

**In the Matter Of:**  
**BOARD OF TRUSTEES PUBLIC HEARING**

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*April 09, 2018*

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BOARD OF TRUSTEES PUBLIC HEARING

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THE INCORPORATED VILLAGE OF FARMINGDALE

6

361 MAIN STREET

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FARMINGDALE, NEW YORK 11735

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April 9, 2018

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8:00 p.m.

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2     A P P E A R A N C E S:  
3     MAYOR RALPH EKSTRAND, MAYOR  
4     WILLIAM BARRETT, Deputy Mayor  
5     WALTER PRIESTLEY, Trustee  
6     CHERYL L. PARISI, Trustee  
7     ANTHONY ADDEO, Trustee  
8     CLAUDIO DEBELLIS, ESQ., Village Attorney  
9     BRIAN HARTY, Clerk  
10    BARBARA KELLY, Deputy Clerk  
11                    A L S O     P R E S E N T :  
12    STEVE FELLMAN, Village Building Superintendent  
13    CARY STALLER, Applicant  
14    ANTHONY S. GUARDION - Attorney for the Applicant  
15    JOHN HARTER - Traffic and Parking Engineer  
16    SCOTT GRUPP - Architect for the Applicant  
17    SHAHLA NABAVI - Associate Architect  
18  
19  
20  
21  
22  
23  
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25

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2 (WHEREUPON, the proceedings began at  
3 7:58 p.m. p.m., and the following transpired:)

4 MR. DEBELLIS: Good evening  
5 everyone.

6 If I could have your attention for a  
7 Moment. As you can see there are many, many  
8 people here tonight. So in order for us to have  
9 a productive meeting, we are going to follow  
10 some ground rules; okay?

11 A little bit about the process. The  
12 applicant is here tonight pursuant to the  
13 Village Code. Specifically, it is Chapter 600  
14 Zoning and it is entitled the Downtown Mixed Use  
15 Zoning District. This chapter of the zoning  
16 code was adopted by a previous Board in November  
17 of 2011.

18 The chapter allows a number of  
19 different things, but specifically for tonight  
20 the Board is considering whether or not to grant  
21 the developer the right to build multifamily  
22 units, i.e. apartments in the vernacular.

23 The Board is also here tonight and  
24 the applicant is here tonight pursuant to the  
25 Code and that Code allows this Board to grant

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2   incentives to the applicant, and what we mean by  
3   incentives is relief from various code  
4   requirements. And that is in exchange for the  
5   applicant providing various community amenities.  
6   So the specific section that we are referring  
7   to, when we talk about incentive bonuses, is  
8   600-132. I will read from that section.

9                   And that section reads:

10                  The Board of Trustees, following a  
11   public hearing, may, at its discretion, award  
12   incentive bonuses to applicants who provide or  
13   make provisions for amenities and facilities  
14   such as open-space parks and recreational  
15   facilities, streetscape amenities, landscaping,  
16   energy efficient building techniques, a greater  
17   number of work force or affordable housing  
18   units, road improvements, water and sewer system  
19   improvements, or other specific physical,  
20   social, or cultural amenities, or cash in lieu  
21   there of -- of the benefits of the residents of  
22   the Village.

23                  In exchange for, the Board of  
24   Trustees may, in its discretion, vary the  
25   required density, coverage, and floor area

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2 ratios, parking area requirements, building  
3 heights, required setbacks, topographical  
4 changes, open space, and permissible uses in the  
5 District.

6 As many of you know, many developers  
7 have come before this Board with the same  
8 request that you are going to hear tonight, and  
9 that is:

10 One for permission to construct  
11 multi-family units and one for incentive  
12 bonuses.

13 And what I am referring to at least  
14 a couple of the former Barto properties came in  
15 with a similar request as well as the  
16 development that has gone up on the corner of  
17 Fulton and Conklin.

18 Previous applicants -- like  
19 tonight's applicant -- have requested a relief  
20 from the Code, and the Board has previously  
21 granted the applicant special permits for  
22 multi-family dwellings and has also previously  
23 granted relief from the density limitations,  
24 off-street parking requirements, and height  
25 restrictions.

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2 It will be the applicants job to  
3 Present a proposal to the Board of Trustees that  
4 this Board finds is inline with the development  
5 of the Downtown and is one that offers  
6 amenities, which justify the requested incentive  
7 bonuses.

8 Please note, the Board is not making  
9 a decision tonight. We are opening up the  
10 public hearing to listen to the proposal and to  
11 listen to public comment as is required by the  
12 Village Code.

13 It is to give you, the public, the  
14 opportunity to hear the application and provide  
15 your comment to the Board.

16 After the applicant is finished with  
17 its presentation, the Mayor will allow anyone  
18 here who wishes to speak about the application  
19 to do so. Everyone that would like to be heard  
20 will be given the chance to speak tonight.  
21 If you want to speak, give your name to the Code  
22 Enforcement Officers that are here -- I think  
23 they are in the hallway. If you have done that  
24 already; great. If you have not, just find them  
25 and let them know that you want to speak.

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2 When you are called upon to speak,  
3 when it is your turn, come up to the podium and  
4 make your comment. Each person will have three  
5 minutes to speak.

6 While everyone that wants to speak  
7 will get the chance to speak, obviously no one  
8 may give their time to another individual.  
9 Again, that is just to run the meeting  
10 efficiently so that everyone gets a chance.  
11 When you do speak, please do not speak directly  
12 to the applicant or the applicant's attorneys.  
13 Address your comments to the Mayor. The Mayor  
14 will then address your comment or concern.

15 Mayor, I turn it over to you.

16 MAYOR EKSTRAND: Thank you.

17 Well, I have it as a minute or two  
18 after 8:00 o'clock, so we are now good.

19 I need a -- okay. Hopefully the  
20 people outside can hear us. We are going to do  
21 our very best.

22 So, we are going to start by having  
23 a motion to opening up the public hearing on 333  
24 Main Street, the Staller Associates proposal,  
25 for mixed use building, including apartments and



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2 retail space.

3 Motion to open up.

4 MR. BARRETT: I make that motion,

5 Mayor.

6 MAYOR EKSTRAND: It was made by

7 Deputy Mayor Bill Barrett.

8 Second?

9 MR. PRIESTLEY: I will second that.

10 MAYOR EKSTRAND: Seconded by Trustee

11 Walter Parisi [sic].

12 All in favor?

13 (WHEREUPON, there was a unanimous,  
14 affirmative vote of the Board.)

15 MS. PARISI: It is not Walter

16 Parisi.

17 MAYOR EKSTRAND: I just gave you a  
18 sex change, Walter. It's all right.

19 Okay. A little bit of levity is really good.

20 If you know me, I am very good at levity.

21 All right. If Staller Associates --  
22 who wants to -- you are going to start?

23 MR. GUARDINO: Yes.

24 MAYOR EKSTRAND: Okay.

25 MR. GUARDINO: Thank you, Mayor.

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2 Good evening, Mayor and members of  
3 The Board.

4 My name is Anthony Guardino. I am  
5 an attorney with the law firm Farrell, Fritz,  
6 Hauppauge, New York. I represent the applicant.

7 MALE VOICE: Can you speak up a  
8 little louder, please.

9 MR. GUARDINO: Let me see here. Is  
10 that better?

11 MALE VOICE: Yup.

12 MR. GUARDINO: Okay. Sorry about  
13 that.

14 So I represent the applicant, which  
15 is seeking to redevelop the property located at  
16 333 Main Street, with a 54 unit residential  
17 mixed use development with about 8,000 square  
18 feet of first floor retail space.

19 This applicant is affiliated with  
20 the developers of The Lofts at 231 Main Street,  
21 which is already fully rented, and the  
22 residential apartments located at 285 Eastern  
23 Parkway, which are under construction.

24 I have with me tonight Scott Grupp  
25 And Shahla Nabavi from the Notaro Grupp

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2 Associates, they are the architects; John  
3 Harter, a professional engineer with Atlantic  
4 Traffic is our traffic and parking expert; and I  
5 also have Cary Staller here, a principal of the  
6 applicant, in case there are any questions.

7 I have been reading --

8 MALE VOICE: Can't hear you.

9 MR. GUARDINO: (Continuing) -- I'm  
10 sorry.

11 I have been reading a lot about this  
12 application, today, in Newsday, yesterday in  
13 Newsday, Facebook, and it appears that some  
14 people are critical of this project because it  
15 provides three less parking spaces than the  
16 Village Code requires.

17 The 54 units -- the 54 units  
18 proposed for this building require a total of 94  
19 and-a-half parking spaces. However, because  
20 three of the affordable units will be rented to  
21 persons with disabilities who do not drive, only  
22 90 spaces are actually required.

23 The development is proposing a total  
24 Of 87 spaces within the building so that the  
25 development will provide only three spaces less

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2 than what is actually required by the Village  
3 Code.

4 I have been a land use attorney for  
5 many years and have presented many parking  
6 variance applications and a deficiency of only  
7 three spaces or three percent -- in this case a  
8 three percent parking deficiency -- is de  
9 minimis and this is particularly true where the  
10 site is within walking distance of the  
11 Farmingdale Railroad Station. It is less than  
12 -- I just clocked it -- it is less than point  
13 four miles. It's -- according to the Town --  
14 the Village's -- I'm sorry -- own Master Plan  
15 it's less than a ten minute walk, which is true.

16 This site is also contiguous to a  
17 large municipal parking lot with about 272  
18 parking spaces. And also where -- as John  
19 Harter will explain shortly -- there is recent  
20 data from 231 Main Street -- as I mentioned,  
21 which is fully occupied -- and that demonstrates  
22 that the actual parking demand for these types  
23 of units is less than what the Village Code  
24 requires.

25 I would submit that those who are

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2 concerned about the three space parking  
3 deficiency, if this project is approved, should  
4 actually be more concerned about the parking  
5 situation in the Village if the project is not  
6 approved.

7 And I'd like to hand up one exhibit  
8 here if I could.

9 (Handing document to the Board.)

10 If you don't have enough, just let  
11 me know.

12 MAYOR EKSTRAND: Stevie, can you  
13 make sure that you get one, please.

14 MR. GUARDINO: Do you need one  
15 Steve? I have one here.

16 (Handing document to Mr. Fellman.)

17 MAYOR EKSTRAND: Just in case they  
18 have a question or something. I want him to be  
19 able to...

20 MS. KELLY: Could you get us one?

21 MR. GUARDINO: The exhibit that I  
22 just handed up to the Board has two scenarios on  
23 it -- two parking scenarios and development  
24 scenarios.

25 The first is scenario one, is the

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2 existing retail and bar/restaurant uses  
3 occupying -- what's that?

4 (WHEREUPON, a brief discussion was  
5 held off the record from 8:09:01 p.m. to 8:09:11  
6 p.m., after which the following transpired:)

7 MR. GUARDINO: Scenario one is on  
8 the left -- I am sorry on the right; my eyes are  
9 bad. And that is scenario one? Okay, thank  
10 you. And that's the existing retail and  
11 bar/restaurant use.

12 And then scenario two is the  
13 existing building being used in its entirety as  
14 a bar/restaurant use, which is a permitted use  
15 of this property; an as-of-right use.

16 So scenario one shows approximately  
17 18,366 square feet of retail space and about  
18 7,158 square feet of bar/restaurant space.

19 If you look at the spaces that are  
20 shaded in blue, there are 243 spaces. The  
21 existing development scenario places a  
22 significant burden on the Village's existing  
23 parking lot. And it's using approximately  
24 92 percent of that parking lot spaces and that's  
25 Lot 4, I believe.

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2 MAYOR EKSTRAND: Correct.

3 MR. GUARDINO: Thank you.

4 But even if this significant burden  
5 Is not -- even this significant burden is not  
6 reflective of what is likely to happen if the  
7 project is not approved.

8 If you take a look at scenario two  
9 in your packet -- and it is the drawing for the  
10 Board on the left -- I'm sure you have all been  
11 hearing about the decline in brick and mortar  
12 retail, you know, retailers, which has been  
13 attributed to a number of things -- Amazon,  
14 other online retailers -- so there is a decrease  
15 in retail tenants. My client is finding the  
16 same thing.

17 FEMALE VOICE: Can you speak louder?

18 MALE VOICE: Get a little closer.

19 MALE VOICE: We can't hear you.

20 MR. GUARDINO: I'm sorry. All  
21 right. I'll talk right into it. I'm sorry  
22 about that.

23 So my client is finding the same  
24 thing. My client owns hundreds of thousands of  
25 square feet of retail space on Long Island and

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2 elsewhere and he's experienced the same thing.  
3 His office, in fact, has received many phone  
4 calls from prospective owners of bars and  
5 restaurants who are interested in the former CVS  
6 space and other vacant retail spaces who know  
7 that they can occupy the spaces as-of-right.

8 Scenario two reflects what the  
9 parking demand would be on the municipal lot and  
10 other public parking spaces if all 2,500 --  
11 25,534 feet of existing space is leased to bars  
12 and restaurants, and that places -- yes?

13 MR. ADDEO: You indicated that your  
14 client has received inquiries about renting this  
15 space to bars and restaurants?

16 MR. GUARDINO: That's correct.

17 MR. ADDEO: How many inquiries did  
18 he have?

19 MR. GUARDINO: If I can find out for  
20 you?

21 MR. ADDEO: Sure.

22 (WHEREUPON, a brief discussion was  
23 held off the record from 8:12:03 p.m. to  
24 8:12:15 p.m., after which the following  
25 transpired:)



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2 MR. GUARDINO: About 25 inquiries.

3 MR. ADDEO: Would your mind  
4 submitting all that information to the Board,  
5 please.

6 MR. GUARDINO: Sure, happy to.

7 Under the scenario on the left,  
8 Scenario two, there are actually two municipal  
9 lots -- Fields number 2 and 4 -- that will be  
10 filled to capacity, and there will still be a  
11 parking deficiency of 136 spaces. So you see  
12 that on the board on the left. Both lots are  
13 entirely blue. And that would be attributed to  
14 the parking demand of the buildings that are the  
15 subject of this application if they were all  
16 bar/restaurant and as-of-right bar/restaurant  
17 uses.

18 If I may, I would like to hand up...

19 (Handing document to the Board.)

20 MR. GUARDINO: So you see it just  
21 mentions that you are filled to capacity -- the  
22 other two lots -- and I would submit that this  
23 is not -- that situation is not just a  
24 possibility but rather a probability given the  
25 fact that realtors are not all that interested

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2     in renting space on Main Streets these days.  
3     There is a strong interest -- as I just  
4     mentioned -- expressed by operators of bars and  
5     restaurant and the fact that bars and  
6     restaurants are willing to pay rents that are  
7     double that of dry retail uses. So there is  
8     actually an incentive for the landlord to  
9     actually rent to bars and restaurants. But I  
10    don't think that's what the Village would really  
11    want.

12                   And that -- if you look at the next  
13    scenario that I just handed up -- that is the  
14    parking scenario under the proposed development  
15    and that's the one now that's on the right.  
16    If you take a look at that, you will see very  
17    little in the way of the blue shaded spaces.  
18    That is because the project itself is providing  
19    all of the required parking except for three  
20    parking spaces for the residential uses on-site,  
21    beneath the building. The rest of the blue  
22    shaded spaces show the parking demand from the  
23    7,888 square feet of dry retail that is located  
24    on the first floor of the building. But that  
25    demand is only 40 spaces.

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2 So the situation you see on the  
3 right, which obviously is the most desirable  
4 parking situation because it is the least burden  
5 on the municipal lot, is what will occur as a  
6 result of this development

7 MR. ADDEO: Mr. Guardino?

8 MR. GUARDINO: Yes?

9 MR. ADDEO: Where does your proposed  
10 development depict the alleyway from Main Street  
11 to the parking lot that exists presently?

12 MR. GUARDINO: It's actually  
13 shifting the lot slightly to the -- I mean  
14 shifting the alley slightly to the north. And  
15 Mr. Grupp is actually pointing it out.

16 MR. ADDEO: It's not depicted -- so  
17 what we are seeing is the roofs of buildings,  
18 but it is not depicted on the plans to show it;  
19 correct?

20 MR. GUARDINO: Well, it is not  
21 depicted on the parking plan, but it will be in  
22 your exhibits that I am going to hand out in a  
23 few minutes. You'll see the actual plan.

24 MR. ADDEO: Okay.

25 MR. GUARDINO: So, if you look at

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2    this scenario two and then look at the scenario  
3    of the proposed project, I ask that you consider  
4    whether the Village -- and that includes the  
5    residents and the Main Street businesses that  
6    rely almost exclusively on municipal parking --  
7    are better served by the granting of the  
8    requested three space parking variance and the  
9    approval of this development or by denying this  
10   project, which will then force the owner to rent  
11   the space to bars and restaurants that will put  
12   a significant burden on the municipal parking  
13   lots of this Village.

14                   Before I turn this over to John  
15   Harter, who has studied the parking demands  
16   presented by the various scenarios and  
17   memorialized his findings in a parking and  
18   traffic letter report that was provided to the  
19   Village back in March, I want you all to  
20   consider what has happened in the Village of  
21   Patchogue, which has long been admired by the  
22   sister Villages for its transformation of the  
23   decaying Main Street into a vibrant Downtown.

24                   Apparently though, Patchogue is  
25   Rapidly becoming a victim of it's own success

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2 because a disproportionate amount of bars and  
3 restaurants are overburdening the public parking  
4 supply and creating an overcrowded and noisy  
5 environment on the street that is actually  
6 keeping many people away from Patchogue.

7 And that's kind of what's going to happen here  
8 as these stores turn into bars and restaurants,  
9 because that seems to be where the demand is.

10 So at this point I'm going to  
11 introduce John Harter and he's going to speak on  
12 the parking and then I'm going to come back up  
13 and continue with the application.

14 MR. HARTER: Good evening.

15 My name is John Harter, H-A-R-T-E-R.  
16 I am principal of Atlantic Traffic & Design  
17 Engineers. I am licensed as an engineer in this  
18 state and --

19 MALE VOICE: Please speak up.

20 MR. HARTER: (Continuing) -- three  
21 others.

22 I will. I will do --

23 MALE VOICE: Put the mic closer to  
24 your mouth so we can hear it. We're here to  
25 listen to you. Please.

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2 MR. HARTER: Okay. I will do my  
3 best.

4 My office is located at 2929  
5 Expressway Drive North in Hauppauge. I am  
6 principal of Atlantic Traffic. I have been  
7 there since graduating Lehigh University in  
8 1993.

9 Our focus, as a traffic engineer, is  
10 to work on parking and traffic studies. That  
11 has been my focus over the last 24 years.  
12 It is unusual for me to work on a development  
13 where you're not looking at an intensification  
14 of parking and traffic. That is the case here.  
15 It is the opposite. We're actually seeing a  
16 reduction in the intensification of not only  
17 parking but also traffic through this  
18 application. So, I really see it as a benefit  
19 to the overall Village in the Downtown.

20 This first portion of my testimony  
21 is just to reemphasize what Mr. Guardino just  
22 went through.

23 The project architect has prepared  
24 two exhibits of the existing conditions and  
25 potential as-of-right tenant changes to the

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2 approximately 25,000 square foot building area.

3 In the proposed condition -- I don't  
4 want to talk too much about that right now --  
5 it's a 70 percent reduction in building area and  
6 the applicant is only going to use tenants --  
7 dry tenants, so no bars or restaurants.

8 In the existing condition as Mr.  
9 Guardino explained the --

10 MR. ADDEO: Excuse me. Would your  
11 client agree to a covenant in restrictions in  
12 the grant that there be no restaurants or bars  
13 going forward?

14 MR. HARTER: Yes, sir. Yes, sir.  
15 Exactly. And that's really the crux of the  
16 traffic reduction and intensity in parking  
17 reduction.

18 MR. ADDEO: Did you discuss it in  
19 your reported trip generation manual? Do you  
20 have a copy of it here tonight?

21 MR. HARTER: I have a copy of my  
22 Report. The manual --

23 MR. ADDEO: I know I read your  
24 report.

25 MR. HARTER: Yes.

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2 MR. ADDEO: Do you have a copy of  
3 the generation manual; trip generation manual?

4 MR. HARTER: I don't. It's  
5 extensive and it's now online, but I mean, we  
6 can provide portions --

7 MR. ADDEO: Would you provide us  
8 with the cite?

9 MR. HARTER: Certainly, yes.

10 MR. ADDEO: Thank you.

11 MR. HARTER: So, to start out on the  
12 -- just to get back on the parking, the existing  
13 site, there are two scenarios we've looked at.

14 The first, as you can see --  
15 scenario one on the right -- assumes a portion  
16 of the site would be existing retail and the  
17 remainder would be bar and restaurant. And I've  
18 looked at ITE -- the Institute of Transportation  
19 Engineers -- that's the manual that you  
20 mentioned -- they have two manuals we typically  
21 rely on as traffic engineers. DMT would do the  
22 same counties as well. And the Institute of  
23 Transportation Engineers, they compile data from  
24 various land uses. Not only traffic generation  
25 but also parking generation.



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2 We did look at parking generation  
3 from ITE for the existing uses, but really I  
4 think it's more appropriate to use what the  
5 Village believes is appropriate and the project  
6 architect did prepare calculations for both  
7 scenarios, which you see before you.  
8 And what you see from that, because of the  
9 restaurant/bar intensity of those uses, and the  
10 fact that it's much larger than what we're  
11 proposing in the future case, you see a  
12 significant increase in the parking demand as  
13 compared to the proposed conditions.

14 MR. ADDEO: So, Mr. Harter, when you  
15 compiled your report, who actually calculated  
16 the number of trips? Who was on-site?

17 MR. HARTER: Well, it's -- it's --  
18 I'll go through all that but the -- in terms of  
19 parking we're looking at the Village  
20 requirements for existing, scenario one.

21 MR. ADDEO: I know, but answer my  
22 question. Who was here from your firm making  
23 the calculations? Who was on-site counting  
24 cars?

25 MR. HARTER: We later did count --

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2 we did do counts.

3 MR. ADDEO: Who was that person?

4 MR. HARTER: One of our field

5 counters. We have --

6 MR. ADDEO: Do you have a name?

7 MR. HARTER: I could look it up. I

8 don't have --

9 MR. ADDEO: Were you here to  
10 supervise that person?

11 MR. HARTER: No, but it's --

12 MR. ADDEO: So you don't know if the  
13 calculations are accurate or not; do you?

14 MR. HARTER: Well, it's --

15 MR. ADDEO: You don't know if the  
16 person counted one car or counted 30 cars and  
17 put down one or five; do you?

18 MR. HARTER: That's actually not  
19 part of the parking generation.

20 MR. ADDEO: No, no, no. Just answer  
21 my question. You were not here; were you?

22 MR. HARTER: The --

23 MR. ADDEO: No, please, sir. Would  
24 you answer my question. Yes or no; were you  
25 on-site?

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2 MR. GUARDINO: Mr. Addeo, this is --  
3 as I think you know --

4 MR. ADDEO: I know what this is.

5 MR. GUARDINO: (Continuing) -- the  
6 rules -- there's no rules of evidence. This is  
7 a zoning hearing.

8 MR. ADDEO: I know there are no  
9 rules here.

10 MR. GUARDINO: It's a zoning  
11 hearing. So, I mean, this is not to a court of  
12 law.

13 MR. ADDEO: Is he going to answer;  
14 yes or no?

15 MALE VOICE: He just wants an  
16 answer.

17 FEMALE VOICE: Answer the question.

18 MR. GUARDINO: Go ahead, answer the  
19 question. Go ahead.

20 MR. HARTER: I did not do the --  
21 perform the count, no.

22 MR. ADDEO: Okay. So, then, I have  
23 Another question for you. You do not know  
24 whether or not the person who did the counting  
25 was accurate or not; do you?

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2 MR. HARTER: I --

3 MR. ADDEO: That's a yes or a no  
4 answer.

5 MR. HARTER: I do know, yes,  
6 because --

7 MR. ADDEO: You do?

8 MR. HARTER: (Continuing) -- they  
9 are a part of our firm.

10 MR. ADDEO: So you were not here,  
11 how do you know they were not --

12 (WHEREUPON, there was indecipherable  
13 cross-talk among the parties present.)

14 MR. HARTER: Mr. Addeo, may I  
15 clarify --

16 MR. ADDEO: I am asking you --

17 MR. HARTER: The field data has  
18 nothing to do with the parking calculations.  
19 It's your own --

20 MR. ADDEO: I understand that --

21 MR. HARTER: (Continuing) -- it's  
22 the Village --

23 MR. ADDEO: (Continuing) -- I'm  
24 trying to get to the --

25 MR. HARTER: (Continuing) --

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2 ordinance.

3 MR. ADDEO: Look, either you are  
4 going to speak or I am going to speak. Not both  
5 of us at the same time.

6 MR. HARTER: Okay.

7 MR. ADDEO: So here is the question:  
8 I am trying to get to the veracity of your  
9 report. You have signed a report. You were not  
10 here to make any of the calculations yourself.  
11 You are relying on someone who works for your  
12 firm; yes?

13 MR. HARTER: And that is standard  
14 practice, yes.

15 MR. ADDEO: I understand that, but  
16 you are not answering my question. You --

17 MAYOR EKSTRAND: They are not  
18 calculations, are they? They are just counts.

19 MR. ADDEO: I know they are  
20 counts --

21 MR. BARRETT: There are no  
22 calculations --

23 MR. ADDEO: (Continuing) -- I know  
24 they are counts.

25 MR. BARRETT: (Continuing) -- there

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2 are just counts.

3 MR. ADDEO: I want to understand  
4 that the person who made the count had someone  
5 looking over their shoulder.

6 MR. HARTER: Mr. Addeo, if I could  
7 explain the process of --

8 MR. ADDEO: I know what --

9 MR. HARTER: (Continuing) -- making  
10 our report.

11 MR. ADDEO: (Continuing) -- the  
12 process is. I am getting at whether or not  
13 someone was here to verify the numbers. It is a  
14 simple yes or no.

15 MR. GUARDINO: Mr. Addeo --

16 MR. ADDEO: Hold on --

17 MR. GUARDINO: Wait a second.

18 MR. ADDEO: (Continuing) -- wait a  
19 second.

20 MR. GUARDINO: You don't need a  
21 somebody -- I can assure you that the employees  
22 that work at Mr. Harter's firm have the ability  
23 to count numbers. They don't need somebody  
24 looking over their shoulder. They all know how  
25 to count. That's all he's saying. They did

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2 counts. Does not require supervision for  
3 somebody counting one to 100 or one to 200.  
4 They're all educated people. They do not need  
5 supervision to do that task.

6 MR. ADDEO: That is your opinion.

7 MR. GUARDINO: Your opinion is that  
8 you need supervision? It is my opinion, yes.  
9 Okay.

10 MR. ADDEO: Okay. Thank you.

11 MR. HARTER: May I go on?

12 MR. ADDEO: So, can I ask you a  
13 question?

14 MR. HARTER: You may.

15 MR. ADDEO: And I want a yes or a no  
16 answer. That is all I am asking for. You were  
17 not on-site here with your people to supervise  
18 them; that is correct?

19 MR. HARTER: I have been on-site but  
20 not at the same time.

21 MR. ADDEO: So yes or no?

22 FEMALE VOICE: Answer the question.

23 MR. GUARDINO: Answer the question.

24 MR. HARTER: No.

25 MR. ADDEO: No. Thank you. Go on.

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2 MR. HARTER: Okay. The field data,  
3 which I can get to a little later, has nothing,  
4 absolutely nothing, to do with what we are  
5 presenting right now.

6 MR. ADDEO: That is your opinion.  
7 Again, that is your opinion.

8 MR. HARTER: We are using --

9 MAYOR EKSTRAND: Okay. Let us  
10 continue and we can ask questions later.

11 MR. HARTER: The comparisons we are  
12 making is between two potential existing  
13 scenarios and --

14 MR. ADDEO: See, what I am getting  
15 at --

16 MR. HARTER: (Continuing) -- if we  
17 were to occupy the buildings versus a proposed  
18 condition, and that is all based on the Village  
19 ordinance criteria. It has nothing to do with  
20 taking field counts.

21 So we are simply looking at the Code  
22 and determining in scenario one and two  
23 approximately -- scenario one we're finding  
24 roughly 240 cars would be parked off-site. In  
25 scenario two, approximately 540, and under the



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2 proposed condition only 40.

3 So the two potential existing  
4 conditions are generating 200 to 500 more  
5 off-site parked vehicles -- is the comparison.  
6 It has nothing to do with counting in the field.  
7 It has to do with your ordinance and your  
8 requirements.

9 MR. BARRETT: I am sorry. I  
10 understand the third one, but what was the first  
11 one? The first one is 240? And what is that  
12 based on?

13 MR. HARTER: And that's based on the  
14 ordinance. So 18 -- roughly 18,000 square feet  
15 of dry retail and 7,000 of bar/restaurant.

16 MR. BARRETT: So as it was, if you  
17 will, when CVS was here --

18 MR. HARTER: Similar.

19 MR. BARRETT: (Continuing) -- and  
20 the Nutty -- the Nutty -- the Nutty, okay,  
21 right? Is what you are saying? No...

22 MR. HARTER: It's comparable.  
23 Comparable to that, yes.

24 MR. BARRETT: Okay, so that way that  
25 it is now, okay.

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2 MR. HARTER: And then the second  
3 scenario is a more intensive -- intense use of  
4 the building with -- or tenants with all  
5 restaurant and dry -- dry -- excuse me,  
6 restaurant and bar tenants.

7 MR. BARRETT: Thank you.

8 MR. HARTER: So, the comparison has  
9 nothing to do with field data. It's purely your  
10 ordinance comparing existing to proposed.  
11 And then that difference -- so we're saying in  
12 these two existing scenarios, we would  
13 potentially generate six to twelve times as much  
14 off-site parking as our proposed case.

15 So, I think it's very clear that  
16 we're reducing the intensity of parking in the  
17 Downtown Village.

18 We also ran trip generation, which  
19 is amount of traffic generated by the two  
20 existing scenarios and the proposed scenario,  
21 and again we're seeing a reduction in trips.  
22 So, very clear again from a traffic  
23 Perspective that the site is going to be -- have  
24 less of an intense or less of an impact on both  
25 parking and trip generation.

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2 MR. GUARDINO: Thank you, John.

3 Okay, I would like to hand up now my  
4 Last exhibit here. If you don't mind...

5 (Handing document to the Board.)

6 (WHEREUPON, a brief discussion was  
7 held off the record from 8:27 p.m. to 8:28 p.m.,  
8 after which the following transpired:)

9 MR. GUARDINO: Okay. So, I just  
10 handed up a presentation booklet, which has a  
11 lot of the information that you will see there  
12 up on the boards as plans, photographs, et.  
13 Cetera.

14 So, I just wanted to just give some  
15 basic information about this application in  
16 order to complete the record. The property is  
17 .9 acres in size, located on the east side of  
18 Main Street, just north of the firehouse and  
19 Village Hall. Obviously, everyone knows where  
20 the property is.

21 It's currently improved, as I  
22 mentioned before, with a 25,000 -- roughly the  
23 25,500 square feet of building space, the  
24 majority of which was occupied by the CVS before  
25 it relocated across the street. You have the

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2 Nutty Irishman, the Subway restaurant, and a  
3 Minuteman Press printer was located there.

4 Yes?

5 MS. PARISI: Can you just make sure  
6 you get -- can you get a little closer there.

7 MR. GUARDINO: Sorry.

8 The property is surrounded by  
9 Commercial and governmental buildings located  
10 adjacent to a large municipal parking lot that  
11 we mentioned before -- Field 4 -- which lies  
12 just to the east. You have photos in your  
13 booklet of those other uses, those surrounding  
14 uses.

15 The property currently has no  
16 on-site parking, so the municipal parking lot  
17 and the on-street parking spaces that are in the  
18 vicinity currently accommodate 100 percent of  
19 the site's parking demand.

20 The property -- as Mr. DeBellis  
21 mentioned earlier -- is located in the  
22 Village's D and U central sub-area, the zoning  
23 category or classification, which allows  
24 proposed use with a special use permit from this  
25 Village Board and provides certain zoning

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2 incentives in exchange for community benefits,  
3 such as affordable or workforce housing.

4 The applicant here is proposing a  
5 ten percent affordable set aside -- six units --  
6 three of which will be designated for occupancy  
7 by persons with disabilities who do not drive  
8 and will not have a car.

9 So, this is a special permit  
10 application. The development is a mixed use  
11 development, and we are also seeking the density  
12 bonuses, waivers, and site plan approval.  
13 The development plans are in the booklet at  
14 Exhibit 8. And you'll see there that we are  
15 proposing a mixed use development that has 54  
16 rental units and 7,888 square feet of first  
17 floor retail space. And that will be dry retail  
18 space as we mentioned earlier.

19 The residential units will be  
20 comprised of one- and two-bedroom units only.  
21 There will be no three-bedroom units, and they  
22 will be split 27 units each; so 27 one bedrooms  
23 and 27 two bedrooms.

24 The units will range in size from  
25 735 square feet for the smallest one-bedroom

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2 unit to about 1,450 square feet for a spacious  
3 two-bedroom unit.

4 The development will be  
5 non-combustible construction, which uses durable  
6 and technologically advanced materials, which  
7 will make this building one of the safest and  
8 most desirable places to live in the area.

9 The building was designed to be consistent with  
10 other buildings in the neighborhood and  
11 incorporates a significant amount of brick and  
12 stone while also introducing small amounts of  
13 newer materials. So it's sensitive to the  
14 architecture in the area, and then introduces  
15 new elements.

16 The application will require the  
17 relocation of the existing driveway that bisects  
18 the property -- we were just talking about that  
19 a few minutes ago -- and that's the alleyway  
20 that connects Main Street with parking lot or  
21 Parking Field 4. That alleyway or drive will be  
22 moved to the north.

23 This will necessitate a land swap  
24 with the Village and there is an attached survey  
25 in there, Exhibit 11, which shows that the

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2 property that will be transferred from the  
3 applicant to the Village is slightly larger than  
4 the property that the Village would swap back to  
5 the applicant; they are almost the same size but  
6 they are, in fact, larger than the one that is  
7 going to the Village.

8 MR. ADDEO: Mr. Guardino?

9 MR. GUARDINO: Yes.

10 MR. ADDEO: If I may interrupt you  
11 for a moment?

12 MR. GUARDINO: Sure, sure.

13 MR. ADDEO: I want to direct your  
14 attention to Exhibit 4, please, in this booklet.

15 MR. GUARDINO: Yes.

16 MR. ADDEO: You probably have this  
17 calculation -- I don't see it here -- but what  
18 is the -- on what I would call the old CVS  
19 building -- what is the front, lot line  
20 setback from Main Street to the building as it  
21 presently exists? Would it be 6.9 feet?

22 MR. GUARDINO: I can't -- I don't  
23 see that as a measurement. I mean it's  
24 possible.

25 Scott, do you know?

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2 MR. GRUPP: It varies.

3 MS. PARISI: What is it you are  
4 asking?

5 MR. ADDEO: What it presently is?  
6 What is the --

7 MR. GUARDINO: (Interjecting)  
8 Setback.

9 MR. ADDEO: (Continuing) -- front  
10 yard setback?

11 MR. GUARDINO: Do you want a  
12 booklet, Shahla?

13 MR. PRIESTLEY: I don't think it's  
14 shown on that exhibit.

15 (WHEREUPON, a brief discussion was  
16 held off the record from 8:33:14 p.m. to 8:33:30  
17 p.m., after which the following transpired:)

18 MR. ADDEO: So we would assume that  
19 there is a front yard -- excuse me, a setback  
20 from Main Street of present building to the  
21 property line because it is depicted on it.

22 MR. GUARDINO: Correct. That's  
23 correct.

24 MR. ADDEO: There's some amount --  
25 five feet, six feet, seven feet, whatever it is.



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2 MR. GUARDINO: Right. We'll get the  
3 number, yes.

4 MR. ADDEO: What are you proposing?  
5 What is your client proposing as a setback from  
6 Main Street and the new building?

7 MR. GUARDINO: Roughly the same,  
8 which is shown on Exhibit 8. It looks to be I'm  
9 guesstimating [sic] about ten feet the setback  
10 on the proposed...

11 MR. ADDEO: What number exhibit are  
12 you looking at?

13 MR. GUARDINO: It's actually -- it's  
14 Exhibit 8.

15 MR. ADDEO: Yes.

16 MR. GUARDINO: And it would be --  
17 well, it could be either one. It could be the  
18 first drawing as well.

19 Do you have a scale, Scott?

20 MR. GRUPP: No, I don't.

21 MR. GUARDINO: I do have a scale.

22 MR. ADDEO: I am looking at a  
23 calculation that says, "Front yard setback zero  
24 feet." Would that be correct?

25 MR. PRIESTLEY: This part is

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2 correct.

3 MR. ADDEO: Oh, so you are providing  
4 zero minus five feet.

5 MR. GUARDINO: Yes, you're actually  
6 allowed to be zero --

7 MR. ADDEO: You are allowed to be  
8 zero...

9 MR. GUARDINO: (Continuing) -- and  
10 we are providing more of a setback than the Code  
11 allows, that is correct.

12 MR. ADDEO: So, plus or minus. So,  
13 it could be zero in some spots and it could be  
14 five in others.

15 MR. GUARDINO: No, I don't think  
16 that's accurate. It's plus or minus five. It  
17 goes in and out, but it doesn't go to zero,  
18 Scott; correct? Scott's the architect.

19 MR. GRUPP: No, no. It's plus or  
20 minus a couple of inches.

21 MR. GUARDINO: Right. Around five,  
22 so --

23 MR. ADDEO: Whoa. Wait a second.  
24 So I just went through this with the traffic  
25 guy. Are you telling me -- are you telling me

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2 it is going to be a couple of inches from the  
3 lot line? Or a couple of feet from the lot  
4 line?

5 Why don't you give us your name and  
6 where you are from.

7 MR. GRUPP: Scott Grupp of the  
8 architectural firm Notaro Grupp and Associates,  
9 1005 Glen Cove Avenue, Glen Head, New York.

10 Because of the geometry of the  
11 particular site, the front yard setback averages  
12 five feet. It goes from almost zero to seven,  
13 eight feet in areas. So, it is because of the  
14 geometry --

15 MR. ADDEO: You are saying because  
16 of the geometry of the site --

17 MR. GRUPP: The site is skewed.

18 MR. ADDEO: The site is skewed?

19 MR. GRUPP: Correct.

20 MR. ADDEO: The site does not have a  
21 straight line?

22 MR. GRUPP: Correct.

23 MR. ADDEO: So the lot line I am  
24 looking at is not straight; correct?

25 MR. GRUPP: It's at a slight angle,

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2 yes.

3 MR. ADDEO: It's at a slight angle.

4 Okay.

5 So are you suggesting -- so we are  
6 suggesting that the part of the building that is  
7 closest to the firehouse is going to be closest  
8 to the lot line? That is what I am looking  
9 at --

10 MS. NABAVI: Yes.

11 MR. ADDEO: (Continuing) -- on this.

12 MR. GRUPP: That is correct.

13 MR. ADDEO: And then you are  
14 suggesting that the part of the building that is  
15 furthest from the Village Hall or the fire  
16 department is going to be the furthest from the  
17 lot line?

18 MR. GRUPP: Correct. Purposely done  
19 to allow site lines around the corner.

20 MR. ADDEO: Site lines?

21 MR. GRUPP: Site lines, correct.

22 MR. ADDEO: So if you were to move  
23 the building forward to the zero lot line,  
24 couldn't you have more parking in the back? Or  
25 couldn't you make the parking lot itself more

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2 navigable for cars backing up? Because I did  
3 some calculations at home, over the weekend, and  
4 it looks a little tight.

5 MR. GRUPP: The traffic expert could  
6 go through that more thoroughly.

7 MR. ADDEO: Well, you drew the plan.  
8 So, when I look at these parking spots, what is  
9 the distance between the end of a parking spot  
10 in the furthest, easterly row to the inside  
11 easterly row? It just looks short to me.

12 MR. GRUPP: The drive aisles are  
13 approximately 23 feet and 22 foot nine. They  
14 are not -- it is a one-way traffic pattern that  
15 goes through the garage, and the fact is that  
16 this is not retail parking that we're contending  
17 with. This is people who have identified spots,  
18 they're used to their spots --

19 MR. ADDEO: I am sorry, but I am  
20 talking about backing up.

21 MR. GRUPP: Correct.

22 MR. ADDEO: When you are backing out  
23 of a spot.

24 MR. GRUPP: Understood.

25 MR. ADDEO: So, what is the standard

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2 in the industry for the distance between for an  
3 aisle?

4 MR. GRUPP: It varies, depending on  
5 the municipality, between 20 and 24 feet.

6 MR. ADDEO: Okay, so what is the  
7 standard in this municipality?

8 MR. GRUPP: That's why I wanted to  
9 defer to my expert.

10 MR. PRIESTLEY: Why don't we just  
11 defer to the person -- the expert.

12 MR. ADDEO: Bring him up.

13 MR. HARTER: What is commonly seen  
14 with one-way flow is 18-foot aisles. So, in  
15 this case we have, you know, a greater backup  
16 area than that.

17 I think Mr. Grupp really hit on the  
18 point that is key is with residential parking  
19 that is assigned. This is appropriate because  
20 they're -- people are familiar with parking in  
21 their space and how they -- the one-way flow is  
22 arranged, how their space is located, and the  
23 dimensions that they are using to park. So it's  
24 not uncommon for the dimensions that are  
25 provided on the plan.

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2 MR. ADDEO: Could you please say  
3 that again? It is not uncommon for?

4 MR. HARTER: For garage parking for  
5 residential use to have aisle widths and spaces  
6 as shown on the plan as proposed.

7 MR. ADDEO: So, this is my concern.  
8 We are in the parking lot and a fire vehicle has  
9 to get in there --

10 FEMALE VOICE: Um-hum.

11 MR. ADDEO: (Continuing) -- how are  
12 they going to make the left between one aisle;  
13 aisle one and aisle two?

14 MR. HARTER: Well, I would --

15 MR. ADDEO: There's not enough room.

16 MR. HARTER: I would expect the fire  
17 would -- the fire vehicles would fight the fire  
18 from the outside of the building rather than  
19 pulling into the building.

20 MR. ADDEO: Let's assume for a  
21 Moment --

22 FEMALE VOICE: No.

23 MALE VOICE: No.

24 MALE VOICE: No.

25 FEMALE VOICE: No, no, no.

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2 MALE VOICE: So they can't go to the  
3 back of the building you're saying?

4 MR. ADDEO: Let's assume that the  
5 fire vehicle has to go inside the parking lot.  
6 How is it going to make that left?

7 MR. HARTER: It would -- it would  
8 not.

9 MR. ADDEO: It cannot.

10 MR. HARTER: It would pull -- it  
11 would pull straight in and it would back  
12 straight out if it were to go into the building.

13 MALE VOICE: What if the cause of  
14 the fire was in the middle of the lot?

15 MR. ADDEO: So you are telling me it  
16 cannot make a left-hand turn? It cannot. There  
17 is not enough room.

18 MR. HARTER: This is comparable to a  
19 residential development, a multi --

20 MR. ADDEO: So everywhere else they  
21 cannot make a left-hand turn either; correct?  
22 Is that what you are saying? A fire truck, fire  
23 apparatus, cannot make the left-hand turn if you  
24 are going down the flow, heading south to make a  
25 left to go east, to go back again. You cannot



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2 make that left?

3 MR. HARTER: I go back to what I  
4 said earlier. I don't expect a fire vehicle to  
5 go into the building. If it --

6 MR. ADDEO: Let's assume.

7 MR. HARTER: (Continuing) -- if it  
8 did, it would pull straight in and then back  
9 out. That's how it would work.

10 MR. ADDEO: Would you agree with me  
11 that a fire truck cannot make a left-hand turn  
12 in that parking lot; yes or no? In the aisle?

13 MR. HARTER: Correct.

14 MR. ADDEO: Cannot make a left-hand  
15 turn?

16 MR. HARTER: That is correct.

17 MR. ADDEO: And then it cannot make  
18 the second left-hand turn to get out?

19 MALE VOICE: How does it put out a  
20 car fire?

21 MR. GUARDINO: Mr. Addeo, I would...

22 MR. ADDEO: I am just trying to get  
23 the facts.

24 MR. GUARDINO: But you're asking a  
25 answer that -- of a scenario -- you want an

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2 answer to a scenario that's never going to  
3 occur.

4 FEMALE VOICE: No.

5 FEMALE VOICE: No.

6 MALE VOICE: No.

7 FEMALE VOICE: No.

8 MALE VOICE: No.

9 MR. GUARDINO: I would defer --

10 (WHEREUPON, there was indecipherable  
11 cross-talk among the parties present.)

12 MR. GUARDINO: I would defer -- I  
13 will defer to the fire department. If this  
14 building -- if this building --

15 MAYOR EKSTRAND: Okay, guys, let's  
16 calm down here.

17 Okay, go ahead.

18 MR. GUARDINO: I will defer -- we  
19 will defer to the fire department. We're going  
20 to have to get input from the fire department.  
21 If there's an issue, we'll deal with it if we  
22 can. But you're asking us -- you're asking a  
23 question about a scenario that I don't think is  
24 actually ever going to occur. But, again, I'm  
25 not a fireman. I will leave that to the fire

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2 department, and I think you should as well. I  
3 do.

4 FEMALE VOICE: Whoa.

5 MALE VOICE: Let's hear from the  
6 fire department.

7 MR. GUARDINO: No disrespect, but  
8 this is -- unless you're a fireman, and maybe  
9 I'm wrong and maybe you do have that expertise,  
10 I do not. So, I think we should let the  
11 professionals make the determinations as...

12 MR. ADDEO: So let me ask you  
13 another question.

14 MR. GUARDINO: Okay.

15 MR. ADDEO: Before you had stated  
16 that this building was going to be constructed  
17 of materials that would be fire retardant. Were  
18 those your words?

19 MR. GUARDINO: Non-combustible was  
20 the word.

21 MR. ADDEO: Non-combustible?

22 MR. GUARDINO: Non-combustible.

23 MR. ADDEO: What are those  
24 materials?

25 MR. GUARDINO: Well, again, there's

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2 steel. But I'm going to defer now to the  
3 architect because I am just the attorney.

4 MR. GRUPP: The building will be  
5 designed under a Class 2B construction of the  
6 New York State Building Code. 2B has  
7 non-combustible material throughout the entire  
8 structural frame. That would be consistent of  
9 metal -- all metal walls supporting a metal deck  
10 with the concrete floors throughout. All the  
11 exterior walls would be a minimum of two-hour  
12 rated.

13 MR. ADDEO: So the structure -- the  
14 structure and the framing of the building will  
15 be metal; non-combustible?

16 MR. GRUPP: Correct.

17 MR. GRUPP: Okay. But the interior  
18 can burn?

19 MR. GRUPP: Content fires can always  
20 happen -- true -- as we saw from the Trump  
21 Towers.

22 MR. STALLER: My name is Cary  
23 Staller, and I would just like to clarify a few  
24 things.

25 First of all, these buildings are

1                   FARMINGDALE BOT - 04/09/2018  
2 reviewed by the Nassau County Fire Marshal's  
3 Office. And what they look at is the radius  
4 around the building, and they ensure that a  
5 truck can get around the building and fight  
6 fires at all times. That's how it works. And  
7 they don't, quite frankly, look at fire trucks  
8 going underneath into the parking garages.  
9 We've been through this already a number of  
10 times. And that's exactly how it works.

11                   MR. ADDEO: So you just want me to  
12 sit here and be quiet is what you are telling  
13 me?

14                   MR. STALLER: No, I'm not saying  
15 that at all. I'm trying to answer your  
16 question.

17                   MR. ADDEO: I want to ask one of the  
18 firemen --

19                   MR. STALLER: Okay --

20                   MR. ADDEO: (Continuing) -- to come  
21 Up here.

22                   MR. STALLER: (Continuing) -- hang  
23 on.

24                   Well, it's the Nassau County Fire  
25 Marshal's Office who makes the determination,

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2 not the local firemen.

3 MR. ADDEO: Do we have any firemen  
4 here --

5 MR. STALLER: I'd also like to  
6 respond --

7 MR. ADDEO: (Continuing) -- do we  
8 have anyone who would like to come up and speak  
9 about this?

10 MR. STALLER: Sir? Sir? I'd also  
11 like to respond to your question about the  
12 combustibility of this building.

13 Inside -- first of all, the  
14 structure is all steel and concrete. The  
15 exterior is all masonry and it's non-combustible  
16 materials. The inside is all sheetrock, which  
17 is also non-combustible. If you look at other  
18 Villages -- other buildings in this Village --

19 MR. ADDEO: Hold on. Time out.

20 MR. STALLER: (Continuing) -- other  
21 Buildings in this Village --

22 MR. ADDEO: Sheetrock doesn't burn?

23 MR. STALLER: Correct.

24 MR. ADDEO: Sheetrock doesn't burn?

25 MR. STALLER: Correct.

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2 FEMALE VOICE: What?

3 FEMALE VOICE: What?

4 MR. ADDEO: Are you sure about that?

5 MR. STALLER: Yes.

6 MR. ADDEO: So what is the thickness  
7 of the sheetrock that you are going to install  
8 in this building that doesn't burn?

9 MR. STALLER: We'll do two layers of  
10 5/8ths each. And each wall is two separate  
11 walls, actually, between apartments with an  
12 airspace in between. And if you look at your  
13 other buildings in this Village they're built  
14 out of wood. Wood structure with wood trusses.  
15 And if you look at the labels on the exterior of  
16 those buildings, there's a warning to the  
17 firemen -- and I'm sure you have some firemen  
18 here and they can vouch for this -- there's a  
19 warning that those buildings have wood trusses  
20 supporting the roofs.

21 And the reason why those warnings  
22 are on those stairways is because when that  
23 building burns and reaches a certain degree of  
24 temperature, the little pins that are pinching  
25 together the joints that hold those wood

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2 trusses, open up and the trusses fall down, and  
3 it's a very dangerous situation.

4 Now our building does not have any  
5 wood structure, any wood in it whatsoever, other  
6 than, like, baseboards and doors; okay?

7 And even our doors on all mechanical rooms are  
8 special fire rated doors; okay?

9 So if you're really worried about  
10 fire, then I would be concerned about other  
11 buildings in this Village and not about this  
12 proposed structure. Thank you.

13 MR. GUARDINO: May I continue?

14 MAYOR EKSTRAND: Continue.

15 MR. GUARDINO: Okay, great. Thank  
16 you.

17 So I'm back to the land swap. But  
18 in addition to the land swap, after that --  
19 hopefully, if this is approved and it occurs --  
20 the applicant is also going to be responsible  
21 for constructing the road and sidewalk  
22 improvements, as well as making any improvements  
23 that are needed to the parking lot in order to  
24 facilitate the relocated driveway. So, the  
25 applicant will be responsible for that.



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2 I would like to just talk a little  
3 bit about the consistency -- this project's  
4 consistency -- with the Downtown Farmingdale  
5 2035 Master Plan.

6 I reviewed that plan, which I  
7 believe was adopted by the prior administration,  
8 if I'm not mistaken?

9 MR. ADDEO: That is right.

10 MR. GUARDINO: Okay.

11 MAYOR EKSTRAND: For the record, it  
12 was adopted in 2010, I believe.

13 MR. GUARDINO: Okay, great.

14 So I looked at a couple of things in  
15 There. So I know there's probably more, but  
16 some of the things kind of jumped out at me.  
17 With respect to zoning there was a section on  
18 page roman numeral three dash eight that talked  
19 about Downtown Master Plan goals and priorities.  
20 And one of the first ones was to provide more  
21 mixed use development in the Downtown area.  
22 This obviously is a mixed use development, so  
23 we're consistent with that.

24 MR. ADDEO: What about the open  
25 space on the same page?

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2 MR. GUARDINO: There's also a goal  
3 in there to make Downtown Farmingdale more  
4 attractive to residence shoppers and employees.  
5 I believe this development also accomplishes  
6 that.

7 Another is to provide social  
8 amenities such as workforce housing for the  
9 Downtown area. Again, this development provides  
10 that.

11 Enhance the connection between Main  
12 Street and the train station. We believe that  
13 there will be a number of people that will live  
14 in this building and will walk to the train  
15 station. So, while there is no physical  
16 connection, other than the roads that exist,  
17 there will be connectivity. There will be  
18 people walking back and forth and that can only  
19 be good for the businesses that are in the  
20 Village.

21 And another one is to improve the  
22 Efficiency of the parking network and, you know,  
23 not to go backwards. But those first boards  
24 that we had up there that showed the different  
25 scenarios, I believe, demonstrate with very

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2 compelling evidence that the proposed  
3 development -- the parking situation that will  
4 occur as a result of the proposed development --  
5 is the most efficient parking scenario that  
6 there will be.

7 Then there was a discussion of the  
8 moderate growth scenario for the Downtown and  
9 that was on pages Roman Number 3, pages 11 and  
10 12. And, again, you know, moderate growth.  
11 There was something that the Village was looking  
12 to encourage and, again, encourage more mixed  
13 use developments. Exactly what we're doing  
14 here.

15 There was discussion of increasing  
16 building heights to three and-a-half stories,  
17 which is what we're doing here.

18 Proposal to increase tax revenues  
19 and surplus to the Village and the school  
20 district. Again, I think that will happen here.  
21 We will have all one- and two-bedroom units.  
22 Not likely to have many federal school aged  
23 children. So this will be a win for the --  
24 major benefit I should say -- to the school  
25 district, because it will get increased -- it

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2 will receive increased tax revenues without any  
3 corresponding burden on the District or very  
4 little burden on the District.

5 Another goal of that moderate growth  
6 scenario is to increase the Downtown population;  
7 exactly what this proposal is doing and again to  
8 ensure that there is sufficient parking. And,  
9 again, going back to the scenarios, this  
10 proposal is providing sufficient parking by  
11 providing one -- all but three of the spaces for  
12 the residential units and then having very  
13 little retail space that will only have a demand  
14 for another 40 parking spaces. That is easily  
15 accommodated by Parking Lot Number 4.  
16 Then what appears to have been approved was a  
17 hybrid scenario -- growth scenario -- and,  
18 again, their emphasized mixed use along Main  
19 Street.

20 So then you look at the location.  
21 There was a location map in the report. The  
22 site is located in an area identified as -- in  
23 the Downtown Master Plan -- as the Main Street  
24 Core Mixed Use Area.

25 With respect to pedestrian

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2 environment, the Master Plan says that they  
3 would like to see new building designs that  
4 contain elements that promote a strong  
5 pedestrian environment. That's exactly what  
6 this building is looking to do; bring people  
7 from the apartments, down to the street, onto  
8 Main Street where they will interact with others  
9 on Main Street, they'll interact with the  
10 businesses, they will spend money, and we fully  
11 expect that to happen here.

12 There's a section about allowing  
13 upper level residences. Here residential uses  
14 above retail uses should be encouraged to create  
15 healthier mixed use environments and we agree  
16 with that. And should be designed to contribute  
17 positively to the streetscape by placing doors  
18 directly on or just above the street level.  
19 Exactly what we're looking to do, bring the  
20 doors right down to the street level.  
21 And provide parking in the rear or underneath  
22 the residential units. Exactly what this  
23 proposal is looking to do.

24 Downtown economic strategies or  
25 development strategies in Downtown. What do I

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2 see in the booklet? Encourage the inclusion of  
3 residential units on Main Street because it will  
4 bring new customers to the shops and services on  
5 Main Street. That's what will happen here.  
6 And then the Downtown Master Plan recommends  
7 limiting the size of new retail stores along  
8 Main Street to make spaces more affordable and  
9 attractive to a larger number of retail shops  
10 and services.

11 When you look at this plan we are  
12 proposing, a very small amount of retail -- a  
13 relatively small amount of retail -- about 7,000  
14 square feet -- actually closer to 8,000.  
15 Approximately six tenant spaces. We don't know  
16 what that is going to end up. Spaces will be  
17 1,000 -- roughly 1,000 square feet -- maybe a  
18 little more; some will be a little less.

19 Actually, when you look in the  
20 Master Plan it's exactly what it's encouraging.  
21 It calls for smaller spaces. I think the book  
22 says -- the plans says between 500 and 1,000  
23 square feet. That's roughly what we're  
24 proposing here.

25 So I think that this development

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2 hits on many of the key objectives and goals of  
3 the Master Plan. So it is consistent.  
4 And then lastly, in order to achieve the goals  
5 of the Master Plan, the Master Plan recognizes  
6 -- and the zoning, I should say, the zoning  
7 regulations that follow the Master Plan --  
8 recognize that this Board can grant density  
9 bonuses, waivers, and other relief in order to  
10 achieve those goals.

11                   And just for the record, I just want  
12 to make clear the relief that we're asking for:  
13 We're looking to increase the floor area ratio  
14 from 1.5 to 1.97, which is still less than what  
15 is required in the central and eastern subarea,  
16 which is located just to the north.

17                   We're looking to increase the  
18 maximum density -- residential density -- from  
19 40 units per acre to 60 units to allow the 54  
20 units in this building.

21                   To increase the maximum height from  
22 36 feet and three and-a-half stories to 40 feet  
23 to the roof deck and three and-a-half stories,  
24 and then there will be a slight increase in  
25 height for a parapet.

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2 We're looking to reduce the minimum  
3 dwelling size from for 808 square feet to 735  
4 square feet for one unit only. There's one unit  
5 that will be slightly smaller, so that needs a  
6 variance from the code or a deviation or waiver  
7 from the code. All the rest of the units  
8 actually comply with the minimum size.

9 Looking to reduce the parking from  
10 94.5 spaces required to 87 spaces provided,  
11 which is a seven and-a-half space deficit on  
12 paper, but as we mentioned earlier three of the  
13 units will be occupied by people who are  
14 disabled and do not drive. So when you take  
15 that out of the equation, you're down to three  
16 spaces --

17 (WHEREUPON, there was indecipherable  
18 cross-talk among the parties present.)

19 MR. GUARDINO: (Continuing) -- so  
20 it's a three space deficit.

21 MAYOR EKSTRAND: Hey, hey. Come on.  
22 You will all get a chance to speak.

23 Go ahead.

24 MR. GUARDINO: And we need -- we're  
25 looking to reduce the required number of loading



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2 spaces from one to zero. Again, the small  
3 retail spaces do not -- will not need loading.  
4 They're not restaurants. They're not wet uses.

5 Reduction in the parking stall lanes  
6 from 19 feet to 18 feet. Reduction in the  
7 minimum backup aisle width from 23 to 20, 22,  
8 and 23. But, again, as was mentioned earlier,  
9 all are one way drive aisles so less width is  
10 needed.

11 We're looking to reduce the size of  
12 16 compact stalls from nine-foot wide by 16-foot  
13 long to eight-foot wide and 16-foot long. That  
14 is just for 16 compact car spaces.

15 And then, lastly, permission to  
16 allow the residential units to have access on  
17 Main Street rather than accessing the building  
18 from the rear of the building because for the  
19 reasons I just mentioned and for the reasons  
20 stated in the Master Plan, looking to encourage  
21 interaction between the people who live in the  
22 building and Main Street.

23 So at this point, what I would  
24 like to do is call Scott Grupp to talk a little  
25 bit about the architecture and the building that

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2 he designed and then I'll call John Harter to  
3 just wrap up and then we'll be done.

4 Thank you.

5 MR. GRUPP: In keeping with your  
6 design guidelines that are articulated in the  
7 Master Plan, we had designed a building that  
8 demonstrates the elements of which the plan  
9 aspires to and that is to maintain a residential  
10 facade front at the first level utilizing a  
11 limestone-type material around it with nice  
12 storefront glazing. And that adds -- enhances  
13 the pedestrian way as you go past the building.

14 Above that, we have a mixture of  
15 different types of materials, and we utilized  
16 the facade with negative and positive spaces.  
17 We moved the facade in and out so we don't have  
18 a singular, monolithic flat plane and it gives  
19 it a more vibrant, more reactive type of  
20 experience to the building and it breaks it up  
21 into a scale that is very compatible with the  
22 rest of the buildings in the Village.

23 At the end you'll notice that we do  
24 take that same limestone-type of material and we  
25 bring it all the way up. And then we utilize a

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2 red-ish brick to reflect our adjacent neighbor,  
3 the firehouse and Village Hall.

4 We also use another type of material  
5 just to further articulate the facade and to  
6 give that rhythm, that pattern, that will allow  
7 this facade not to be as monolithic and as  
8 mundane as some of the other developments that I  
9 might have seen.

10 We had canopies at the first floor  
11 level that will be incorporated with the signage  
12 and then we also bring the front -- we have a  
13 recess in the front of the facade to access the  
14 residential units above, allowing the residents  
15 to come directly out onto Main Street. That is  
16 also one of the criteria in your design  
17 guidelines, and it also brings out residents out  
18 on the street level to go to the shops and  
19 restaurants that are currently in the Village.

20 The height of our building, as we  
21 are stipulating, is 40 feet, which is compatible  
22 to the peak of the actual Village Hall. That  
23 also is approximately 40 feet, give or take.  
24 Then we have a parapet wall above that, which is  
25 approximately four feet. And that's utilized to

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2 obscure the HVC units that would be required to  
3 be roof mounted for all of the units.

4 MAYOR EKSTRAND: Thank you.

5 MR. GRUPP: Thank you.

6 MR. PRIESTLEY: Is this the same  
7 height as The Lofts across from Stuff a Bagel?

8 MR. GRUPP: At the back of The Lofts  
9 it's the same exact height.

10 MR. ADDEO: You said the back of The  
11 Loft was the same height?

12 MR. GRUPP: The Lofts over there  
13 have two different heights.

14 MR. ADDEO: So what is the front  
15 Height?

16 MR. GRUPP: I don't know. I didn't  
17 do that project.

18 MR. ADDEO: Did you design it?

19 MR. GRUPP: I did not design it.

20 MR. ADDEO: What is the rear height?

21 MR. GRUPP: It's the same. It's the  
22 40 feet is the three and-a-half stories.

23 MR. GUARDINO: John, do you want to  
24 just finish up.

25 MR. BARRETT: Mr. Harter, before you

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2 begin I just have a couple of questions. When  
3 you do these trip generations --

4 MAYOR EKSTRAND: Hold on. Hold on,  
5 Bill.

6 MR. BARRETT: Sorry.

7 MAYOR EKSTRAND: No, not a problem.

8 MR. BARRETT: Mr. Harter, when you  
9 do these trip generations, it's pretty much just  
10 a mathematical calculation based upon, like, you  
11 say it is a shopping center, the existing use  
12 shopping center. CVS is considered a shopping  
13 center and I guess the Nutty --

14 MR. HARTER: (Interjecting)  
15 Irishman.

16 MR. BARRETT: (Continuing) -- is  
17 considered -- whatever is considered -- and you  
18 just kind of throw these numbers in because they  
19 are standard numbers. Is that how it all comes  
20 outs? And then, like, you have this a.m. Peak  
21 hour or Saturday peak hour. Like, a Saturday  
22 peak hour I guess would be in the afternoon?

23 MR. HARTER: Correct.

24 MR. BARRETT: Five o'clock I guess?

25 MR. HARTER: Correct.

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2 MR. BARRETT: Sorry. But is that  
3 how it's pretty much done? You know, how to  
4 figure it out now that we are going to have  
5 7,800 square feet instead of 25,000 square feet?

6 So based upon -- we don't know what  
7 kind of stores that are going to be there but  
8 they are going to be dry stores, so based upon  
9 that, that is what is predicted to what -- is  
10 that how it all works out?

11 MR. HARTER: That's generally  
12 correct.

13 MR. BARRETT: Okay.

14 MR. HARTER: So for retail the  
15 General unit that is used is the square footage,  
16 the area. And then for a residential  
17 development it would be the number of units.  
18 And those factors are used to calculate the trip  
19 generation or the amount of traffic.

20 MR. BARRETT: Okay. Can I ask you  
21 about the land swap, where you are looking to  
22 put the drive-through closer to Conklin Street.  
23 When I read this and I only read it once -- I am  
24 a little short on time right now -- but I read  
25 it. When you looked at the southbound traffic

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2 you measured that from Route 109 to the -- to  
3 the...

4 MR. HARTER: That's right.

5 MR. BARRETT: But wouldn't it make  
6 more sense to measure it from where you are  
7 proposing it to Conklin Street?

8 MR. HARTER: Well, we did two  
9 measurements. So this is the field data that  
10 was referred to earlier, which was just to give  
11 us a sense -- we were wondering how the  
12 relocation of the driveway 70 feet to the north,  
13 what may happen because of that in terms of how  
14 traffic is flowing on Main Street. So  
15 that's why that was the field work; to get a  
16 sense of that. It's a minor shift. We think  
17 it's a good shift, because it centers the  
18 driveway in the commercial area.

19 MR. BARRETT: I am afraid of traffic  
20 going southbound, crossing over Conklin  
21 Street --

22 FEMALE VOICE: Right.

23 MR. BARRETT: (Continuing) -- and a  
24 couple of instances that you noted that it was  
25 blocked. And so, that traffic is going to back

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2 up to Conklin Street, over Conklin Street  
3 and --

4 MR. HARTER: I understand. Okay.

5 MR. BARRETT: (Continuing) -- and  
6 so, to me, that makes more sense to calculate  
7 that distance as opposed to all the way down by  
8 7-Eleven on Fulton Street.

9 MR. HARTER: Right. Two different  
10 things we looked at: The driveway location and  
11 northbound queuing back from Conklin. We were  
12 curious if that's blocking the access. We saw  
13 it occur twice in the evening peak hour that we  
14 counted in January and then in the southbound  
15 direction, from Fulton back to the north, we  
16 didn't see it block the driveway.

17 MR. BARRETT: From where? I'm  
18 sorry.

19 MR. HARTER: Fulton to the south.

20 MR. BARRETT: Fulton. That is a  
21 pretty good distance.

22 MR. HARTER: Right. So we didn't  
23 see it.

24 The other -- the third thing I  
25 looked at was we know traffic as it's heading



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2 southbound it's -- it will stop momentarily to  
3 make a left into the driveway. And we were  
4 curious, today, are we seeing backups behind it.  
5 I think that's what you're talking about.

6 MR. BARRETT: That is what I am  
7 worried about. And to me, it makes a whole lot  
8 more sense if you were going to do that, to put  
9 it at the south end of the property than to the  
10 north of it.

11 MR. HARTER: Right.

12 MR. BARRETT: And it also seems to  
13 make more sense to take the building further  
14 away from Village Hall than to put it so close  
15 to Village Hall.

16 MR. HARTER: Well, we feel it's  
17 better to move the driveway slightly -- it's a  
18 small shift. It's 70 feet. About three car  
19 lengths to the north, and what it does is it's  
20 centering the access point along the commercial  
21 area and also along Parking Field 4.

22 So I think for businesses and  
23 pedestrians walking from their cars to different  
24 uses on Main Street it's a more central  
25 location.

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2 MR. BARRETT: Okay, so we just  
3 disagree.

4 When you did this trip thing, was it  
5 on a Friday evening?

6 MR. HARTER: We did it on a Thursday  
7 evening.

8 MR. BARRETT: Okay. Friday we are  
9 all locked up here.

10 MR. BARRETT: I imagine it would be  
11 busier on a Friday.

12 MR. BARRETT: Yes, one hundred  
13 times.

14 FEMALE VOICE: How could he not come  
15 on Friday?

16 (WHEREUPON, there was indecipherable  
17 cross-talk among the parties present.)

18 MAYOR EKSTRAND: Just for the  
19 record, if the Board asked Staller Associate to  
20 -- if the driveway was thought to be problematic  
21 on the south side, would Staller Associates  
22 consider moving it to the north side?

23 MALE VOICE: No, the other way.

24 FEMALE VOICE: Not that way.

25 MAYOR EKSTRAND: The other -- yes,

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2 just what I said in reverse.

3 MS. PARISI: So not to the north.

4 Would you consider moving it to the  
5 south side?

6 MAYOR EKSTRAND: Yes, moving it next  
7 to Village Hall.

8 MS. PARISI: So there would be a  
9 space between the firehouse and your proposal.

10 MR. HARTER: I understand the  
11 question. I don't recommend that but I -- you  
12 know, that's up to the applicant to decide.

13 MR. BARRETT: Because of traffic?  
14 You are not recommending it because you think --  
15 well, you haven't studied it; right? So are you  
16 not recommending it because of traffic concerns?

17 MR. HARTER: Well, yes. Because I  
18 think centering it on the commercial area is  
19 better because we're keeping it from both queues  
20 developing from the traffic signal to the north  
21 and the traffic signal to the south.

22 So, if we're going to shift it further to the  
23 south of the property it won't be as centered  
24 between the two signals, was the idea.

25 MR. BARRETT: And based upon your

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2 study, you are not concerned with the southbound  
3 traffic backing up onto Conklin?

4 MR. HARTER: Well, right.

5 One thing I like that the Village  
6 has recently done is you've improved the backups  
7 on Main Street by putting in left turns at the  
8 Conklin intersection and that was something  
9 recommended in the Master Plan --

10 MR. BARRETT: Right.

11 MR. HARTER: (Continuing) -- and it  
12 was only recently done. So that's really helped  
13 the queuing that you're seeing because that  
14 single lane previously didn't process cars very  
15 well. So we're not -- you're not seeing the  
16 queues that you did previously.

17 MR. BARRETT: Okay.

18 MR. HARTER: So, I think the  
19 driveway will work well. And don't forget, if  
20 we were to keep the use as it is and have the  
21 current location, the trip generation is going  
22 to be much more intensive --

23 MR. BARRETT: I'm sorry --

24 MR. HARTER: (Continuing) -- and we  
25 would have --

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2 MR. BARRETT: (Continuing) -- can  
3 you repeat that for me?

4 MR. HARTER: The traffic with the  
5 site if we were to reoccupy with scenarios one  
6 or two --

7 MR. BARRETT: No, no. I am just  
8 talking about moving from the north to the  
9 south.

10 MR. HARTER: Right.

11 MR. BARRETT: With everything else  
12 being the same. I am not talking about doing  
13 one or two.

14 MR. HARTER: But --

15 MR. BARRETT: One is not going to  
16 happen.

17 MR. HARTER: But the beauty of the  
18 development is that the project is going to be  
19 less intense --

20 MR. BARRETT: I see.

21 MR. HARTER: (Continuing) --  
22 compared to what it could be today.

23 MR. BARRETT: Okay. Thank you.

24 MR. HARTER: The other -- I did talk  
25 earlier about the reduction and parking demand

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2 and trip generation, but I just wanted to give a  
3 little bit more to finish up my testimony just  
4 on the parking relief that was described earlier  
5 as 90 spaces required, 87 provided. Again, no  
6 parking on-site at all today and that's only a  
7 three percent variance, which is really de  
8 minimis.

9 So we looked at two considerations  
10 on how, you know, to justify that and I think  
11 it's helpful. Staller Associates also developed  
12 231 Main Street with a similar project -- a bit  
13 smaller. That is a 26-unit building with 36  
14 spaces and those spaces are very similar. It's  
15 controlled access just for residents.  
16 They have 31 parked vehicles in that facility,  
17 so they have five open spaces. We -- if you  
18 look at the parking supply rate -- so the rate  
19 per unit -- in our proposed case is greater. We  
20 have 1.61 units per space per unit. Let me just  
21 repeat that: 1.61 spaces per unit in the  
22 proposed case. In the existing 231 Main Street  
23 site has 1.38 spaces per unit. So, it's a  
24 greater supply.

25 We also looked at the demand by --

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2 Staller provided the number of one bedrooms and  
3 the number of spaces that are occupied and used  
4 by residents and the number of two bedrooms.

5 And when we take those demands, we calculate it  
6 out for the proposed case based on 27 one  
7 bedrooms and 27 two bedrooms, and I am  
8 calculating a 72 parking demand, 72 vehicles.

9 And, again, we have 87 spaces proposed on-site.

10 MR. BARRETT: And that is based  
11 upon?

12 MR. HARTER: The demand at 231,  
13 Right. So two things: We have greater  
14 supply and looking at the demand at 231 we're  
15 both working well within the 87 spaces provided.

16 MR. ADDEO: I have a question.  
17 Could you calculate where you are going to put  
18 the snow?

19 MR. HARTER: The snow inside the  
20 garage?

21 MR. ADDEO: No, no, the snow on the  
22 outside of building.

23 MR. HARTER: I did not.

24 MR. ADDEO: Okay. So when it snows,  
25 are we going to lose some parking spots?

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2 MR. HARTER: All residential spaces  
3 are covered by the building.

4 MR. ADDEO: I understand what you  
5 are saying. The whole building isn't enclosed;  
6 is it?

7 MR. HARTER: That would be for the  
8 architect to answer but it's not going to snow  
9 within the parking garage.

10 And that completes what I was  
11 Intending to provide for direct.

12 MAYOR EKSTRAND: Okay, thank you.

13 MR. HARTER: Thank you.

14 MR. GUARDINO: That concludes our  
15 presentation.

16 We're happy to answer any questions  
17 that the Board may have of us or the experts.

18 MAYOR EKSTRAND: Go ahead, Cheryl.

19 MS. PARISI: My name is Cheryl  
20 Parisi for those of you who are not in the  
21 audience.

22 And while I do have questions and I  
23 really have grave concerns that start with the  
24 denial letter sent to the applicant and the  
25 significant relief that is being sought not only



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2 for the parking and workforce housing but also  
3 for the architectural design being presented,  
4 I am also really troubled by the request for a  
5 land swap. However, at this time I really do  
6 believe it's important that we hear and listen  
7 to what our residents have to say and the  
8 questions they have.

9 With that being said, I will listen.

10 MAYOR EKSTRAND: Okay. Brian are  
11 you going to call up the people by name?

12 MR. HARTY: I am going to call  
13 people up two at a time. Actually, I am going  
14 to call four names. Please, sit at the table.  
15 Mr. Richard Kohl, 47 Jerome Drive and Kim  
16 Donohue, 21 Sullivan Road.

17 On deck will be Michael Grello and  
18 John Capobianco.

19 MS. KELLY: You have three minutes.

20 MR. HARTY: You have three minutes  
21 to speak. Please begin.

22 MS. DONOHUE: My name is Kim  
23 Donohue. I live at 21 Sullivan Road.

24 I bought my house from Sal. I've  
25 been a resident of the Village for 30 years. I

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2 have a very long history of commitment to this  
3 Village, to its schools, and as many of you  
4 know, to the businesses here in the Village.

5 I am right on the edge of the  
6 largest density part of this development. I  
7 would like to state my opposition to this  
8 projected project and refer the Board to the  
9 2011 Downtown Master Plan and to the vows that  
10 were made here tonight to uphold the laws of the  
11 Village.

12 We already dedicated money, time,  
13 input from the community. There were studies  
14 made, and we have already set forth what we the  
15 people of the Village of Farmingdale want for  
16 our community. This is not it.

17 We have already made concessions on  
18 every project that has happened so far. Parking  
19 is an issue. Water usage is an issue. We  
20 cannot continue to ignore the issue. It must be  
21 addressed.

22 I would also like to point out the  
23 irony in your concern about the lack of retail  
24 interest because you're kicking out Gino's and  
25 the Nutty Irishman, two longtime beloved

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2 businesses in the Downtown. And part of the  
3 reason why pedestrians walk through Downtown.  
4 I would also like to point out I had to walk  
5 here tonight because there's no parking.

6 MR. KOHL: Good evening. My name is  
7 Richard Kohl.

8 I recently moved into the Village of  
9 Farmingdale in the summer of 2016. While my  
10 wife and I are really newbie residents here,  
11 we've known to -- we've come to know and love  
12 this Village for over 20 years. We have family  
13 and friends that live here and when there came  
14 an opportunity to move into the Village we  
15 jumped on it, even bidding over asking price  
16 just to get a home in the area that we live in.  
17 We're thrilled to be here. We're honored to  
18 live with our fellow residents here. We love  
19 the Village. Just settling in and enjoying the  
20 shops, the restaurants, and the pubs.  
21 Not long after, we found out about the  
22 monstrosity that Staller is recommending right  
23 in the center of the Village. If we wanted to  
24 live in a Village such as this with a monster  
25 like that in the midst of it we would have moved

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2 to Queens.

3 All I can say is that I think the  
4 Board really needs to focus on parking more than  
5 anything right now.

6 In terms of housing, I don't see why  
7 we need more housing in the Village. We have  
8 new housing to the north of us, we have housing  
9 surrounding the railroad station, we have  
10 housing up and down Route 109 in Farmingdale.  
11 So I don't see any need for any more housing. I  
12 see a need to keep the quaintness and the beauty  
13 of the Village as it stands today.

14 Thank you.

15 MR. ADDEO: Where in the Village do  
16 you live?

17 MR. KOHL: I live up in the Lenox  
18 Hills section, Jerome Drive. Actually my wife  
19 and I are from Plainview. We've been  
20 frequenting the Village for the last 20-plus  
21 years and we had the opportunity to move here  
22 and we jumped on it. We are just very excited  
23 to be here.

24 MR. ADDEO: So what would you like  
25 to see different about the appearance of this

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2 building?

3 MR. KOHL: I don't want the building  
4 there at all.

5 MR. ADDEO: Sir, you have to  
6 understand the gentleman is going to be able to  
7 build something; right?

8 MR. KOHL: Right.

9 MR. ADDEO: What would you like to  
10 see built? How do you want it to look from the  
11 outside?

12 MR. KOHL: I think a one-story  
13 retail/tenant occupied building as it stands now  
14 is the preference.

15 MR. ADDEO: You do understand the  
16 code permits him to build somewhat similar to  
17 what he is requesting?

18 MS. DONOHUE: Correct, but our  
19 Master Plan says it's supposed to be a  
20 contiguous look in Farmingdale. This strays  
21 very far away from it.

22 MR. ADDEO: What architectural  
23 character would you like to see in these  
24 buildings?

25 MR. KOHL: A much lower keyed style

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2 building. I mean, something that would blend  
3 with the existing buildings. If you look at  
4 that it stands out like a sore thumb right now  
5 the way it is.

6 MR. ADDEO: Is there anything  
7 specific you'd like to add to that? Like, when  
8 I say -- I am trying to get from the public what  
9 architectural features they would like to  
10 see.

11 MS. DONOHUE: Gino's and the Nutty  
12 Irishman.

13 FEMALE VOICE: Gino's.

14 FEMALE VOICE: Yeah, Gino's.

15 MAYOR EKSTRAND: Just for the record  
16 you had mentioned water usage. We have plenty.  
17 Our wells are plenty sufficient to supply all  
18 the water we need. Water usage is not an --

19 MS. DONOHUE: Again, I refer you  
20 back to the Master Plan, because that was  
21 actually --

22 MAYOR EKSTRAND: The Master Plan  
23 made a faux pas. We have plenty of water usage.  
24 We have plenty of wells. So water is not a  
25 problem.

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2 MALE VOICE: Put a pet store there  
3 or something people want.

4 MAYOR EKSTRAND: I am just letting  
5 you know water is not a problem. That's all.

6 MS. DONOHUE: Until it is.

7 MR. HARTY: Michael Grello and John  
8 Capobianco.

9 MR. CAPOBIANCO: All right. My name  
10 is John Capobianco.

11 I serve as Chairman of the Village  
12 Cultural Arts Committee. I served for nine  
13 years on the Farmingdale Board of Education.  
14 And I am currently on the Planning Board.

15 In Claudio's introductory remarks he  
16 mentioned that the Downtown Master Plan called  
17 for social amenities and specifically touched on  
18 cultural and community benefits. This proposal  
19 asks for too much and returns too little to the  
20 community.

21 The linchpin of the 2011 Master Plan  
22 was to have a cultural slash performing arts  
23 center on Main Street. It is the missing  
24 element of this Village.

25 Whether we can create a public

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2   private partnership with Stallers Associates,  
3   acquire the Grey & Grey building, or -- in my  
4   fantasy -- convert the old CVS building into a  
5   performing and cultural art center working with  
6   the developer to come up with some compromise  
7   that will facilitate parking and make the  
8   residents happy and create a real cultural  
9   experience for people coming down to the  
10  Village. Right now the Cultural Arts Committee  
11  struggles to find spaces to do things. We use  
12  the Village Green, we use the gazebo, we use  
13  Village Hall. They're not the right spaces.  
14  And the linchpin for that plan is a performance  
15  center, a cultural arts center, where we can  
16  have exhibitions and live performances.  
17  It's the missing element to the Village. We  
18  need it. All right.

19                   And lastly, with regard to tax  
20  revenue, having spent nine years dealing with  
21  school budgets in the Village, Mr. Harter's or  
22  Guardino's claim that the tax revenue will be  
23  enhanced is mistaken.

24                   Mr. Staller's two other projects are  
25  currently on tax abatements. So the Village is



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2 not, and the school district is not receiving  
3 the full benefit of growing out this community.

4 When Tom Suozzi talked about  
5 creating growth -- you have to grow your way out  
6 of a tax problem -- and the Nassau County IDA is  
7 busy granting tax abatements, it's impossible  
8 for the District, the school district, to do  
9 its tax levy limit calculation, and it is not  
10 doing what we bought into. We bought into  
11 transit oriented development; we bought into  
12 enhancing and growing the tax base, and we are  
13 not seeing the benefits of it.

14 MR. GRELO: Good evening, members  
15 of the board. Members of the audience. I feel  
16 very strange being back here tonight after  
17 moving out of Farmingdale ten years ago.

18 I want to start off differently than  
19 anyone has done here this evening. 1989 this  
20 Village tried to have a Master Plan. It didn't  
21 work. It didn't move forward. It took a huge  
22 group of people and many meetings and concerned  
23 Board Members and Mayors to get us to the 2035  
24 Master Plan.

25 The vision -- I was looking at an

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2 article a couple of days ago of a statement I  
3 made back in 2010, while that process was going  
4 on, where I said, "Tell them what you want and  
5 they'll come and build it."

6 Well, the other day I seen [sic] a  
7 nice article from Great Neck; someone proposing  
8 nice mixed use development. Not one variance  
9 is needed. Not one concession is needed. Why  
10 are we giving away everything? Every project we  
11 give them less parking, we give them higher  
12 density, we give them higher height.  
13 This has to stop. You told them what you want.  
14 They'll come and they'll build it.

15 I heard the man outside because I'm  
16 listening to a live streaming. This place was  
17 packed. This meeting shouldn't be here,  
18 fella's.

19 MALE VOICE: That's right.

20 MR. GRELO: This meeting should be  
21 in the high school, the junior high, the  
22 library.

23 These people put you in office,  
24 okay? For you to hear their voice. But you're  
25 not giving them the opportunity to hear their

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2 voice. And the only reason why I can be here  
3 tonight and speak is because of Cheryl. Because  
4 she went public in December and said you will  
5 let non-residents speak here. It wasn't like  
6 that years ago.

7 Joe Trudden told me I couldn't speak  
8 here until Pat Meyello told him that -- he's the  
9 president of Concerned Citizens Association of  
10 Farmingdale and he represents members of this  
11 community.

12 That's what you guys were all  
13 elected here for. To represent this community  
14 and their voice has been spoken. They are tired  
15 of giving extras away.

16 I heard them talk about three  
17 parking stalls. I couldn't hear the whole thing  
18 so some of my numbers could be off; okay.  
19 There's approximately 12 back there now that's  
20 gonna be lost on the footprint plus the three  
21 he's short. That's makes 15. Plus the 44 that  
22 they're short for the retail. Yeah, they're  
23 grandfathered in with the retail spots they have  
24 now, but the new retail should have to adhere to  
25 the Code.

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2 I remember hearing something about  
3 they only have to meet 90 percent of the Code?  
4 Why'd we make a vision? Why'd we make a Master  
5 Plan? Why did Mr. Starkie and the rest of the  
6 Board members make this vision if you guys are  
7 not going to listen to it?

8 That's all I really got to say  
9 [sic].

10 Aesthetics? You mentioned  
11 Aesthetics? Four and-a-half stories? That's  
12 What I come up with. Seven and-a-half above  
13 what the Code allows. You see what's back  
14 there? I don't care that someone just leased  
15 it. As soon as they find out they can go with  
16 this density --

17 MR. HARTY: Time.

18 MR. GRELO: (Continuing) -- at  
19 seven and-a-half feet above height, you're gonna  
20 have all apartment buildings out there where  
21 Lasalle is.

22 Think about it gentlemen.

23 I thank you for the opportunity to  
24 be here tonight.

25 MR. HARTY: Michael Mcelwee and

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2 James Orobona. With Butch Starkie and Maryann  
3 Langis on deck.

4 MR. OROBONA: Hi. James Orobona.

5 I just have one quick question I  
6 guess. I'm pretty familiar with the Master Plan  
7 and the Code and things, and when I look at that  
8 building, I mean, I see four stories. In the  
9 newspaper it said three and-a-half. Today it  
10 was mentioned three and-a-half. I mean, is that  
11 a four-story building or a three and-a-half  
12 story building?

13 MAYOR EKSTRAND: Stevie, could you  
14 answer the plans submitted to the Village? Was  
15 it three and-a-half stories or four stories?

16 MR. FELLMAN: Three and-a-half  
17 stories.

18 MR. OROBONA: So, I guess I just  
19 want to get an explanation, I guess, of how that  
20 can be three and-a-half stories?

21 MALE VOICE: What's in the plan?

22 MAYOR EKSTRAND: They -- that, I  
23 will defer to the Building Superintendent. If  
24 you can explain how the difference between four  
25 stories and three and-a-half stories?

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2 MR. FELLMAN: Yeah. Probably the  
3 easiest way to think about it is in a  
4 residential house. When they say it's two  
5 and-a-half stories the two and-a-half stories  
6 comes -- you've got two stories and you build  
7 space into the attic. It's easy to picture when  
8 you have a gabled roof. So when you create  
9 attic space in your two-story home that's two  
10 and-a-half stories. You know, if you're ever --  
11 that's a third floor but it's not a forth floor.  
12 It's just -- it's living space built into the  
13 attic.

14 The same concept here, but we don't  
15 have a gabled roof. We have a flat roof. The  
16 difference is you've got three floors here.  
17 You've got a ground floor, second floor, third  
18 floor. That's it in terms of floor. The units  
19 on the third floor within the unit have the  
20 ability to go up into the attic space to create  
21 some loft space within that unit itself. But  
22 there's only three floors of units.

23 MR. OROBONA: When I look --

24 (WHEREUPON, there was indecipherable  
25 cross-talk among the parties present.)

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2 MALE VOICE: That's a four-story  
3 house.

4 MR. OROBONA: When I look at the  
5 Code... When I look at the Code and the  
6 definition of story and story and-a-half I don't  
7 see -- I don't agree. I mean, I don't see what  
8 Steve is talking about. And we're not going to  
9 debate it here tonight, obviously, but it's  
10 definitely -- in my mind, if you read the Code  
11 -- it's a four-story structure.

12 MAYOR EKSTRAND: Go ahead, sir.

13 MR. MCELWEE: My name is Michael  
14 Mcelwee. I'm the original owner and creator of  
15 the Nutty Irishman at 323 Main Street.

16 I took over that space in 2004. It  
17 had been closed for years and years and places  
18 have cycled in and out. Very proud of what we  
19 built there. I signed a ten-year lease in 2004.  
20 I was 29 years old. I was a little young and  
21 unexperienced. I had a 58-page lease and  
22 somewhere in that lease I missed the "We can  
23 demolish your building and throw you out if we'd  
24 like to" clause.

25 FEMALE VOICE: Yeah. Yeah.

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2 MR. MCELWEE: So I renewed my lease  
3 again, missing that clause again. I did, in  
4 March of 2016 -- I did sell 90 percent of the  
5 building. My children were getting older, I  
6 wanted to spend more time, and I couldn't be  
7 on-site, so I needed people to be there. I am  
8 still a ten percent owner of that building.  
9 I'm just concerned. I think this  
10 Project is massive.

11 I own businesses in Bay Shore  
12 Downtown, and I also own businesses in  
13 Patchogue. Those are two thriving Villages that  
14 have grown. Bay Shore has added plenty of  
15 apartments and mixed use buildings. None that  
16 are three and-a-half stories. Generally one  
17 story of apartments above with mixed retail,  
18 restaurants, bars, everything down below. It  
19 works. We're very careful that we're not  
20 putting too many apartments, too many  
21 restaurants. It has to be a happy balance and a  
22 happy medium.

23 In terms of the parking stuff that  
24 I'm hearing on this, your average one-bedroom  
25 apartment at the rents they're going to be



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2 asking are gonna have two residents. Boyfriend,  
3 girlfriend; husband, wife; whatever. So, two  
4 cars.

5 (WHEREUPON, there was indecipherable  
6 cross-talk among the parties present.)

7 MR. MCELWEE: I'm just saying; two  
8 Residents probably two cars. So, you're looking  
9 at minimum two cars per unit. So, I think that  
10 there's not going to be enough parking. There's  
11 no guest parking that if someone who lives there  
12 has a guest come over, where are they supposed  
13 to park?

14 There's no parking for the retail  
15 space; there's no parking for the retail  
16 employees. So I think parking is an issue.

17 To counter the threat of CVS  
18 becoming a restaurant, too, and all this, that  
19 would have to come here and get granted.

20 Also, one thing people that don't  
21 realize, in my 25 years in the bar/restaurant  
22 industry, people are taking Uber, Lyft, cabs,  
23 carpooling. So the mass of traffic that you  
24 talk about, we have -- if 400 people a night  
25 attend the Nutty Irishman, 200 of them come in a

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2 cab, an Uber, a carpool. So I think the threat  
3 of massive parking --

4 MALE VOICE: Amen to that.

5 FEMALE VOICE: Yeah.

6 MR. MCELWEE: And it's also safer.

7 I think parking is a problem. I've  
8 come to dinner in the Village and I've circled  
9 five, six, seven times without a hundred [sic]  
10 residents living on Main Street. So, I think  
11 that's a concern.

12 FEMALE VOICE: Me, too.

13 MR. MCELWEE: I look at the impact  
14 of what this would do on the Village during the  
15 construction period. You're chunking out a huge  
16 piece of Main Street.

17 I think Patchogue, like I said --  
18 TRITEC across the street from where I'm building  
19 my restaurant there now, has "X" amount of  
20 parking per unit and I know 25 people on a  
21 waiting list to try and get a spot that just  
22 park around town all night --

23 MR. HARTY: Time.

24 MS. KELLY: Time.

25 MR. MCELWEE: (Continuing) --

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2 because they have two people.

3 I just -- if you give me one more  
4 second, I would just like to -- your question of  
5 what is the alternative? The alternative would  
6 be take the CVS building, build retail, build  
7 apartments above, call it "Phase One," keep the  
8 alleyway where it is, and then down the road do  
9 a "Phase Two." It's two separate properties  
10 right now. Why do you need to merge them right  
11 now and go massive? Go slow.

12 Thank you.

13 MR. HARTY: Butch Starkie and  
14 Maryann Langis.

15 MR. STARKIE: Oh, don't make me go  
16 first.

17 MR. HARTY: George Pieri and Melissa  
18 Feeney on deck.

19 MS. LANGIS: Hi. My name is Maryann  
20 Langis.

21 My family has lived in Farmingdale  
22 for, I know, a very long time, and I'm very  
23 proud of this town. I have friends that come  
24 from all over to see our town the way it is, not  
25 like Queens. If we want to see Queens we'll

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2 drive to Queens.

3 The three main points that I want to  
4 bring out today is that the building that they  
5 built down there still has open retail  
6 downstairs --

7 FEMALE VOICE: Yup.

8 MS. LANGIS: (Continuing) -- that  
9 they have not filled. Do they have people  
10 lined up wanting to go into their retail stores  
11 now? Hmm?

12 We have great stores that are here  
13 that are being forced out. Gino's being one of  
14 the quiet ones that we're not hearing from.  
15 That's a mom-and-pop that have been here for 40-  
16 plus years that you're forcing out or you're  
17 allowing to be forced out. That's not fair. He  
18 can't afford to go rebuild someplace else.

19 And this matter should be put to the  
20 vote of the people of Farmingdale. Cast -- put  
21 it out there. Let us make the final decision.

22 I appreciate you letting us come to  
23 talk to you, but we the people should be the  
24 ones that get to decide if this goes through.

25 Thank you.

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2 MR. ADDEO: Can I ask you a  
3 question?

4 MS. LANGIS: Sure.

5 MR. STARKIE: You have seen three --  
6 you have seen Mr. Staller's building on North  
7 Main Street?

8 MS. LANGIS: Um-hum.

9 MR. ADDEO: The number escapes me.  
10 He is proposing a building here that is very  
11 similar. What is your opinion of the  
12 architectural design? What should go if given  
13 the control?

14 MS. LANGIS: I don't think we should  
15 look like Queens. I don't think we should bring  
16 in that amount of people. We don't need that.  
17 Farmingdale has always flourished without  
18 bringing in more people. People are moving into  
19 this town from other towns because they love it  
20 just the way it is.

21 MR. ADDEO: Do you understand he has  
22 a right to build under the code?

23 MS. LANGIS: Sure. Go build in Glen  
24 Cove.

25 Where do you live?

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2 (WHEREUPON, there was indecipherable  
3 cross-talk among the parties present.)

4 FEMALE VOICE: Dix Hills.

5 MS. LANGIS: Go build in Dix Hills.  
6 They have no shopping.

7 MALE VOICE: But we don't want to  
8 look like that.

9 MS. LANGIS: I'm sorry.

10 MAYOR EKSTRAND: What he is saying  
11 is he has a right to -- something is going to go  
12 there. Something is going to go there. So,  
13 what would you like to see there if --

14 MS. LANGIS: A community center. A  
15 cultural center.

16 FEMALE VOICE: A community center.

17 (WHEREUPON, there was indecipherable  
18 cross-talk among the parties present.)

19 MS. LANGIS: Bring the arts to us.

20 MR. ADDEO: I am asking you about  
21 the architectural design of the building, not  
22 what goes inside.

23 MS. LANGIS: It's ugly.

24 MR. STARKIE: What does it look like  
25 from the outside?

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2 MS. LANGIS: It's ugly. It looks  
3 very cold. It doesn't look welcoming the way  
4 Main Street looks welcoming now. We have our  
5 little flags out and we have our flowers out and  
6 we have our little posts on the stores that have  
7 been here forever --

8 MALE VOICE: Everything's one story.

9 MS. LANGIS: (Continuing) -- and  
10 it's very pretty the way it is.

11 MR. ADDEO: Do you have any  
12 recommendations the way the building should  
13 look?

14 MALE VOICE: Like the rest of them.

15 MS. LANGIS: No more than two  
16 stories.

17 FEMALE VOICE: Like Gino's.

18 MS. LANGIS: But I think that if  
19 they're going to talk about retail --

20 MR. ADDEO: You'll get your turn  
21 later. Let her speak.

22 MS. LANGIS: I think if they are  
23 going to talk about retail, they should offer  
24 the people that are being forced out now a  
25 discounted rate to get in there, and I think

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2 that...

3 FEMALE VOICE: They should have  
4 first dibs.

5 MS. LANGIS: Yeah, they should have  
6 first dibs of it. There should be further  
7 restrictions and there should be a cultural  
8 centers where CVS is now. If they really want  
9 to build up our community.

10 MAYOR EKSTRAND: Okay. Thank you  
11 Very much.

12 MS. LANGIS: Thank you.

13 MAYOR EKSTRAND: It's good seeing  
14 you again, by the way.

15 MS. LANGIS: It's good seeing you,  
16 too.

17 MR. STARKIE: Good evening, Mayor  
18 and Board. It feels so weird sitting on the  
19 other side.

20 I do know the Code and the Downtown  
21 Master Plan very well. We spent \$250,000 plus  
22 four years to get the zoning and planning right.  
23 And my request is -- especially the new Board  
24 Member -- is that it's an extensive read and I  
25 would hope you would.



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2 I think the attorney that was  
3 speaking for Mr. Staller really kind of just  
4 nitpicked what he wanted to share with us  
5 tonight.

6 The maximum floor area ratio in the  
7 subsection is 1.5. If Mr. Staller was to build  
8 to that code, meet all of his parking  
9 requirements, and everything else, we wouldn't  
10 be having this meeting.

11 FEMALE VOICE: Right.

12 MR. STARKIE: We wouldn't be having  
13 the meeting.

14 FEMALE VOICE: Right.

15 MR. STARKIE: So my request is that  
16 the Board -- and I will read right from the  
17 Master Plan -- too many papers. I didn't think  
18 I'd have three minutes. You're killing me,  
19 Mayor.

20 MAYOR EKSTRAND: We will allow the  
21 former Mayor to have a little more than three  
22 minutes.

23 FEMALE VOICE: Three and-a-half.

24 MALE VOICE: An extra ten seconds.

25 MR. STARKIE: Yeah. Okay. So a

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2   question is:  In the Master Plan, in section  
3   one, page 17, a question was asked -- and this  
4   is a quote -- "Could the Master Plan be ignored  
5   by a future administration?"  It says, "The Plan  
6   will be approved by the Village Board of  
7   Trustees as a guide for future development and  
8   planning within the Village Downtown area over  
9   the next 25 years.  As such it would be hard for  
10  another administration, especially with a  
11  reminder from the public, to ignore such a  
12  guidebook that is based on community input."  
13  And you guys were all here and you heard it.  
14  And I have copies for the Board and for the  
15  press.

16                   The other thing, and I think Mr. --  
17  Claudio, I'm so sorry -- Debellis -- it says in  
18  the code 600-147 or 143D, "The parking wavier  
19  set forth in this section shall not be available  
20  for, and the Board of Trustees, may not waive  
21  any portion of the parking requirement for any  
22  residential premise or residential component of  
23  a mixed use development."  It's the law.  
24  So all I can suggest is that if Mr. Staller got  
25  relief on his two other buildings, the Village

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2 broke the law. I've been in touch with Hofstra  
3 Law School because they are near and dear to all  
4 of us in here.

5 FEMALE VOICE: Right.

6 MR. STARKIE: And I want their  
7 opinion.

8 First off, can you waive the ten  
9 percent New York State set aside by using  
10 disabled people as an offset for that? I don't  
11 think so. So if Mr. Staller wants disabled  
12 folks -- and god bless. I think that's awesome  
13 -- then still give us the ten percent workforce  
14 housing that we deserve. And I don't think you  
15 can waive that by law.

16 The other thing that I found really  
17 interesting -- and, again, if the lawyer -- if  
18 you read this, you didn't read a lot because --  
19 the site subject to change -- there was 35 sites  
20 subject to change that we studied. Mr.  
21 Staller's buildings were not part of that study.  
22 They were never considered a site subject to  
23 change.

24 And Saint Kilian recently reached  
25 out. They were either going to sell the school

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2 or the rectory and they wanted to build. They  
3 were told we can't because you weren't part of  
4 the study. Well, guess what? Mr. Staller, your  
5 property wasn't part of the study either. And  
6 now --

7 (WHEREUPON, there was indecipherable  
8 cross-talk among the parties present.)

9 MR. STARKIE: (Continuing) -- if you  
10 grant Mr. Staller -- which the Board has the  
11 right to do with public input -- please, listen  
12 to the public -- if the Board chose to do it and  
13 he was at 1.5 with the floor area ratio that the  
14 Downtown Master Plan said should be for the main  
15 section, I'm all for it. I'm in. I'll be at  
16 the ribbon cutting.

17 Number two, the thing that really  
18 aggravates me -- I'm sorry, Mr. Mayor -- but it  
19 was disingenuous to say that this has been done  
20 before in the Village. There's been no mixed  
21 use development done south of Conklin Street.  
22 This is new. This is it. We don't get a  
23 do-over. And we're coming close to our max out  
24 on building.

25 So, what of those 35 sites that we

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2 chose as a community with public input are sites  
3 subject to change that are now going to be  
4 disenfranchised because Mr. Staller wants more  
5 of a loaf of bread than everybody else again?

6 FEMALE VOICE: Tell him.

7 (WHEREUPON, there was indecipherable  
8 cross-talk among the parties present.)

9 MR. STARKIE: Because once we get to  
10 375 the Code says all bets are off. We stop.  
11 So why should Mr. Staller come site something to  
12 change -- didn't have it? Now he wants, like,  
13 two slices of bread. Hey, no. No dice.

14 Okay. And lastly in the Code -- in  
15 the Code it says, "A description of the proposed  
16 amenities outlined in the benefits that will  
17 accrue to the community;" okay? "The economic  
18 values of the proposed amenities to the Village  
19 as compared to the economic value of the  
20 proposed incentives to the applicant, which  
21 analysis shall include a comparison of a long  
22 term economic impact of the proposed amenities  
23 to the Village compared to the long term  
24 economic value of the incentives to the  
25 applicant. For the purpose of this section,

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2 long term shall be defined as ten years."

3 Number one: Did Mr. Staller ever  
4 supply the Village with either of those for his  
5 two developments that are either constructed or  
6 under constructed (sic)? Has he supplied one to  
7 the Village now? And when are we going to start  
8 following the laws that we all voted?

9 Mayor, you were here, Bill was here,  
10 Cheryl was here. We voted this. We voted this.  
11 And we're not even following our own rules. So,  
12 I'd like to see that in writing and I will be  
13 down to FOIL to see. Just tell me; no, he never  
14 did it and then that's cool. I get it.  
15 I have copies for the Board. I'll put together  
16 a package for the Board.

17 I also have denial letters that I  
18 shared with Newsday and I posted. And I don't  
19 know how they get to three and-a-half, three, or  
20 four, but this was the last letter of denial  
21 from the Building Department that said it  
22 required nine spots.

23 Also --

24 MAYOR EKSTRAND: We have it here.  
25 Yes, we have got it.

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2 MR. STARKIE: You have that?

3 MS. PARISI: Yes.

4 MR. STARKIE: Okay, got it.

5 So how did they go from nine to  
6 Three?

7 (WHEREUPON, there was no response  
8 given by the Board.)

9 MR. STARKIE: I don't know. They're  
10 saying three. And it's de minimis, but yet I  
11 have a letter of denial from the Village  
12 Building Inspector that says he's short nine  
13 spots. So somebody's wrong. And I think the  
14 public deserves to know who's right and who's  
15 wrong.

16 MAYOR EKSTRAND: You're not talking  
17 lawyer talk?

18 MR. STARKIE: I'm not talking lawyer  
19 talk. I'm not a lawyer.

20 And, Claudio, I would hope that you  
21 would advise the Board rightly that the parking  
22 waiver cannot be waived; or, have a public  
23 hearing and change the law.

24 MR. DEBELLIS: What section of the  
25 law are you referring?

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2 MR. STARKIE: I'll give you a copy,  
3 sir.

4 (Handing document to the Board.)

5 MR. STARKIE: Pass them out, please.  
6 It's in the law.

7 MR. DEBELLIS: No, I know it is in  
8 the law.

9 MR. STARKIE: Okay. So you can't  
10 even do it. You know what you want to do, you  
11 can't even do.

12 Now, one last thing. And --

13 MR. ADDEO: Claudio? 600-143D.

14 MS. PARISI: Yes, I showed him.

15 MR. STARKIE: Lastly, my son came  
16 here looking for the most important paper, and I  
17 left it somewhere.

18 So, there was a public notice given.  
19 And the public notice that was published just  
20 basically said that there's a special use  
21 hearing for the Staller application. It didn't  
22 say anything about the ten variances he needed.  
23 That was the public notice. It was almost  
24 matter of fact he's coming in, you know, to do  
25 whatever.



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2 Right below it was the guy that's  
3 opening up the restaurant across the street from  
4 Vespa, Ben. And I made copies of this for the  
5 press. So, in the public notice it was very  
6 simple about Mr. Staller and his application,  
7 and the public hearing, and it was back in  
8 November. I FOILED it from the Village. Ben's  
9 not only -- all he needed was a parking  
10 variance, and it was already a restaurant. But  
11 he still needed a parking variance because it's  
12 a new restaurant.

13 So, all of that was listed: What  
14 code he was in violation of, what relief he was  
15 seeking -- in detail -- on this same public  
16 notice. Now that was just for a restaurant that  
17 used to be a restaurant that still is going to  
18 be a restaurant, and everything was listed clear  
19 as day so the public would know what's going on.  
20 And Staller's had nothing. And yet, when I  
21 FOILED the letter of denial, it was ten. I  
22 count ten. The lawyers will probably count  
23 five.

24 So, one last thing -- and I really  
25 do appreciate the exception for the three -- and

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2 I'm leaving. I'm going home. I've gotta get up  
3 in the morning. I got all of the codes, I  
4 printed them all out. Yeah, public, you guys  
5 are awesome. Thank you for showing up, because  
6 we the people... We the people...

7 So, anyway, I've got tons of stuff.  
8 I think I covered the most -- I'm going to go  
9 home, I'm gonna hate myself -- are you taking  
10 this all down? I'm gonna hate myself for  
11 forgetting, but I think I covered a lot. And I  
12 think the Board should strongly consider whether  
13 or not we are in violation of our own laws.  
14 Because we have laws that govern and how we  
15 ended up breaking the law -- and listen, you're  
16 not going to jail, but shame on us.

17 MR. DEBELLIS: So the Village is not  
18 in violation of any laws and I will refer you,  
19 Mayor Starkie, to 600-131, subsection B, which  
20 allows the Board to waive 90 percent of the  
21 parking when you are within 500 feet of a  
22 municipal parking field.

23 MR. STARKIE: You're absolutely  
24 correct for businesses, for commercial only.

25 MR. DEBELLIS: And that is what the

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2 Board has done in the past.

3 MR. STARKIE: That's right.

4 Now, here's another. Thank you.

5 You reminded me --

6 MR. DEBELLIS: So, they are not  
7 violating the law.

8 MR. STARKIE: (Continuing) -- I'm  
9 listening. No, they are.

10 MR. DEBELLIS: They are not.

11 MR. STARKIE: Let me explain. Let  
12 me explain.

13 The code that I shared with you --  
14 and I am going to give to the press -- said no  
15 variances for residential use. You're talking  
16 about the commercial use.

17 The Board at their discretion can  
18 waive 90 percent of the required parking for  
19 business. That's what the law says. Claudio, I  
20 was Mayor. I remember.

21 Now, check this out. You could  
22 waive 90 percent. Now, if you give zero, how  
23 could you give relief? He's got to at least  
24 have four for his businesses. He has to. And  
25 then you can waive the other 90 percent; right?

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2 So the math doesn't add up. You can't give him  
3 100 percent. You just helped me by telling me  
4 -- you're right. Ninety percent you can waive  
5 for the business portion.

6 I just gave you code and I'll give  
7 it to the press and then let you guys figure it  
8 out.

9 I don't want to hire a lawyer. I  
10 Really don't want to hire a lawyer.

11 MALE VOICE: You waive 90 and he  
12 pays the other ten percent.

13 MR. STARKIE: That's right. For  
14 business, for commercial, for store front.

15 MALE VOICE: Residential, zero.

16 MR. STARKIE: Zero. It says it.

17 MALE VOICE: You promised us a  
18 public library. When we all stood up and said  
19 how are you going to control this?

20 MR. STARKIE: That's how we control  
21 it.

22 MALE VOICE: There's no parking.

23 MR. STARKIE: And you know how you  
24 control density? It was with an FAR of 1.5, and  
25 that's why we put the FAR at 1.5. We gave the

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2 same amount of units at 1.5 floor area ratio.

3 He cannot get that many apartments. Build 1.5,  
4 Cary.

5 I am the Mayor that used to say no  
6 to you all the time. You build 1.5, meet the  
7 parking and the code, and I would think that the  
8 Board, rightly, would consider your application  
9 even though your site wasn't studied.

10 MR. ADDEO: But it's not profitable  
11 at 1.5.

12 MR. STARKIE: Well, then, don't  
13 build it.

14 (WHEREUPON, there was indecipherable  
15 cross-talk among the parties present.)

16 MR. STARKIE: One last thing. Just  
17 one.

18 So down in Copiague they just built  
19 a beautiful mixed use, and I know because I own  
20 the land. I developed it. Cary, 40, 45 units  
21 to the acre max and they're right next to the  
22 train station. We allow 60.

23 Lindenhurst right now, going through  
24 this, what you see here, with a Downtown Plan.  
25 Do you know what their max build out right next

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2 to the train station? Thirty-five.

3 Guys, we are generous. And social  
4 amenities on Mr. Staller on the Master Plan --  
5 where's your attorney? Did you see in the  
6 Master Plan where they had that beautiful park  
7 next to his building and all this Board had to  
8 do was say, "You want to build that and get all  
9 of those things, give us this park." It's even  
10 in the Master Plan. You didn't mention that. I  
11 just wanted to remind you.

12 Thank you, thank you. Thank you for  
13 this time. I really do appreciate it.

14 MAYOR EKSTRAND: You're welcome.

15 MR. HARTY: George Pieri and Melissa  
16 Feeney.

17 MS. FEENEY: Hello. I'm Melissa  
18 Feeney. I live at 36 Yoakum Street. And that's  
19 -- this is a tough act to follow.

20 I'm not really sure what I can add  
21 to this conversation other than to say that I am  
22 opposed to this building as it stands today.  
23 There are too many units. It's unacceptable.  
24 This is an area that has single family homes.  
25 We haven't talked about the impact to the

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2 residential area, including Main Street  
3 congestion. We know that there is already not  
4 enough parking for both residents and retail.  
5 And -- I am just going to refer to the Master  
6 Plan -- this isn't in it and it talks about four  
7 stories being disastrous. I can count and  
8 that's four stories (indicating).

9 MR. ADDEO: So I have a question for  
10 you.

11 MS. FEENEY: Yes, I would love to  
12 answer your question.

13 MR. ADDEO: What would you like to  
14 see the outside of the building look like?

15 (WHEREUPON, there was indecipherable  
16 cross-talk among the parties present.)

17 MS. FEENEY: Not like The Lofts. To  
18 your point, The Lofts do not fit --

19 MR. ADDEO: Well, give us some  
20 suggestion.

21 MS. FEENEY: I will.

22 MR. ADDEO: Not like The Lofts?

23 MS. FEENEY: I will tell you not  
24 like The Lofts. It doesn't fit with our  
25 community, and I find it to be fascinating that

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2 when you pass the windows or the open sites  
3 looking for retail that we have historic  
4 Farmingdale sites in there. It should be more  
5 like what we see in the former library, which is  
6 now The Library, and the other buildings that  
7 look like that. It can be done. It has been in  
8 other locations.

9 MR. ADDEO: So is it your testimony  
10 that this new building should look more like the  
11 historical buildings that are in the Village?

12 FEMALE VOICE: Yes.

13 FEMALE VOICE: Yes.

14 FEMALE VOICE: Yes.

15 MS. FEENEY: Absolutely. Thank you  
16 for asking.

17 FEMALE VOICE: It's in the plan.

18 MR. PIERI: George Pieri. I live on  
19 20 Elm Avenue. I've been a resident here in  
20 Farmingdale for 20 years.

21 Obviously this is a tough act to  
22 follow with all the facts and figures that were  
23 presented, so I'm going to only reiterate a  
24 couple of things. But first I do want to say  
25 thank you to Gino's and thank you to the Nutty



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2 Irishman. Because these are two businesses that  
3 have supported the schools, the PTA's, and the  
4 social programs. And when Farmingdale is in  
5 need, these businesses have stepped up.

6 I am an active member of the PTA  
7 here in the school. I still have kids in this  
8 district. And one of my biggest grips about all  
9 these builders -- and not only here in  
10 Farmingdale but across Long Island -- have just  
11 taken Pilot programs to be a way of increasing  
12 their margins.

13 FEMALE VOICE: That's right.

14 MR. PIERI: The history of Pilot  
15 programs were developed so that non-profit  
16 organizations can afford to take up real estate  
17 and as an incentive to develop socially -- no,  
18 I'm sorry, economically disadvantaged  
19 properties.

20 The last time I checked, Farmingdale  
21 is not economically disadvantaged property. You  
22 know, and the worst part about these things --  
23 as John Capobianco said -- that these Pilot  
24 programs cost the Village, the municipalities --  
25 and especially -- the school districts money.

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2 Because once the Pilot programs end, what  
3 happens? The rents go up, the fees go up, and  
4 then people can't afford them based on what  
5 we're talking about. So --

6 MAYOR EKSTRAND: Just for the  
7 record, just so everyone knows, the Pilots are  
8 done by the Nassau County IDA without input from  
9 the school district, the Village, or the Town of  
10 Oyster Bay. Just to make that clear.

11 MR. PIERI: Which is what created  
12 problems in, I believe, The Five Towns. Yeah.

13 MAYOR EKSTRAND: Well, The Five  
14 Towns is -- they have their own ideas.

15 The Town of Oyster Bay does not have  
16 it's own IDA. They rely on Nassau County. So  
17 Nassau County makes all the rules. We -- as  
18 myself, the Village, the school district -- we  
19 just have to listen to them.

20 MR. PIERI: And now I am not opposed  
21 to developing. You know, I mean that building  
22 is -- you know, it doesn't -- the building, as  
23 it stands, doesn't fit in the Farmingdale look.

24 You have fire department right next  
25 to it, which has a nice -- I would call it a

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2 Tudor look. And you have some old style  
3 buildings up and down Main Street.

4 So I'm not opposed to developing,  
5 but at the end of the day we have the Code; we  
6 have the Master Plan. So I'm asking you --  
7 three hours ago you charged everyone to uphold  
8 the ordinances of this Town. So I'm asking you  
9 to do that. Uphold the ordinances and the codes  
10 of this Town.

11 MR. ADDEO: Is it your opinion that  
12 the building should have more brick and more  
13 limestone and less glass and less --

14 (WHEREUPON, there was indecipherable  
15 cross-talk among the parties present.)

16 MR. PIERI: Well, yeah, brick is  
17 nice. It's an older style. I'm not opposed --  
18 it needs to fit in. I mean, I can't. I'm not  
19 an architect.

20 MR. ADDEO: So in your opinion what  
21 does "Fit in," mean? In your opinion?

22 MR. PIERI: When I look up and down  
23 Main Street you see wooded structures, you see a  
24 lot of brick. You know, obviously from the time  
25 when the Village was developed.

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2 So I am not going to say -- but  
3 Ultramodern doesn't fit the Village.

4 FEMALE VOICE: Exactly.

5 FEMALE VOICE: Good point.

6 MR. PIERI: So that's all I have to  
7 say. Thank you.

8 MAYOR EKSTRAND: Thank you for your  
9 time.

10 (WHEREUPON, a brief discussion was  
11 held off the record from 9:51 p.m to 9:53 p.m.,  
12 after which the following transpired:)

13 MR. HARTY: Vicki Gruber?

14 I think Frank left, yes?

15 Rich Gosline on deck. Rich, come on  
16 up.

17 MS. GRUBER: Thank you.

18 So my name is Vicki Gruber and I  
19 live on --

20 FEMALE VOICE: Can't hear you.

21 FEMALE VOICE: Can't hear.

22 FEMALE VOICE: Turn the microphone  
23 on.

24 MS. GRUBER: Is that better?

25 FEMALE VOICE: No.

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2 MALE VOICE: No.

3 FEMALE VOICE: The other way.

4 There you go.

5 MS. GRUBER: Now?

6 FEMALE VOICE: Speak right into the  
7 mic.

8 MS. GRUBER: So, my name is Vicki  
9 Gruber. I live on Oakview Avenue, and I've lived  
10 in the Village of Farmingdale for about 25 years  
11 now.

12 I want to say two things. First, in  
13 support of the cultural arts center. I am on  
14 the cultural arts committee, and I do believe  
15 that a cultural arts center would be a great  
16 addition to Main Street. I don't know whether  
17 Mr. Staller has considered that in lieu of  
18 retail -- a portion of retail. We're thinking  
19 about 12,000 square feet, and as John mentioned,  
20 a public/private partnership could be worked  
21 out. We have people willing to step in and help  
22 run it. The other Villages that have that are:  
23 Bay Shore has the Boulton Center; Bellport has  
24 the Gateway Playhouse; Huntington has the  
25 Paramount; Port Washington has the Landmark

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2 Theater; Northport has the John Engeman Theater;  
3 and there's a Patchogue theater as well.

4 So we think Farmingdale deserves to have it's  
5 own cultural arts center. Not necessarily on a  
6 huge scale, but, maybe a 250-seat theater.

7 What I also wanted to talk about are  
8 the incentives because I know that this project  
9 is requesting a lot of relief, waivers. Parking  
10 is one of them; height seems to be one of them;  
11 density is a big one. And I wanted to ask  
12 whether the Village has any kind of appraisal  
13 process that it goes through so that if you are  
14 giving these -- this relief to the developers,  
15 these are community assets; right?

16 The height. Once you lose the  
17 sunshine coming down on Main Street that's a  
18 community asset.

19 So my question is: When you  
20 determine -- like you did for the 155 Main  
21 Street -- that an appropriate incentive is  
22 \$1,000 per unit over the -- so in this case it  
23 would be 20 units -- if you look at the value of  
24 each apartment unit in terms of the rent that it  
25 would bring in -- let's say if it brought in

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2 \$2,500 a month in rent -- that would mean the  
3 value would probably be about \$300,000 per unit  
4 over a ten-year period. And how do we know that  
5 the Village is not entitled to say 50 percent of  
6 that or \$150,000 per unit instead of \$1,000 per  
7 unit.

8 So, if these are community assets  
9 and you are giving them away in exchange for  
10 other things, do you have a process of appraisal  
11 where you compare to other Villages, like a  
12 Great Neck or a Mineola? And do they get \$2  
13 million and we get a thousand? How do we know  
14 that this is fair? So that's my question to the  
15 Board.

16 So if you want to know what I think,  
17 this should look like -- Anthony, this is for  
18 you --

19 MALE VOICE: He doesn't care  
20 anymore.

21 MS. GRUBER: I think two stories  
22 would be enough. Four stories looks -- it does  
23 look like Queens. It doesn't look like it's in  
24 keeping with the Village. The height is a huge  
25 issue. And the architectural style with

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2 something more historic. We have the old  
3 clocks and we have the hanging planters and we  
4 have a lot of niceties; more of a colonial look  
5 than a modern, futuristic look. So, that's my  
6 input.

7 MR. ADDEO: Thank you. We really  
8 appreciate it.

9 MR. GOSLINE: Rich Gosline, 25  
10 Linwood Avenue.

11 I've been coming down to these  
12 meetings now for -- I don't know -- 25 years --  
13 and I will say that the presentation given  
14 tonight by the applicant was the first time that  
15 I've seen someone actually start out with a  
16 threat. That was a little disturbing, you know,  
17 threatening the bar scene on us.

18 But aside from that, the density is  
19 wrong for this -- in this area because the  
20 Village decided to put 60 units per acre down in  
21 the DOD section and as we came south it was  
22 supposed to lessen. And it should be down to 40  
23 by this time.

24 MAYOR EKSTRAND: It's 60 here.

25 MR. GOSLINE: And that's completely



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2 wrong. So that had to be changed someplace  
3 along the line.

4 MAYOR EKSTRAND: It wasn't.

5 MR. GOSLINE: Somebody brought up  
6 voting on this by the public, and although your  
7 point has been made, he has a right of use to  
8 build what he is allowed to by Code, I think the  
9 residents should still come out and vote for  
10 this land swap because I am not seeing any big  
11 gain for the residents as far as swapping land.  
12 So at a minimum we should be voting on a land  
13 swap; all right?

14 And it is disturbing -- ex-Mayor  
15 Starkie brought up the good points that were  
16 brought up in the Master Plan. But if you go  
17 back and look at that Parking Lot 3 entry, that  
18 Master Plan was supposed to be really nice down  
19 there and we got less, not more.

20 You're looking at me like I'm  
21 strange there, Mayor, but --

22 MAYOR EKSTRAND: I do not know what  
23 you are talking about?

24 MR. GOSLINE: The Master Plan  
25 recommended that the benches and the seating

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2 area on the north side of that entry, what you  
3 call Moby Way.

4 MAYOR EKSTRAND: Oh, yes, yes, yes.  
5 The benches became problematic with the bar  
6 scene.

7 MR. GOSLINE: But again -- no, no,  
8 no. My point is the Master Plan recommended the  
9 opposite side of that roadway be enhanced  
10 similar. And actually we lost -- we lost  
11 footage. We didn't gain any footage, so, you  
12 know, that's pretty disturbing also; all right?  
13 And then last but not least, I mean, now, like  
14 somebody said, there's empty stores there, as  
15 well, and the one has a non-compliant sign,  
16 which right out of the gates is, you know -- I  
17 mean, is that a friendly neighbor? I don't  
18 know.

19 MAYOR EKSTRAND: Thank you.

20 MR. GOSLINE: Thank you.

21 MR. HARTY: Eva Pearson and John  
22 Kern.

23 MR. KERN: How you doing? I'm John  
24 Kern. I've been living in Farmingdale for 17  
25 years.

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2 I live at 15 Rose Street. And for  
3 the most part, there's already a parking problem  
4 on Rose Street. There's only four-hour parking.  
5 People park there to walk to the train station  
6 as it is.

7 Adding 54 units and then having  
8 people come to visit those people, where are  
9 they going to park? They're going to park on  
10 Rose Street as it is. As evidence, when they  
11 park there, nobody can get their road swept by  
12 the street sweepers. There's the church on the  
13 corner. People flying down there as it is.  
14 They don't stop for the stop sign. They go in  
15 the "do not enter." They go to fly down the  
16 street. The school buses come down there when  
17 they come out of the school. They're going to  
18 hit one of the kids one of these days. It's  
19 just not good.

20 Four stories -- and that is four  
21 stories -- 40 feet. I don't care if you call it  
22 three and-a-half stories. They're going to be  
23 making it look like Rockville Center. We don't  
24 need Rockville Center. And then when they can  
25 go four stories, then any other landlord can

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2 build their building up four stories. So,  
3 you're going to have the whole Town four stories  
4 tall. We don't need it.

5 Put a performing arts center or  
6 something for the kids, a dance studio,  
7 something that's family oriented.

8 That's all I have to say.

9 MAYOR EKSTRAND: Thank you, John.

10 MS. PEARSON: Hi. My name is Eva  
11 Pearson, and I am a Village resident.

12 As I was listening to what the  
13 developer had to say, what struck me is that  
14 this is not about parking for me. This is about  
15 our community, and I really -- I was thinking  
16 about the original Master Plan that former Mayor  
17 Starkie was talking about. If I recall  
18 correctly, that Master Plan had a specific  
19 number of apartments that we were going to build  
20 in the Village of Farmingdale. That we were  
21 going to allow in the Village of Farmingdale.

22 MAYOR EKSTRAND: In the Downtown  
23 area.

24 MS. PEARSON: In the Downtown area,  
25 yes. And to that point, we have had other

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2 apartments go up -- I am thinking specifically  
3 of the ones, like, by 24 and 109. And those  
4 are not -- those numbers, the number of  
5 apartments is not included in the Downtown plan.

6 So we actually may have already hit  
7 -- I don't know exactly how many apartments have  
8 been added since the implementation of this  
9 Downtown plan in 2010, but the greater  
10 Farmingdale area may already be at capacity if  
11 we included those numbers of apartments into  
12 what we deemed was acceptable for our Downtown  
13 Plan. Because, ultimately, they are using all  
14 the same resources or some of the same  
15 resources. Just as an idea.

16 Something else I just wanted to  
17 mention was I was happy to hear that they did a  
18 traffic study and obviously they've done a lot  
19 of examination to the parking, but, again, was  
20 there any sort of study done as to the community  
21 impact? And what I'm specifically thinking  
22 about is, you know, apartment dwellers do not  
23 have the same investment in a community the way  
24 homeowners do. And I'm not saying anything  
25 negative about apartment dwellers. I've been an

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2 apartment dweller at multiple times in my life,  
3 but when part of what the gem of Farmingdale is,  
4 is that we are such strong community -- and  
5 these are not town homes -- these are not  
6 condos -- these are apartments. And I love the  
7 idea that people are going to come here and  
8 spend their money on Main Street, but I also  
9 hesitate to think about the people who go into  
10 apartments are transient residents of  
11 Farmingdale and are not going to care about this  
12 Town the same way that the homeowners of this  
13 Town do.

14 And I am also worrisome about the  
15 amount of time that it took the original Staller  
16 property to build. The Lofts on Main Street,  
17 does anybody know how long that actually took?  
18 And it was an utter eyesore while it was  
19 happening. There was scaffolding all up and  
20 down Main Street, you know, and nobody seemed to  
21 know exactly when that was gonna finish.

22 So, I'm curious if the developers  
23 now have a realistic timeframe that this  
24 development would be done, considering this is  
25 quite larger? What the cost of these apartments

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2 would be?

3 And about the emergency vehicles and  
4 all that discussion about fire engines. Fire  
5 engines are not the only emergency vehicles that  
6 may need to go into these apartment buildings.  
7 You have ambulances...

8 FEMALE VOICE: Police.

9 MS. PEARSON: Police -- thank you.

10 FEMALE VOICE: You're welcome.

11 MS. PEARSON: Thank you.

12 MR. HARTY: Time.

13 MS. PEARSON: And I just want to say  
14 one other thing. To your point about what would  
15 they look like. I recall that we had this same  
16 conversation with the Staller property in  
17 Eastern Parkway. We had a developer; we had an  
18 architect come in; there were beautiful posters  
19 like this, and ultimately, what I recall saying  
20 to that architect -- which I realize is a  
21 different architect than this particular  
22 project -- was, "Yes, your building is beautiful  
23 but it doesn't fit into Farmingdale." And I  
24 would say that is the same for this rendition.

25

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2 And to reiterate what other  
3 residents have had to say, I think a building  
4 that would look more like the buildings that  
5 exist historically, including Village Hall and  
6 the fire station -- considering those are the  
7 buildings closest -- would be a more agreeable  
8 visual option.

9 Thank you.

10 (WHEREUPON, a brief discussion was  
11 held off the record from 10:04 p.m. to 10:06  
12 p.m., after which the following transpired:)

13 MS. TRAVIS: Good evening. I am  
14 Michelle Travis.

15 I have just really moved to  
16 Farmingdale about ten years ago, but my husband  
17 had lived here all his life. I am originally  
18 from Port Washington, so that town went through  
19 a lot of changes from when even I was there  
20 about 30 years ago.

21 If you ever saw the movie, Meet The  
22 Parents, and there's that scene where they're  
23 running each stoplight to get home, that was  
24 Port Washington and that's exactly what it's  
25 like.



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2 I love Farmingdale. It's a great  
3 Community. I really think we should have a  
4 cultural center because my daughter who's 15  
5 years old, she loves the cultural arts. And I  
6 love the school district here. They are very  
7 much in tune with that. They are great with  
8 music and all the arts, and I really think the  
9 community would benefit.

10 As for the three apartments for the  
11 disabled, I'm also a registered nurse. Those  
12 people would need someone to come and check on  
13 them. So that part of not having a parking  
14 space for them, well, someone would still have  
15 to come check on them, so there would be a  
16 parking space being used, with all due respect.  
17 So parking is a big issue here. I see it.

18 I went to Huntington just the other  
19 weekend and it took us a half an hour, maybe 45  
20 minutes just to find a spot, and then we had to  
21 walk to just find a place to go eat.

22 I think we really should look at the  
23 parking. I know Meat Farms uses a lot of the  
24 spaces back there. Also the Post Office uses a  
25 lot of spaces and maybe that could be looked

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2 into. I don't know. I'm not a government  
3 person.

4 But also in Port Washington they  
5 took over the Main Street School that used to be  
6 a school. They -- what they did is they made  
7 those into condos and for, like, 55 and older.  
8 And underneath they built a theater that could  
9 by used.

10 And I know that Saint Kilian's --  
11 and this is really far-fetched -- is looking to  
12 sell their school, that school over there. That  
13 would be consideration. They would still have  
14 parking and maybe the thought for a cultural  
15 center there.

16 These are things I'm just throwing  
17 out. I think it needs to be said.

18 Thank you very much for your time.

19 MR. ADDEO: Thank you.

20 MR. GATTO: Hello. My name is Frank  
21 Gatto. I live on Manetto Road in Farmingdale.

22 I guess I bought my house here about  
23 30 years ago. Where I'm living now is about 25  
24 years ago. I've been living with my family.

25 Mr. Addeo, I just want to say

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2 welcome to the Board. What a first meeting.

3 MR. ADDEO: Thank you.

4 MR. GATTO: All right. The Master  
5 Plan was done in 2010. I believe you passed it  
6 or shortly right after that. While a lot of  
7 good parts of the Master Plan is very good, I  
8 think, but I think a lot of it's already been  
9 outdated.

10 A lot of stuff hasn't been taken  
11 into consideration. It's only been eight years.  
12 If you notice it's only eight years old. But a  
13 lot of things didn't get taken into  
14 consideration to help out the Village of  
15 Farmingdale.

16 The SUNY Farmingdale was a two-year  
17 school and now it's a four-year school. It  
18 brings in more traffic into the area.  
19 One Town has developed over 100 percent over  
20 than what it was eight years ago. The Village  
21 itself, you know, along 109, has developed  
22 tremendously since 2010.

23 So, while a lot of the Master Plan  
24 was talking about the apartments and everything  
25 like that, I think the Mayor was quoted in the

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2 papers saying, you know, we're coming to the  
3 number where the Master Plan recommended for the  
4 apartments. I think we're way over that for the  
5 immediate surrounding area around the Village  
6 and along 109 outside of the Master Plan scope.  
7 Hold on, my phone went off and it has all my  
8 notes. All right.

9 I know they did a traffic study. I  
10 don't know if they did an impact study that was  
11 done by, like, a third party. I know sometimes  
12 the applicant sometimes pays for a study that  
13 the Village has their engineer, their traffic  
14 study or impact study done. Was that done or  
15 just is it -- just so far the applicant's person  
16 doing the study? Am I making sense what I am  
17 asking you, Counsel?

18 MAYOR EKSTRAND: No, we had VHP do a  
19 traffic study also.

20 MR. GATTO: That was done by the  
21 Village cost? Or their cost?

22 MAYOR EKSTRAND: Yes, at this point  
23 in time it hasn't been paid for.

24 MAYOR EKSTRAND: And do we get the  
25 Results on that?

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2 MAYOR EKSTRAND: The results are  
3 very similar to what the other company  
4 mentioned. Very, very similar.

5 MR. GATTO: And the timeframe was  
6 done correctly?

7 MAYOR EKSTRAND: Again, very, very  
8 similar. You would be nitpicking to see any  
9 differences.

10 But, then again, it is traffic  
11 engineers looking at textbooks and counts, and  
12 coming up with a calculation. So the traffic  
13 engineers are usually going to agree with the  
14 traffic engineers in something like that. It's  
15 pretty, pretty straight forward.

16 MR. GATTO: Okay. I keep on hearing  
17 that the project is good for the local business.  
18 Not once I heard anything about the local  
19 Village residents. I [sic] keep on saying it's  
20 good for the local businesses. I have nothing  
21 against the local businesses, God bless them,  
22 but 90, 95 percent of them don't own the  
23 building.

24 I mean, Staller before -- you know a  
25 Resident was just talking about the lay on The

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2 Loft. I believe, Mayor, I'm sure you can  
3 testify to this and I'm sure the previous Boards  
4 and Mayors can testify: Staller has not been a  
5 very friendly tenant here in the Village over  
6 the years.

7 We've had their stores vacant, I  
8 know previous administration -- because I've  
9 been here at the meetings -- have tried to  
10 contact Staller and talk to them and it went on  
11 deaf ears, over the years. So, I think that  
12 should be taken into consideration of their  
13 track record.

14 MR. HARTY: Time.

15 MS. KELLY: Time.

16 MR. GATTO: Okay, just really quick  
17 here. You mentioned that you can deny it. I  
18 believe the Village has a lot of areas we can  
19 deny. I mean, the parking is one, the height is  
20 another. Okay, you're saying what would we like  
21 to have. I mean, one and-a-half stories where  
22 you have the mom-and-pop stores on the bottom  
23 and the stores above it. That's what the  
24 Village was designed for. If you keep this  
25 going on the way we're approving things, you're

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2 gonna need to change that sign from Village of  
3 Farmingdale to the City of Farmingdale.

4 And the only last thing I'd like to  
5 say is I don't think, with all due respect --  
6 Mayor, you know I like you. We get along.  
7 Sometimes we see differently, but yourself and  
8 Counsel I think it was not appropriate of making  
9 the comment, especially in Newsday saying that  
10 well, we gave relief to other people for similar  
11 things and everything like that. You're just  
12 setting them up to, you know, file what's called  
13 an Article 78, saying that well, you know, we  
14 already approved people to have three parking  
15 spots or whatever the case may be. I just don't  
16 think it was correct in saying that.

17 MAYOR EKSTRAND: Well, the truth be  
18 told he was the person we gave relief to  
19 (indicating). So, I think he pretty much would  
20 know that. But getting back to the study, 375  
21 apartments were studied for the Downtown. An  
22 additional 250 residents were studied for  
23 outside the Downtown.

24 So, the Robinelle's could be gone  
25 Into that study and the -- you know, of the 250

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2 don't include the 60 units for Robinelle in the  
3 -- you know, in the 375.

4 There was a second study done; okay?

5 MR. GATTO: Okay, thank you.

6 Just one last thing, we get all the  
7 emails of beautification and ribbon cutting  
8 ceremonies and all that. It would be nice if  
9 you guys throwed (sic) in the emails something  
10 like this going around. That's all.

11 FEMALE VOICE: Yes, yes.

12 MAYOR EKSTRAND: I thought they  
13 were. I thought they were in Constant Contact.

14 MS. PARISI: In Constant Contact I  
15 thought.

16 MAYOR EKSTRAND: Yes.

17 MS. PARISI: Do you get emails by  
18 Constant Contact?

19 MR. GATTO: I get an email all the  
20 time about ribbon cutting ceremonies and  
21 beautification. I never once seen anything  
22 about an applicant or anything like that.

23 MAYOR EKSTRAND: We will check into  
24 That.

25 MR. HARTY: We will check into that.



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2 John Miller and Joe Carosella.

3 MR. MILLER: Good evening. I'd like  
4 to voice my objection to this project.

5 Number one: The Master Plan. A lot  
6 of time and a lot of money went into that, a lot  
7 of effort -- residents -- a lot of input. And,  
8 basically, the applicant is looking for relief  
9 on height, on density, looking to put an  
10 additional 14 units. He wants 54, I think he is  
11 proposing as opposed to 40 that would be allowed  
12 by the Village Code.

13 He's looking for seven and-a-half  
14 feet above the height, which would also dwarf  
15 Village Hall, which is a focal point on Main  
16 Street. I think it would look horrible next to  
17 it.

18 They started out by saying it was  
19 three parking spaces they were short. But when  
20 I look in here I think they're also looking for  
21 relief on the length of the number of parking  
22 spaces and in addition they're looking for  
23 relief on the backup lane. I think it's  
24 required to have 23 feet. In certain spots  
25 they're looking for 20, 21, and 22 feet.

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2 They're looking for a couple of compact stalls.

3 So -- and in addition they're looking for a land  
4 swap.

5 So basically they want to disregard  
6 just about everything we have in our Village  
7 Code that we spent all that time and money. And  
8 I don't understand why this Board would ever  
9 entertain that? And certainly nothing to do  
10 with the land swap, because the applicant has  
11 already proven to be not such a great community  
12 neighbor.

13 In the last project there was no  
14 land swap involved in that, but yet for a very  
15 long period of time he inconvenienced the  
16 community by basically controlling that whole  
17 section over there and shutting down the  
18 thru-road to that parking lot, which  
19 inconvenienced the community.

20 Now I don't know why we would  
21 consider, you know, doing a land swap with  
22 somebody who has already proven to be a bad  
23 neighbor.

24 Additionally, Mr. Addeo asked some  
25 Very good questions. And as a resident and as a

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2 voter who voted for the people on this Board to  
3 speak on my behalf and to look out for my  
4 interest, I was highly insulted by the  
5 condescending attitude shown by the applicant's  
6 attorney and the applicant. They came here to  
7 make a proposal. Our elected official asked  
8 some questions, and he should have been shown  
9 some respect.

10 Also, Mr. Addeo asked what other  
11 people would like to see there and I understand  
12 that this is privately owned property and the  
13 Village Code does allow owners of private  
14 property to build certain things, so I think --

15 MR. HARTY: Time.

16 MAYOR EKSTRAND: Go ahead, John.

17 MR. MILLER: I think that we should  
18 allow him to build whatever the Code allows him  
19 to build. It should conform with the density,  
20 with the parking -- as laid out in the Master  
21 Plan and the Village Code -- the height  
22 restriction, and architecturally I think it  
23 should be something that would be consistent  
24 with the facade of the Village Hall and the  
25 firehouse since it would be adjoining their

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2 property.

3 And I also object to the land swap,  
4 strongly. I see no benefit to the Village on  
5 that at all. Thank you.

6 MAYOR EKSTRAND: Thank you, John.

7 (WHEREUPON, a brief discussion was  
8 held off the record from 10:18 p.m. to 10:19  
9 p.m., after which the following transpired:)

10 MR. HARTY: Joe Carosella.

11 MR. CAROSELLA: Before I begin I  
12 just want to voice two objections. One, that  
13 the meeting started early.

14 FEMALE VOICE: No, it didn't.

15 MALE VOICE: No, it didn't

16 MAYOR EKSTRAND: No, it did not.

17 MR. CAROSELLA: Our work sessions --

18 MAYOR EKSTRAND: We waited  
19 specifically until 8:00 o'clock.

20 MR. CAROSELLA: I generally attend  
21 these meetings, as you all know. The work  
22 session is from 7:00 to 8:00 and the meeting  
23 starts from 8:00 until whatever -- from then  
24 on.

25 Did the meeting start at 8:00

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2 o'clock tonight?  
3 MALE VOICE: Yes.  
4 MALE VOICE: Yes.  
5 FEMALE VOICE: Absolutely  
6 MR. CAROSELLA: I'll ask again. Did  
7 the meeting start at 8:00 o'clock?  
8 FEMALE VOICE: Yes.  
9 MALE VOICE: Yes.  
10 FEMALE VOICE: Yes.  
11 MAYOR EKSTRAND: The public hearing  
12 started at 8:00 o'clock. The meeting -- the  
13 meeting was announced to start at 7:00 o'clock  
14 for the appointments and the swearing in; okay?  
15 And then the public hearing would be at 8:00  
16 o'clock.  
17 MR. CAROSELLA: Okay, well I missed  
18 that because I'm always here when the meeting  
19 starts at 8:00 o'clock.  
20 MAYOR EKSTRAND: We had the swearing  
21 in and all that.  
22 MR. CAROSELLA: Okay. I'm just  
23 voicing my objection. And also that the date  
24 was changed to a non-regular meeting night. We  
25 always have our meetings on the first Monday of

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2 the month and obviously that ploy didn't work  
3 because everybody showed up.

4 MAYOR EKSTRAND: It was not a ploy,  
5 but that is okay.

6 MR. CAROSELLA: I'm giving you my  
7 opinion.

8 MR. BARRETT: Joe, since last week  
9 was Easter, a lot of people were away.

10 MR. CAROSELLA: Okay. I'm just  
11 giving you my --

12 MR. BARRETT: That's okay.

13 MR. CAROSELLA: For the record.  
14 Okay.

15 Also before I get into my -- and I'm  
16 sorry I'm going to be a little out of step here  
17 because I was making notes as we were going  
18 along.

19 MAYOR EKSTRAND: Joe, we love you.  
20 Go ahead.

21 MR. CAROSELLA: Welcome, Mr. Addeo.

22 But I do have one -- if I'm correct,  
23 I don't know -- but you stated that the builder  
24 has the right to do this. As presented, he does  
25 not have the right?

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2 MR. ADDEO: Correct.

3 MR. CAROSELLA: Okay. Thank you.

4 MR. ADDEO: I can build under what  
5 the Code provides.

6 MR. CAROSELLA: Okay. In other  
7 words, if he were to build the way the Code  
8 provides, then what could we do? We couldn't  
9 say anything? But as presented, he does not  
10 have the right; okay?

11 MR. ADDEO: Right.

12 MR. CAROSELLA: And Rich Gosline  
13 said the same thing. I just want to make sure  
14 that we understand that.

15 Mr. Harter said that the parking  
16 would be de minimis a problem. However, we have  
17 a problem now with parking. So how can you  
18 possibly say that well, with the additional  
19 50-some-odd apartments that it's de minimis?  
20 This de minimis comes up quite often when we  
21 speak about the traffic studies; okay?  
22 I heard about traffic study, but nobody really  
23 said what did it reveal. You don't have to tell  
24 me, because I know what it revealed. It's going  
25 to say that it has a negligible effect.

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2 Now that means that if you have a six-foot wide  
3 water -- whatever you want to call it -- and  
4 you're going to add a garden hoses to it, that  
5 would have a negligible effect.

6 MR. HARTY: Time.

7 MR. CAROSELLA: Time? I just  
8 started.

9 MR. HARTY: Three minutes ago.

10 MAYOR EKSTRAND: Go ahead, John. I  
11 said we love you so there are so many people  
12 that are missing.

13 MR. CAROSELLA: I just want to get  
14 my questions, and we don't have to have any  
15 discussions.

16 It was brought up that he -- as Rick  
17 Gosline said -- he threatened that he would  
18 possibly put restaurants or food establishments.  
19 He won't do that because he's aware that there  
20 would be a problem with bug infestation.  
21 How, again, Mr. Harter, how is it possible to be  
22 a reduction in traffic? Again, if we're adding  
23 all these apartments how would there be a  
24 reduction?

25 MAYOR EKSTRAND: It is traffic 101.



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2 First of all, let me address the  
3 parking, Joe. If all --

4 MR. CAROSELLA: I don't want this to  
5 count to my time.

6 MAYOR EKSTRAND: It's not counting  
7 to your time.

8 All the parking of the -- we have  
9 always stood by, and so far we have never gone  
10 by the fact that all the parking -- residential  
11 parking -- is on-the-spot. So, they're not  
12 taking spots out of --

13 MR. CAROSELLA: I said traffic.

14 MAYOR EKSTRAND: You said parking  
15 first.

16 MR. CAROSELLA: Right. And then I  
17 moved on to traffic.

18 MAYOR EKSTRAND: I was going to go  
19 to "A" and then "B".

20 MR. CAROSELLA: You know my name is  
21 Joe Traffic Carosella.

22 MAYOR EKSTRAND: First of all, all  
23 The parking is on premise. So, for all the  
24 residents. So that's -- let's take that off the  
25 plate.

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2 MR. CAROSELLA: No, we won't take it  
3 off the plate, because it was also brought up  
4 that he needs three additional spots --

5 MAYOR EKSTRAND: No, no --

6 MR. CAROSELLA: Plus there's no  
7 parking for guests, there's no parking for  
8 guests. There's no parking for people to -- for  
9 the stores.

10 MAYOR EKSTRAND: No, no, no. All  
11 the residential parking -- if he conforms --  
12 will be -- let's say we don't waive the three  
13 spots, then he'll reduce the spaces of the  
14 number of units or the number of bedrooms and  
15 meet the requirements. He can do that very  
16 easily.

17 MR. CAROSELLA: Right.

18 MAYOR EKSTRAND: But all the  
19 residential parking will be on his spot. They  
20 won't be taking spots away from the restaurants  
21 or anything else. They're all on his spot.  
22 And he testified again that 30 -- he has 36  
23 spots at The Loft, across the street from Stuff  
24 a Bagel, there's only 31 used. So there's more.  
25 He's actually built parking spots that nobody is

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2 using.

3 MR. CAROSELLA: Okay. What about  
4 the spots that we have now that will be taken up  
5 when he --

6 MAYOR EKSTRAND: None of -- he has  
7 taken away no Village property.

8 MR. CAROSELLA: Isn't there private  
9 parking behind Minuteman Press and --

10 MAYOR EKSTRAND: Yes.

11 MR. CAROSELLA: (Continuing) -- the  
12 area by --

13 MAYOR EKSTRAND: Yes.

14 MR. CAROSELLA: (Continuing) -- CVS?  
15 Is he taking that away that --

16 MAYOR EKSTRAND: That is his  
17 parking. That is his parking.

18 MR. CAROSELLA: But it's our parking  
19 right now.

20 MAYOR EKSTRAND: No, it is not. It  
21 is his parking.

22 MR. CAROSELLA: When I went to CVS I  
23 was able to park behind there.

24 MAYOR EKSTRAND: If you pull  
25 directly behind CVS you are pulling up on his

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2 property. But if you -- being that CVS was a  
3 tenant of the property, they of course would let  
4 you park there. Whereas, if I park there and  
5 walk someplace down the street, maybe they  
6 wouldn't let me do it.

7 MR. CAROSELLA: Okay. What is the  
8 closest setback from the proposed building to  
9 the street? In other words, the area that's  
10 going to be closest to the Village Hall. What  
11 will -- is this what Mr. Addeo was bringing up,  
12 I think. What is the setback going to be at  
13 that spot? Well, we can ask somebody and they  
14 can answer later.

15 MAYOR EKSTRAND: Yes, we do not  
16 know.

17 MR. CAROSELLA: The Master Plan was  
18 in 2010. As I mentioned at one time, Ralph,  
19 this was supposed to be reviewed every five  
20 years.

21 MAYOR EKSTRAND: Yes, nobody has  
22 been able to show me where that is in there. I  
23 asked you.

24 MR. CAROSELLA: I know. I'll get  
25 it. I'll get it.

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2 MAYOR EKSTRAND: I asked you a year  
3 ago, and you still have not given it to me.

4 MR. CAROSELLA: Because it's  
5 voluminous. All the recordings, that's in that  
6 recording.

7 MAYOR EKSTRAND: Okay.

8 MR. CAROSELLA: But believe me, it's  
9 there.

10 But my point is, that was done in  
11 2010. And what was appropriate in 2010 may not  
12 be appropriate eight years later. As was  
13 mentioned, there are many more apartments.  
14 Things have changed. So, it may not be  
15 appropriate now.

16 It was brought up about access from  
17 Main Street. Were they talking about deliveries  
18 to the stores? What access are they referring  
19 to?

20 MAYOR EKSTRAND: Turning into the  
21 driveway into Parking Lot 4.

22 MR. CAROSELLA: Well, I heard  
23 access --

24 MAYOR EKSTRAND: It is. Access to  
25 the parking lot.

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2 MR. CAROSELLA: Okay. I  
3 misinterpreted that because I want to mention  
4 that it's very narrow now on Main Street and any  
5 deliveries or anything like that, if there's  
6 commercial traffic, would be hazardous.

7 So, again, was the traffic study  
8 done?

9 MAYOR EKSTRAND: Yes.

10 MR. CAROSELLA: And what was the  
11 answer?

12 MAYOR EKSTRAND: It would be --

13 MR. CAROSELLA: Negligible?

14 MAYOR EKSTRAND: The traffic flow on  
15 Main Street would be reduced, just like it was  
16 explained.

17 MR. CAROSELLA: Okay. We don't have  
18 to go any further because --

19 MAYOR EKSTRAND: No, no. Because  
20 you -- I will explain to you at the gym only  
21 because we both exercise enough. And I'll  
22 explain to you, that making trips to businesses  
23 -- or people make more trips to businesses  
24 throughout the day then they do to and from  
25 their house as a general rule. So, the traffic

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2 will be reduced.

3 I know you don't understand it.

4 I'll explain it to you.

5 MR. CAROSELLA: I certainly don't  
6 understand it.

7 MR. HARTY: You are almost six  
8 minutes over.

9 MR. CAROSELLA: Oh, I'm sorry. My  
10 last point.

11 Has any of the speakers tonight, has  
12 any one, any of them spoken in favor of this  
13 project? And that's what I think the Board has  
14 to take into consideration.

15 Thank you.

16 MAYOR EKSTRAND: Thank you, Joe.

17 MR. CAROSELLA: Thank you for the  
18 additional time.

19 MR. HARTY: Carolyn Wilson. Jeanne  
20 Gatto.

21 MS. WILSON: Hi. How are you guys?  
22 You know I'm a regular at your meetings. I sit  
23 on the Planning Board Committee.

24 I just want to start out by saying I  
25 was really disappointed. You guys missed an

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2 opportunity by not having this in a bigger  
3 space. There were -- we were -- I had to fight  
4 my way in here just to hear this. And I don't  
5 want to go to Facebook for misinformation. I  
6 want to hear it from them.

7 I've been waiting -- you know I come  
8 here every month asking when are going to do  
9 this? When are we going to hear about it? And  
10 I was left in the hall with, like, 60, 70 other  
11 people. There was some kid roaming around  
12 going, "Can I get a seat? I need to do a school  
13 project."

14 We voted you guys in. You could  
15 have -- you knew. I called up this morning  
16 saying, "Is Staller gonna be here tonight?"  
17 They said, "Yes, but it's going to be crowded."  
18 I didn't expect there to be lines out the door  
19 trying to hear the information. We are going to  
20 be misinformed if we don't have space to come in  
21 here.

22 And that's my point. I was a little  
23 disappointed, because you guys are really great.

24 MR. ADDEO: What is your name,  
25 Please?



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2 MS. WILSON: Carolyn Wilson.

3 MR. ADDEO: Carolyn?

4 MS. PARISI: So, I would like to  
5 apologize. It is hard to know, but in hindsight  
6 you are absolutely right; okay?  
7 We should have seen if we could have gone to a  
8 school or maybe we could have asked Debbie  
9 Podolski if we could have gone to the library.  
10 The library closes at 9:00. I don't know how it  
11 works if you run something late, but I  
12 personally feel that, that is an excellent  
13 suggestion and any future public hearings with  
14 this I think should definitely be in a larger  
15 space.

16 MS. WILSON: Thank you, thank you.

17 I just want to say that I did read  
18 The Master Plan, all five sections of it. My  
19 biggest complaint is that it's seven and-a-half  
20 feet above code. I know everyone's been talking  
21 about it. I'm going to refer the Master Plan at  
22 Figure 12. It says -- it's the proposed  
23 Downtown Mixed Use Zoning District and it talks  
24 about the height density and how it's  
25 supposed to decrease from the north of Main

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2 Street south.

3 Now I know -- I think it was Rich  
4 who talked a little bit about this, but where  
5 this is, this says central subarea not the  
6 northern subareas. A slightly lower allowable  
7 densities and building heights. Now they want  
8 to increase by seven and-a-half above the code  
9 and they want the density from 40 to 60 percent.  
10 This is very similar to what's built by the  
11 train station that's built north on Main Street.  
12 So how is this section where it says, "Central  
13 subarea," that's not slightly lower. That's  
14 exactly the densities and height that you built  
15 on the north of Main Street.

16 MAYOR EKSTRAND: Yes, and  
17 unfortunately, that is exactly what the Code  
18 says. They specifically say the density in this  
19 subsection is 40 to 60 in this subsection.  
20 It also says that the roof height can be 40 and  
21 it can be 45. Am I not correct, Stevie?

22 MR. FELLMAN: You are correct.

23 MS. WILSON: Well, then if it's  
24 seven and-a-half -- okay. But if it's seven  
25 and-a-half feet above Code.

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2 MAYOR EKSTRAND: No, no. That is --  
3 they can do as-of-right. And what the Master  
4 Plan said --

5 MR. HARTY: Time.

6 MAYOR EKSTRAND: (Continuing) -- is  
7 that with incentives they can go to a maximum of  
8 40 feet to the roof line and 40 feet with the  
9 mansard.

10 MS. WILSON: Forty-five.

11 MAYOR EKSTRAND: Forty-five, excuse  
12 me. And it says it's as-of-right is 40 to the  
13 density but with incentives they could go 60 to  
14 the acre with the density. We didn't change the  
15 density nor the height in this zone. We only  
16 changed the floor area ratio.

17 MS. WILSON: Okay. Everybody else  
18 had more time. Can I have...

19 MAYOR EKSTRAND: Go ahead.

20 MS. WILSON: Okay. I'll make it  
21 quick.

22 The removal or what they are calling  
23 a driveway and they are replacing it and they  
24 want to move it, I think Trustee Parisi made a  
25 really good point of it being 70 feet north. I

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2 know the traffic specialist was very concerned  
3 and that was center to the shops, but with very  
4 little concern about the traffic. The traffic  
5 is more of a concern as everybody stated. So,  
6 looking in to moving it 70 feet south like you  
7 suggested, Mr. Mayor, is something that we  
8 should look in to.

9 And I will also say -- some people  
10 even touched on this -- that Mr. Staller is not  
11 a good partner to Farmingdale and there's a lot  
12 of stories I've heard, but I will only speak to  
13 what I know personally. And sitting on the  
14 Planning Board Committee his Scrub Bath sign is  
15 in code violation. He did not ask and bring it  
16 up -- he did not bring his plans for approval in  
17 front of the Planning Board Committee. We would  
18 have denied him because it is a box light, which  
19 is against the Code. He has been fined.  
20 Repeatedly we've asked him to make adjustments  
21 and we have been ignored. That's my point.  
22 He's not -- he just pays us lip service. He's  
23 not a good partner to us. And I hope that we  
24 don't grant him as many variances as he is  
25 asking for, because he doesn't deserve them. We

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2 do. We're the people who live here.

3 MAYOR EKSTRAND: Thank you.

4 MS. GATTO: Good evening.

5 I'm not going to reiterate what  
6 everybody said, but we're putting -- we want to  
7 put a non-conforming building in a space that  
8 doesn't meet a lot of Codes and we have a lot of  
9 problems. And we're not here to the solve the  
10 problems that we currently have here in  
11 Farmingdale. This will only compound the  
12 problems: The parking, the traffic, the impact,  
13 the quality of life in Farmingdale is  
14 disintegrating.

15 I waited 20 minutes on Main Street  
16 in traffic jams because we have delivery trucks;  
17 cars trying to go in and out. This is a little  
18 square piece of Main Street, and I can't even  
19 get up and down to go to my house.

20 The -- it does not fit in with the  
21 Master Plan and it should be relooked at and  
22 until it is conforming to what was the people of  
23 Farmingdale wanted, it should not be considered  
24 to be built.

25 MAYOR EKSTRAND: Thank you, Jeanne.

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2 MR. HARTY: V. Brown?

3 MS. BROWN: My name is Virginia

4 Brown. I live on Thomas Powell Boulevard.

5 We have lived in Farmingdale for  
6 over 40 years. This is a beautiful, beautiful,  
7 little town. I originally came from Queens.  
8 And I feel what you people are doing is bringing  
9 Queens right back to my front door. It's a  
10 shame. People are working one, two, and three  
11 jobs to stay out of Queens, out of the Bronx,  
12 out of Brooklyn, out of the traffic, out of the  
13 crime sections. You're bringing it right to our  
14 front door.

15 This building, this expansion, it  
16 has to cease. It has to be controlled. And by  
17 building another complex of apartments that are  
18 going to bring in 50, 60 families, which are  
19 goings to bring in 120 more cars, which are  
20 going to ruin our streets, which are going to  
21 cause traffic jams, which are going to cause  
22 road rage and crime. Something has to be done.  
23 And building more apartments is not the answer.

24 Thank you.

25 MAYOR EKSTRAND: Thank you.

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2 MS. SCARPA: Good evening, members  
3 of the Village Board and all who have convened  
4 here tonight.

5 My name is S. Scarpa. I am 15 years  
6 old today. I am here tonight because what is  
7 happening in this meeting is so important.  
8 I live in the Hamlet of Old Bethpage. My  
9 neighborhood does not have a town, so I've  
10 always considered Farmingdale my town away from  
11 home. I go to church here every week, I attend  
12 the occasional street fairs here, and have run  
13 the Main Street mile.

14 A couple of years ago the Town was  
15 pretty run down. It seemed like everything was  
16 going out of business except the restaurants and  
17 bars when my family would drive through. Things  
18 have changed and business is thriving, but I  
19 still only come here on Sundays for church.  
20 There is still nothing to do here that does not  
21 involve eating and drinking.

22 As others have said this evening,  
23 this wonderful Town is still missing something  
24 critical. It is missing a place where families,  
25 teenagers, couples, and the elderly residents

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2 can all enjoy an experience together. It is  
3 missing it's life blood. It is missing the  
4 arts.

5 Pablo Picasso said the purpose of  
6 art is washing the dust of daily life off our  
7 souls. People need the arts. In order to  
8 experience the arts there has to be a space for  
9 them. Farmingdale has none.

10 The arts have played an important  
11 role in my life. My friends and I put on a  
12 full-length Shakespeare play every year, and we  
13 have been doing this since I was in the second  
14 grade. We have a troupe called Black Fires  
15 Cultural Arts and by now we are really good. We  
16 perform for free in schools and public  
17 libraries.

18 My friends and I also go to see  
19 shows, movies, plays, and concerts. But they  
20 are never in my town. We go to Huntington,  
21 Northport, and Manhattan mostly, which are not  
22 very convenient. I would much rather come here  
23 and so would my parents who still have to drive  
24 me places.

25 Not everyone is as fortunate as I am



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2 to have the ability to get around. I would  
3 guess there are many kids in this town and  
4 neighboring towns that are isolated, bored,  
5 lonely, and feeling hopeless.

6 Georges Braque said that art is a  
7 wound turned into light. A vibrant community  
8 with access to the arts might well be at least a  
9 part of the answer for this generation and those  
10 to come as well.

11 There can never be too much memory  
12 making and community building. A theater would  
13 be the darling of all visitors and residents of  
14 this Town.

15 Thank you.

16 MR. HARTY: Jennifer Lucchetti.

17 MAYOR EKSTRAND: Thank you.

18 Now that is going to be a tough act  
19 to follow.

20 MS. LUCCHETTI: I'm here. Can I  
21 just borrow that speech?

22 MR. ADDEO: May we have your name.

23 MS. LUCCHETTI: My name is Jennifer  
24 Lucchetti, 30 Wall Street, Farmingdale.

25 I'm new to Farmingdale but a couple

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2 of years, so I have a little bit different  
3 perspective because I haven't been here my whole  
4 life.

5 Exactly what that young lady said.  
6 It used to be icky and now it's great, and I'm  
7 proud to live here. It's a really great place.  
8 And what we are missing is a cultural arts  
9 center.

10 All my friends, my husband, my  
11 colleagues, we go to many other towns, we drop a  
12 lot of money on restaurants and shows. And I'd  
13 like to just stay home and do that. I like to  
14 walk the 40, you know, not even full mile here  
15 and go to a restaurant, see a show, have a place  
16 for children to come, have a place for my  
17 parents to come, and, you know, spend our money  
18 at home.

19 So thank you for your time.

20 MAYOR EKSTRAND: Thank you.

21 MR. HARTY: Michele Hare.

22 MS. HARE: Oh, crap it's all mine?

23 Okay.

24 Hi. I'm Michele Hare, 9 Arthur  
25 Street, Farmingdale. Raised all three of my

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2 children in the Village. They went to  
3 Northside, they went to Howitt, and they went to  
4 the high school. I'm very proud to be a Village  
5 resident.

6 My concern is several things that  
7 this group over here claimed. I don't know  
8 about you, but when two people cohabitate  
9 there's a very high chance of them having  
10 children.

11 FEMALE VOICE: That's right.

12 MS. HARE: Those children would then  
13 attend the smallest public school in our  
14 district, known as Northside. We used to have  
15 two junior highs. We now have one middle  
16 school: sixth, seventh, and eighth.

17 Physic states that if you blowup a  
18 balloon eventually it's going to pop. When you  
19 drive down Main Street and you have -- as I'm  
20 feeling, as a lot of other people have voiced --  
21 a monstrosity -- all of a sudden the sun is gone  
22 during the daylight. You are walking in the  
23 shadows now. We do not have a wide street.  
24 Truck traffic, which is not supposed to go down  
25 here, still goes down here; tractor trailers go

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2 down here, side swiping cars. We don't have the  
3 facilities for that kind of traffic.

4 My concern is you are turning what I  
5 -- I looked outside at other districts before I  
6 bought in here. I went to West Islip. I mean  
7 I've been in Rockville Center. Yes, it's a city  
8 not an incorporated village. City of White  
9 Plains. There is a reason it's called a city  
10 and not an incorporated village.

11 When you drive down here --  
12 especially at night -- and you can see the moon  
13 in a bright, blue sky over a building, it's  
14 beautiful. You keep building things like this,  
15 you won't have those views anymore.

16 Nothing is keeping in consistency  
17 with why I bought here. I've been a teacher in  
18 this district for 42 years. I know, I know, I  
19 know, I look 29, but, okay. I raised my  
20 children, I've seen many students of mine become  
21 parents and move here. That's the beauty of  
22 this Village. If you continue to let someone  
23 like Staller build things like this, you're  
24 going to lose the quality of life here. That's  
25 it.

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2 MAYOR EKSTRAND: Thank you.

3 MR. HARTY: Italia Parisi.

4 MAYOR EKSTRAND: That's it?

5 MR. HARTER: Last two.

6 MAYOR EKSTRAND: One of our firemen  
7 want to speak. He did not fill out a card, but  
8 because he runs into buildings that are burning  
9 for the Village I am going to let him speak.

10 MS. PARISI: My name is Italia  
11 Parisi. I don't live in Farmingdale, but I've  
12 been patronizing here for 20 years and I figured  
13 with a name like Parisi I'm welcomed, right?

14 I'm not going to repeat everything  
15 that's been said here tonight. However, I just  
16 want to give a little perspective, and I'm just  
17 going to keep this short and sweet. You know  
18 whose vision -- what's the objective here --  
19 who's vision are we fulfilling here; the  
20 builders or the people of the community?

21 And from a business perspective --  
22 for the past 20 years I've seen these businesses  
23 open and close and it's sad. I love this  
24 Village and, you know, it's very sad to see  
25 that. And I've always seen, from a business

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2 sense, a community like this need an anchor, it  
3 needs a draw, it needs to draw people in, and  
4 that cultural art center is a home run.

5 And I have to say, I don't know if  
6 Michele Hare will remember me --

7 MS. HARE: Yeah, I do.

8 MS. PARISI: (Continuing) -- but my  
9 son -- and you know the character that my son  
10 is, Steven Macropolis [phonetically], well, he's  
11 become a professional actor and he's out in L.A.  
12 And, you know, it's very close to our hearts.

13 And then someone said earlier, this  
14 school district puts a lot of resource into the  
15 performing arts. There's a lot of talent here,  
16 and it's here that that love and that passion  
17 grew in my son.

18 But I just want to say again on this  
19 point, from -- I just want to appeal to their  
20 business sense, because they're business people.  
21 We need anchor. Put your energy into that and  
22 put it into a cultural arts center.

23 Thank you so much.

24 MAYOR EKSTRAND: Thank you.

25 MR. DIPRIMA: My name's Anthony

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2 Diprima. I live 45 Hallock Street in  
3 Farmingdale Village.

4 I'm here as a concerned citizen and  
5 not representing the fire department, and I have  
6 a couple of concerns about what was said  
7 tonight.

8 One of the things that was said was  
9 that the building's being made with fireproof  
10 material. That doesn't make it indestructible.  
11 We live within a distance, a close distance --  
12 of a local airport, which is a major concern.  
13 We don't want to see anything drastic happen in  
14 the Village of Farmingdale, but if it does  
15 happen, we have to be able to access the  
16 situation with as many pieces of apparatus as  
17 possible. When we're talking about 50  
18 residents, 50 families moving into the Village  
19 of Farmingdale the apparatus access to that  
20 residence is very important.

21 So to answer Trustee Addeo's  
22 question as to what we'd like to see change is  
23 the access being made to accommodate emergency  
24 response vehicles with that load of residents  
25 that is expected to be brought into the Village.

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2 Also a fire proof building does not stop a  
3 building from being struck by an automobile, and  
4 we've seen, just recently, a bridge collapsed.  
5 So anything could happen. It might not be a  
6 fire disaster, but we have to be prepared for  
7 all disasters. And the emergency response has  
8 got to be definitely focused on as far as the  
9 apparatus response from the Village.

10 Thank you.

11 MR. HARTY: We have one more. Dom  
12 Zito. 245 Prospect.

13 MR. ZITO: Hi everybody. Dom Zito,  
14 245 Prospect Street. Many of you know me. I'm  
15 just going to try to be quick because I know  
16 there's a time limit.

17 I just want to tell you I started  
18 looking for houses back in 1999. I wasn't ready  
19 to move yet. I wasn't married, I wasn't dating.  
20 I wasn't engaged, I should say, at the time, but  
21 I was with my now wife and we started looking  
22 for houses where we wanted to live. She lived  
23 at the time in Port Jeff and I lived in Queens.  
24 We looked everywhere from areas in Queens,  
25 Floral Park, New Hyde Park, Rockville Center,



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2   Ronkonkoma, up and down all over Long Island for  
3   a perfect place to live, which was going to be  
4   my permanent home where I would live forever;  
5   Where I would buy it, raise my kids and my  
6   family, and stay there forever. So we looked in  
7   Farmingdale a couple of times and we ended up  
8   over by Thomas Powell Boulevard for the houses  
9   that we saw through Larry Theodore? Back then  
10  you couldn't really find houses on the internet  
11  like you can today. So it was a lot harder to  
12  look for houses. You had to look in the  
13  magazines from the supermarkets and so on.  
14  Anyway, one day I'm driving. For some reason I  
15  had to find a CVS and I found there was a CVS on  
16  Main Street in Farmingdale and I said, "I'm not  
17  too far, let me go to the CVS." So I'm on  
18  Conklin Street, I make the right coming from  
19  Queens side onto Main Street and I turn and say,  
20  "Wow. What a beautiful little village." There  
21  was potted plants hanging from the poles, the  
22  flag poles, old time lamp posts, old time street  
23  signs, and I said, "Wow. Where did this come  
24  from?" I said, "I've been around East Meadow,  
25  Levittown, you name it. I just never happened

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2 to come upon Main Street." So I told my wife.  
3 I said, you know, I said, "I found this area in  
4 the middle of Farmingdale. It was beautiful.  
5 It had all these little stores and everything.  
6 It was a nice little place."

7 So we started looking some more and  
8 a month later we're in contract with my house,  
9 which is about a block away from here. So that  
10 was it. It had a beautiful tree-lined street,  
11 lots of big trees, old time Village, been here  
12 about 100 years. This was back in '03. So I've  
13 lived here now 15 years? And I could have lived  
14 anywhere, but I chose Farmingdale Village for  
15 it's old-time charm.

16 Now, I saw on the Village website  
17 there was a link to an article I think from  
18 Newsday about a woman from I think the Umberto's  
19 restaurant family who lived -- now she moved  
20 into the Village and it was a whole write-up  
21 about how she loved the Village of Farmingdale  
22 and how it had the small town charm. And that's  
23 why she moved here, and then her brothers wanted  
24 to move here and her father and so on, and  
25 everybody was going to move and live in this

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2 beautiful little village.

3 But once they finalized, I guess,  
4 this Master Plan, I started reading it and I  
5 said, "Wow, it seems like the Village is going  
6 to change a lot." And it has. It has. The  
7 quality of life that I had when I first moved  
8 here in '03 is gone. It really is. It started  
9 declining -- I mean, listen, back in '08, '09 --

10 MR. HARTY: Time.

11 MR. ZITO: (Continuing) -- when --  
12 do you mind if I speak a little more?

13 MAYOR EKSTRAND: Well, get to the  
14 point.

15 MR. ZITO: Okay. The point is the  
16 Village is losing, quickly, its small town  
17 charm.

18 MAYOR EKSTRAND: The village charm?

19 MR. ZITO: The village charm.  
20 Whatever way you want to put it.

21 But a building like this and the one  
22 that's on north of Conklin Street -- owned also  
23 by Staller -- is -- it really doesn't fit in  
24 with the small time town, small village charm.  
25 But back in, you know, when I first had, you

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2 know, my house warming party, there was no GPS.  
3 I had to give people directions to my house. So  
4 I told them, you know what, when they come,  
5 instead of coming through the back street -- the  
6 easy way to get to my house -- let them go down  
7 Conklin and I'll make them go down Main Street  
8 so they can see the beautiful village and then  
9 turn onto my street. And when my friends came  
10 over for a house warming party they said, "Wow,  
11 what a beautiful little village you live in."  
12 It was the same impression it put on me when I  
13 first saw it. It was on them.

14 But now, you know, I have new sets  
15 of friends and they come over the house and you  
16 know what they tell me? They say, "Wow, you  
17 got a lot of bars by your house." And I say,  
18 "Yeah, we do."

19 The Town's changed a lot from what  
20 it was when we moved here only 15 years ago and  
21 it's been changing for the past -- I would say  
22 2013 is when I started noticing my quality of  
23 life going down, hearing noise -- I can hear the  
24 noise from the construction from the -- on the  
25 north side of the train tracks from the building

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2 that they built -- I think it's called The  
3 Corner Stone -- I'm not positive. But I can be  
4 in my backyard and I can hear the tractors, you  
5 know, the backup beeping "beep beep beep"

6 MAYOR EKSTRAND: Okay, to the point,  
7 Dominick.

8 MR. ZITO: The point is, I think the  
9 building, the way it looks, and the height, is  
10 way out of the line with the rest of the  
11 Village. I know you have color coding and all  
12 kinds of things it has to be in sync with and it  
13 definitely does not fit in. And I would like to  
14 see it lower, more rustic I guess, similar to  
15 the way the Meat Ball place redid their building  
16 to make it look old style and...

17 MAYOR EKSTRAND: (Interjecting)  
18 Match Village Hall a little bit more.

19 MR. ZITO: A little bit more.

20 And I understand -- it seems like  
21 they're asking for a variance. I couldn't hear  
22 the beginning of the meeting because I was out  
23 by the glass doors.

24 If I'm not mistaken, the zoning was  
25 already changed to allow for a higher building?

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2 MAYOR EKSTRAND: The Master Plan  
3 allows them to go to 36 feet, as-of-right; 40  
4 feet to the roofline with a variance or relief  
5 -- excuse me -- and 45 feet with the --

6 MR. ZITO: Sure. I remember I heard  
7 you mention that earlier. But that was changed  
8 already; am I correct? Or that was always like  
9 that?

10 MAYOR EKSTRAND: It has been like  
11 that since 2011.

12 MR. ZITO: That's what I thought.  
13 So it changed to go higher in 2011, yet they're  
14 asking to go beyond that now?

15 MAYOR EKSTRAND: No.

16 MR. ZITO: No, okay. That's what  
17 I'm trying to understand.

18 MR. HARTY: Double time.

19 MR. ZITO: Okay. All right.

20 MAYOR EKSTRAND: Okay, wrap it up,  
21 Dominick. Bring it on home.

22 MR. ZITO: All right. I'm going to  
23 bring it home.

24 So the last thing is I heard a lot  
25 of mention about the cultural arts center and it

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2 sounds like a great idea. If it does happen, I  
3 wouldn't want it to be too large because I know  
4 places like the Paramount and places in  
5 Patchogue, they bring in huge crowds and again,  
6 with the parking and all that --

7 MAYOR EKSTRAND: We got it Dominick.  
8 You're in favor of it, but keep it in the  
9 smaller scale.

10 MR. ZITO: Keep it real, exactly.  
11 Thank you. Have a good night.

12 MR. HARTER: That concludes our  
13 people that have applied for testimony.

14 Do you want to set a date for the  
15 continuation of the hearing?

16 (WHEREUPON, a brief discussion  
17 was held off the record from 10:54:22 to  
18 10:54:44, after which the following transpired:)

19 MR. GUARDINO: I will try to be very  
20 brief. But just to comment on the last speaker  
21 -- we agree with him. There are too many bars,  
22 and we think it will get worse.

23 So, I just want to touch on a couple  
24 of things that people have said here and a --  
25 just was kind of making notes as people were

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2 speaking, so I might be jumping around a little  
3 bit.

4 I know people were saying about the  
5 fact that the Staller -- the other Staller  
6 projects have been recipients of IDA benefits.  
7 Yeah, that is true, but people have to  
8 understand -- and I know people tell half the  
9 story when they speak because they're trying to  
10 attack the project. But the fact of the matter  
11 is -- and I know the Board knows this, but maybe  
12 for people in the audience that don't -- the IDA  
13 tax is set at the current rate and it goes up  
14 from there. So it's just increasing and  
15 eventually becomes a full assessment. But it's  
16 not like there are no taxes from year one. The  
17 first year the taxes are what they are today and  
18 it only goes up from there. So that's the  
19 nature of an IDA benefit.

20 MALE VOICE: Very familiar with it.

21 MR. GUARDINO: Great.

22 So about school children, I just  
23 want to point out Mr. Staller mentioned there  
24 are no children in 231 at all. None. It's  
25 fully occupied. In fact there's one couple he



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2 mentioned, actually pregnant, ready to have  
3 twins, and they're moving out. So...

4 MAYOR EKSTRAND: Just for the  
5 record, we checked with the school district with  
6 the development in North Downtown --  
7 approximately 19?

8 MR. PRIESTLEY: Twenty-two.

9 MAYOR EKSTRAND: Twenty-two.  
10 Twenty-two total students, all ages, across all  
11 grades; 22 are in from all the development from  
12 being done so far.

13 MR. GUARDINO: It's a low number.

14 I think the person from the Nutty  
15 Irishman -- he owns or owned the Nutty Irishman  
16 -- you know, he mentioned about the Uber and the  
17 Lyft and the cabs and how, you know, a lot of  
18 his customers come that way to the bars that  
19 way, and leave the bars that way, and I'm sure  
20 that's true, but it cuts both ways. That's one  
21 of the arguments that we have as to why we don't  
22 need as much parking. We're finding that young  
23 people who live in these units they use Uber --  
24 I know my own 22-year-old son, he's in Uber all  
25 the time -- and that's not to go to bars and

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2 restaurants. They just use it. He and his  
3 friends they just -- that's how they get around  
4 a lot of times. So, that's likely to mean less  
5 of a demand for parking.

6 I do want to point out -- because we  
7 keep hearing variance, variance, variance -- and  
8 I think, Mayor, you kind of touched on it, but I  
9 think it's still lost on some people in this  
10 room. What we're proposing, with the exception  
11 of the relief for the number of loading space  
12 and with respect to the relief to allow the  
13 front doors to be on Main Street, the relief  
14 that we are asking for is fully within the  
15 discretion of this Board. It's actually called  
16 for or allowed within the existing Code. So  
17 we're not asking the Board to deviate from the  
18 Code, we're asking the Board to act within the  
19 parameters of the Code.

20 Now, that doesn't mean they have to  
21 grant it, but it's not -- we're not asking them  
22 to give us something that's not already on the  
23 books. There are some limitations on the  
24 incentives, one of them being -- as the Mayor  
25 pointed out -- you can go from 40 -- you can't

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2 go more than 60. We're not looking to go to  
3 more than 60.

4 On the size of the units, you can  
5 reduce the size of the units. We're asking to  
6 go less than the 808 that's allowed, but there's  
7 a limit. You can't go below 550. We're not  
8 going anywhere near that.

9 With respect to height, again, as  
10 mentioned many times, the code says 36 or three  
11 and-a-half stories, but it specifically says the  
12 Board has the ability to raise that height to 40  
13 feet to the roof deck and 45 feet to an  
14 architectural feature like a parapet. That's  
15 exactly what we're doing. So, we're not asking  
16 for anything that the Code doesn't already  
17 provide for, and remember that Code is the  
18 product of that Downtown Master Plan. So, I  
19 just want to point that out.

20 MALE VOICE: Whats the quid pro quo  
21 here?

22 MR. GUARDINO: Okay. I'm going to  
23 keep going here.

24 MALE VOICE: I'm not hearing any  
25 incentive.

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2 MR. GUARDINO: Well, I don't respond  
3 to that. I respond to the Board.

4 You know, the Mayor, the former  
5 Mayor, I just want to point out a few things  
6 that he said as part of his statements. He's  
7 tried to point out that because this building  
8 wasn't identified in the Master Plan as a  
9 building that was subject to change, that  
10 somehow Mr. Staller doesn't have the right to  
11 ask for what he's asking for.

12 The Village Board -- as powerful as  
13 it is -- cannot determine what people can do  
14 with their property other than within the  
15 context of the zoning, of course. You have  
16 rights to limit, but the fact of the matter is  
17 because the Board -- or, I guess at the time a  
18 committee -- did not identify Mr. Staller's  
19 property as being the ones that they expected to  
20 change, it doesn't mean that he can't take  
21 advantage of the zoning regulations. The zoning  
22 regulations -- not limit themselves to specific  
23 parcels. It actually is -- it limits the  
24 regulations to a particular zone. The parcel is  
25 right in that zone. So he has the right to ask

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2 for what he's asking for.

3 I don't know what he was talking  
4 about with the nine parking spaces. It's seven  
5 and-a-half parking spaces and then when you take  
6 into account the four and-a-half less that you  
7 need for the developmentally and disabled,  
8 you're down -- you end up at three. But you  
9 start at seven and-a-half. So I don't know what  
10 he was talking about.

11 MR. ADDEO: Excuse me?

12 MR. GUARDINO: Yes?

13 MR. ADDEO: How do you propose to  
14 ensure that there may be -- that the  
15 developmentally disabled will live in those  
16 specific apartments and forever going forward?  
17 That in three years you don't bring in other  
18 people?

19 MR. GUARDINO: Well, it's -- it's --  
20 we would have -- would we have an agreement?  
21 We'll have an agreement with the Village.

22 MR. DEBELLIS: I can speak to that.  
23 The development at 231 there's a covenant  
24 restriction that's filed with the County Clerk.

25 MR. GUARDINO: And there's the

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2 answer. Thank you very much. So we'll file a  
3 copy to ensure that.

4 MR. DEBELLIS: But, you know, Mr.  
5 Guardino, if you could, I think there's been a  
6 lot of talk about the requests being made. But  
7 I think maybe someone should speak about what  
8 the amenities are proposed.

9 MR. GUARDINO: Okay. Can I just --  
10 I will get back to that.

11 I just want to talk again about what  
12 former Mayor Starkie mentioned. You know, he  
13 raised this issue about this -- his -- you know,  
14 he just did a development in Copiague. He  
15 identified the development. He was part of that  
16 development.

17 I did a little bit of research in  
18 That development and it's a 90-unit development  
19 that he was proposing. Twice -- almost twice --  
20 as large as this one. It was 45 units per acre.

21 MR. ADDEO: So wait a second. Hold  
22 on.

23 MR. GUARDINO: Yes?

24 MR. ADDEO: He sold the land. He  
25 was not part of the development.

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2 MR. STALLER: But he got the  
3 approvals.

4 MR. GUARDINO: But he got the  
5 approvals I was told.

6 MR. ADDEO: Oh, okay.

7 MR. GUARDINO: So he did. So yeah  
8 he went and --

9 MR. ADDEO: He told me he sold the  
10 land.

11 MR. GUARDINO: That's true. I heard  
12 that, too. But I heard it was after the  
13 approvals.

14 MR. ADDEO: Okay.

15 MR. GUARDINO: So he went to the  
16 Town of Babylon and asked for -- I don't know  
17 exactly what the relief was but -- he asked for  
18 45 units per acre. There were 90 units. There  
19 are only 90 parking spaces. One space per unit.  
20 And his development is made up of one- and  
21 two-bedroom units. Very similar to this,  
22 providing less parking.

23 Now, he's adjacent to a municipal  
24 lot. We're adjacent to a municipal lot. I  
25 would assume that that was part of their

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2 presentation as part of the justification for  
3 not having more than one space per unit or per  
4 bedroom, or per unit, I should say. But, you  
5 know, a very similar situation.

6 So, you know, he kind of intimated  
7 that we were kind of sticking it to the Village.  
8 I submit that he was sticking it to the Town.  
9 So, you know, the Master Plan he pointed out,  
10 you know, what it says and, you know, like it's  
11 the Bible and, again, it's a very important  
12 document but remember it's a guide. He said it  
13 in his own words it's a guide. And it was a  
14 guide for purposes of drafting the legislation,  
15 which is really the operative document that  
16 we're working on. This is the law now. The  
17 Master Plan is very important but this Board  
18 adopted or approved the Master Plan and then  
19 acted on it and created zoning, and we're within  
20 that zoning.

21 Mentioned about the Great Neck  
22 development and why can't we have a development  
23 that fully complies with zoning? Well, if you  
24 read the article they don't comply with zoning.  
25 The developer's out there saying I have to



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2 figure out a way to find nine parking spaces,  
3 because I don't have enough parking.

4 MR. ADDEO: I have a question.

5 MR. GUARDINO: Yes, yes, sir?

6 MR. ADDEO: On the land that your  
7 client owns, he can comply with our zoning code  
8 if he chose to?

9 MR. GUARDINO: Well, he does --

10 MR. ADDEO: No; yes or no? He can  
11 comply or he can't comply?

12 MR. GUARDINO: Well, he is  
13 complying. Yes, he can comply and he is  
14 complying.

15 MS. PARISI: But he is not  
16 complying.

17 MR. ADDEO: He is not complying.

18 MS. PARISI: In my mind he is not  
19 complying because in my mind any kind of relief  
20 that you seek for residential parking -- okay --  
21 is not allowed. And your 16 compact stalls, you  
22 are seeking relief for them; okay? You are  
23 seeking relief for compact stalls because they  
24 are smaller than what our Code calls for.

25 MR. GUARDINO: But --

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2 MR. ADDEO: So listen --

3 MS. PARISI: So, in my mind --

4 MR. GUARDINO: Yes --

5 MAYOR EKSTRAND: One at a time.

6 MS. PARISI: (Continuing) -- your  
7 project does not meet Code.

8 MR. GUARDINO: With all due respect,  
9 Ms. Parisi, and that's the semantics I was  
10 trying to touch on where there is a variance on.  
11 Your Code specifically says this Board can waive  
12 parking requirements.

13 MS. PARISI: But not --

14 MR. ADDEO: We do not have to.

15 (WHEREUPON, there was  
16 Indecipherable cross-talk among the parties  
17 present.)

18 MS. PARISI: But not in the  
19 Downtown, not for residential, and not on a  
20 municipal parking lot, no.

21 MR. GUARDINO: Maybe not with  
22 respect to numbers but I'm talking about --  
23 you're just pointing out now width and compact  
24 cars and all that.

25 It seems to be pretty broad in the

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2 Code and I'm happy to take a look at it. And,  
3 and I would point out that even if this Board  
4 doesn't have the discretion, which I think it  
5 does, but if it doesn't, what I've heard tonight  
6 from a lot of the speakers is that you don't  
7 comply. You can't do it, you can't do it.  
8 That's why you have a Zoning Board. A Zoning  
9 Board can vary all of the things that we're  
10 talking about tonight.

11 MS. PARISI: We cannot --

12 MR. GUARDINO: Yes, it can. Yes, it  
13 can. With all due respect.

14 MR. DEBELLIS: The Zoning Board can.

15 MR. GUARDINO: The Zoning Board can  
16 Vary anything that's written. You're limited by  
17 your own ordinance on the density -- I mean on  
18 the incentives. I agree with that.

19 MR. ADDEO: So, Mr. Guardino?

20 MR. GUARDINO: Yes?

21 MR. ADDEO: Let's just say what it  
22 is. Let's get it out.

23 MR. GUARDINO: Yes, sir.

24 MR. ADDEO: Mr. Staller wants to  
25 build this to maximize his profit. We're not

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2 stupid. If he built it smaller, his profit  
3 would be smaller, and he would make everybody  
4 happy; he would comply. It is about maximizing  
5 profit. If you try to tell me no, a lot of your  
6 credibility is going to go away. Because I have  
7 represented developers, and it's all about the  
8 dollars.

9 MR. GUARDINO: Well, no. See I am  
10 going to tell you no and you can view my  
11 credibility how ever you wish. But I can you  
12 that what he is -- he is adding units, he's  
13 maximizing his development, but what he's also  
14 doing is spending an awful lot of money on  
15 construction. And if he wanted --

16 (WHEREUPON, there was indecipherable  
17 cross-talk among the parties present.)

18 MR. GUARDINO: No, wait. Can I  
19 speak?

20 MR. ADDEO: No, I want to interrupt  
21 you.

22 MR. GUARDINO: But if he wanted to  
23 spend --

24 MR. ADDEO: It's a pile of malarkey  
25 because it's about the dollars and cents.

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2 That's the bottom line.

3 MR. GUARDINO: If he wanted --

4 MR. ADDEO: Don't try to tell me  
5 otherwise. It's about the dollars and cents  
6 that the developer can put in their pockets. I  
7 am not going to believe anything else you are  
8 going to say.

9 MR. GUARDINO: You are entitled to  
10 believe what you like to believe but if he  
11 wanted to maximize he would have been building  
12 this with sticks and not with concrete and steel  
13 and, you know, advanced materials.

14 MALE VOICE: That is not allowed.

15 MS. PARISI: Well, we have a  
16 chance --

17 MR. GUARDINO: Yes, well, he is  
18 allowed to build with sticks because they built  
19 the whole development --

20 MAYOR EKSTRAND: Talk to the Mayor.

21 MR. GUARDINO: (Continuing) -- with  
22 sticks just down -- I'm sorry, just down the  
23 road.

24 I'm sorry, Mayor, you're right. I  
25 should be speaking with you.

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2 MAYOR EKSTRAND: Just down the road.

3 MR. GUARDINO: Just down the road.

4 Just down the road they built with sticks.

5 MR. ADDEO: It's about the money.

6 MS. PARISI: But about those sticks

7 -- this is New York State code.

8 MR. GUARDINO: Yes.

9 MS. PARISI: Correct?

10 MR. GUARDINO: Right.

11 MS. PARISI: Okay. The way you say  
12 it, it's like, well that was not a proper thing,  
13 but it did meet New York State Code.

14 MR. GUARDINO: But they're cheaper.  
15 My point is they're cheaper. So, if it's all  
16 about the money, as Trustee Addeo is saying, he  
17 would be building with that. But it's not.  
18 He's trying to do the right thing by the  
19 Village. He's building the highest quality  
20 units on Main Street --

21 MS. PARISI: Absolutely --

22 MR. GUARDINO: (Continuing) -- as he  
23 can --

24 MS. PARISI: (Continuing) -- that is  
25 probably true --

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2 MR. GUARDINO: (Continuing) -- so he  
3 should be --

4 MS. PARISI: (Continuing) -- he's  
5 using high quality --

6 MR. GUARDINO: Yes.

7 MS. PARISI: (Continuing) -- but he  
8 could still build that same high quality in just  
9 the CVS area and not swap land and not put a  
10 huge big building there.

11 MR. GUARDINO: Yes, that true. Of  
12 course, yes, he could do that. Right. But it's  
13 inefficient. But he could do it. You're  
14 right.

15 MS. PARISI: It's inefficient and  
16 not cost effective.

17 MR. GUARDINO: No, I think it makes  
18 for a better development. But the answer is,  
19 yes, you are right. You are right.

20 You know, somebody talked about, you  
21 know, why do we need these units? Who's going  
22 to live in them? You know people from Queens --  
23 it's going to be like Queens. People are not  
24 invested in the community. I used to think that  
25 too, and I don't believe that anymore. I have

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2 children who are grown up and they want to live  
3 in apartments. I don't get it. I don't  
4 understand it. But they don't want to live like  
5 I live; on a lot in a subdivision. They don't.

6 MR. BARRETT: You made them cut the  
7 lawn; didn't you?

8 MR. GUARDINO: I made them cut the  
9 lawn. So I did it. It's my fault.

10 But they don't. They want to live  
11 in areas. They want to live in cool Downtowns.  
12 They want to live where there are bars and  
13 restaurants. They want to walk to the train  
14 station. That's what they want.

15 So people -- you know, again, I've  
16 heard it time and time again -- these people are  
17 going to come, these people from the outside are  
18 going to live -- no. It's people from the  
19 inside that are going to live there. It's going  
20 to be young people, it's going to be  
21 professionals, it's going to be people who are  
22 retired and who want to sell their homes and  
23 stay in the community. That's who's going to  
24 live here. It's going to be people from their  
25 own community.



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2 The emergency vehicle issue that the  
3 gentleman from the fire department was talking  
4 about -- before I get there somebody said it's  
5 not just fire trucks. We have to comply with  
6 whatever the Nassau County Fire Marshal says  
7 with respect --

8 MALE VOICE: They don't drive our  
9 trucks.

10 MR. GUARDINO: I'm just explaining.  
11 So, we will comply. And your fire department  
12 will also have to sign off on this. I am  
13 certain of that. I am certain of that, so I'm  
14 not going to argue with that.

15 With respect to other emergency  
16 vehicles that somebody mentioned, they will all  
17 be able to fit within the parking garage --  
18 police cars, ambulances -- they will be able to  
19 maneuver within the building.

20 Fire trucks, if they come in or try  
21 -- they probably can't -- I can't believe that  
22 fire responders are going to bring their  
23 equipment in the building when the access is  
24 probably best from the outside. But I am not a  
25 fireman, so we'll defer.

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2 Caregivers will come to the site to  
3 see the disabled people. There will not be many  
4 and they will come and park in the municipal lot  
5 just like everybody else that visits the  
6 Village. They have a right to park in the  
7 municipal lot.

8 With respect to traffic --

9 FEMALE VOICE: Um-hum.

10 MR. GUARDINO: With respect to  
11 traffic, the Village traffic expert you said who  
12 corroborated the statements made by our own  
13 traffic person. So I know people were  
14 questioning what our traffic expert said.  
15 And I'm just about done. I do believe there  
16 will be less traffic and parking issues with  
17 this proposed project. Again, I mentioned about  
18 231.

19 MR. GUARDINO: With respect to fire,  
20 again, this building is fully sprinklered so  
21 that's another fire safety consideration.  
22 I talked about the fire. On the same issue,  
23 again, if we don't comply with the fire codes,  
24 we're not going to get a building permit and  
25 we're not going to build this. Because we have

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2 to. So I think that's -- those comments are not  
3 really relevant.

4 So that completes my presentation.

5 MR. STALLER: I just want to say a  
6 few words.

7 My name is Cary Staller, and I agree  
8 with Trustee Addeo that most developers are only  
9 looking to maximize their profits. But I want  
10 to say that we're really quite different.

11 My grandfather was here over 100  
12 Years ago selling produce out of what were then  
13 tents, just outside the Village. He bought the  
14 warehouse building at 285 Eastern Parkway. It  
15 will be 100 years ago next year. He and my  
16 father have been quite invested in the Village  
17 of Farmingdale during that entire time period.  
18 And I am proud to continue that legacy.

19 I think that it's important to note  
20 that most profit could be realized from this  
21 existing building by renting it to bars and  
22 restaurants. Our investment that we would have  
23 to put in would be very small; the rents would  
24 be quite high; and it's basically, you know,  
25 mindless for us. It's very easy.

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2 However, again, because we really believe in the  
3 Village, and we've invested in this Village for  
4 years -- my grandfather was here during the  
5 Depression. He used to collect rent on a weekly  
6 basis because people were struggling and most of  
7 the time they couldn't even pay the rent. So  
8 what we're looking to do really I think is to  
9 provide great relief to the Village and I think  
10 our traffic engineer was very clear and  
11 apparently corroborated with the Village's  
12 traffic engineer, VHB, that not only will this  
13 development use less of the Village's parking,  
14 which is a big asset in the Village, but it will  
15 generate fewer trips. And those numbers are in  
16 your materials, but certainly, John Harter could  
17 come up and give you those numbers. I don't  
18 know them off the top of my head. But this  
19 development would generate less trips than the  
20 existing development.

21 So I also think it is really  
22 important to focus on the types of apartments  
23 that we're building because I think it's really  
24 important. Our units are unlike anything else  
25 that's been built on Long Island. Some of the

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2       units have 18-foot tall ceilings. We have  
3       extremely good finishes, the windows that we use  
4       are very expensive -- probably ten times the  
5       amount that you see in the other developments in  
6       the Village -- it's an all steel construction  
7       whereas the other buildings in the Village are  
8       built out of wood. And why does that all matter  
9       to the Village? Why should you care that we're  
10      spending a lot more money to build a better  
11      product? And I'll tell you there's a reason why  
12      you should care in the Village, and why it does  
13      really make a difference to the Village.  
14      And that's because when anyone builds a building  
15      it's got a lifetime of 50, 60 years. You know,  
16      whatever you want to call it. And what happens  
17      with these wood frame buildings, which are built  
18      out of wood that is not kiln dried; right?  
19      These buildings are assembled in Pennsylvania,  
20      they're trucked in in pieces, they're put  
21      together like Lego structures, is what happens  
22      is the buildings start to settle, and the wood  
23      starts to shrink, and the doors don't close, and  
24      the floors squeak, and the windows don't open  
25      anymore, and over time they get pretty crumby.

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2 And who wants to live there when you have a  
3 crumby apartment; right? People who can't  
4 afford to live in a nice apartment.

5 Now what happens when you have a  
6 building that's built out of all steel,  
7 concrete, doesn't settle, is built to very high  
8 specifications? If you look at our elevators  
9 and you compare them to their elevators, ours  
10 are Thyssen Krupp. It's the best elevator you  
11 can buy. And our windows are the best windows  
12 you can buy.

13 And so what does that do for the  
14 Village? It means that the Village is going to  
15 have a high quality product for years to come  
16 that will command high rents and people that  
17 will be an asset to the Village.

18 I also want to say something else.  
19 Not only was the former Mayor's building sold  
20 before it was built, but buildings in this  
21 Village -- well one of the ones you approved --  
22 is on the market to be built by somebody else,  
23 one of the other buildings was built by somebody  
24 else and then sold, and then another building  
25 they brought in partners.

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2 Now, I don't do that; okay? I build  
3 the building; we own the building; we rent the  
4 building; we know our tenants; we're really good  
5 stewards of the Village and I think that's true  
6 and I think that the Mayor -- I -- I think we  
7 have a very good relationship. And when we  
8 have problems; it's about bums at 2:00 or 3:00  
9 in time in the morning. Doing -- breaking our  
10 flower pots, breaking our windows, stuff like  
11 that. You know, sleeping on the benches; right?  
12 And those are the types of problems and what's  
13 that about? You know, you can't become a  
14 Village -- you can do whatever you want -- but I  
15 would advise not to become a Village that's just  
16 bars and restaurants. And I think one of the  
17 gentlemen said that earlier. He said now his  
18 friends come, you know, and he takes them  
19 through Main Street and they say, "Oh, this  
20 town's just bar and villages [sic]." I think  
21 that's problematic. I think we've seen that in  
22 Patchogue, we're seeing that certainly in  
23 Huntington -- on the weekends you can't even get  
24 into the Town -- everybody here is complaining  
25 about traffic, and what we're trying to do is to

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2 make that situation better.

3 Now, you can say, "Oh, wow, you're  
4 just like every other developer. You just want  
5 to maximize your profit." It's really not true;  
6 okay?

7 Why do we want to have this number  
8 of two-bedroom apartments and not reduce the  
9 bedrooms and why do we want to have this  
10 variance for three parking spots? Because that  
11 allows us to build these loft-styled apartments,  
12 which are very desirable. Nobody on Long Island  
13 is building them and people really to want live  
14 in them. And it's a really quality tenant.  
15 So, yeah, could you force us? Yeah, you can  
16 force us to do whatever you want, you know,  
17 except knock down what we have, I guess. But,  
18 my point is that I think it's in the Village's  
19 self-interest to agree to what we're asking for,  
20 which is not that much, in the scheme of things.  
21 And I'll also say that I agree with the folks  
22 who said we took too long to build. And you're  
23 absolutely right. And that's on me. And we're  
24 going to fix that. We've made some design  
25 decisions that will enable us to fix that and



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2 some personnel decisions that will enable us to  
3 fix that.

4 And I want to say something else.  
5 My son, he went to Harvard, he's been living in  
6 Louisville because his fiancé -- they're getting  
7 married next month -- she went to Harvard.  
8 They're in Louisville because she's from  
9 Kentucky and she's in medical school. She's  
10 finishing her fourth year in medical school.  
11 And, you know, it's an awesome thing that she's  
12 going to do her residency at Stony Brook.  
13 And I thought, "Wow, he's in the real estate  
14 business. Maybe someday he'll come and join  
15 me." So what did I do? I bought the house next  
16 to my house. It's a beautiful house. I gutted  
17 it, I renovated it, and I bought this house.  
18 Why? So he could come live in it; right?  
19 Where do they want to live? In Port Jeff  
20 Village, in a new apartment project being built  
21 by TRITEC.

22 MALE VOICE: That's the truth.

23 MR. STALLER: That's the truth. And  
24 you think I'm happy about that? You know, I  
25 mean I wanted him to live next door and his

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2 fiancé wants to have two dogs; right? In an  
3 apartment. They can live right next to me.  
4 It's crazy. I think it's crazy.

5 But I think, as Mr. Guardino said  
6 that's where they're at, you know. And so these  
7 aren't people coming from Queens. These are our  
8 kids. And they have good paying jobs. She's  
9 going to be a resident. My son will make a nice  
10 living. They can afford to live where they  
11 want. And they're moving into Farmingdale  
12 [sic].

13 We see that in our tenants. We have  
14 some really, really cool tenants. Some of them  
15 work in the city. They commute to the city and,  
16 you know, it works out great.

17 So I want to say thank you for what  
18 you've enabled us to do. I think we have upheld  
19 our end of the bargain, although a little bit  
20 slowly, and I apologize for that. We'll rectify  
21 that if we're allowed to do this other building.  
22 But I will say, you know, it's been great  
23 working with the Village. Everybody's been  
24 great. But I think that we've upheld our end of  
25 the bargain. I think we've built a very, very,

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2 superior project.

3 I know we've given you booklets and,  
4 Anthony, do you have one for Trustee Addeo? You  
5 can see the quality of the apartment, the  
6 quality of the finish, the attention to detail  
7 in what we've done, and we're going to continue  
8 to do that, hopefully, if you give us the  
9 ability to do it.

10 And I think that anybody who looks  
11 at that realizes these guys are long term  
12 players. They're not looking to maximize the  
13 buck. It's really not about that. It's really  
14 about providing the best asset. And what  
15 everybody here agrees, is the best community.  
16 It's a fabulous community. And I think we're  
17 trying to enhance that. We're really not trying  
18 to diminish it. And I think, you know, the  
19 people we've brought to the Village are an  
20 asset.

21 And I'll also say, you know, there's  
22 been some discussion here about, you know, it's  
23 like we're getting some freebie because we have  
24 developmentally disabled people. Well, my  
25 daughter's 25, she's blind, she has the aptitude

1                   FARMINGDALE BOT - 04/09/2018  
2   of an 18-month old. She lives with us. She  
3   goes to a day program, and so I'm in that  
4   world and I'll tell you -- and anybody else  
5   who's in here, I'm sure there's somebody in  
6   there in this room -- it's not something you  
7   want.

8                   So what we're trying to do is to  
9   provide a really high quality place for some  
10   developmentally disabled people because as much  
11   as people write about the lack of housing for  
12   workforce families -- and that's true -- it's  
13   ten times worse for the developmentally  
14   disabled. It's really, really bad. So, we're  
15   trying to do that and the Village has worked  
16   with us, Nassau County IDA has worked with us,  
17   and they've really encouraged us to do this,  
18   which we're grateful for. It's been a fabulous  
19   success.

20                   We have three wonderful people  
21   living at 231. They have bicycles. They  
22   bicycle around the community. They buy  
23   sandwiches and they, you know, frequent places,  
24   and so that's, you know, something that we're  
25   trying to do. It's real. It's not a sham. I

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2 don't want you to think that at all.

3 So, again, I thank you. I know it's  
4 Late, but I really thank you for your time and I  
5 thank you for your patience for listening to me,  
6 our advisers, and certainly members of the  
7 community. Thank you, it's been a privilege.

8 MAYOR EKSTRAND: Ladies and  
9 gentlemen, do you want to go in for an Executive  
10 for a couple of minutes?

11 (WHEREUPON, a brief discussion was  
12 held off the record from 11:23 p.m. to 11:25  
13 p.m., after which the following transpired:)

14 MAYOR EKSTRAND: Motion to go into  
15 Exec?

16 MS. PARISI: So moved.

17 MAYOR EKSTRAND: Second?

18 MR. BARRETT: I'll second.

19 MAYOR EKSTRAND: All in favor?

20 (WHEREUPON, there was an unanimous,  
21 affirmative vote of the Board.)

22 MAYOR EKSTRAND: Okay, guys. We are  
23 going to go in to an Exec for a couple of  
24 minutes -- team huddle -- and see how we are  
25 going to proceed down the road. For a couple of

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2 minutes. If it is more than five minutes I will  
3 be surprised.

4 (WHEREUPON, a discussion was  
5 held off the record from 11:25 p.m. to 11:31  
6 p.m., after which the following transpired:)

7 MAYOR EKSTRAND: Motion to come back  
8 from a --

9 MS. PASSARO: So moved.

10 MAYOR EKSTRAND: An Executive  
11 Session Meeting?

12 Second it?

13 MR. PRIESTLEY: I will second.

14 MAYOR EKSTRAND: All in favor?

15 (WHEREUPON, there was an unanimous,  
16 affirmative vote of the Board.)

17 MAYOR EKSTRAND: Okay. So now we  
18 are back to regular session.

19 MR. DEBELLIS: Okay, so -- do you  
20 need this?

21 MAYOR EKSTRAND: Do you need it?

22 MR. DEBELLIS: I know where it is.

23 So we were in Executive Session of the Board and  
24 have made a decision and someone will make a  
25 motion after I --

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2 MAYOR EKSTRAND: You can turn it on  
3 now.

4 MR. DEBELLIS: And, hopefully, I  
5 tell you what the Board said.

6 MALE VOICE: Can you use the mic?

7 MR. DEBELLIS: So the Board will  
8 adjourn tonight's public hearing to May 21st.  
9 And based on the concerns of the residents, is  
10 going to request that the applicant submit an  
11 amended plan and proposal taking into account  
12 the Village concerns, one of which should be the  
13 recitation or description of the amenities that  
14 are being offered in response to the request for  
15 the incentives.

16 So, with that, I think we need a  
17 motion, Mr. Mayor?

18 MS. PARISI: You can answer that,  
19 Cheryl.

20 MS. PARISI: Okay. So we just want  
21 Mr. Staller and Associates to understand that  
22 next Monday the Board will sit down and we will  
23 have suggestions and recommendations for you as  
24 to what we are looking for when you resubmit  
25 your amended proposal.

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2 MR. STALLER: Okay.

3 MS. PARISI: Okay.

4 MR. STALLER: We have an  
5 international conference, most of us, on the  
6 21st that will be out of town, so if we could --

7 MS. PARISI: Then it will have to go  
8 until June.

9 MAYOR EKSTRAND: June 4th?

10 MS. PARISI: No, it cannot be. It  
11 has to be the first Monday of the month.

12 MAYOR EKSTRAND: Yes, that is the  
13 first Monday of the month is June 4th.

14 MS. PARISI: Okay, but we had  
15 discussed having it someplace else and so  
16 then --

17 MAYOR EKSTRAND: June 11th? Because  
18 you do not want to go into Memorial Day weekend?

19 MS. PARISI: No.

20 MAYOR EKSTRAND: Memorial Day  
21 weekend.

22 MS. PARISI: No.

23 MAYOR EKSTRAND: So we can do  
24 June 11th?

25 MS. PARISI: Okay, so June 11th.



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2 MAYOR EKSTRAND: Can you do  
3 June 11th?

4 MR. STALLER: Yes, thank you.  
5 Thank you very much for  
6 accommodating us.

7 MS. PARISI: And we will put a  
8 notice in front of CVS again that says it has  
9 been continued to June 11th, and where it is  
10 going to be continued to; okay? And we will  
11 give our recommendations.

12 MR. STALLER: Okay, great. Thank  
13 you.

14 MAYOR EKSTRAND: Who made the  
15 motion, Cheryl?

16 MS. PARISI: All right. Me. So  
17 moved.

18 MAYOR EKSTRAND: Second?

19 MR. ADDEO: I will second it.

20 MAYOR EKSTRAND: All in favor?

21 (WHEREUPON, there was a unanimous,  
22 affirmative vote of the Board.)

23 MR. GUARDINO: Okay. Thank you very  
24 much. Thank you.

25 MAYOR EKSTRAND: Thank you.

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MS. PARISI: Good night.

MR. STALLER: Thank you.

MAYOR EKSTRAND: Good night.

MR. GUARDINO: Good night. Thank  
you.

(WHEREUPON, this hearing was  
concluded at 11:41 p.m.)

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C E R T I F I C A T I O N

STATE OF NEW YORK

Ss:

COUNTY OF SUFFOLK

I, NATASHA SNOOK, Court Reporter and  
Notary Public of the State of New York, do  
hereby certify:

That the within transcript was prepared  
by me and is a true and accurate record of this  
hearing to the best of my ability.

I further certify that I am not related  
to any of the parties to this matter by blood or  
by marriage and that I am in no way interested  
in the outcome of any of these matters.

IN WITNESS WHEREOF, I have hereunto set  
my hand this 27th of April, 2018.

\_\_\_\_\_

NATASHA SNOOK

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