAN BONNER: Yes.

6

MS. LENT: Mr. LaValle?

7

COUNCILMAN LaVALLE: Yes.

8

MS. LENT: Mr. Loguercio?

9

COUNCILMAN LOGUERCIO: Aye.

10

MS. LENT: Mr. Foley?

11

COUNCILMAN FOLEY: Yes.

12

MS. LENT: Mr. Panico?

13

COUNCILMAN PANICO: Yes.

14

MS. LENT: Supervisor Romaine?

15

SUPERVISOR ROMAINE: Yes.

16

MS. LENT: Motion carries.

17

COUNCILWOMAN BONNER: Resolution 0644

18

is a bond resolution authorizing the issuance

19

of \$1.1 million bonds to pay the cost of the

20

acquisition of heavy machinery and equipment

21

for use by various Town departments in and for

22

said Town.

23

So moved.

24

COUNCILMAN LaVALLE: Second.

25

MS. LENT: A roll call vote again.

1

2

Ms. Cartright, how do you vote?

3

COUNCILWOMAN CARTRIGHT: Aye.

4

MS. LENT: Ms. Bonner?

5

COUNCILWOMAN BONNER: Yes.

6

MS. LENT: Mr. LaValle?

7

COUNCILMAN LaVALLE: Yes.

8

MS. LENT: Mr. Loguercio?

9

COUNCILMAN LOGUERCIO: Yes.

10

MS. LENT: Mr. Foley?

11

COUNCILMAN FOLEY: Yes.

12

MS. LENT: Mr. Panico?

13

COUNCILMAN PANICO: Yes.

14

MS. LENT: Mr. Romaine?

15

SUPERVISOR ROMAINE: Yes.

16

MS. LENT: Motion carries.

17

COUNCILWOMAN BONNER: Resolution 0645

18

is a bond resolution authorizing the issuance

19

of \$750,000 bonds to pay the cost of various

20

improvements to Town facilities or

21

rights-of-way in and for said Town.

22

So moved.

23

COUNCILMAN LaVALLE: Second.

24

MS. LENT: Ms. Cartright, how do you

25

vote?

1

2

COUNCILWOMAN CARTRIGHT: Aye.

3

MS. LENT: Ms. Bonner?

4

COUNCILWOMAN BONNER: Yes.

5

MS. LENT: Mr. LaValle?

6

COUNCILMAN LaVALLE: Yes.

7

MS. LENT: Mr. Loguercio?

8

COUNCILMAN LOGUERCIO: Yes.

9

MS. LENT: Mr. Foley?

10

COUNCILMAN FOLEY: Yes.

11

MS. LENT: Mr. Panico?

12

COUNCILMAN PANICO: Yes.

13

MS. LENT: And Supervisor Romaine?

14

SUPERVISOR ROMAINE: Yes.

15

MS. LENT: Motion carries.

16

COUNCILWOMAN BONNER: Resolution 0646

17

is a bond resolution authorizing the issuance

18

of \$1,450,000 bonds to pay the cost of storm

19

water and drainage infrastructure improvements

20

to mitigate the effects of storm water at

21

various locations in and for said Town.

22

So moved.

23

COUNCILMAN LaVALLE: Second.

24

MS. LENT: Ms. Cartright, how do you

25

vote?

1

2 COUNCILWOMAN CARTRIGHT: Aye.

3 MS. LENT: Ms. Bonner?

4 COUNCILWOMAN BONNER: Yes.

5 MS. LENT: Mr. LaValle?

6 COUNCILMAN LaVALLE: Yes.

7 MS. LENT: Mr. Loguercio?

8 COUNCILMAN LOGUERCIO: Yes.

9 MS. LENT: Mr. Foley?

10 COUNCILMAN FOLEY: Yes.

11 MS. LENT: Mr. Panico?

12 COUNCILMAN PANICO: Yes.

13 MS. LENT: Mr. Romaine?

14 SUPERVISOR ROMAINE: Yes.

15 MS. LENT: Motion carries.

16 COUNCILWOMAN BONNER: Resolution 0647

17 is a bond resolution authorizing the issuance

18 of \$800,000 bonds to pay the cost of the

19 acquisition of land or permanent interests in

20 land for Town roads, rights-of-way, drainage

21 or other Town purposes in and for said Town.

22 So moved.

23 COUNCILMAN LaVALLE: Second.

24 MS. LENT: Ms. Cartright, how do you

25 vote?

1

2

COUNCILWOMAN CARTRIGHT: Aye.

3

MS. LENT: Ms. Bonner?

4

COUNCILWOMAN BONNER: Yes.

5

MS. LENT: Mr. LaValle?

6

COUNCILMAN LaVALLE: Yes.

7

MS. LENT: Mr. Loguercio?

8

COUNCILMAN LOGUERCIO: Aye.

9

MS. LENT: Mr. Foley?

10

COUNCILMAN FOLEY: Yes.

11

MS. LENT: Mr. Panico?

12

COUNCILMAN PANICO: Yes.

13

MS. LENT: And Mr. Romaine?

14

SUPERVISOR ROMAINE: Yes.

15

MS. LENT: Motion carries.

16

Thank you.

17

COUNCILWOMAN BONNER: Resolution 0648

18

is a bond resolution authorizing the issuance

19

of \$180,000 bonds of the Town of Brookhaven,

20

Suffolk County, New York, to pay the cost of

21

the increase and improvement to facilities of

22

the sewer district number two in the Town of

23

Brookhaven.

24

So moved.

25

COUNCILMAN LaVALLE: Second.

1

2

MS. LENT: Ms. Cartright, how do you

3

vote?

4

COUNCILWOMAN CARTRIGHT: Aye.

5

MS. LENT: Ms. Bonner?

6

COUNCILWOMAN BONNER: Yes.

7

MS. LENT: Mr. LaValle?

8

COUNCILMAN LaVALLE: Yes.

9

MS. LENT: Mr. Loguercio?

10

COUNCILMAN LOGUERCIO: Aye.

11

MS. LENT: Mr. Foley?

12

COUNCILMAN FOLEY: Yes.

13

MS. LENT: Mr. Panico?

14

COUNCILMAN PANICO: Yes.

15

MS. LENT: And Supervisor Romaine?

16

SUPERVISOR ROMAINE: Yes.

17

MS. LENT: Motion carries.

18

COUNCILWOMAN BONNER: Resolution 0649

19

is a bond resolution authorizing the issuance

20

of \$2,450,000 bonds of the Town of Brookhaven,

21

Suffolk County, New York, to pay the cost of

22

the increase and improvement of facilities of

23

the Town-wide lighting district in the Town of

24

Brookhaven.

25

So moved.

1

2

COUNCILMAN LaVALLE: Second.

3

MS. LENT: Ms. Cartright, how do you

4

vote?

5

COUNCILWOMAN CARTRIGHT: Aye.

6

MS. LENT: Ms. Bonner?

7

COUNCILWOMAN BONNER: Yes.

8

MS. LENT: Mr. LaValle?

9

COUNCILMAN LaVALLE: Yes.

10

MS. LENT: Mr. Loguercio?

11

COUNCILMAN LOGUERCIO: Aye.

12

MS. LENT: Mr. Foley?

13

COUNCILMAN FOLEY: Yes.

14

MS. LENT: Mr. Panico?

15

COUNCILMAN PANICO: Yes.

16

MS. LENT: And Mr. Romaine?

17

SUPERVISOR ROMAINE: Yes.

18

MS. LENT: Motion carries.

19

COUNCILWOMAN BONNER: Resolution 0650

20

is a bond resolution authorizing the issuance

21

of \$3,100,000 bonds to pay the cost of various

22

original improvements to the Town landfill,

23

including but not limited to, gas management,

24

odor control and leachate control improvements

25

in and for said Town.

1

2

So moved.

3

COUNCILMAN LaVALLE: Second.

4

MS. LENT: Ms. Cartright, how do you

5

vote?

6

COUNCILWOMAN CARTRIGHT: Aye.

7

MS. LENT: Ms. Bonner?

8

COUNCILWOMAN BONNER: Yes.

9

MS. LENT: Mr. LaValle?

10

COUNCILMAN LaVALLE: Yes.

11

MS. LENT: Mr. Loguercio.

12

COUNCILMAN LOGUERCIO: Aye.

13

MS. LENT: Mr. Foley?

14

COUNCILMAN FOLEY: Yes.

15

MS. LENT: Mr. Panico?

16

COUNCILMAN PANICO: Yes.

17

MS. LENT: And Mr. Romaine?

18

SUPERVISOR ROMAINE: Yes.

19

MS. LENT: Motion carries.

20

COUNCILWOMAN BONNER: Resolution 06 --

21

oh, wait, we are . . .

22

COUNCILMAN PANICO: Resolution six --

23

Donna, can I make one motion to adjourn the

24

next four resolutions at once?

25

MS. LENT: We can do that, right?

1

2

COUNCILMAN PANICO: Okay. Then I'll
make a motion --

3

4

MS. LENT: You're going to make a
motion to adjourn resolution number 0651,
0652, 0653 and 0654?

5

6

7

COUNCILMAN PANICO: Correct.

8

9

10

11

12

13

As was brought up in the prior Town
board meeting, we had said we were going to
address this in January and we want to make
sure that we are consistent and are going to
address it in January at the organizational
meeting of January 4th.

14

MS. LENT: All right.

15

16

Will I have the same second on all
those?

17

COUNCILMAN FOLEY: Yes.

18

19

MS. LENT: Mr. Foley, you're going to
second all four of those resolutions.

20

All those in favor?

21

COUNCILWOMAN BONNER: Aye.

22

COUNCILWOMAN CARTRIGHT: Aye.

23

COUNCILMAN FOLEY: Aye.

24

COUNCILMAN LaVALLE: Aye.

25

COUNCILMAN LOGUERCIO: Aye.

1

2

COUNCILMAN PANICO: Aye.

3

SUPERVISOR ROMAINE: Aye.

4

MS. LENT: Opposed?

5

(No response.)

6

MS. LENT: Motion carries.

7

COUNCILMAN FOLEY: Resolution 652 of

8

2020, adopting the 2020 --

9

MS. LENT: No, we --

10

COUNCILWOMAN BONNER: We just

11

adjourned, we just postponed that. I'm next,

12

Neil.

13

COUNCILMAN FOLEY: Oh, I'm sorry.

14

COUNCILWOMAN BONNER: 651 to 654, Neil.

15

Resolution 0655 is 2020 various

16

operating and capital budget transfers.

17

COUNCILMAN LaVALLE: Second.

18

MS. LENT: All those in favor?

19

COUNCILWOMAN BONNER: Aye.

20

COUNCILWOMAN CARTRIGHT: Aye.

21

COUNCILMAN FOLEY: Aye.

22

COUNCILMAN LaVALLE: Aye.

23

COUNCILMAN LOGUERCIO: Aye.

24

COUNCILMAN PANICO: Aye.

25

SUPERVISOR ROMAINE: Aye.

1

2

MS. LENT: Opposed?

3

(No response.)

4

MS. LENT: Motion carries.

5

6

COUNCILWOMAN BONNER: Resolution 656 is
a bond resolution authorizing the issuance of

7

\$100,000 bonds to pay the cost of the

8

acquisition and installation of traffic signs

9

in and for said Town.

10

So moved.

11

COUNCILMAN LaVALLE: Second.

12

MS. LENT: Roll call vote.

13

So, Ms. Cartright, how do you vote?

14

COUNCILWOMAN CARTRIGHT: Aye.

15

MS. LENT: Ms. Bonner?

16

COUNCILWOMAN BONNER: Yes.

17

MS. LENT: Mr. LaValle?

18

COUNCILMAN LaVALLE: Yes.

19

MS. LENT: Mr. Loguercio?

20

COUNCILMAN LOGUERCIO: Aye.

21

MS. LENT: Mr. Foley?

22

COUNCILMAN FOLEY: Yes.

23

MS. LENT: Mr. Panico?

24

COUNCILMAN PANICO: Yes.

25

MS. LENT: And Supervisor Romaine?

1

2

SUPERVISOR ROMAINE: Yes.

3

MS. LENT: Motion carries.

4

5

COUNCILWOMAN BONNER: Resolution 657 is

6

a bond resolution authorizing the issuance of
\$15,250,000 bonds to pay the cost of various

7

road construction and right-of-way

8

improvements in and for said Town.

9

So moved.

10

COUNCILMAN LaVALLE: I will happily

11

second that.

12

The largest contribution to road

13

repavement was made this year, \$15 million,

14

largest commitment this Town board has made in

15

decades to improving roads. Very happy to

16

second that.

17

MS. LENT: Okay. A roll call vote on

18

that, please.

19

So, Ms. Cartright, how do you vote?

20

COUNCILWOMAN CARTRIGHT: Aye.

21

MS. LENT: Ms. Bonner?

22

COUNCILWOMAN BONNER: Yes.

23

MS. LENT: Mr. LaValle?

24

COUNCILMAN LaVALLE: Yes.

25

MS. LENT: Mr. Loguercio?

1

2

COUNCILMAN LOGUERCIO: Aye.

3

MS. LENT: Mr. Foley?

4

COUNCILMAN FOLEY: Yes.

5

MS. LENT: Mr. Panico?

6

COUNCILMAN PANICO: Yes.

7

MS. LENT: Supervisor Romaine?

8

SUPERVISOR ROMAINE: Yes.

9

MS. LENT: Motion carries.

10

SUPERVISOR ROMAINE: Okay.

11

COUNCILWOMAN BONNER: Resolution 0658

12

is a bond resolution authorizing the issuance

13

of \$1,750,000 bonds to pay the cost of the

14

construction or reconstruction of improvements

15

to marinas and docks at various locations in

16

and for said Town.

17

COUNCILMAN LaVALLE: As the councilman

18

with no water in his district, I will second

19

that for all the voters out there.

20

COUNCILMAN PANICO: Kevin, we

21

appreciate it.

22

COUNCILMAN LaVALLE: Whenever I say

23

that, I get in trouble. I'm saying sure a

24

lot, sure a lot.

25

COUNCILWOMAN BONNER: A lot of people

1

2

in your council district use our beaches,

3

Mr. LaValle.

4

COUNCILMAN LaVALLE: I hear that all

5

the time.

6

MS. LENT: Ms. Cartright, how do you

7

vote?

8

COUNCILWOMAN CARTRIGHT: Aye.

9

MS. LENT: Ms. Bonner?

10

COUNCILWOMAN BONNER: Yes.

11

MS. LENT: Mr. LaValle?

12

COUNCILMAN LaVALLE: Yes.

13

MS. LENT: Mr. Loguercio?

14

COUNCILMAN LOGUERCIO: Aye.

15

MS. LENT: Mr. Foley?

16

COUNCILMAN FOLEY: Yes.

17

MS. LENT: Mr. Panico?

18

COUNCILMAN PANICO: Yes.

19

MS. LENT: And Supervisor Romaine?

20

SUPERVISOR ROMAINE: Yes.

21

MS. LENT: Motion carries.

22

COUNCILMAN LOGUERCIO: Resolution 659

23

of 2020 is the authorization for the

24

Supervisor/Deputy Supervisor to execute

25

subrecipient agreements with organizations in

1

2

the Long Island continuum of care for the

3

homeless using emergency solutions grant funds

4

under the CARES Act for homelessness

5

prevention services, residential rental

6

assistance and rapid rehousing programs.

7

So moved.

8

COUNCILMAN FOLEY: Second.

9

COUNCILMAN PANICO: On that motion, I

10

just want to point out this was a separate

11

allocation from the federal government with

12

regard to the CARES Act and the Town is using

13

all of this money to combat homelessness.

14

We've all met individually or collectively

15

with Alison Karppi and Marie Michel,

16

Commissioner and Deputy Commissioner of

17

Housing & Human Services and I'm glad to see

18

they have a good program and that they're

19

using this money for its intended purpose.

20

MS. LENT: Having been moved and

21

seconded, all those in favor?

22

COUNCILWOMAN BONNER: Aye.

23

COUNCILWOMAN CARTRIGHT: Aye.

24

COUNCILMAN FOLEY: Aye.

25

COUNCILMAN LaVALLE: Aye.

1

2

COUNCILMAN LOGUERCIO: Aye.

3

COUNCILMAN PANICO: Aye.

4

SUPERVISOR ROMAINE: Aye.

5

MS. LENT: Opposed?

6

(No response.)

7

MS. LENT: Motion carries.

8

COUNCILMAN LOGUERCIO: Resolution 660

9

of 2020 is the authorization for the

10

Supervisor/Deputy Supervisor to execute a

11

subrecipient agreement for Long Island Housing

12

Partnership to administer, oversee and

13

coordinate all aspects of a residential rental

14

and mortgage arrears assistance program on

15

behalf of the Town of Brookhaven using CARES

16

Act funds.

17

So moved.

18

COUNCILMAN FOLEY: Second.

19

MS. LENT: All those in favor?

20

COUNCILWOMAN BONNER: Aye.

21

COUNCILWOMAN CARTRIGHT: Aye.

22

COUNCILMAN FOLEY: Aye.

23

COUNCILMAN LaVALLE: Aye.

24

COUNCILMAN LOGUERCIO: Aye.

25

COUNCILMAN PANICO: Aye.

1

2

SUPERVISOR ROMAINE: Aye.

3

MS. LENT: Opposed?

4

(No response.)

5

MS. LENT: Motion carries.

6

SUPERVISOR ROMAINE: Okay. That

7

concludes our resolution agenda, next is

8

public hearings.

9

I just want to make a comment. A

10

number of people have said they want to speak

11

on the Crest development. That was a public

12

hearing that was held last January and it was

13

closed, so it was left open for comments, but

14

that period has passed as well, so that's all

15

gone, that's passed. It's on the decision

16

calendar. That doesn't mean a decision is

17

going to be rendered, there have been some

18

items on a decision calendar for more than a

19

year and no decisions are rendered.

20

The period of time to make yourself

21

part of the record for the Crest development

22

has long passed.

23

What you can do is you can write to

24

your individual councilman your personal

25

opinion, but it will not be part of the

1

2

record, the record -- the hearing was closed,

3

I believe it was last January and it was left

4

open for written comments and put on the

5

decision calendar, but at this time, there are

6

no plans to bring it forward to make a

7

decision on it for those who are asking those

8

questions.

9

I don't think they're familiar with

10

Town board procedure, but I thought I'd bring

11

that up because we have a number of people

12

that have asked to speak. It's not a public

13

hearing tonight and you don't speak on

14

decisions because those public hearings are

15

closed and those, the time for making written

16

comments have long passed and we're talking

17

almost a year.

18

So with that, we're going to go and go

19

onto public hearings at 5:30, which it will be

20

in less than 30 seconds and we will start with

21

public hearing one and I'll allow Donna, when

22

the clock says 5:30, to open it up.

23

(Pause.)

24

MS. LENT: Public hearing number one is

25

to consider the application known as DLC

1

2

Properties LLC motor vehicle dealership for a

3

change of zone from J Business 2 and A

4

Residence 1 to J Business 5 and a special

5

permit on property located in Medford, New

6

York.

7

Legal notices for public hearings are

8

published no less than ten days, no more than

9

20 days prior to a public hearing in one of

10

the legal Town newspapers. My office has

11

received a signed affidavit of publication

12

from the newspaper. A SEQRA negative

13

determination will be submitted by the Law

14

Department via resolution if applicable.

15

I am in receipt of a letter from

16

Suffolk County Planning determining it to be a

17

matter of local determination. I'm also in

18

receipt of letters from the Medford Taxpayers

19

and Civic Association and the Blue Ridge Home

20

Owners Association in support of this

21

application as well as two additional letters

22

of support.

23

The applicant was required to post the

24

property as well as notify all property owners

25

within a 500-foot radius of the subject

1

2

property. My office is in receipt of the

3

affidavits of mailing and postings.

4

Suffolk County Planning letter is dated

5

July 15, 2020.

6

Dear Ms. Lent:

7

Pursuant to the requirements of

8

Sections A 14-14 to A 14-25 of the Suffolk

9

County Administrative Code, the above

10

referenced application which has been

11

submitted to the Suffolk County Planning

12

Commission is considered to be a matter for

13

local determination as there is no apparent

14

significant county-wide or inter-community

15

impact(s). A decision of local determination

16

should not be construed as either an approval

17

or disapproval.

18

Signed Very truly yours,

19

Andrew P. Freleng

20

Chief Planner

21

SUPERVISOR ROMAINE: Okay. And I

22

believe today we're going to start off with

23

Joe Sanzano from our Planning Department

24

briefly explaining what this application is

25

all about.

1

2

MR. SANZANO: Good evening,

3

Mr. Supervisor. I'm trying get my camera

4

rolling.

5

SUPERVISOR ROMAINE: Okay.

6

(Pause.)

7

SUPERVISOR ROMAINE: There you go, Joe.

8

MR. SANZANO: Very good, thank you.

9

I'm just going to share my screen real

10

quick. Okay.

11

This site is located along the west

12

side of New York State Route 112 south of

13

Granny Road in Medford. It's 5.9 acres and

14

it's currently vacant and wooded on the

15

northerly lot. The southerly lot is formerly

16

a single family dwelling which has since been

17

removed. The site is currently split zoned J2

18

Business and A1 Residential. The applicant

19

seeks a change of zone to J5 Business along

20

with a special use permit in order to develop

21

the site with a new motor vehicle dealership.

22

The proposed conceptual plan shows a

23

new 48,865 square foot motor vehicle

24

dealership with customary accessory uses,

25

which include motor vehicle service area and

1

2

motor vehicle showroom. The concept plan

3

further provides for buffering, vegetated berm

4

and sound walls, which are proposed to the

5

nearby and adjacent condominium complex to the

6

west. The proposed sound walls extend along

7

the north and south property boundaries.

8

There are no waivers from special permit

9

criteria proposed. There may be variances

10

required at the time of site plan review and

11

the comprehensive land use plan designates

12

this site for commercial purposes.

13

With that, I will --

14

SUPERVISOR ROMAINE: Well, don't go

15

away, Joe, I have some questions as

16

Supervisor.

17

Are there covenants and restrictions

18

regarding this property that we would be

19

imposing?

20

MR. SANZANO: Yes, sir. We have

21

recommended several conditions which we have

22

submitted through the Town Attorney's office

23

and the applicant has also seen these list of

24

covenants and restrictions.

25

SUPERVISOR ROMAINE: Has he agreed,

1

2

should this Town board change the zone, to go
along with those covenants and restrictions?

3

4

MR. SANZANO: We believe that the
applicant is in full agreement with our
recommendations.

5

6

7

SUPERVISOR ROMAINE: Okay. And that
includes a buffer on the, I guess you would
say west side of the property, which backs up
to Blue Ridge Condominiums?

10

11

MR. SANZANO: That is correct.

12

SUPERVISOR ROMAINE: And that includes
a requirement for them to build a sales
office.

13

14

15

What other requirements are there in
terms of vegetation and other things of that
nature?

16

17

18

MR. SANZANO: We have a 40-foot rear
yard, which would be the vegetated buffer
along the condominium complex.

19

20

21

SUPERVISOR ROMAINE: Now that's going
to be mounded as well?

22

23

MR. SANZANO: Yes, it's a berm and a
sound wall.

24

25

SUPERVISOR ROMAINE: Okay.

1

2

MR. SANZANO: We also have a landscaped front yard along Route 112 and along the north and south property lines and we've asked for a condition for future cross access to the property to the north if it should develop that we would like to open that at some point in time.

9

10

11

12

13

We also have no garage doors that would face the condominium complex and that we have that the development should be in substantial compliance with the concept plan as presented to this board.

14

15

SUPERVISOR ROMAINE: Okay. Thank you, Joe.

16

17

18

Who is here to speak for the -- I'm sorry, do the board members have any questions?

19

(No response.)

20

21

SUPERVISOR ROMAINE: Board members have no questions of Joe.

22

Who is here to speak for the applicant?

23

24

MR. RUSSO: I am, Mr. Supervisor, Eric Russo.

25

SUPERVISOR ROMAINE: I thought the

1

2 applicant, himself, was going to be speaking.

3 MR. RUSSO: The applicant is also with
4 me as well.

5 SUPERVISOR ROMAINE: Okay.

6 MS. LENT: I have to swear him in.

7 SUPERVISOR ROMAINE: The clerk has to
8 swear the applicant in.

9 MR. RUSSO: No problem. Hold on one
10 moment, please.

11 (Pause.)

12 MR. CALLAHAN: Good evening.

13 MS. LENT: Good evening.

14 Sir, do you swear to tell the truth,
15 the whole truth and nothing but the truth so
16 help you God?

17 MR. CALLAHAN: I do.

18 MS. LENT: Thank you.

19 MR. CALLAHAN: Thank you.

20 MR. SANZANO: You could begin,
21 Mr. Russo.

22 MR. RUSSO: Good evening,
23 Mr. Supervisor, members of the board. We
24 thank you for the opportunity to come before
25 you this evening at this virtual public

1

2

hearing. My name is Eric Russo. I'm with the

3

law firm of Vanbrunt Juzwiak & Russo with

4

offices at 140 Main Street in Sayville. I'm

5

here representing the applicant this evening,

6

DLC Properties LLC of 208-24 Northern

7

Boulevard in Bayside, Queens 11361. The

8

managing member for the LLC is Douglas

9

Callahan, who's also with me this evening. He

10

is the property owner of both parcels that are

11

before you this evening. The properties were

12

purchased in 2017 and 2018.

13

The hearing is not based on seeking an

14

approval based on a change of zone and then

15

going to contract, Mr. Callahan decided based

16

on his judgment, which he will explain to you

17

himself, that it was a proper location for a

18

motor vehicle dealership and sales as well as

19

promotion for a car dealership here in Medford

20

in Suffolk County in the Town of Brookhaven in

21

terms of its proper location.

22

There are two tax lots as Mr. Sanzano

23

pointed out, 11.1 and 11.2, totaling the

24

acreage as was stated, which after taking by

25

the State will be the 5.69 acres that will be

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2

remaining on the property.

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The motor vehicle dealership is to be a high end motor vehicle dealership in Medford and it's to expand the operations from the property owner's Bayside, Queens, to Suffolk County in the Town of Brookhaven as he's deemed this a location as an excellent one of choice in order to promote the car dealership that he is seeking to move forward with.

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12

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That being said, I notice that in some of the comments they had referenced his other dealerships in Queens, which was Helm Bros. Mercedes Benz, Volvo Cars of Queens as well as Bayside Volkswagen.

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22

We have reviewed the Brookhaven Town Planning Division staff analysis and comments concerning the application. There are two buildings that's being proposed, 46,865 square foot for office, vehicle prep and service, which will total 31,244 with a sales area of 15,621 dealership proposed.

23

24

25

As Mr. Sanzano pointed out and we reviewed the covenants, there are overhead doors proposed on the north and the south,

1

2

nothing facing the west as we have discussed

3

that and reviewed that with the Blue Ridge

4

Condominium Association organization and that

5

was one of their requests.

6

There's also a second building that

7

will be used for a car wash solely for the car

8

dealership and that particular car wash is

9

going to be located on the south side of the

10

property as shown on the concept plan and this

11

was also relocated at the discussion and the

12

request of the Blue Ridge Civic Association.

13

The property is going to be fully

14

landscaped, we are going to be preserving

15

23 percent, approximately, of the natural

16

buffer around the property. The setbacks will

17

be in complete compliance with the zoning code

18

of the Town with the setbacks of 25 feet from

19

Route 112 after the taking.

20

We've had multiple meetings with the

21

Blue Ridge Condominium Association and the

22

Medford Civic Association over the last 20

23

months. Both organizations have provided to

24

the Town Clerk letters of support which are

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indicated in the record from September 23rd

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from the Medford Civic, October 1st from the Blue Ridge Civic and there were two adjoining property owners in the area, S&H Building Supply on October 14th of 2020 across the street that supports the application and there is also one from the commercial property owner one lot south of the subject property as of July 1st, '20, which is Farmingville Valley -- Farmington Valley, LLC who have all supported the application.

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What I would like to do at this point is have the property owner, Mr. Callahan, address the board. We have our consultants available if you have any questions. We have Kevin Paul from H2M Architecture and we have Jeffrey Vollmuth, who designed -- our engineer who designed the site concept plan before you tonight should you have any questions, but in the interest of moving forward with the application and having -- also had the opportunity to have Councilman Loguercio present at the civic association meetings, who heard the comments from the civic, I think it would be best that Mr. Callahan address the

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2

board at this time.

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MR. CALLAHAN: Good evening. We're all kind of tentative here because we don't want to lose our connection, so . . . I'd like to answer any questions that you may have and maybe I could give you a little background about myself.

9

10

11

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13

I've been a Mercedes dealer in Queens for the last 44 years. I've been a Volkswagen dealer for approximately 35 years at that location and I'm a relatively new Volvo dealer in the past five years.

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One of the things I would guess that you would be asking yourself is why is a dealer from Queens wanting to come out to Medford. Well, as I explained at the meetings that we had with the Blue Ridge Condominium Association and Medford association, if you're familiar with property values in Queens, it's just prohibitive possibly right now to become -- to find enough property to become a dealership and I didn't think at 75 years old that I would be looking to expand my franchises, but I had my son, who is sitting

1

2

here with me and he's been in the car business

3

and out of the car business. I actually had a

4

Mercedes dealership up in New London,

5

Connecticut, which he was a partner, I had

6

another partner, a young fellow who used to

7

work for me and at one point my son decided

8

that he wanted to go back into the academic

9

world. He received his doctorate from MIT in

10

molecular biology, toured the University of

11

Hawaii for the last 15 years. I can't really

12

explain why, but he wanted to come back into

13

the car business, which is even about five

14

years ago, so that's kind of one of the

15

reasons. I also have a daughter who's

16

currently living in Florida who probably will

17

be moving back to Long Island. I'm a Long

18

Island person, I grew up in Baldwin, Long

19

Island, on the south shore. I currently live

20

in Locust Valley, so I'm familiar with the

21

Island. I'm not getting into something that

22

I'm not familiar with.

23

I think that Route 112 offers a lot of

24

opportunity for us to grow. I think having

25

five acres is going to be something we're

1

2

really not used to because if you're again

3

familiar with Queens, my showrooms are on

4

Northern Boulevard and my service facilities,

5

one is in Flushing and one is in Great Neck

6

actually, so we're running split operations,

7

which in itself is quite difficult, so I would

8

be extremely happy to be able to have my

9

service department, my sales department all in

10

one location.

11

I don't know, are there any other

12

questions you would like to ask me?

13

SUPERVISOR ROMAINE: No, you did a very

14

good job of representing yourself, sir. I

15

have nothing.

16

Town board members, do you have any

17

questions?

18

COUNCILMAN LOGUERCIO: Supervisor, no

19

and as Mr. Russo said, he did do a

20

presentation and all of the questions that

21

were raised at the presentation that I was at

22

were answered. It seems satisfactory to me,

23

members, that all the residents that were

24

there.

25

I did receive two calls from residents,

1

2 only two calls in opposition. One said that
3 the application will destroy the area, they
4 don't want it; another one said they were
5 concerned about what will go into the water
6 and then a third call caller was in favor of
7 it, but they said that they want you to plant
8 white pine trees along the fence line. Other
9 than that --

10 MR. CALLAHAN: I'm not sure palm trees
11 will grow, but I can ask my son, he's used to
12 palm trees from Hawaii, so . . .

13 SUPERVISOR ROMAINE: I think white
14 pines, white pine.

15 MR. CALLAHAN: Oh.

16 COUNCILMAN LOGUERCIO: I'm sorry, white
17 pines.

18 MR. CALLAHAN: I apologize. It's a
19 little hard to hear, I apologize. Okay.
20 White pines.

21 COUNCILMAN LOGUERCIO: That's okay.

22 But like I say, I only had two people
23 that called that they were opposed to it and
24 then one person asked for the white pines.
25 Other than that, we have no other folks

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2

objecting to it.

3

(Inaudible.)

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SUPERVISOR ROMAINE: I would just say as counsel said, we did hear from the Medford Civic that they were in favor and we did hear from the condominium board that they were in favor.

COUNCILMAN LOGUERCIO: They were, I believe you said.

SUPERVISOR ROMAINE: They were in favor, yes.

COUNCILMAN LOGUERCIO: Yes.

SUPERVISOR ROMAINE: So those are the comments that we've heard.

Do we have any other speakers on this?

MS. EADERESTO: No, Mr. Supervisor, there's nobody from the public to speak.

SUPERVISOR ROMAINE: Do any of the other council members want to ask any questions?

COUNCILMAN PANICO: I have a question and that question is when do these dealerships take inventory from car carriers and how you get your cars; obviously with a residential

1

2 community being to the rear, when do you get
3 your inventory typically or would you, would
4 you even know because now you're relocating
5 from Queens out here to Suffolk?

6 MR. CALLAHAN: So we would have the
7 same things, the same requirements that we had
8 in Queens because again, if you're familiar
9 with Queens, our residents are really
10 literally 50 feet from our dealerships,
11 50 feet from our storage area, so we're very
12 aware of how to make sure we're not
13 impacting -- having as little impact as
14 possible on any of the residents. So our
15 requirements for Queens, you cannot deliver
16 before eight a.m. and you cannot deliver after
17 five p.m. and if you'll notice, you can see
18 that on the property, I think on the site
19 plan, you'll see that all of the car carriers
20 will come on site, there's plenty of room,
21 they'll drop off their cars on site, nobody
22 would be allowed to drop on the main highway
23 and that would again, be a requirement we
24 would have of the delivery trucks.

25 COUNCILWOMAN BONNER: Typically when do

1

2

you get your deliveries; what time of the day

3

do Mercedes gets delivered?

4

MR. CALLAHAN: They would usually be

5

delivered somewhere around nine or ten a.m.

6

COUNCILWOMAN BONNER: Okay.

7

Nothing very early, nothing very early

8

in the morning and nothing late at night?

9

MR. CALLAHAN: No. Again, we don't

10

allow any deliveries before eight a.m. and

11

after five p.m.

12

COUNCILWOMAN BONNER: Okay.

13

MR. CALLAHAN: No deliveries on

14

Saturday and Sunday obviously.

15

COUNCILWOMAN BONNER: Okay.

16

MR. CALLAHAN: And we are able to

17

control that, so I hope that answers your

18

question.

19

COUNCILWOMAN BONNER: It does. Thank

20

you.

21

MR. CALLAHAN: You're welcome.

22

MR. RUSSO: Are there any other

23

questions?

24

SUPERVISOR ROMAINE: Any other

25

questions?

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(No response.)

3

SUPERVISOR ROMAINE: If not, is there a motion to close this public hearing?

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COUNCILMAN LOGUERCIO: Yes, Supervisor, I'll close public hearing number one.

7

COUNCILMAN FOLEY: Second.

8

MS. LENT: All those in favor?

9

COUNCILWOMAN BONNER: Aye.

10

COUNCILWOMAN CARTRIGHT: Aye.

11

COUNCILMAN FOLEY: Aye.

12

COUNCILMAN LaVALLE: Aye.

13

COUNCILMAN LOGUERCIO: Aye.

14

COUNCILMAN PANICO: Aye.

15

SUPERVISOR ROMAINE: Aye.

16

MS. LENT: Opposed?

17

(No response.)

18

MS. LENT: Motion to close carries.

19

COUNCILMAN LOGUERCIO: I have a SEQRA

20

negative declaration granting the application

21

of DLC Properties LLC motor vehicle dealership

22

from a change of zone from J Business 2 and A

23

Residence 1 to J Business 5 and Town board

24

special permit to operate a motor vehicle

25

dealership on property located on New York

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2

State Route 112 in Medford, New York.

3

So moved.

4

COUNCILMAN FOLEY: Second.

5

MS. LENT: Second, please.

6

All those in favor?

7

COUNCILWOMAN BONNER: Aye.

8

COUNCILWOMAN CARTRIGHT: Aye.

9

COUNCILMAN FOLEY: Aye.

10

COUNCILMAN LaVALLE: Aye.

11

COUNCILMAN LOGUERCIO: Aye.

12

COUNCILMAN PANICO: Aye.

13

SUPERVISOR ROMAINE: Aye.

14

MS. LENT: Opposed?

15

(No response.)

16

SUPERVISOR ROMAINE: It's a SEQRA, yes.

17

MS. LENT: Motion carries.

18

COUNCILMAN LOGUERCIO: Resolution of

19

adoption granting the application of DLC

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Properties LLC motor vehicle dealership for a

21

change of zone from J Business 2 and A

22

Residence 1 to J Business 5 and Town board

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special permit to operate a motor vehicle

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dealership on property located on New York

25

State Route 112 in Medford, New York.

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So moved.

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COUNCILMAN FOLEY: Second.

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MS. LENT: All those in favor?

5

COUNCILWOMAN BONNER: Aye.

6

COUNCILWOMAN CARTRIGHT: Aye.

7

COUNCILMAN FOLEY: Aye.

8

COUNCILMAN LaVALLE: Aye.

9

COUNCILMAN LOGUERCIO: Aye.

10

COUNCILMAN PANICO: Aye.

11

SUPERVISOR ROMAINE: Aye.

12

MS. LENT: Opposed?

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(No response.)

14

MS. LENT: Motion carries.

15

MR. CALLAHAN: Thank you very much for

16

your consideration, we do appreciate it and we

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will not let anyone down from the dealership.

18

MR. RUSSO: Thank you, Mr. Supervisor,

19

members of the board. Have a Merry Christmas,

20

Happy New Year and Happy Hanukkah and all the

21

other holidays.

22

COUNCILMAN LOGUERCIO: You as well,

23

sir.

24

SUPERVISOR ROMAINE: Okay. We're onto

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public hearing number two.

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MS. LENT: Public hearing number two, introductory Local Law 15 of 2020, to consider enacting an introductory local law amending Chapter 29 entitled "Fees," Chapter 85 entitled "Zoning" and Article XXVII "Redevelopment" of the code of the Town of Brookhaven.

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Legal notices for public hearings are published no less than ten days and no more than 20 days prior to a public hearing in one of the legal Town newspapers. Our office has received a signed affidavit of publication from a newspaper.

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My office is in receipt of a letter from Suffolk County Planning advising that this is a matter of local determination.

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A SEQRA negative determination will be submitted by the Law Department via resolution if applicable and my office has received written comment in support of the introductory local law from the architects on the Port Jefferson Station commercial hub study steering committee and the area residents.

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SUPERVISOR ROMAINE: Okay.

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2

We have Beth Ann Reilly, our Planning
Commissioner to speak on this.

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MS. REILLY: Hello.

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SUPERVISOR ROMAINE: Beth, would you
explain what this new code is about?

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MS. REILLY: Yes.

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This is a two-part code. The first
part of our code is to repeal our Blight to
Light code. This code was adopted
approximately ten years ago and I think this
is the first code that I ever spoke with you,
Mr. Supervisor and Councilwoman Cartright
about. It had been used twice, one in
Wincoram, which was built and another one was
the Jefferson Meadows and that was never
built. That code was a special permit by the
Planning board.

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So we're looking to repeal that code
and replace it with a floating zone that would
be under the control of the Town board and so
in replacing it, we would be calling it a
commercial redevelopment district and what
we're looking to do is to stimulate the
revitalization of abandoned, vacant and

1

2

underutilized commercial shopping centers,

3

bowling alleys and health clubs to allow and

4

encourage flexibility in site and

5

architectural design, encourage redevelopment

6

that blends residential, commercial, cultural

7

and institutional uses and encourage

8

redevelopment that's walkable, affordable,

9

accessible and distinctive in the Town.

10

So what some of the site requirements

11

would be, a five-acre minimum for commercial

12

centers, bowling alleys, health clubs and

13

sites that had been previously used that had

14

been demolished. We would permit all of the

15

uses except for those that are exclusive in

16

J5, L1, L2 and K such as your auto uses and

17

your heavy industry.

18

There would be no setbacks to

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non-residential uses, but we would have a

20

25-foot minimum setback to residential, a

21

50-foot maximum height, which is the height

22

maximum that we currently have in our other

23

zoning districts and also to limit -- to

24

prevent big boxes, something similar that we

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had done in the 25A land use plan to prevent

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anything over 40,000 square feet in terms of commercial.

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There would be incentives for certain kinds of development based on the type of location that you have. If you're close to the MTA, you get an increase in density. If you use green technology, you get an increase in density. If you are going to build some special needs housing, which is something new that we're going to be incorporating, you would get an increase in density. So we did propose to have some increases in the code to allow you to redevelop the site.

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We did encourage also other methods to help with some of the parking and some methods that we have seen in a model code that the County has put out. It's things such as encouraging bike usage, bike storage inside residential, bike lockers in the commercial so that if you're going to not be using a car, you're going to be using a bicycle, there are other ways for people to get around.

24

25

We also have included a time limitation. I think oftentimes there's some

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2

frustration that people come in and make an

3

application and then they never build, so

4

we're putting an incentive in this code to

5

make sure that you're going to be building

6

what you say you're going to be building.

7

So you have one year to make the zoning

8

effective after the Town board grants you an

9

approval. You'd have a site plan done within

10

two years and a building permit within three

11

and you could ask for six-month extensions for

12

that that you need to come to the Town board.

13

As I said, this is a Town board

14

floating zone. We are not landing the zone,

15

applicants would need to come to this board

16

and seek permission to do so, so there's no

17

as-of-right application, there's not a special

18

permit like the Blight to Light was, this puts

19

the power at the Town board level.

20

We did get some comments that I'd like

21

to share with you. I did get a comment asking

22

if we could increase one of the maximum unit

23

sizes from 1,200 to 1,500. Now that

24

relates -- what we did was we put a mix of

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unit sizes so that not all the sizes would be

1

2

large units or small units, we tried to have a

3

mix of unit sizes, so one of our maximum was

4

no more than 30 percent of the units may

5

exceed 1,200, we were asked if we could go up

6

to 1,500. This code is published, it's been

7

out, but I did say -- that came from LIBE --

8

that we can look at that and if we need to

9

make an amendment in the future, we could

10

absolutely do that. There was also a question

11

regarding parking, about the parking code and

12

how we've done it.

13

The Planning board retains the power,

14

as it does in all of the codes, we didn't

15

change it here, over parking, landscaping,

16

buffers and drainage, so if there are the

17

sites that need a little bit of flexibility

18

and this board deems it appropriate to rezone

19

it to this category and deems that the site

20

plan, the concept plan that they've submitted

21

is what you're looking for, then the planning

22

board would have some of that flexibility that

23

it always has.

24

We did also get comments about historic

25

structures, that there's no specific mention

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of that in this code. That is correct, but we do have a current Town code, 85-638, all changes of zones go through the historic process.

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In addition, this board creates landmarks, this board creates the historic districts, so this board is well aware of all of the historic structures in areas and so I think that is something we would, of course, take into account if an application were to come and you were to have that before you.

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We did have a question about we use the term "substantial construction" as it relates to the time limits. Substantial construction is a term that is a legal term and it's not just when people are vested their rights, so it is a term that we do know what it means, it's not a vague term, so I wanted to put that on the record because those are the questions that I did have before the hearing.

22

23

24

SUPERVISOR ROMAINE: What were the comments from the Port Jefferson/Terryville Civic Association?

25

COUNCILWOMAN CARTRIGHT: I'm sorry, was

1

2

that a question, Supervisor, did you say what
were the comments?

3

4

SUPERVISOR ROMAINE: Yes.

5

6

COUNCILWOMAN CARTRIGHT: Yes, there was
a letter of support.

7

8

MS. LENT: I also have a letter from
Suffolk County Planning that I need to read
in.

9

10

SUPERVISOR ROMAINE: Okay.

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12

MS. LENT: Letter's dated December 1,
2020.

13

Dear Ms. Lent:

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16

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Pursuant to the requirements of
Sections A 14-14 to A 14-25 of the Suffolk
County Administrative Code, the above
referenced application which has been
submitted to the Suffolk County Planning
Commission is considered to be a matter for
local determination as there is no apparent
significant county-wide or inter-community
impact(s). A decision of local determination
should not be construed as either an approval
or disapproval.

Signed Very truly yours,

1

2

Andrew P. Freleng

3

Chief Planner

4

COUNCILWOMAN CARTRIGHT: Supervisor, I did just want to clarify something.

6

The letter that came from Charlie McAteer was on behalf of the commercial study, hub study group that we have rather than the civic association, but you know that there's a cross section of the same parties.

10

11

SUPERVISOR ROMAINE: Yes. Okay. But they were in favor of this code?

12

13

COUNCILWOMAN CARTRIGHT: That is correct and we have Jennifer Dzvonar who's here on behalf of the chamber to speak as well.

16

17

SUPERVISOR ROMAINE: Okay. Very good. Thank you.

18

19

COUNCILWOMAN CARTRIGHT: Thank you.

20

SUPERVISOR ROMAINE: Okay.

21

If there's no other questions from the board members, do we have speakers on this?

22

23

MS. EADERESTO: Yes, two speakers and monitors, can you let them in, please?

24

25

MS. DZVONAR: I can go first if you'd

1

2 like.

3

4

 SUPERVISOR ROMAINE: Jennifer, how are
you?

5

6

 MS. DZVONAR: I'm good, Supervisor; how
are you, good to see you again.

7

 SUPERVISOR ROMAINE: Good to see you.

8

 COUNCILWOMAN BONNER: Hi, Jen.

9

10

 MS. DZVONAR: Hey, Jane. I feel like I
see everybody so much. Hi, Beth.

11

 MS. REILLY: Hi.

12

13

 MS. LENT: Would you both please raise
your right hand; Mr. Pally?

14

 MR. PALLY: Yes, ma'am.

15

16

17

 MS. LENT: Do you swear to tell the
truth, the whole truth and nothing but the
truth so help you God?

18

 MR. PALLY: I do.

19

 MS. LENT: Thank you.

20

 MS. DZVONAR: I do.

21

22

23

 MS. LENT: Jennifer, you're going to go
first and let me just set my clock, if you
don't mind, for five minutes.

24

 All right, you can begin.

25

 MS. DZVONAR: Okay, great, thank you.

1

2 So thank you so much for having me.

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So regarding the commercial redevelopment district, I know the Port Jeff Station/Terryville Chamber of Commerce is in support and we do understand that it is a Town-wide proposed code and I think other chambers would absolutely love this as well.

So this Town-wide code, it will encourage commercial property owners to update and revitalize their establishments, which will entice additional local businesses, which I like that you put in there because it's not going to be big, so no big-box stores, which it will really enhance our local businesses to our areas, so instead of leaving their locations vacant to become blighted, so this is fantastic because we all drive around and we see many, many vacant buildings, so this will absolutely help the local business community with that.

It will also set guidelines of the proposed code. The potential projects will become -- and it will be more like a downtown feel. It says walking areas, green spaces,

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bicycles, more of a downtown to places that

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might not otherwise have a local downtown.

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I also have -- the proposed code will bring life and excitement into local

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businesses coming into the updated areas as

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well as the surrounding businesses. This will

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increase customer flow and brings many

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benefits to the local communities because we

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do know local businesses are the backbone to

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every community and the guidelines set forth

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seem to have been carefully thought out and to

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be a win-win for the local businesses and the

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residential communities.

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The chamber is one hundred percent in

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support of this proposed code and we look

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forward to a redeveloped area where it is

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needed the most within our community in Port

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Jeff Station and we can't wait to embrace the

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many new local businesses, so thank you for

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having me.

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SUPERVISOR ROMAINE: Thank you,

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Jennifer.

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MS. DZVONAR: Thank you.

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MS. LENT: Mr. Pally?

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MR. PALLY: Thank you.

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Thank you members of the Town board and the Supervisor for giving me the opportunity.

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It's much easier to communicate with you from Stony Brook than anyplace else, so I'm calling you from there. Thank you all.

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Long Island Builders Institute, of which I am the chief executive officer, is strongly in support of this resolution. We believe it is groundbreaking for Long Island and once again, the Town of Brookhaven leads the way for all other towns to look at the redevelopment of Long Island.

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Long Island no longer has large tracts of land. We now must redevelop, reuse what we've already used, whether it's been a good way or a bad way. We know we're being affected obviously by the decline in the retail establishment and many of the big-box stores, I have one right behind me where I live in Stony Brook and the ability to transform these sites, which have already been developed into new uses including residential uses as part of a multi-use process is

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tremendously beneficial to the building

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community of Long Island.

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The ability to know from the code what you can do and what you're going to be able to

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get allows for better financing opportunities

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because you're going to know what your density

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is and other attributes that you have to make

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out there, so this could be a significant

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benefit to a variety of existing communities

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all across the Town of Brookhaven and we

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believe set a model for all across Long Island

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because we've been talking obviously to all

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the towns about what they need to do to make

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it easier to use the parcels which have

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already been developed.

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As the Planning Commissioner made

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reference to, we have asked for two minor

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modifications. We would request the board

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consider going to 1,500 square feet as a

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maximum square footage for residential units;

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it gives us more options on the type of units

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to be built, especially for people who may be

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coming out of their single family homes and

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still want to live in their community, gives

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us more options if we could go from 1,200

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square feet to 1,500 square feet and we would

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also ask that some of the parking dimensions

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be looked at, especially those in areas near

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the train stations to reduce the amount of

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cement that is there on the ground. You know,

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we don't want to see cement, we want to see

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opportunities and we think that by a few mixes

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in the parking requirements, we could do that.

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But with those two modifications, even

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without them, we are strongly in support of

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this resolution, these zoning changes and this

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overlay district for the Town and we would

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urge its adoption by the Town board.

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Thank you very much.

17

SUPERVISOR ROMAINE: Thank you.

18

Any board members have any questions or

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want to make any statements before we move to

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close this hearing?

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COUNCILWOMAN CARTRIGHT: I would,

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Supervisor, thank you very much.

23

Well, first I'd like to thank the

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president of the Chamber of Commerce in Port

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Jefferson Station as well as Mr. Pally for

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coming on to provide comment and to all of the

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other constituents that have provided comment

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on this proposed code.

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Of course I'd like to thank our

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Commissioner Reilly for all of her great work

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as long as -- as well as the work of the

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Planning Department and the Law Department.

9

This has been a long time coming, as

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Commissioner Reilly indicated. When I first

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came into office, the Blight to Light code

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came with a lot of problems and concerns

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within my district and Councilman Loguercio's

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district; at the time it think it was Connie

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Keperth that was here. But it is something

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that we needed to work on and we are finally

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making it a reality.

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A number of comments have come from

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constituents in my district because as you

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know, Port Jeff Station has a number of

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abandoned, vacant and underutilized properties

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and the Blight to Light code was not

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necessarily addressing that and we're hoping

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that this code can now create a different

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mechanism to address these types of

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properties.

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I've been working diligently with the chamber of commerce, with the Terryville steering committee as well as the current leadership of the local civic association to address these properties and the work and feedback of these community members have helped to shape this proposed code, so I'm happy to be a co-sponsor and thank Commissioner Reilly again for this floating commercial redevelopment code as it definitely will pave the way for redevelopment of properties that need work.

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You hear a lot of community members speak to working on property that has already been developed rather than just building new development. The Supervisor has indicated that, you know, at a number of civic associations that we've been at together and working with the Supervisor as well as with the Planning Department, we are on our way to revitalize these properties, so thank you very much.

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SUPERVISOR ROMAINE: Thank you.

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I'd like to thank Councilwoman Cartright for her efforts on this. This is something that again, I want to thank our Planning Commissioner, can't say thank you enough.

We need on Long Island not new development as much as to redevelop what we have that has fallen into disrepair or misuse or whatever. I think we have tremendous potential to remake our communities and this gives us a tool to do that and I want to thank my friends from LIBE for all their work and their members and all the local chambers that pitched in as well as the board members. The board members have worked very hard to come up with this code to make sure that it was the right thing for the Town, so thank you to all.

Other comments?

(No response.)

SUPERVISOR ROMAINE: If not, I'll make a motion to close this public hearing; Val, you want to second that?

COUNCILWOMAN CARTRIGHT: Yes, Supervisor, I'll second that, thank you.

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MS. EADERESTO: Mr. Supervisor --

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COUNCILWOMAN CARTRIGHT: Oh, no, we're
not closing -- go ahead.

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MS. EADERESTO: We're going to leave
this open for SEQRA purposes, so --

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SUPERVISOR ROMAINE: Right.

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MS. EADERESTO: Okay, thank you.

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SUPERVISOR ROMAINE: So we'll close the
public hearing, but leave --

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MS. LENT: But leave it open for
written comments to December 17, 2020 for two

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p.m. Comments must be in by two p.m.

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SUPERVISOR ROMAINE: Okay.

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COUNCILWOMAN CARTRIGHT: Okay.

16

MS. LENT: All those in favor?

17

COUNCILWOMAN BONNER: Aye.

18

COUNCILWOMAN CARTRIGHT: Aye.

19

COUNCILMAN FOLEY: Aye.

20

COUNCILMAN LaVALLE: Aye.

21

COUNCILMAN LOGUERCIO: Aye.

22

COUNCILMAN PANICO: Aye.

23

SUPERVISOR ROMAINE: Aye.

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MS. LENT: Opposed?

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(No response.)

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MS. LENT: Motion carries.

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MS. EADERESTO: Mr. Supervisor, sorry to interrupt, but there are a number of people that are on this meeting that have clicked on the wrong link. They wanted to be on the accessory apartment hearing, so I'm just advising them that they have to get off this Zoom link and get on the correct link for the accessory apartment, which is happening at the same time. Thank you.

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SUPERVISOR ROMAINE: Okay. Thank you.

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I know we had a couple of confusions. We had some confusion with people, a number of people wanted to speak on the Crest development. That public hearing was held in January of 2020 and it was closed, left open for public comment and that comment period passed almost ten months ago, so I mean it's a little after the fact.

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The fact that it's listed on the decision calendar doesn't mean that a decision is going to be rendered tonight, it simply means that it's on a decision calendar. Oftentimes some items are not voted on ever on

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a decision calendar, so that being said, let's

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move onto the next public hearing, public

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hearing number three and I think Councilman

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Loguercio wants to make a motion on this?

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COUNCILMAN LOGUERCIO: Yes, Supervisor.

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If I may, I'll make a motion on it, a

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comment on it after we get a second, remove

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this resolution.

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COUNCILWOMAN BONNER: You're making a

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motion to withdraw, Mike?

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COUNCILMAN LOGUERCIO: Yes.

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COUNCILWOMAN BONNER: I'll second.

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COUNCILMAN LOGUERCIO: Thank you.

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Supervisor, to that motion, I just want

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to mention that this was an application that

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was made and the community came out very

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strongly against this. I met with many, many

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of the residents, they voiced their opinion.

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I spoke to the applicant, I explained the

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situation, that the community was absolutely

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opposed to this and they understood and they

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withdrew the application.

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SUPERVISOR ROMAINE: Okay. Thank you.

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So there's a motion to withdraw and a

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second.

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MS. LENT: Can I have a second?

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COUNCILWOMAN BONNER: I seconded it.

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SUPERVISOR ROMAINE: Jane had seconded

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it, Councilwoman Bonner.

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MS. LENT: All those in favor?

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COUNCILWOMAN BONNER: Aye.

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COUNCILWOMAN CARTRIGHT: Aye.

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COUNCILMAN FOLEY: Aye.

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COUNCILMAN LaVALLE: Aye.

12

COUNCILMAN LOGUERCIO: Aye.

13

COUNCILMAN PANICO: Aye.

14

SUPERVISOR ROMAINE: Aye.

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MS. LENT: Opposed?

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(No response.)

17

MS. LENT: Motion carries.

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SUPERVISOR ROMAINE: Okay. We're onto

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public hearing number four now.

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MS. LENT: We're going to open four and

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five together.

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SUPERVISOR ROMAINE: Okay.

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MS. LENT: Public hearing four is to

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solicit public and agency comments on the

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draft supplemental environmental impact

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statement associated with the application

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known as 7 Eleven, 974 Portion Road, for a

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change of zone from Commercial Recreation to J

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Business 5 and special permits on property

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located at Ronkonkoma, New York.

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Public hearing number five is to

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consider the application known as 7 Eleven,

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974 Portion Road for a change of zone from

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Commercial Recreation to J Business 5 and

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special permit on property located in

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Ronkonkoma, New York.

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Well, on number four we have legal

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notices for DSEIS.

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Public hearings are published no less

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than 14 days, no more than 28 days prior to a

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public hearing in one of the legal Town

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newspapers. My office has received a signed

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affidavit of publication from the newspaper

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and then on public hearing number five, legal

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notices for public hearings are published no

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less than ten days and no more than 20 days

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prior to a public hearing in one of the legal

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Town newspapers. My office has also received

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a signed affidavit of publication from the

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newspaper on that.

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The applicant was required to post the property as well as notify all property owners within a 500-foot radius of the subject property and we are in receipt of the affidavits of mailing and posting.

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This application . . . well, I don't think I need to read the rest of this, I think this is fine.

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SUPERVISOR ROMAINE: Okay.

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We do have Joe Sanzano from the Planning Department to briefly describe this application and then we'll hear from speakers about their viewpoints on this.

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So, Joe, if you want --

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COUNCILMAN LaVALLE: Can you also maybe Annette has to explain what we're doing tonight because I know we're not going to be voting on this tonight, but just explain what we're talking about with the SEQRA and everything, I know there's other people that are watching?

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SUPERVISOR ROMAINE: Yes.

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COUNCILMAN LaVALLE: If you can lead

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off with that and what the process is going on right now.

MR. SANZANO: I do have an explanation of the process along with the application.

COUNCILMAN LaVALLE: Okay, thank you.

MR. SANZANO: I'm just going to go ahead and share my screen real quick.

This is a joint public hearing for the SEQRA draft supplemental generic environmental impact statement, a change of zone application and a special use permit application.

The subject site is located along the south side of Portion Road, County Road 16, east of Maplecrest Drive in Ronkonkoma. The subject site is 1.83 acres. It is currently occupied with an abandoned miniature golf course. Subject site was zoned Commercial Recreation as a result of Town board's own motion rezoning from J2 Business to Commercial Recreation. That was approved by the Town board in 2012 based on the recommendations of the 2009 Portion Road corridor study and land use plan.

The applicant is currently seeking a

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change of zone to J 5 Business along with a special use permit for motor vehicle fueling station and accessory convenience store.

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As a result and due to the recommendations of the land use plan, the Town board adopted a SEQRA positive declaration on May 13, 2020 requiring the preparation of a draft environmental impact statement. The supplemental environmental impact statement provides an analysis of the potential impacts that were either not specifically addressed or site specific effects previously discussed in a generic EIS such as the differences between the adopted land use plan and the current land use application.

The applicant currently proposes . . . the applicant's proposed concept plan shows a new motor vehicle fueling station with pump islands, canopy, along with a 2,995 square foot convenience store building and along with other site improvements including providing additional parking to the adjacent property to the east, which is an undertaking establishment.

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Access to the site is via access to Portion Road by two access driveways. Waivers from the special permit criteria are required. Variances may be required at the time of site plan review and this is what the simulated look of the site could look like.

At the conclusion of this public hearing, it is recommended that the public hearing be closed, but should remain open for written comments only until the close of business on January 4, 2021 and also, to allow for Suffolk County Planning comments. At the close of the written comment period, the applicant will address all of the public comments here tonight as well as the written comments and submit them to the Town for acceptance as a final supplemental generic environmental impact statement.

SUPERVISOR ROMAINE: So this is not coming up tonight, so the public understands.

MR. SANZANO: That is correct.

SUPERVISOR ROMAINE: It is likely not to come up until the end of January or beginning of February --

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MR. SANZANO: That is absolutely correct. So we will see --

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SUPERVISOR ROMAINE: -- at the earliest.

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MR. SANZANO: -- a final supplemental EIS and the board can accept that and then after that is what's called a cooling-off period and then the board can render a decision after that.

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SUPERVISOR ROMAINE: Sometime more likely in February --

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MR. SANZANO: More likely in February, right.

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SUPERVISOR ROMAINE: Let me ask you, what is the buffer that is being proposed between the residents on the north side of Sweetbriar, which is the street right behind it and this proposed development?

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MR. SANZANO: I'm going to share my screen once again.

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They are showing a . . . I believe it's a 36-foot buffer to the rear property.

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SUPERVISOR ROMAINE: What does the code require?

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MR. SANZANO: I believe the code does
require a 50-foot buffer.

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SUPERVISOR ROMAINE: But they can't
meet that requirement?

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MR. SANZANO: They would have to
request a variance from the Planning board as
well as a variance for the front yard, which
is also a 50-foot.

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SUPERVISOR ROMAINE: What is the front
yard right now?

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MR. SANZANO: The code requires 50-foot
setback and a . . . I believe it's a 25-foot,
so I believe they meet the front yard
landscape requirement.

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SUPERVISOR ROMAINE: They meet it or
they don't meet it?

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MR. SANZANO: I believe they would meet
it, but at the time of site planning, we would
have a package of the variances that would be
required to be either Zoning Board of Appeals
variances or Planning board variances and the
applicant would have to seek those variances
at that time.

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SUPERVISOR ROMAINE: Is there any

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questions --

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COUNCILMAN LaVALLE: Mr. Supervisor, I know the applicant's here and he could answer, we went through this pretty extensively, he's been out in the community talking to various civic associations regarding this project and I think he'll have some answers for you.

I know the buffer question's interesting to ask, but seeing the way this is developed, it is behind the gas station, so it's 36 feet to a roadway that's barely going to be used behind the gas station and then there's a lot more room to the actual building, so it's something that was discussed within one of the civics one night about that, that's actually -- when you look at it, it's a road that's really not used that we would require -- that's there, but there still is a buffer that's there with the area that's really not going to be used, but I'm sure the applicant can speak a little bit to that because that question was brought up, so I'll let the applicant answer the questions.

SUPERVISOR ROMAINE: When the applicant

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comes on or his attorney, maybe they could
speak to civic support from the area as well.

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COUNCILMAN LaVALLE: Yes.

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SUPERVISOR ROMAINE: Other questions
for Joe?

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(No response.)

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SUPERVISOR ROMAINE: If not, well,
let's hear from the applicant at this point or
his attorney or representative.

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MR. BROWN: Thank you, Mr. Supervisor.
It's Keith Brown.

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SUPERVISOR ROMAINE: First of all, a
lot of people don't know, Mr. Brown was
elected this past November to the State
Assembly. He lives in the Town of Huntington.
I wish him every success. It has nothing to
do with tonight, but it's the first time I
have seen him and I just wanted to say
congratulations.

21

22

COUNCILWOMAN BONNER: Congratulations,
Keith.

23

24

MR. BROWN: Thank you very much. Thank
you.

25

So I just wanted to jump right in with

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2 the question about the buffer, if I may.

3 SUPERVISOR ROMAINE: Sure.

4 MR. BROWN: I'm not one to take it
5 lightly, but Mr. Sanzano did a fantastic job
6 on his overview, but I just would like to
7 direct his attention, I believe the buffer is
8 25 feet and that's pursuant to -- and let me
9 see here -- the Town code section is 85-843
10 sub B. (2)(b).

11 SUPERVISOR ROMAINE: You're saying you
12 exceed the code?

13 MR. BROWN: We meet the buffer
14 requirement and then some. It's actually an
15 additional 11 feet beyond to the required
16 25 feet, so and that was something that was
17 important to the applicant.

18 COUNCILMAN FOLEY: Mr. Brown -- Joe,
19 it's 25, I thought it was 50, the buffer?

20 MR. SANZANO: I'm looking it up right
21 now, let's see.

22 (Pause.)

23 MR. SANZANO: It is 25 feet. My
24 mistake, it was 25 feet buffer.

25 SUPERVISOR ROMAINE: So okay. You

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know, just want to be clear. So it does meet

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the --

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COUNCILWOMAN BONNER: Much better.

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SUPERVISOR ROMAINE: Okay.

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MR. BROWN: So it's a --

7

MR. SANZANO: It's a setback, not a

8

buffer that's the 50 feet.

9

SUPERVISOR ROMAINE: Oh, it's a

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setback. Okay, thank you.

11

MR. BROWN: Good evening,

12

Mr. Supervisor, honorable members of the

13

board. Keith Brown, Brown, Altman and Dileo,

14

LLP located at 538 Broad Hollow Road, Suite

15

301 West, Melville, New York 11747.

16

I'm here tonight along with our experts

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with respect to the application to develop

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gasoline service station and convenience store

19

located at the property at 974 Portion Road in

20

Ronkonkoma, New York.

21

At the outside, I would just like to

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thank you for the opportunity to make this

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application and all mailings and postings for

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this hearing were performed in accordance with

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the Town code and have been submitted to the

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Town Clerk in addition to the documents we're
relying upon in support of the application.

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All documents, because we are meeting
via Zoom, have been submitted to the Town
Clerk's office by email dated November 30th of
this year at approximately 11:30 in the
morning. Also, on April 28th of last year,
2019, our office met with and discussed this
project with the Farmingville Civic
Association and received their support. A
copy of their November 5, 2020 letter was
provided to the board prior to tonight's
hearing and it's included in that email as
Exhibit 11.

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SUPERVISOR ROMAINE: So the
Farmingville Civic is supporting it?

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MR. BROWN: That is correct.

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SUPERVISOR ROMAINE: Could I ask you, I
don't want to take you off your
presentation --

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MR. BROWN: That's okay.

23

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SUPERVISOR ROMAINE: -- but I'm
curious, you're building a 7 Eleven. I wanted
to ask about the 7 Eleven on Maplecrest and

1

2 Portion, which is like one block away.

3 MR. BROWN: Right.

4 SUPERVISOR ROMAINE: What's going to
5 happen to that?

6 MR. BROWN: Yeah, I was going to get to
7 it, but the quick answer is we're going to be
8 relocating and closing that 7 Eleven and
9 moving it to this location.

10 SUPERVISOR ROMAINE: So it's going --
11 that 7 Eleven will be closed?

12 MR. BROWN: Correct.

13 SUPERVISOR ROMAINE: Because you're
14 going to move the 7 Eleven in this location?

15 MR. BROWN: That's right.

16 SUPERVISOR ROMAINE: What is going to
17 become of that building per se; I know it's
18 hard to speculate because the market being
19 what it is, but maybe you could speculate a
20 little bit?

21 MR. BROWN: Well, the building's going
22 to repurposed for some other more suitable and
23 appropriate use. In my overview, I was going
24 to get into it, but the fact of the matter is
25 that parcel is extremely under-parked and has

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very poor site circulation for a 7 Eleven

3

whereas the new application, the site where

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we're going to, has ample parking at 974 and

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we have more than enough room for the drive

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aisles and the site circulation and it's a far

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more superior site.

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In addition to that, Mr. Supervisor,

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just to cut to the chase is because we have

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1.83 acres, we have some additional land that

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we're going to be providing 19 parking stalls

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for the funeral home, which is located

13

adjacent to the east. They are extremely

14

under-parked and as you know, when people come

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for funerals, they tend to stay for longer

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than a few minutes, they tend to linger there

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a little bit and having adequate parking for

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that funeral home is very important in this

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area.

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So in a nutshell and what I was going

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to say in my overview is that we're actually

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really solving many of the sins in this small

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stretch of Portion Road, so that it's really a

24

great opportunity to take advantage of the

25

1.83 acres and repurpose it and I don't want

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2 to steal Mr. Voorhis' thunder, but the fact of
3 the matter is --

4

MR. VOORHIS: Go ahead, Keith.

5

6 MR. BROWN: -- the Commercial
7 Recreation zoning use was really almost an
8 afterthought in the land use plan that was
9 adopted in 2009 and that's because it was --
10 it's been a mini golf course since 2000 --
11 sorry, since 1967 and the Commercial
12 Recreation was a zoning district that was
13 adopted for that site because of the use, not
14 the other way around, so to keep it as
15 Commercial Recreation doesn't make too much
16 sense.

16

17

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25

We submitted an affidavit from the
owner, BJMK and their efforts to find a
suitable tenant for the property, the site has
laid vacant for ten years, they cannot find a
suitable user to reopen the mini golf course.
As everyone on this call knows, it's a very
difficult business to run in this environment
with the rising costs of property and taxes
and just overall costs and expenses of running
an operation like a miniature golf course on

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Portion Road, so it's really not a viable use for the area.

They made significant efforts over the last ten years to try to re-tenant it, not just with a mini golf, but some other type of Commercial Recreation use and they've been unable to, but they do have a suitable tenant who came forward who wants this site and it meets all of the site criteria. I want to point out that there is no variances that are going to be necessary for the new gas station and accessory convenience store.

We are required to obtain some Town board waivers, but those Town board waivers only relate to the size of the building and the retail sales area of the convenience store, itself, they are not bulk variances per se.

My point being that the site is very well suited for this J 5 use in this location. You add to that the fact that we're relocating an under-parked and inferior 7 Eleven just down the block and the fact that we're adding the 19 parking stalls for the funeral home

1

2 next door and I feel and I'll let Mr. Voorhis
3 talk in a moment, but that it's a real
4 win-win-win for the Town, the community and
5 the property owner.

6

SUPERVISOR ROMAINE: Okay.

7

Questions from the board?

8

COUNCILMAN FOLEY: Mr. Brown, you said
9 the Farmingville Civic is supporting this; do
10 you have a letter?

11

MR. BROWN: I do, I do. It was
12 submitted, Councilman Foley, as Exhibit 11 in
13 the email packet.

14

COUNCILMAN FOLEY: Okay, great.

15

MR. BROWN: I also have a letter from
16 the funeral home owner, it's signed by Melissa
17 Forrester of Forrester Maher Funeral Home Inc.
18 and she wanted me to submit this, she gave
19 this to us today, that's why it's not included
20 in the packet and she wrote:

21

Dear Board Members,

22

As the property owner next to 974
23 Portion Road, Lake Ronkonkoma, we support the
24 idea of a 7 Eleven being built. We believe it
25 will be beneficial to our community and is

1

2

something that will improve the property of
the unused land that is there currently.

3

4

So --

5

6

MS. LENT: Mr. Brown, I don't have
those letters in my file, so if you could just
get a copy to me, I'd appreciate it so I can
circulate that.

7

8

9

10

MR. BROWN: Absolutely, Ms. Lent. They
were submitted through Ms. Sullivan, so I'll
make sure you get them.

11

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Mr. Sanzano did a terrific job of
summarizing. As you heard, it's -- the
application tonight is to hear public comment
on the SEQRA part of the application and we
are requesting the change of zone from CR to
J5, the special use permit from the Town board
and the Town board waivers for those two items
that I indicated. Other than that, I think
that's everything I wanted to cover.

21

22

23

24

25

We did submit as part of the packet
prior precedent where this board has granted
similar waiver requests, we submitted about
seven prior decisions of gas station
applications where the request was either for

1

2 the same or more of the building, various size
3 of the retail area size.

4

5 So with that, we have three experts on
6 the Zoom call with us tonight: Mr. Chris
7 Tartaglia, PE of High Point Engineering, our
8 project engineer; we have Charles Voorhis,
9 AICP of Nelson, Pope & Voorhis, our project
10 environmental consultant and finally we have
11 Mr. Andrew Villari, PE of Stonefield
12 Engineering & Design, our traffic safety
13 expert.

14

15 I think you understand the site plan
16 well enough. If you have any specific
17 questions about the site plan, Mr. Tartaglia
18 could answer them; otherwise I'd like to just
19 move right ahead to Mr. Voorhis and have him
20 give his presentation.

21

22 SUPERVISOR ROMAINE: Absolutely.

23

24 Can I just ask one additional question?

25

MR. BROWN: Sure.

26

27 SUPERVISOR ROMAINE: Are there other
28 gas stations in the vicinity?

29

MR. BROWN: There are.

30

SUPERVISOR ROMAINE: How many --

1

2

MR. VOORHIS: There's actually one just
to the west of this.

3

4

SUPERVISOR ROMAINE: Okay.

5

6

Because some people have raised the
issue that there's a lot of gas stations in
the area. You know, I know the area a little
bit, but I thought I'd raise that question and
just throw it out there.

7

8

9

10

MR. BROWN: What I'd like to do is if
we could just table that question for
Mr. Villari because he'll cover it in terms of
Portion Road being an arterial roadway and
leading to Nicolls Road, which is just to the
east of here, it will be part of his
presentation.

11

12

13

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16

17

So with that, Mr. Voorhis, you have the
floor.

18

19

MR. VOORHIS: Yes, you can hear me
okay?

20

21

MR. BROWN: Yes.

22

23

MS. LENT: Mr. Voorhis, if you don't
mind and if there's anybody else to be
speaking, please all raise your right hand.

24

25

Do you swear -- and your mikes are on,

1

2

so thank you -- do you swear to tell the

3

truth, the whole truth and nothing but the

4

truth so help you God?

5

MR. VOORHIS: Yes, I do.

6

MR. TARTAGLIA: Yes, I do.

7

MR. VILLARI: Yes, I do.

8

MS. LENT: Thank you.

9

MR. VOORHIS: Thank you, Keith.

10

Thank you, Supervisor and members of

11

the board and Town representatives.

12

I will not belabor my presentation

13

because Joe did an excellent job in

14

establishing the process and the purpose of

15

the hearing tonight and Keith did an excellent

16

job of identifying some of the planning

17

aspects, which I am fully in agreement with as

18

a professional planner.

19

So briefly, my name is Chic Voorhis of

20

NPD, 70 Maxess Road in Melville. As was

21

indicated, I'm an AICP as well as a certified

22

environmental planner with 43 years of

23

experience in the field. Very familiar with

24

the site and the area of the site and I'm also

25

the primary author of the draft supplemental

1

2

environmental impact statement that Joe

3

described earlier and Joe went into the SEQRA

4

process, which was very helpful.

5

Just in terms of a very brief overview

6

of the EIS, it was prepared to address the key

7

issues of concern that were listed in the

8

positive declaration. It is the subject and

9

has been the subject of extensive review by

10

Town Planning staff. It was revised based on

11

their comments and it was ultimately accepted

12

for public review and that's what's before you

13

tonight.

14

The date of the document is July 2020

15

because there were earlier versions, as I

16

said, that went through extensive review. The

17

EIS outlines a full description of the

18

proposed project and it examines resources

19

including topography, soils, water resources,

20

land use zoning and land use plans, community

21

character, community services, transportation

22

and community impacts and each resource is

23

characterized and assessed and mitigation is

24

identified where appropriate.

25

There were almost detailed studies of

1

2

nitrogen load, traffic-related studies and

3

community character including photographs to

4

establish the character of the area.

5

So, again, as a professional planner, I

6

believe the change of zone has merit and will

7

provide improvements to the site and area and

8

I'm in agreement with the points that

9

Mr. Brown had identified and basically the

10

project addresses three needs in the area, I

11

believe: the existing 7 Eleven will be

12

upgraded through redevelopment in conformance

13

with zoning, that's zoning J2 --

14

SUPERVISOR ROMAINE: Let me just

15

interrupt --

16

MR. VOORHIS: Yes, sir.

17

SUPERVISOR ROMAINE: -- because someone

18

made a comment that they were concerned that

19

it would be an abandoned building once 7

20

Eleven moved if the new building was approved

21

and you're saying it's not, it's going to be

22

redeveloped?

23

MR. VOORHIS: Well, it's available for

24

redevelopment, it will be up to the owner of

25

the property exactly what it is used for, but

1

2

the uses that are allowable are under the J2

3

code and those would be opportunities for

4

redevelopment.

5

SUPERVISOR ROMAINE: Okay.

6

MR. BROWN: Can I just add also that

7

our applicant does not own the existing 7

8

Eleven property, just so you're aware and I'll

9

just give you an example.

10

In my Town of East Northport, we have a

11

former 7 Eleven on Larkfield Road that was

12

built around the same time as this 7 Eleven

13

and that 7 Eleven was repurposed into a pool

14

company and you see this happening all over

15

the Island, many of the Friendly's restaurants

16

that went out of business were repurposed in

17

Huntington, the Friendly's became an Aboff's

18

building.

19

COUNCILWOMAN BONNER: Dairy Barn making

20

a 7 Eleven -- making a Dunkin Donuts.

21

MR. BROWN: Right.

22

So it's a matter of repurposing and

23

finding more appropriate uses in our opinion.

24

SUPERVISOR ROMAINE: Okay.

25

MR. VOORHIS: And some of those uses in

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the J2, Mr. Supervisor, would include retail sales, a day care center, office, personal service, take-out restaurants and those types of uses that conform with code.

So the second major improvement is that the existing mini golf deteriorated site will be upgraded and third is that the revitalization of the site will contribute beneficially to the corridor with a permanent attractive use.

Keith mentioned the site plan, itself, the size of the site, the excellent circulation, landscaping and buffering, the ability for adequate parking and circulation and the fact that no dimensional variances are needed, it conforms in all respects, so it really is a site that lays out well for this proposed use and again, I don't want to repeat, I'll just indicate that there's a need for a viable permanent use of the site which would generate tax revenue and jobs through construction and operation, the site use would upgrade the site consistent with the commercial nature of the corridor.

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The new 7 Eleven and convenience store would be a contemporary use with attractive landscaping and architecture to enhance the site in the area and it would provide a permanent use of the site that generates jobs, as I said.

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So in summary, the project I believe through our analysis is consistent with the character of the corridor. It will remove an underutilized and unmaintained site to be established with a permanent use that will have the benefits that I mentioned.

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The EIS did not identify any significant adverse environmental impacts and just in closing, we look forward to hearing comments on the draft EIS, we will work with the Town staff to provide a final EIS that fully addresses all substantive comments and I thank you for the opportunity to make these remarks.

22

23

(Annette Eaderesto left the meeting and Jennifer Lutzer joined.)

24

SUPERVISOR ROMAINE: Thank you.

25

MR. BROWN: Thank you.

1

2

SUPERVISOR ROMAINE: I know we have a number of public speakers.

3

4

MR. BROWN: Before that,

5

Mr. Supervisor, could we hear from our traffic expert, Mr. Andrew Villari?

6

7

SUPERVISOR ROMAINE: Okay.

8

MR. VILLARI: Good evening. Thank you,

9

Mr. Supervisor, for the opportunity to speak tonight.

10

11

For the benefit of the record, my name

12

is Andrew Villari. I'm a licensed

13

professional engineer in the State of New York

14

and I've been accepted as an expert witness in

15

front of other land use boards in the Town of

16

Brookhaven as well as virtually every other

17

town on Long Island.

18

Just a couple of points I wanted to

19

just make clear to the board and in looking at

20

some of the comments that we may be able to

21

discuss in addition to the public comment in

22

just a moment.

23

It's important to keep in mind that the

24

proposal for 974 Portion Road would be a

25

relocation site for the 7 Eleven at 944

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Portion Road. It's the site, Mr. Supervisor,
3 you mentioned that's just, you know, one block
4 to the west.

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So if you think about it, there's an
existing customer base that uses that 7 Eleven
today, it's likely the surrounding neighbors
of that area and then also the traveling
public on Portion Road. Portion Road is a
County road, it's a major arterial roadway,
carries about 22,000 vehicles a day, does
provide connection to Nicolls right to the
east of the site, so there is a bit of
commuter traffic that goes along the roadway.

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When you look at the application on 974
Portion, if you were to consider the addition
of the gasoline station, the question that
comes to mind is do you have 7 Eleven traffic
and then do you have gas station traffic on
top of that and the answer to that is no. The
two uses are commonly paired together because
they are complementary uses. If you go to a
convenience store, you go and you get a cup of
coffee, maybe you decide to go to a
convenience store with a gas station, while

1

2

your car is at the pump, you run in and get a coffee, you're doing a combined trip with one, so really the traffic impact here is not as high as you think because of the shared use between the two uses.

7

8

9

You also have the existing 7 Eleven already, there's people that go there today, they just go 500 feet to the east.

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In the future for a much improved site, Mr. Brown mentioned how the existing site's under-parked, under less than optimal site circulation and the proposal being almost two acres in size is a much improved site plan.

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Another thing about these types of uses is the pass-by element of traffic. You may be heading east on Portion Road to get to Nicolls in the morning, you need to get gas, you need to get a cup of coffee, you see the 7 Eleven, you pull in, you fuel up, you get your coffee and you keep going. You're already on Portion Road, so the net impact -- the net increase in traffic is actually very minimal. There are studies that are done throughout the industry that say almost 90 percent of traffic for this

1

2 type of use is already on the roadway. So the
3 net increase that we're talking about here is
4 very marginal.

5 Just to speak briefly on the other gas
6 station options in the area because I know
7 that was a question that was raised, to the
8 west of the site there are two gas stations
9 within about a thousand feet. There is a site
10 at 950 Portion Road that's on the south side
11 of the street. There's another gas station
12 that's a little bit further west, it's at 913
13 Portion Road. Going to the east, the closest
14 gas station is about a half a mile, that's
15 1090 Portion Road and that's a BP station.

16 So I appreciate everyone's time and I'd
17 be happy to answer any other questions about
18 traffic.

19 COUNCILMAN FOLEY: Mr. Supervisor, I
20 have a couple of questions for Mr. Brown, if
21 it's possible.

22 Mr. Brown, the current site that's
23 zoned CR, how long has the miniature golf been
24 abandoned?

25 MR. BROWN: Yeah. Thank you,

1

2 Mr. Foley.

3

4

The miniature golf's been abandoned
since 2010.

5

COUNCILMAN FOLEY: Okay.

6

7

And my other question was the current 7
Eleven, does that have gas?

8

MR. BROWN: It does not.

9

COUNCILMAN FOLEY: Okay.

10

11

12

13

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18

MR. BROWN: And I just want to add,
too, in our affidavit, my client, the owner,
indicates that they've owned the property
since 1981, but this isn't a question,
everyone, where they just bought this property
to redevelop it with this station, there is a
history here that's well documented, so
they've owned the property now for what,
almost 40 years.

19

20

21

So, Mr. Supervisor, that concludes our
presentation, we'll be happy to answer any
questions by the public.

22

SUPERVISOR ROMAINE: Thank you.

23

24

25

Why don't we hear from the general
public at this point, I think there's a number
of people that have asked to speak; can you

1

2

start admitting each one so they have an

3

opportunity to address the board?

4

(No response.)

5

SUPERVISOR ROMAINE: Hello?

6

MRS. HANLEY: Hello?

7

SUPERVISOR ROMAINE: Yeah, okay.

8

MRS. HANLEY: Okay. Our name is

9

William and Kathleen Hanley.

10

MS. LENT: One moment, please. I'm not

11

seeing names, so --

12

MRS. HANLEY: Okay.

13

MS. LENT: -- I can't see you at all,

14

but I'm going to ask you both to please,

15

you'll speak one at a time, five minutes each

16

and if you will both raise your right hand and

17

repeat after me, I swear to tell the truth,

18

the whole truth and nothing but the truth so

19

help me God.

20

MRS. HANLEY: I swear to tell the

21

truth, the whole truth and nothing but the

22

truth so help me God.

23

MR. HANLEY: Yes.

24

MS. LENT: Okay, thank you. I

25

shouldn't have said repeat after me.

1

2

MRS. HANLEY: That's okay.

3

MS. LENT: Okay.

4

5

So, ma'am, I'm going to allow you to speak first and I will set the clock for five minutes and will stop you when your time is done. You can begin.

6

7

8

MRS. HANLEY: Thank you.

9

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13

My name is Kathleen Hanley. I live at Nine Sweetbriar Court. We have been told now that this property will be developed. It's adjacent to Sweetbriar. It backs on Sweetbriar Court.

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We vehemently oppose this since we have been backed on the funeral parlor and next to that, the strip of stores right there and we deal with noise constantly with a landscaping, illegal business behind those strip of stores with trucks going in and out, they've been fined numerous times, it still continues, now you want to put a large gas station with a convenience store in that has 24-hour access.

23

24

25

You already have issues with people hanging out at the 7 Eleven at all hours of night. You talk about now having three vacant

1

2

buildings, the 7 Eleven, you have two gas stations one right next to it and then one across the street from it.

3

4

5

We did go to the civic association meetings and as a matter of fact, the Ronkonkoma Civic Association, where this parcel is located, was not in support of this. They, therefore, then went to the Farmingville Civic Association where it just happens to be the funeral parlor owner owns -- he's involved in both civic associations. Then that's where they got the approval from, the Farmingville.

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I don't know how much more we can say.

15

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Portion Road is congested to begin with, single lanes, now you'll have so much traffic.

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I think that property backing on a neighborhood would be better suited for something that would be like a nine to five, like an office building, something where you wouldn't have more, you know, vehicle traffic where you're dealing with trucks, smells and the noise and then you would have big light, so there's a lot of things to consider when

1

2

you're backing on a neighborhood and I

3

understand zoning, I understand getting the

4

variances, but we would -- we've been battling

5

those issues since I'm here for 20 years with

6

zoning issues and variances of property that

7

backed right on our backyard and no matter

8

what we have done, nothing has been taken care

9

of. They get fined, we call -- they burn

10

garbage, so what's to say that something like

11

this is not going to happen?

12

I understand it's a 7 Eleven and it

13

would be more -- you would landscape it and it

14

would be more attractive to the neighborhood,

15

but I really vehemently disagree that bringing

16

in a huge -- I could see on Middle Country

17

Road there is one there, that's a busy

18

highway. Portion Road is not a highway, it's

19

a neighborhood thruway and that's all I have

20

to say.

21

MR. HANLEY: Yes. This is Will Hanley.

22

We have spoken to everybody on

23

Sweetbriar and they're against it as well as

24

experiencing what has been going on on Portion

25

Road.

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I have been working for over a year with Councilman LaValle's office and we have gotten nowhere with the property behind us. There's been a cease and desist put in, they have been shut down by the fire marshal, but everything continues to go on and I just can't figure -- I don't trust you. When we bought our property, it was a buffer zone and the Town sold that buffer and now we've been paying the price ever since.

12

13

14

SUPERVISOR ROMAINE: A buffer zone? Explain that to me because I'm not familiar with that.

15

16

MRS. HANLEY: It was a green belt behind us.

17

18

SUPERVISOR ROMAINE: Well, it was green but, someone owned the property.

19

20

Who owned the property?

(No response.)

21

22

23

COUNCILWOMAN BONNER: It wasn't Town owned property that the Town sold, we don't sell our open space. We're prohibited by law.

24

25

SUPERVISOR ROMAINE: So who owned the property?

1

2

(No response.)

3

COUNCILMAN FOLEY: Are they still here?

4

MS. LENT: Is somebody going to answer?

5

COUNCILMAN FOLEY: Mr. Hanley?

6

(No response.)

7

COUNCILWOMAN BONNER: Was it green for

8

a very long time and you thought that it was

9

going to stay green?

10

COUNCILMAN LaVALLE: Mr. Supervisor,

11

I'm very familiar with the Hanleys' issue.

12

The property before them has a

13

landscaping company that has wood that

14

stores -- they store wood right on their fence

15

line. We have been working together for a

16

year, as Mr. Hanley said, we've had fire

17

marshals there, we've had the inspectors

18

there. The people there, literally on

19

October 26th a cease and desist order was

20

given out by the fire marshal. We've had our

21

inspectors there over the last year. These

22

people have been in court. We're taking all

23

the legal action we can take as a Town board.

24

I have spoken to Mr. Hanley myself at

25

the civic meeting, my staff has been staying

1

2

up on this issue because obviously, you know,

3

you wouldn't want that in your backyard, so

4

obviously with COVID this year and the courts

5

being closed down for as long as they were,

6

there's a little frustration on Mr. Hanley's

7

side because there was no action for a while

8

because we couldn't go to court to push a lot

9

of these issues, but like I said, just on

10

October 26th, we were able to do the cease and

11

desist order and what have you, so we'll

12

continue to follow up with those issues.

13

I don't know if he's still on the line

14

right now, too, because we can't hear him; is

15

he still there?

16

SUPERVISOR ROMAINE: Mr. Hanley, are

17

you still there?

18

(No response.)

19

MS. LENT: I mean their box is lit up,

20

but I don't know if they're in it, I can't

21

tell or see. I'm going to assume they're

22

gone.

23

SUPERVISOR ROMAINE: Okay, they're

24

gone.

25

If there's other speakers, let's bring

1

2 them in, please.

3

Other speakers?

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5

 MS. LENT: There's a Matthew Ingber, is
he next?

6

7

 MS. LUTZER: I believe there are no
other speakers from the public.

8

9

 MS. LENT: Who is this on the bottom,
Michael Ingber?

10

COUNCILMAN FOLEY: Matthew. Matthew.

11

COUNCILMAN LaVALLE: I think . . .

12

13

 COUNCILWOMAN BONNER: There's people in
the cue that don't want to speak.

14

15

 COUNCILMAN LaVALLE: Matthew's from
Keith Brown's office.

16

MR. BROWN: Correct.

17

18

 SUPERVISOR ROMAINE: So we only had one
speaker on this?

19

20

 MS. LUTZER: Yes, we have one more to
let in.

21

SUPERVISOR ROMAINE: A Susan Ciccione?

22

MS. CICCIONE: Yes, that's me.

23

24

25

 MS. LENT: Susan, I'm going to ask you
just to raise your right hand so I could take
your oath, please, swear you in.

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Do you swear to tell the truth, the whole truth and nothing but the truth so help you God?

5

MS. CICCIONE: Yes, I do.

6

MS. LENT: Thank you.

7

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14

MS. CICCIONE: Okay. Good evening everybody. I just wanted to say I moved out to Long Island, Ronkonkoma, 35 years ago from Queens and I brought my young family out here to have a better life and to have my backyard be their home and with that, I have seen so many changes over the years, some are good and some are bad.

15

16

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19

20

The most important thing that I'm concerned about is the environment. All these gas stations, are they being regulated with any leakage that is happening with the four gas stations that are in such close proximity to my home?

21

22

SUPERVISOR ROMAINE: They're all regulated. I'll answer that question.

23

24

25

They're all regulated by the Suffolk County Health Department. All gas tanks have to be double hulled; do you know what I mean,

1

2 they have to have two containers. It isn't
3 just a single gas fuel tank. It's a double
4 hull tank, yes and they're all regulated both
5 by the State and by the County Health
6 Department.

7

COUNCILMAN LaVALLE: And the Suffolk
8 County Water Authority actually does testing
9 throughout the area to test water in the area
10 and that goes on all over the place, too, so
11 that actually helps the situation, too.

12

MS. CICCIONE: Okay.

13

Well, also, I have other concerns, that
14 being I'm like three houses down from the
15 existing 7 Eleven, which did pose a problem
16 for many years with people hanging out there
17 and such like that, but it has gotten a lot
18 better.

19

However, I'm really concerned about
20 that being closed and moved to a different
21 location that is also close to me. My concern
22 is if you drive down Portion Road or any
23 developed area where there's stores, there are
24 so many stores that have closed, not just due
25 to COVID, just poor business, whatever they

1

2

have that is not working for them, that it's

3

not good in the area for whatever the reason

4

is, there are so many vacant buildings.

5

How long is that 7 Eleven going to be

6

vacant for? I live three houses down and I

7

would be concerned for public safety and what

8

would happen to that building being empty for

9

a long period of time and also, the gas

10

station, the Mobil gas station directly across

11

the street, where is that going, is that

12

staying there, so we're going to have gas

13

stations back to back? It just makes no

14

sense.

15

There's so many other things that we

16

can put in that area that would develop this

17

neighborhood like Patchogue and Sayville and

18

places like that. We don't have any

19

restaurants here. We hardly have any kind of

20

amusement here. That -- unfortunately that

21

golf course was there for so many years and it

22

was a great thing, now it's gone. There must

23

be something that this board could come up

24

with or this client could come up with other

25

than a gas station and 7 Eleven. I never even

1

2 heard of a 7 Eleven till I moved out here and
3 when I was told that people actually hang out
4 at a gas station, at a 7 Eleven, you come from
5 the city, that's absurd.

6 There's nothing here that I feel proud
7 of anymore, it's really, really sad and I feel
8 like my property value is going down because I
9 have now an abandoned building on the corner,
10 a gas station, an empty lot across the street
11 that has been empty for -- since I've been
12 here right across from the 7 Eleven and now
13 you want to build this big lot with this
14 beautiful landscaping. Quite frankly the
15 landscaping does nothing for me and those poor
16 people on Briar Court (sic) behind them, I ask
17 you all on the board right now, would you want
18 to live behind a structure like that, would
19 you like (inaudible).

20 SUPERVISOR ROMAINE: Let me just say,
21 this board doesn't propose any of these
22 things. This board is there to have people
23 come who own property. The marketplace
24 determines what goes different places.

25 If you went to Patchogue 20 years ago,

1

2

you would hear everyone complain about

3

Patchogue with the empty stores and that no

4

one was moving there. Patchogue turned itself

5

around and one of the key things was sewers.

6

So I mean there are communities that go

7

through phases.

8

COUNCILMAN FOLEY: Susan, I represent

9

Patchogue, too and I'm actually from the city

10

myself, I moved out here 20 years ago. I

11

think you bring up a lot of valid points where

12

in our economy and our country is moving in

13

different directions when it comes to retail.

14

That's why I asked Mr. Brown before about how

15

long has this property been abandoned. It's

16

been abandoned over ten years.

17

As the Supervisor mentioned, one of the

18

problems Patchogue had was dead areas, dead

19

stores, so sometimes when you bring some life

20

to an area and you develop it and developing

21

is subjective, some people like what's

22

developed and some people don't, I understand,

23

I don't want to trade blight for blight here,

24

either and I know your concern is the other 7

25

Eleven. I think you have some valid points,

1

2 but also, this corridor -- and I'm looking at
3 the map right now -- all the -- Portion Road
4 is developed as a commercial property, so if
5 something didn't go in this commercial wreck,
6 something else would eventually hopefully go
7 there, but the people behind there in Briar --
8 in Sweetbriar Court might not like that,
9 either.

10 It's a very difficult call, but I think
11 you have some valid points and I appreciate
12 your opinion.

13 MS. CICCIONE: Thank you.

14 MS. LENT: You have no other speakers?

15 MS. LUTZER: Martin Wilde wants to come
16 in.

17 SUPERVISOR ROMAINE: We have no other
18 speakers?

19 COUNCILMAN LaVALLE: We don't have any
20 other speakers?

21 MS. LUTZER: There is one more.

22 COUNCILMAN FOLEY: Okay.

23 MS. LUTZER: Give us a second to let
24 him in.

25 (Pause.)

1

2

MS. LUTZER: Okay. I believe we have
the next speaker in.

3

4

MS. LENT: All right. The name is
where, I'm not seeing it?

5

6

MS. LUTZER: Martin Wilde.

7

8

MS. LENT: Oh, wait, maybe I have to
move over one. Yes.

9

10

I'm sorry, Jen, can you give me the
name again?

11

12

MS. LUTZER: Yes, sure, Martin Wilde,
Madam Clerk.

13

14

MS. LENT: Unless there's another, I'm
not seeing him.

15

MR. WILDE: W-I-L-D-E.

16

MS. LUTZER: Correct.

17

18

MS. LENT: I know how to spell Wilde.
I'll telling you I don't see him on the
screen.

19

20

So, Mr. Wilde, can you speak up,
please?

21

22

(No response.)

23

24

MS. LENT: Is anybody else seeing him
because I'm not?

25

COUNCILWOMAN BONNER: I don't see the

1

2

speakers.

3

Mr. Wilde, are you there?

4

5

MS. LENT: His name would pop up in the box and it's not.

6

MS. LUTZER: Now I no longer see him.

7

COUNCILMAN FOLEY: Matt, is he there?

8

9

MS. FAGAN: It looks like he just left the meeting, he was there.

10

11

12

13

COUNCILMAN FOLEY: Well, Mr. Wilde, if you're listening to this Zoom meeting, you can always email myself or Councilman LaValle about your concerns about the project.

14

15

COUNCILMAN LaVALLE: We will have a period, an open comment period, after this.

16

17

MS. LENT: Right. So they can submit something in writing.

18

19

20

MR. BROWN: In the meantime, can I make a couple of comments just in terms of the overall site location, Mr. Supervisor?

21

22

23

24

25

COUNCILMAN LaVALLE: Keith, let me ask you a couple of questions before you jump in because I know we're talking about gas stations on two different -- on a north and south side of the road. I guess Mr. Villari

1

2 will probably answer my questions the best.

3

4

I deal with two major roadways in my area, Middle Country Road and Portion Road.

5

6

Not to compare both of them because obviously Middle Country Road is a lot busier of a road

7

that goes on there, but is there, Mr. Villari,

8

is there a benefit trafficwise, safetywise,

9

having gas stations on separate sides of the

10

road?

11

MR. VILLARI: Yes, there is.

12

The safety benefit is that you may be

13

going eastbound and a site on the south side

14

of the street is an easier option for you. If

15

you're going west, maybe a site on the north

16

side of the street is a better option for you,

17

so yes, there is a safety benefit as a part of

18

this, yes.

19

COUNCILMAN LaVALLE: So the people

20

making less across traffic, you know,

21

significantly because why would I make the

22

left to go in here when I could just make the

23

quick right and go right there?

24

MR. VILLARI: I totally agree with you,

25

I think it would naturally dissuade people.

1

2

COUNCILMAN LaVALLE: I know it's

3

something that we talk about a lot when we do

4

a lot of these projects.

5

I know Councilman Foley and I, these

6

sites have been a blight for a long time.

7

Even the 7 Eleven that's sitting there right

8

now, it's been there, it isn't in good shape,

9

you know, there's no landscaping, it looks

10

terrible. The gas station across the street

11

has been a problem for years, there's trucks

12

all over the place, it's a real big problem

13

across the street and I know Councilman Foley

14

and I just had a meeting with that person who

15

just purchased that property and they're

16

actually going to fix up that whole place,

17

it's actually going to be nice, it's going to

18

clean up another blighted site in this area.

19

So I just wanted to get that out there real

20

quick just to get that traffic perspective.

21

I know, Keith, you were just about to

22

speak about some of the dynamics. I was going

23

to get to that, but I'll let you say what you

24

wanted to say first.

25

MR. BROWN: I appreciate that,

1

2

Councilman LaValle.

3

4

5

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10

I just wanted to point out just from the site plan and a planning perspective that if you look directly south of this property -- and I'm kind of flipping between screens -- when you go to Google maps, there is either a recharge basin or significant vacant property that's fenced off all around it just to the south.

11

12

13

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22

So it is only the two homes on Sweetbriar, I think it's number 15 and 17, that even back up to anywhere on the proposed parcel, but even with those two locations, if you look at the site plan, Mr. Tartaglia's team is proposing a triple row of seven foot arborvitae, five foot on center, which will create a very dense living fence in that vicinity and then you have to go -- the building, itself, is 70 feet away from the property line not including the vacant parcel/retail space that's there.

23

24

25

In terms of new traffic, Mr. Villari's report covers it as far as that comment is concerned. The additional new traffic that

1

2

will be introduced is negligible at best.

3

4

5

6

There was a comment made by Mrs. Hanley about dark skies compliance. The site will be fully compliant with the Town's very strict dark skies provisions.

7

8

9

10

11

I think the Supervisor answered Ms. Ciccione's comment about the double wall with tanks and the fact that all tanks in Suffolk County now have to be fiberglass double wall with monitoring systems attached.

12

13

14

15

16

17

18

19

20

In terms of the overall use, Councilman Foley cited the fact that it's been vacant for ten years and they have not found a suitor for this property, so the choice is reutilize this property for a use that will complement the other uses around it and use it as an opportunity to help the funeral parlor next door as well as the fact of repurpose the existing 7 Eleven.

21

22

23

So the purpose of tonight's meeting is not a vote, but for public comment, I just wanted to get those comments on the record.

24

25

COUNCILMAN LaVALLE: Just to talk about that, I know the Supervisor brought up the

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buffer issue.

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Having been at the civic meetings, I know the Supervisor is very busy, he can't get to every civic meeting that's out there, but I was able to participate in some of these and one of the issues did come up about that buffer and I think Mr. Brown explained it pretty well about the trees and everything that they're going to put along the back and then also, the distance from the border line to the actual building is over 70 feet. I know that's something that the civic was talking about and people had brought up to make sure there is a good compression for any noise issues and now the cars, now if you think about that, it's 70 feet to the building, then you probably have another 70 feet to where the parking and everything else is, so I think the noise issue was an issue that was discussed and I think that's something that would be, you know, certainly beneficial and something we did talk about when we went through this whole process during the civic meetings.

1

2

MR. BROWN: Yes.

3

4

COUNCILMAN LaVALLE: I guess we're just -- tonight we're just voting to close and we're going to leave this open for a 30-day period, is that Joe?

5

MR. SANZANO: I am told --

6

MS. LENT: January 4th we're leaving it open.

7

8

COUNCILMAN LaVALLE: Okay.

9

MR. SANZANO: January 4th.

10

COUNCILMAN LaVALLE: Okay.

11

SUPERVISOR ROMAINE: Okay.

12

So is there a motion at this point?

13

Since we're not voting on it tonight, is there a motion to close the public hearing and leave it open for written comments?

14

15

16

COUNCILMAN FOLEY: Yeah, Supervisor, I would like to close public hearing number five, four and five.

17

18

19

COUNCILMAN LOGUERCIO: I'll second that.

20

21

MS. LENT: I'll take the vote separately, please.

22

23

COUNCILMAN FOLEY: I'd like to close

1

2

public hearing number four.

3

MS. LENT: Thank you.

4

COUNCILMAN LOGUERCIO: I'll close that

5

one, too.

6

MS. LENT: All those in favor?

7

COUNCILWOMAN BONNER: Aye.

8

COUNCILWOMAN CARTRIGHT: Aye.

9

COUNCILMAN FOLEY: Aye.

10

COUNCILMAN LaVALLE: Aye.

11

COUNCILMAN LOGUERCIO: Aye.

12

COUNCILMAN PANICO: Aye.

13

SUPERVISOR ROMAINE: Aye.

14

MS. LENT: Opposed?

15

(No response.)

16

MS. LENT: Motion carries.

17

COUNCILMAN FOLEY: Also, I'd like to

18

close public hearing number five.

19

COUNCILMAN LOGUERCIO: Second.

20

MS. LENT: All those in favor?

21

COUNCILWOMAN BONNER: Aye.

22

COUNCILWOMAN CARTRIGHT: Aye.

23

COUNCILMAN FOLEY: Aye.

24

COUNCILMAN LaVALLE: Aye.

25

COUNCILMAN LOGUERCIO: Aye.

1

2

COUNCILMAN PANICO: Aye.

3

SUPERVISOR ROMAINE: Aye.

4

MS. LENT: Opposed?

5

(No response.)

6

MS. LENT: Motion carries.

7

That's closed with written comments

8

until 1/4/21.

9

MS. LUTZER: Written comment will be

10

allotted until January 4th.

11

MR. SANZANO: And including Suffolk

12

County Planning.

13

SUPERVISOR ROMAINE: Right. And once

14

we have those comments, the Town board could

15

make a decision, but more likely, the second

16

meeting in January or first meeting in

17

February will be more likely, so we do

18

consider written comments, if you have any,

19

please submit them and the board will get

20

copies of them and then consider them and

21

discuss it.

22

COUNCILWOMAN BONNER: The residents

23

shouldn't wait almost a year.

24

SUPERVISOR ROMAINE: Yeah, absolutely.

25

So with that, I think --

1

2

MR. BROWN: Thank you all very much.

3

Have a wonderful evening, have a nice holiday

4

if I don't see you.

5

SUPERVISOR ROMAINE: You too, enjoy.

6

Good luck.

7

And with that, with the public hearings

8

closed, open to public comment, we've

9

completed our business, so if there's a

10

motion, we can adjourn.

11

MS. LENT: Can I have a motion?

12

COUNCILMAN LaVALLE: So moved.

13

COUNCILMAN FOLEY: Second.

14

MS. LENT: All those in favor?

15

COUNCILWOMAN BONNER: Aye.

16

COUNCILWOMAN CARTRIGHT: Aye.

17

COUNCILMAN FOLEY: Aye.

18

COUNCILMAN LaVALLE: Aye.

19

COUNCILMAN LOGUERCIO: Aye.

20

COUNCILMAN PANICO: Aye.

21

SUPERVISOR ROMAINE: Aye.

22

MS. LENT: Stand adjourned.

23

SUPERVISOR ROMAINE: This meeting now

24

stands adjourned, thank you all, good night.

25

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I, JOANN O'LOUGHLIN, a Notary Public
for and within the State of New York, do hereby
certify that the above is a correct transcription
of my stenographic notes.

JOANN O'LOUGHLIN