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

- - - - -x

TOWN BOARD WORK SESSION MEETING

HELD VIA ZOOM VIDEOCONFERENCE

- - - - -x

January 20, 2022
2:00 p.m.

TRANSCRIPT OF PROCEEDINGS

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

BOARD MEMBERS :

JANE BONNER
NEIL J. FOLEY
JONATHAN KORNREICH
KEVIN LaVALLE
MICHAEL A. LOGUERCIO JR.
DANIEL PANICO
SUPERVISOR EDWARD P. ROMAINÉ

ALSO PRESENT :

DONNA LENT, TOWN CLERK
ANNETTE EADERESTO,
TOWN ATTORNEY
MATT MINER,
CHIEF OF OPERATIONS
JAMES M. TULLO,
COMMISSIONER
PLANNING & ENVIRONMENTAL
DON HOHN, PLANNING DIRECTOR
JOSEPH SANZANO, PLANNING

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SUPERVISOR ROMAINE: Welcome to the
Town Board's work session of February -- of
January 20th. I'm going to gavel our meeting
to order and if we can stand and honestly, if
our new Planning Director, Don, if you would
lead us in the pledge.

(Pledge of Allegiance.)

SUPERVISOR ROMAINE: Thank you.

As we start our meeting at our work
session, I would ask our Planning
Commissioner, James Tullo, to introduce our
new Planning Director.

MS. LENT: Before we do that, sir, can
I take the roll?

SUPERVISOR ROMAINE: Sure, absolutely.

MS. LENT: Okay.

Councilman Kornreich?

COUNCILMAN KORNREICH: Here.

MS. LENT: Councilwoman Bonner?

COUNCILWOMAN BONNER: I'm here.

MS. LENT: Councilman LaValle?

COUNCILMAN LaVALLE: Present.

MS. LENT: Councilman Loguercio?

(No response.)

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COUNCILMAN FOLEY: He's having some technical problems.

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MS. LENT: He's having trouble. Okay. Maybe he can jump in another office, I'm not sure, but --

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SUPERVISOR ROMAINE: He can jump in in my office or he can go into Neil's --

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MS. LENT: Yeah because he'll have space in your office.

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Councilman Foley?

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COUNCILMAN FOLEY: Here.

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COUNCILWOMAN BONNER: He can come here,

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too.

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MS. LENT: Councilman Panico?

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COUNCILMAN PANICO: Here.

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MS. LENT: And Supervisor Romaine?

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SUPERVISOR ROMAINE: Present.

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MS. LENT: You have a quorum, sir.

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SUPERVISOR ROMAINE: Okay.

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Jim, do you want to introduce our new

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Planning Director?

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MR. TULLO: Sure, sir.

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SUPERVISOR ROMAINE: Don, unmute your

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yourself so you can say hello.

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MR. TULLO: I think I'm good, I think I'm unmuted, right?

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SUPERVISOR ROMAINE: Yes; how about Don?

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MR. TULLO: Okay, good.

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So good afternoon, Supervisor, members of the Town Board.

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I'd like to -- a few weeks back we all had met Don Hohn at a work session, a virtual work session. I have every intention on getting him up and meeting each one of the Town council.

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We saw the Supervisor for a few minutes the other day and we're looking to sit down, discuss things that you all want to get done in your districts and Don has been jumping in and meeting with everybody and trying to just get a flavor of how we do things in the Town of Brookhaven, so I'll just introduce Don Hohn and Don, if you want to say few words.

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MR. HOHN: Yeah, I hope you all can hear me, my computer doesn't have a microphone, so I'm using my phone as well as the computer, but it's great to be here,

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everybody's been very welcoming so far and

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I've been having a lot of fun just learning

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what's going on currently in the Town.

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SUPERVISOR ROMAINE: Look forward to

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sitting with you, maybe having a conversation

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to answer any questions that you might have or

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any concerns or issues that you'd like to

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raise, so I'll look forward to doing that in

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the future. Thank you very much, welcome

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aboard.

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And with that, the first item on our

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agenda for the work session is the planning

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report and who is presenting that, is Joe

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presenting that?

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MS. LENT: Before Joe starts, can I

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just acknowledge that I have recorded

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Councilman Loguercio as here?

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SUPERVISOR ROMAINE: Yes, he is.

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COUNCILMAN LOGUERCIO: Sorry I was late

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everybody.

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COUNCILWOMAN BONNER: The good old

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technical difficulties.

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COUNCILMAN LOGUERCIO: Yeah, Zoom

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decided to update.

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MR. SANZANO: Mr. Supervisor, members of the board, we have two applications that are scheduled for a public hearing on a Tuesday, January 25th.

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The first application, if I will share my screen, give me one second.

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(Pause.)

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MR. SANZANO: The first application we have is called Bolla Market, 913 Portion Road at Ronkonkoma. This site is located at the northwest corner of Portion Road and Avenue D in Ronkonkoma. It's 1.2 acres. It's currently an existing motor vehicle fueling station.

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The site is currently zoned J 2 Business, the applicant would like to rezone the site to a J 5 Business in order to redevelop the site with a new motor vehicle fueling station along with a 2,600 square foot convenience store, accessory convenience store, new pump islands and landscaping.

There's a negative declaration on this if the board is so inclined to approve it, Suffolk County Planning had a local

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determination and we do have Civic Association support of this project.

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SUPERVISOR ROMAINE: You do have Civic support?

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MR. SANZANO: We do.

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SUPERVISOR ROMAINE: Okay.

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COUNCILMAN LaVALLE: Mr. Supervisor, they've met with them. There was a few things they were -- the Civic was asking for, you know, they wanted some more landscaping, they were concerned about the ride in, ride out, so they're trying to move all the traffic to make a left on Avenue D, was a big issue that they had talked to, but the developer was good enough to make some of the changes that they wanted and this is basically just redeveloping a current site that has been kind of blighted for years, Joe, I think we could agree that they've had trucks parked on it and various other things, so this is really going to upgrade that site and they're really going to make it look a lot better than what it is right now.

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MR. SANZANO: Moving on, the next site

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we have for a public hearing is the Tantillo

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Auto Group, this is in Terryville. It's on

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the north side of the New York State Route 112

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and Jefferson Avenue in Port Jeff Station or

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Terryville area. It's 3.61 acres currently

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zoned J 2 Business and A 1 Residential. It's

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currently a building on site that's being used

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as a print shop. The site was previously an

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automotive dealership. The applicant now is

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asking for a J 5 Business zone and a special

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use permit in order to operate a motor vehicle

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dealership at this location.

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They would repurpose the 14,982 square

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foot building with a new motor vehicle

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fueling -- new motor vehicle dealership,

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excuse me and there would be variances

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required at the Planning Board and possibly

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Zoning Board. There's a local determination

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from Suffolk County Planning and we do have --

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civics does not have an objection. This would

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be a Nissan dealer, almost adjacent to the

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Mariano Rivera dealership that we had saw last

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year or two.

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SUPERVISOR ROMAINE: Okay.

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Questions from the board?

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(No response.)

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SUPERVISOR ROMAINE: No questions.

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Okay. I think you have one more that

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you're presenting today.

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MR. SANZANO: We have one application

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that we would like to schedule for a public

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hearing. This application is called 438F

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Realty LLC in Mount Sinai. It is an

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application for amendment to a restrictive

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covenant as well as special use permits for a

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motor vehicle fueling station and for

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accessory convenience store.

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The application was approved for change

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of zone back in 1993 with restrictive

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covenants. They wanted to redevelop the

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entire site at the time, which we supported.

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Since then they've come back and forth with

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various plans, they really didn't want to do a

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whole development, we really wanted the full

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development of the site, so now we're at a

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point where we can agree on a concept and a

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plan moving forward. This will require

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modification to certain restrictive covenants

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for the buffers, in particular this location

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and the two locations at the driveway

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entrances, that they could not provide 20 feet

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on each side in order to make a better flow or

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traffic circulation plan on this site.

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There are waivers on the special permit

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criteria and they would be required to have

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one half of a Pine Barrens credit if the board

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chooses to approve this.

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COUNCILWOMAN BONNER: This project has

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come a long way, Joe --

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MR. SANZANO: Sure has.

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COUNCILWOMAN BONNER: -- from multiple

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denials, multiple, multiple . . . I don't want

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to say it's a blighted site in Mount Sinai,

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but certainly the community is deserving of

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something that looks better than exists now.

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Much of the development on 25A or lack

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of development or problems with redevelopment

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have been exacerbated by the widening of 25A

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many years ago, a lot of businesses lost a

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tremendous amount of frontage, but I also

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wanted to let my colleagues and the Supervisor

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know that this has Mount Sinai Civic support.

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MR. SANZANO: It does.

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COUNCILWOMAN BONNER: It's a
100 percent better plan that we've seen over
the years.

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MR. SANZANO: It is.

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Madam Clerk, do we have a date for
this?

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MS. LENT: Yes, I'm sorry.

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MR. SANZANO: That's okay.

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MS. LENT: I'm trying to play with my
screen.

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It will be heard on March 3, 2022 at
5:30 p.m.

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MR. SANZANO: Wonderful.

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Thank you so much. That is all we have
on our agenda today.

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COUNCILWOMAN BONNER: Thank you.

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SUPERVISOR ROMAINE: Okay. Thank you
again, I appreciate the input.

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We're moving right to the resolution
agenda and I'll let the clerk start reading
the resolutions that are up.

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If any of you have any questions as we
go through the resolution agenda, just stop

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us, ask the question or make the comment that

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you want and we will continue on, so please

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interrupt and then at the end of the list, if

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there's anyone that wants to add an additional

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resolution, that's the point of time to do it.

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So, Donna, if you would, please.

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MS. LENT: Certainly.

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So resolution 90 of 2022, authorizing

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the Supervisor/Deputy Supervisor to submit a

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grant application to the Suffolk County Youth

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Bureau, juvenile delinquency prevention

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program, for funding for the Brookhaven

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sanctuary homeless program.

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Ninety-one, authorizing the

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Supervisor/Deputy Supervisor to submit a grant

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application to the Suffolk County Youth

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Bureau, juvenile delinquency prevention

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program, for funding for the Brookhaven

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vocational program.

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Ninety-two, authorization for the

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Supervisor/Deputy Supervisor to accept a grant

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award from the Suffolk County Water Quality

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Protection and Restoration Program and land

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stewardship initiative for the Pipe Stave

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Hollow Road, Mount Sinai Harbor bio-retention system and to authorize the Commissioner of Finance to amend the 2022 capital budget in connection with the grant award.

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Ninety-three, SEQRA negative declaration - authorization for the acquisition of property for drainage purposes - 25 Hammond Lane, Centereach.

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Ninety-four, authorization for an acquisition of property for drainage purposes - 25 Hammond Lane, Centereach.

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Ninety-five, amend part-time/seasonal salary schedule.

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Ninety-six, amending resolution 2020-0519 entitled "Authorizing the acquisition of property for open space in partnership with the County of Suffolk located at South Country Road and Robinson Boulevard, Patchogue, tax -- Suffolk County tax map as shown, owner: 39 South Country LLC."

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Ninety-seven, authorization to transfer two recharge basins to the Village of Port Jefferson pursuant to Section 72-H of the General Municipal Law - Sands Lane and Pine

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Hill Road, Port Jefferson, Suffolk County tax map shown.

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Ninety-eight, setting a public hearing to solicit public comments and citizen participation for community development block grant funded activities for the 2022 annual action plan pursuant to 24 CFR Section 91.105. That will be heard on February 28, 2022 at five p.m. That will be five p.m., not the usual.

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So we have next resolution 99, authorization for acceptance of donation of land from David and June Tedesco - Columbus Avenue, East Moriches, Suffolk County, for open space purposes.

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Resolution 100, resolution dedicating Town owned land in East Setauket to be Town of Brookhaven's nature preserve system.

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101, authorizing the acquisition of land in the Town of Brookhaven for property located in Mastic Beach, New York, Suffolk County, owner: Matthew Massimo.

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102, consent to abandonment of part of Montauk Avenue in the Hamlet of East Moriches.

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103, amending resolution 2021-0831,

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adopted December 16, 2021 entitled

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"Appointment of 2022 professional service

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providers."

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104, authorizing the acquisition of

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land in the Town of Brookhaven for property

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located in Yaphank, New York, Suffolk County,

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owner: Islander East Pipeline Co., LLC.

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105, amending resolution 2021-794

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adopted December 2, 2021 adopting the 2022

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parks and fee schedule.

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And now we go to a list that hasn't not

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been numbered as of yet.

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The first will be an amending

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resolution -- a resolution amending

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resolutions 2021-445 and 2021-597 related to

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the American Rescue Plan Act allocation and

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add new capital projects per the attached

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schedules.

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Next, a resolution for '22, 2022

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various operating capital budget transfers and

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another for 2021 various operating and capital

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budget transfers.

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A resolution for authorization to pay

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various invoices for goods and services

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provided without a professional service

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requisition, contract or purchase order as

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required by Town procurement policy.

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Next will be a resolution authorizing

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the Town Board to accept and ratify a

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memorandum of agreement between the Town of

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Brookhaven and Brookhaven Town Highway

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Department, Blue Collar Unit, Division of

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signage employees of CSEA; that's our union

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here.

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Next is a resolution authorizing a

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three-year extension of the license agreement

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with Ralph's Fishing Station, Inc. for the use

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of underwater lands and uplands at Harbour

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Beach Road, Mount Sinai Harbor, New York,

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property of the Town of Brookhaven in

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connection with the operation of a fishing

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station and boating facility.

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Next is a resolution amending

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resolution 2022-64 entitled

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"Appointments/Reappointments to the Anti-Bias

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Task Force."

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Next, a resolution authorizing the

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acquisition of land in the Town of Brookhaven

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for property located on the north side of

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Shirley Street, Center Moriches, New York,

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owner: Phoenix Home Buyers LLC.

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Next, resolution authorizing the

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Commissioner of Finance to apply debt reserve

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created through the bond issuance premiums to

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reduce debt service cost in the Munsell Road

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Improvement Tax District.

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Then we will be setting -- a resolution

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for setting a public hearing - condemnation of

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parcel for open space purposes - Six Frank

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Street, Patchogue and we'll hear that on

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February 17, 2022 at 2:30 p.m.

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And the last one I have on my list is a

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bond resolution for Pipe Stave Hollow Road -

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the bio-retention system.

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I don't know if there are any others

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that --

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SUPERVISOR ROMAINE: Are there any

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other resolutions that people will be

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submitting?

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MR. MINER: Yes, Supervisor, I have

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two; this is Matt.

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Authorizing the transfer of funds to the part-time general fund balance to the part-time motor vehicle capital reserve account, it's just to fund some additional vehicles and then the Town Board sometime ago authorized the revisions to the Title VI plan and I think the Board will be asked to adopt those revisions and accept those revisions, so we'll have two additional resolutions.

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SUPERVISOR ROMAINE: Okay.

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So that will be available next Tuesday for us to vote on at the board meeting. The board meeting next Tuesday, as everyone knows, starts at five p.m. and we'll be here in Town Hall and we fortunately have a very large Town meeting space, so there's enough room for us to do in this person and we have taken the Clerk and the Town Attorney off the main dais so there's more room for us to spread out so that we're COVID compliant.

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Okay. Any other resolutions to be

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added?

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(No response.)

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SUPERVISOR ROMAINE: Okay.

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Well, at that point then, I'm going to ask for a resolution to go into executive session and let me state the reasons why.

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We're going to look at a purchase of space, of land, in East Moriches; we're also going to look at a program for public good, the trap, neuter, release program; we're going to look at potential litigation and personnel.

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So for those four reasons, I'd ask to go into executive session, at the end of which we will come out, conduct no further business and then adjourn.

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Do I have such a motion?

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COUNCILWOMAN BONNER: So moved.

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COUNCILMAN FOLEY: Second.

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MS. LENT: Second Mr. Foley.

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All those in favor?

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COUNCILWOMAN BONNER: Aye.

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COUNCILMAN FOLEY: Aye.

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COUNCILMAN KORNREICH: Aye.

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COUNCILMAN LaVALLE: Aye.

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COUNCILMAN LOGUERCIO: Aye.

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COUNCILMAN PANICO: Aye.

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SUPERVISOR ROMAINE: Aye.

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MS. LENT: Opposed?

(No response.)

SUPERVISOR ROMAINE: Okay. Thank you.

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