

In the Matter Of:

PUBLIC HEARING - INCORPORATED VILLAGE OF FARMINGDALE

PUBLIC HEARING

September 24, 2018



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PUBLIC HEARING

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THE INCORPORATED VILLAGE OF FARMINGDALE

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70 VAN COTT AVENUE

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FARMINGDALE, NEW YORK 11735

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September 24, 2018

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7:00 p.m.

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ACCURATE COURT REPORTING SERVICE, INC.

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

4 MAYOR RALPH EKSTRAND, Mayor

5 WILLIAM BARRETT, Deputy Mayor

6 WALTER PRIESTLEY, Trustee

7 CHERYL L. PARISI, Trustee

8 ANTHONY ADDEO, Trustee

9 CLAUDIO DEBELLIS, ESQ., Village Attorney

10 BRIAN HARTY, Village Administrator

11 BARBARA KELLY, Deputy Clerk

12 A L S O P R E S E N T :

13 STEVE FELLMAN, Village Building Superintendent

14 CARY STALLER, Applicant

15 ANTHONY S. GUARDION, Attorney for the Applicant

16 JOHN HARTER, Traffic and Parking Engineer

17 SCOTT GRUPP, Architect for the Applicant

18 SHAHLA NABAVI, Associate Architect for the
Applicant

19

20 CHIC VOORHIS, Community Benefits

21 MARY BRODY, YAI Representative

22 EDWIN VALESQUEZ, YAI Representative

23 ROBERT O'NEILL, Executive Artistic Director/Theater
Consultant

24

25

1 PUBLIC HEARING - 9/24/18

2 (WHEREUPON, the proceedings began at
3 7:02 p.m., and the following transpired:)

4 MAYOR EKSTRAND: Okay. If you
5 could please rise and face the American flag,
6 with your right hand over your heart, and
7 repeat with me the pledge of allegiance.

8 (WHEREUPON, the assemblage recited
9 the pledge of allegiance.)

10 MAYOR EKSTRAND: And it is a
11 Farmingdale history here that if we could,
12 please, remain standing for a moment of silence
13 in supporting our troops and our first
14 responders.

15 (WHEREUPON, a moment of silence was
16 observed by the assemblage.)

17 MAYOR EKSTRAND: Thank you. You
18 may be seated.

19 DEPUTY MAYOR BARRETT: One other
20 quick thing. A little hip-hip hooray for the
21 Dalers beating the Chiefs. I think they
22 pounced them.

23 MAYOR EKSTRAND: We'll start off
24 with the opening remarks from Claudio DeBellis,
25 the Village Attorney.

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2 MR. DEBELLIS: Good evening,
3 everyone.

4 Before we begin, we wanted to go
5 over some ground rules, similar to the ground
6 rules we had at the last public hearing.

7 As you can see, there are a lot of
8 people here. We anticipate that many people
9 will want to speak, and we will afford everyone
10 that wants to do so the opportunity to do so.
11 In an effort to ensure that the hearing moves
12 along and each person gets an opportunity, each
13 person will have three minutes to speak.

14 The Mayor has also asked me to
15 address a flyer that was mistakenly delivered
16 to Village Hall. Some of you may have received
17 it. A flyer, which we believe was prepared by
18 the former Mayor, which contains many
19 inaccuracies. Allow me to explain.

20 In the flyer there is a claim that
21 the Board cannot permit this developer to build
22 the proposed development in the Central
23 Sub-Area of the D-MU, because it violates the
24 Code. This is false.

25 MR. ADDEO: Well, wait a second.

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2 Hold on.

3 MR. DEBELLIS: Let me give you the
4 facts.

5 MR. ADDEO: Hold on. Hold on.

6 MAYOR EKSTRAND: Wait a second
7 here, guys.

8 MR. ADDEO: Shouldn't we let the
9 public make those decisions instead of our
10 Board Attorney telling the public how to think?

11 FEMALE VOICE: That's right.

12 MAYOR EKSTRAND: This is the Code.

13 MR. ADDEO: It's the Code?

14 MAYOR EKSTRAND: He's reading the
15 Code.

16 MR. ADDEO: Okay. I am just
17 clarifying.

18 MR. DEBELLIS: Let me give you the
19 facts, and then you, as the public, can decide.

20 What is missing from the flyer is
21 that the Farmingdale Code is written with great
22 flexibility --

23 FEMALE VOICE: (Interjecting) Oh,
24 sure.

25 MR. DEBELLIS: (Continuing) -- it

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2 allows the Village Board to ensure the
3 viability of the Village Downtown.

4 Here's a fact. Section §600-125,
5 and anyone that wants to see it can go online,
6 come to Village Hall, you can see the Section
7 for yourselves. I'm not making this stuff up.

8 "The Downtown plan identifies" --
9 and I'm reading from the Code now, "identifies
10 that varying existing conditions which stand in
11 the way of revitalization of the Downtown and
12 calls for the implementation of various actions
13 to encourage and facilitate the creation of
14 such a Downtown. The Board finds that the
15 creation of a Downtown Mixed-Use ("D-MU")
16 Zoning District is necessary to create and
17 sustain a vibrant, attractive and economically
18 flourishing Downtown.

19 "In order to effectuate the intent
20 and purpose of this Article it is necessary for
21 the Board to have the authority to waive or
22 alter the provisions of this Article, in a
23 manner consistent with this Article."

24 That's right out of the Code. The
25 Code that the former Mayor was a part of and

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2 helped pass.

3 Now, in furtherance of that clear
4 authority that the Code gives to this Board,
5 and any future Board, is Section 132 of the
6 code. That's the section that deals with
7 Development and Incentive Bonuses. There it
8 reads: "The Board of Trustees shall have all
9 those powers set forth in New York State," Law,
10 that's "New York State Village Law §7-703," and
11 "may, at it's discretion, vary the required
12 density, coverage and floor area ratios,
13 parking requirements, building heights,
14 required setbacks, topographical changes, open
15 space, and permissible uses in the District
16 provided such variance is consistent with the
17 intent and purpose of this Article," which
18 again the continuing viability of the Village
19 Downtown.

20 And, so, those are the facts. You
21 can decide whether the flyer is wrong. That's
22 your decision. The only limit cap the Village
23 Board can waive or alter is recited in
24 §600-132B. That Section makes clear that this
25 Board -- any Board cannot waive -- no matter

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2 how good they think a proposal is -- they
3 cannot waive building heights in excess of 40
4 feet, or three and-a-half stories, "Densities
5 in the Northern, Eastern [sic], and Central
6 Sub-Areas in excess of sixty (60) units/per
7 acre; Densities in Southern Sub-Area in excess
8 of forty-five (45) units/per acre.

9 "Maximum building area coverage
10 greater than ninety percent (90%); or

11 "Minimum dwelling unit size less
12 than five hundred fifty (550) square feet."

13 In reality, and contrary to the
14 flyer, there is nothing in that Section, or in
15 any other part of the D-MU Code, which prevents
16 the Village Board from altering the FAR, Main
17 Street entrances, parking stall size, parking
18 back-up aisles, or loading spaces.

19 Now, this doesn't mean that the
20 Village is free to waive -- or the Village
21 Board is free to waive -- or alter these
22 requirements at will. It simply means that the
23 Village Board has the power to alter them if a
24 proposed development is one, which it finds, is
25 beneficial to the Village.

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2 And that is exactly why we have
3 hearings, so the Village Board can hear from
4 the applicant, the Village Board can hear from
5 you, the public, and make that determination.

6 Now, it is the former Mayor's
7 position -- and he was present at the meetings
8 regarding the making of the D-MU Code -- and it
9 was clear to him that the Village Board, at the
10 time, intended to prohibit any future Board
11 from waiving parking or FAR or Main Street
12 entrances.

13 As we've seen, the clear language
14 in the Code doesn't support that position. I
15 wasn't present during the enactment of the
16 Code, but the former Village Attorney was, and
17 his opinion does not support the former Mayor.

18 It is the former Village Attorney's
19 opinion that the former Mayor and the Board
20 wanted to have great discretion and the only
21 caps on their ability to waive or alter the
22 Code would be those to building height,
23 densities in excess of 60 units per acre,
24 maximum building size, and minimum dwelling
25 unit size area.

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2 We should also comment briefly on
3 other false and misleading accusations in the
4 flyer. The claim that the Village Board has
5 acted illegally in connection with this
6 application, and the allegations that the
7 Village Board is making up the rules as they go
8 is false and defamatory. The implication that
9 the Mayor has essentially paid his Village
10 Attorney to offer an opinion to his liking is
11 also false and defamatory.

12 The claim is one that subjects
13 those making such claims to a lawsuit of
14 defamation, because it exposes the Mayor to
15 public contempt, ridicule, aversion or
16 disgrace, and induces an evil opinion of him in
17 the minds of right-thinking persons, like the
18 public of Farmingdale.

19 The statements made by the former
20 Mayor are defamatory because they advance the
21 claim that the Village Board and the Mayor lack
22 of integrity, are engaged in illegal activity,
23 have habitually neglected their duty,
24 squandered and misused public funds, have
25 bribed -- have used their official office for

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2 profit or special advantage, have breached the
3 public trust. It's all false.

4 We have written to the former Mayor
5 and advised him of the law on these issues, and
6 have advised him that anyone involved with the
7 publication is exposed to damages for
8 defamation.

9 The claim that any applicant will
10 not be able to receive waivers at issue here is
11 also wrong. It's meant to scare everybody. No
12 one should fear that the floodgates are going
13 to open. Every application is judged on its
14 merits.

15 Again, the Village Code gives the
16 Board the power to look at the application,
17 bring them to a hearing, and allow comment from
18 the public. If it finds that through that
19 process that the application is not one that is
20 suited for the Village or the best interest for
21 the Village, then knock it down. There's
22 nothing that is going to say, "Because they
23 granted this application they have to grant
24 everything that comes after that."

25 So, let's summarize. We're here

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2 tonight because the applicant has the right,
3 like any other applicant, to ask for relief
4 under the Code. That Code allows the Village
5 Board to waive or alter the requirements of the
6 Code if certain conditions are met, and the
7 proposal is one that will benefit the Village.
8 The Village Board will listen, give anyone who
9 wishes to speak the opportunity to do so, and
10 ultimately decide if the applicant is entitled
11 to the waivers or alterations of the Code he is
12 seeking.

13 No decision has yet been made.

14 FEMALE VOICE: Yeah, sure.

15 MR. DEBELLIS: You can rest assured
16 that each member of the Village Board will
17 examine this application closely and determine
18 if it is a proposal, which is in the best
19 interest of the Village.

20 And with that I will pass this to
21 the Mayor.

22 MAYOR EKSTRAND: Okay. Brian, who
23 has the list to call people up?

24 MR. HARTY: I do.

25 MR. ADDEO: Do you want to make the

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2 presentation first?

3 MR. HARTY: Is the presentation
4 first from Mr. Staller's group?

5 MAYOR EKSTRAND: I knew that.

6 Mr. Staller and Staller Associates,
7 if you want to start your presentation, now is
8 the time.

9 MR. STALLER: Thank you, Mr. Mayor.
10 And thank you, Members of the Board. I
11 appreciate your time.

12 My name is Cary Staller. Many of
13 you participated in our informational meeting
14 last month, at the library. But for those of
15 you who were unable to attend, here is an
16 introduction to our project.

17 For those of you who were able to
18 attend, thank you for joining us there, and I
19 apologize if some of this is a bit redundant.

20 I'm a big believer in civic
21 engagement and believe that when everyone works
22 together we can improve the quality of our
23 communities. I was the Mayor for nine years,
24 five elections, of the Village where I live and
25 retired in order to have the time for my

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2 service as a Trustee of the State University of
3 New York, which is proud to call Farmingdale
4 College one our campuses.

5 My family has been in Farmingdale
6 for over 100 years. My grandfather first came
7 to Farmingdale to sell fruits and vegetables at
8 a Farmer's Market in the Village, where he
9 worked out of a canvas stall.

10 Here's a copy of the survey dated
11 September 21, 1939, of property owned by my
12 grandfather on Eastern Parkway.

13 (WHEREUPON, a PowerPoint
14 presentation was displayed.)

15 MR. STALLER: You can see the date
16 on the survey, and that is it owned by Max
17 Staller, Whole Sale Fruit and Produce Exchange.

18 We recently completed construction
19 of the new apartment building at the portion of
20 this property, east of Oakview Avenue.

21 (WHEREUPON, there was a PowerPoint
22 presentation.)

23 MR. STALLER: And here's a
24 photograph of Max Staller's trucks parked
25 outside of the building on that survey, which

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2 we have preserved and transformed into
3 apartments. You'll note that we kept the
4 two-story brick building for its historical
5 significance.

6 Although it would have been much
7 cheaper to demolish the building and construct
8 a single, larger, new elevator building, we
9 wanted to help preserve this architecturally
10 significant structure. We feel this adds
11 context to the history of the Village.

12 During these hundred years, my
13 family has seen a lot of changes in
14 Farmingdale. A&P bought Waldbaum's and then
15 filed for bankruptcy. Many retailers, which
16 were long-time fixtures on Main Street --
17 including my uncle's store, Stallers Mutual
18 Interiors -- went out of business. CVS, which
19 I brought to the Village 30 years ago, has
20 moved across the street. Many other retailers
21 moved to strip shopping centers outside of the
22 Village.

23 The only constant over the past
24 hundred years, is that the Village has changed.
25 The Farmingdale of 100 years ago, 50 years ago,

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2 or even 20 years ago no can longer exists. And
3 we certainly don't want the Farmingdale of 10
4 years ago, when we had the 18 empty stores
5 along Main Street.

6 My point is that my family is as
7 invested in the Village as each one of you.
8 We, too, are looking into the future, trying to
9 determine what is best for this Village. While
10 we may disagree on our vision for the future, I
11 don't think we can disagree that we all care
12 very much about the future of the Village.

13 Unlike all other developers who
14 have built apartments in Downtown Farmingdale,
15 we have not sold our projects and will continue
16 to own them. We plan on meticulously building
17 them to extremely high standards and rent and
18 manage them ourselves. If the Village has a
19 problem, they know who to call.

20 We listened carefully at the
21 comments at the first public hearing, and now
22 have incorporated into our proposed building a
23 million dollar art center with a 227-seat
24 theater and a gallery, which can be used for
25 art shows and other events.

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2 Here is floor plan of the theater.

3 (WHEREUPON, a PowerPoint
4 presentation was displayed.)

5 MR. STALLER: And here is a
6 rendering of the theater.

7 (WHEREUPON, a PowerPoint
8 presentation was displayed.)

9 MR. STALLER: We also reached out
10 to Mr. Robert O'Neill, who operates the Bayway
11 Arts Center in East Islip and the BroadHollow
12 Theatre in Elmont. Mr. O'Neill has over 40
13 years of experience operating community
14 theaters on Long Island, and he has agreed to
15 operate the arts center as a not-for-profit
16 business.

17 We believe that the proposed arts
18 center would provide a tremendous benefit to
19 the community and Downtown Farmingdale by
20 providing professional theater productions
21 throughout the year. It also would provide
22 access to a theater for local community and
23 student theater groups to produce their own
24 performances.

25 The arts center would feature

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2 theater classes for children and adults, as well
3 as a venue for children's birthday parties and
4 similar events.

5 The gallery space would provide a
6 spectacular venue for community and
7 professional art exhibitions. And here's a
8 rendering of the gallery.

9 (WHEREUPON, a PowerPoint
10 presentation was displayed.)

11 MR. STALLER: We are all very
12 concerned about what would happen to Downtown
13 Farmingdale if left alone. I think we know the
14 answer based upon what has happened already.
15 It will turn into a hot spot devoted
16 exclusively to bars and restaurants. The
17 reason for this is quite simple.

18 Bars and restaurants and the sort,
19 and unlike many areas on Long Island,
20 Farmingdale has them. We receive over 20 calls
21 for bars and restaurants for every call for a
22 retail use. And bars and restaurants can
23 afford to pay more than twice as much rent.

24 So, what we are seeing are owners
25 of stores in Farmingdale converting retail

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2 space into bars and restaurants. Indeed, if
3 left alone, Main Street will turn into a street
4 devoted almost exclusively to bars and
5 restaurants.

6 I've been trying to resist this
7 tidal wave. At 231 Main Street, we are not
8 renting our retail space to bars and
9 restaurants. The result is that our leasing
10 has proceeded very slowly and our rents are 50
11 percent lower than what bars and restaurants
12 are willing to pay.

13 If we don't build an apartment
14 building at the former CVS site, we will be
15 forced to lease the existing stores to bars and
16 restaurants. Quite frankly, that would be the
17 easiest and most profitable alternative for us.

18 However, for me adding more bars
19 and restaurants would not be the best outcome
20 for Farmingdale, and I think that most
21 residents would agree.

22 By bringing patrons of the arts and
23 apartment residents directly to Main Street,
24 all of the local businesses benefit. You may
25 ask, "What do I care about that since I don't

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2 own a local business?" I submit that you
3 actually do benefit when the stores on Main
4 Street are successful. Because if the existing
5 retailers fail, it will be replaced by more
6 bars and restaurants.

7 The proposed development at 333
8 Main Street would reduce the number of traffic
9 trips generated to and from the Village. If
10 all of our existing stores are leased to
11 restaurants and bars, which are the easiest
12 tenants to find and pay the highest rent, the
13 existing buildings will generate 209 trips for
14 peak hour on a Saturday.

15 (WHEREUPON, a PowerPoint
16 presentation was displayed.)

17 MR. STALLER: While the proposed
18 development would generate only 109 trips per
19 peak hour; a net reduction of 90 trips per
20 Saturday peak hour. And, of course, trip
21 generation figures correlate directly with
22 traffic.

23 (WHEREUPON, a PowerPoint
24 presentation was displayed.)

25 MR. STALLER: Here's a chart

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2 showing how the proposed project actually will
3 reduce traffic compared to the existing
4 buildings. The proposed development also would
5 reduce the need for parking in the Village
6 municipal parking lots.

7 If the existing stores are leased
8 to restaurants and bars, they'll utilize 543
9 parking spaces, whereas the proposed
10 development would use only 61. Thus, the
11 proposed building will reduce parking demand of
12 the Village lots by 482 cars.

13 (WHEREUPON, a PowerPoint
14 presentation was displayed.)

15 MR. STALLER: Here's a chart
16 showing how parking demand would be lower with
17 the proposed project in the existing buildings.

18 In order to confirm that the
19 Village has more than enough parking for the
20 proposed project, we asked Mr. John Harter of
21 Atlantic Traffic & Design Engineers, physically
22 to count the number of vacant parking spaces
23 during a Saturday afternoon and evening. While
24 Mr. Harter will testify later this evening
25 about his findings, I want to point out here

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2 that what he found was at the peak times of
3 2:00 p.m. on Saturday afternoon, and 9:00 p.m.
4 On Saturday night, there were 290 and 57
5 available parking spaces, respectively, in the
6 Village parking lots near the proposed
7 development. Thus, the anecdotal testimony
8 presented by members of the public that there
9 is not enough parking is simply incorrect.

10 And if the proposed development is
11 built, there would be even more parking
12 available, because the proposed retail and arts
13 center would utilize fewer parking spaces than
14 the existing uses.

15 Mr. Harter's actual parking counts
16 include the existing uses. So, if these are
17 replaced by the proposed uses, the number of
18 available parking spaces will increase.

19 (WHEREUPON, a PowerPoint
20 presentation was displayed.)

21 MR. STALLER: This chart shows how
22 parking availability would be increased from
23 the 57 existing open spaces at 9:00 p.m. on a
24 Saturday to 160 open spaces for the proposed
25 development, using data provided by the

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2 Institute of Transportation Engineers.

3 And even if we assume that the
4 parking data provided by the Institute of
5 Transportation Engineers is too conservative
6 and we need one car for every two theater
7 seats, this chart shows that the proposed
8 development would increase parking availability
9 from the 57 existing open spaces at 9:00 p.m.
10 On a Saturday to 110 open spaces.

11 (WHEREUPON, a PowerPoint
12 presentation was displayed.)

13 MR. STALLER: The next chart shows
14 how parking availability would be increased
15 from 290 open spaces at 2:00 p.m. on a Saturday
16 to 393 open spaces -- using data from the
17 Institute of Transportation Engineers -- or 343
18 open spaces if one car is used for every two
19 theater seats. Thus, it is quite clear that
20 the proposed development would use fewer
21 municipal parking spaces than the existing
22 buildings.

23 (WHEREUPON, a PowerPoint
24 presentation was displayed.)

25 MR. STALLER: And here are aerial

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2 photos comparing in blue highlights the amount
3 of parking that would be necessary if the
4 existing buildings were all used:

5 First, for bars and restaurants --
6 the easiest tenants to find, and they pay the
7 highest rents.

8 Second, for their existing uses.

9 And lastly, for the proposed
10 building.

11 As you can see, the demand for
12 parking in the Village lot would be greatly
13 reduced by the proposed project.

14 The proposed building is located in
15 the Village District, which expressly permits a
16 building of this size, configuration, number of
17 apartment units, height, and floor area ratio
18 as in the building we have proposed, all with
19 the approval of the Village Board of Trustees.

20 Indeed, the building we have
21 proposed was expressly anticipated in the
22 Village Master Plan and incorporated into the
23 Village Zoning Code. And we are not asking for
24 anything more than what the Village has granted
25 in the past on other projects.

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2 At the public hearing, several
3 members of the community expressed their
4 opinion that the size of the building's facade
5 along Main Street was too large. We listened
6 to these concerns and redesigned the entire
7 project.

8 (WHEREUPON, a PowerPoint
9 presentation was displayed.)

10 MR. STALLER: Here's a rendering of
11 the resigned building. Facing Main Street, we
12 created two separate wings connected in the
13 center by the less prominent walkway. The
14 walkway is set back about 30 feet from the rest
15 of the building. Thus, on Main Street, the
16 building now will appear as two separate,
17 smaller buildings with a low-rise building in
18 between. As you can see, we've been very
19 responsive.

20 (WHEREUPON, a PowerPoint
21 presentation was displayed.)

22 MR. STALLER: Here's another
23 rendering of the redesigned building.

24 Residents expressed concern at the
25 public hearing that the proposed building had

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2 three parking spaces less than the number
3 required by code. We listened and revised our
4 plans.

5 (WHEREUPON, a PowerPoint
6 presentation was displayed.)

7 MR. STALLER: Here's a copy of our
8 parking layout. Our proposed building now has
9 two parking spaces more than the number
10 required by Village Code.

11 It's also worth noting that many of
12 our tenants use the train and Uber and they do
13 not have, nor do they want, as many cars as the
14 Village Code anticipated.

15 At the public hearing, members of
16 the community also asked us to move the roadway
17 connecting Main Street and the municipal
18 parking lot to the North of the firehouse and
19 to relocate the pedestrian walkway to the north
20 of the apartment building. We have made both
21 of these changes.

22 As I've noted, we build and
23 continue to own our projects. For this reason,
24 we build them extremely well. Our buildings
25 are constructed out of steel and concrete.

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2 There's absolutely no structural glue. The
3 only wood we use is for interior doors and
4 baseboards.

5 (WHEREUPON, a PowerPoint
6 presentation was displayed.)

7 MR. STALLER: Here's a photo
8 showing our construction methods.

9 The other new apartment buildings
10 in Farmingdale are built out of wood. Some are
11 constructed as prefabricated units off-site, in
12 Pennsylvania -- not using Long Island labor --
13 and then trucked to Long Island where they are
14 assembled.

15 The floors and/or roof trusses in
16 these buildings are supported by wood trusses,
17 held together with metal clips, not nails.
18 When there's a fire, these clips open up from
19 the heat and the trusses collapse. This is why
20 there's a sign in the exterior of these
21 buildings warning firefighters about the wood
22 truss construction, so they don't enter the
23 building during a fire.

24 (WHEREUPON, a PowerPoint
25 presentation was displayed.)

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2 MR. STALLER: Here's a photo of
3 this type of sign on a building in Farmingdale,
4 which is not one of ours.

5 In 2015, 240 out of 480 apartments
6 had a similar wood building burn to the ground
7 in New Jersey.

8 Our building has balconies,
9 expansive and very expensive aluminum windows.
10 Not the small, less expensive windows common in
11 rental apartment buildings.

12 Half of the apartments in the
13 proposed building would have 18-foot high
14 ceilings. Our interior doors are solid or
15 wood, not the less expensive, hollow doors
16 found in other apartment buildings. We do not
17 use the Lego-like, prefabricated wood
18 construction common across Long Island.

19 Our apartments are closer to condos
20 than they are to the other apartments in
21 Farmingdale. You may ask, "Why should you
22 care?" Here's the reason. As these other
23 buildings age, the floors will squeak more, the
24 wood will shrink -- preventing doors and
25 windows from closing and creating leaks, which

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2 will cause the chipboard wood siding to
3 delaminate. Once the buildings start to
4 deteriorate, they will become Class B and C
5 buildings, with lower rents, higher vacancies,
6 and high tenant turnover; exactly what you do
7 not want in the Village.

8 On the other hand, our buildings --
9 built out of much more durable materials and
10 with much more desirable apartments -- will
11 continue to maintain their status as Class A
12 buildings, attracting much better tenants.

13 The proposed building would have 27
14 two-bedroom loft apartments and 27 one-bedroom
15 apartments surrounding an interior courtyard.
16 The proposed apartments will look virtually the
17 same as our apartments at The Lofts, at 231
18 Main Street, which have been extremely well
19 received.

20 (WHEREUPON, a PowerPoint
21 presentation was displayed.)

22 MR. STALLER: Here are photos of
23 the interiors of the apartments at 231 Main
24 Street.

25 At the public hearing, some people

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2 said that too many apartments were being built
3 in Farmingdale. It's worth noting that after
4 years of planning with the Village residents,
5 public officials, and professional advisers,
6 the Village Master Plan called for the
7 construction of 375 residential apartment units
8 in the Downtown area. At the present time,
9 only 257 apartment units have been built.

10 The proposed building at 333 Main
11 Street would add only 54 units, leaving the
12 Village 64 units below the number of units
13 envisioned in the Village's Master Plan.

14 In addition, the Village has
15 reported that no other developers have
16 approached the Village about developing any
17 other new residential apartment buildings on
18 Main Street. There's good reason for this,
19 which is that it's much more profitable to rent
20 out an existing building to a restaurant or to
21 a bar than to make the investment of time,
22 energy, and money in constructing a new
23 building.

24 (WHEREUPON, a PowerPoint
25 presentation was displayed.)

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2 MR. STALLER: Here's a photo of the
3 Smart Growth Award we received for The Lofts at
4 231 Main Street, from Vision Long Island.

5 At the hearing in Village Hall,
6 some expressed their sentiments about how we
7 have used, quote, "IDA tax evasions," end
8 quote, in our other projects. Yes, we have
9 received IDA assistance, which enabled us to
10 save sales tax. But with respect to the real
11 estate taxes, the IDA Program does not abate
12 taxes as shown on this slide, which shows how
13 taxes at our Lofts at 231 Main Street increased
14 after development.

15 (WHEREUPON, a PowerPoint
16 presentation was displayed.)

17 MR. STALLER: With IDA assistance,
18 the current real estate taxes are the base
19 going forward and only increases in taxes due
20 to the new development are phased in over time.
21 Thus, tax revenue for both the Village and the
22 Farmingdale School District actually would
23 increase not decrease because of the proposed
24 development. Almost every new residential
25 project in Nassau County has participated in

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2 this IDA Program.

3 At the public hearing, someone
4 argued that this project would put a strain on
5 the local school district. It's important here
6 to separate the facts from the fears.

7 At the Lofts at 231 Main Street, we
8 have no school-age children residing in the
9 building. And since the real estate taxes we
10 pay to the Farmingdale School District have
11 increased due to the construction of The Lofts
12 at 231 Main Street, the school district
13 actually is better off. Furthermore, according
14 to Village records, there are only 22
15 school-aged children living in all 257
16 apartments, which have been built recently in
17 the Village.

18 We plan to lease three apartments
19 at 333 Main Street to adults with developmental
20 disabilities as part of our affordable housing
21 component. These disabled residents are all
22 mentally disabled and earn less than \$15,000
23 per year. The shortage of housing on Long
24 Island for the developmentally disabled is much
25 greater than for workforce employees.

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2 My daughter is 25 years old, blind,
3 and has the mental aptitude of an 18-month-old.
4 So, I'm very connected to the disabled community
5 and appreciate of how desperately they need
6 quality, safe, and affordable housing.

7 People on Long Island want very
8 much to live in terrific apartments in
9 walkable, Downtown areas. We've experienced
10 strong demand from all sorts of people -- from
11 empty nesters, to young couples looking for
12 their first apartment, to people moving to Long
13 Island.

14 (WHEREUPON, a PowerPoint
15 presentation was displayed.)

16 MR. STALLER: Here's a slide with
17 the results of a study showing that 63 percent
18 of Millennials prefer living in a car-optional
19 neighborhood.

20 Many of you have received a mailer
21 sent out by the former Mayor. In that mailer,
22 the former Mayor refers to the Village Master
23 Plan, but he fails to mention that the Village
24 Zoning Code controls development, not the
25 Master Plan. The former Mayor has been told

1 PUBLIC HEARING - 9/24/18

2 this, but he keeps trying to confuse people by
3 referring to a Master Plan.

4 As I noted previously, the proposed
5 building is located in an area where the
6 Village Zoning Code expressly permits a
7 building of this size, configuration, number of
8 apartment units, height, and floor area, as in
9 the building we have proposed, all with the
10 approval of the Village Board of Trustees.

11 We are not asking for anything more
12 than what the Village has granted in the past,
13 on other projects. And contrary to the
14 statements made in that mailer, we are not
15 asking for any variances. We are merely asking
16 for bonuses provided in the Code.

17 In this flyer, the former Mayor
18 also attacks us for leasing half of our
19 affordable apartments to adults with
20 developmental disabilities, who do not have
21 driver's licenses, cannot drive, and do not own
22 cars. He wrote that we quote, "May have
23 crossed an ethical line," end quote. And that
24 quote, "Staller is playing the same trick on
25 this application, so he can reduce the number

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2 of parking stalls required! Illegal or just
3 wrong?" close quote.

4 Our disabled residents are all
5 mentally disabled and earn less than \$15,000
6 per year. It is very disappointing that
7 anyone, never mind a former Mayor and former
8 public official, would have the audacity to
9 attack some for providing housing for the
10 developmentally disabled; people who are among
11 the most vulnerable members of our community.

12 And these questions -- quote, "What
13 about family and friends?" End quote. And
14 quote, "What about caseworkers and caretakers?"
15 End quote -- make no sense since the Village
16 Code does not require parking for quote,
17 "family and friends," end quote -- or quote,
18 "caseworkers and caretakers," end quote, for
19 any other apartment projects. Is the former
20 Mayor asking this Village Board to discriminate
21 in this case?

22 The former Mayor also asked in this
23 flyer why we have not submitted a description
24 of the economic benefit to the Village of the
25 proposed project over a 10-year period. This

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2 simply is not true. Indeed, we have submitted
3 two economic impact reports to the Village.
4 The first report will be described shortly by
5 Mr. Chic Voorhis of Nelson, Pope, & Voorhis.

6 (WHEREUPON, a PowerPoint
7 presentation was displayed.)

8 MR. STALLER: But here is a slide
9 with some highlights from that report.

10 In this report, Mr. Voorhis
11 determined that the proposed development would
12 have a positive economic impact on the
13 community, in terms of increased tax revenue,
14 net additional revenue for the Farmingdale
15 School District, jobs created during
16 construction, and on-going positive economic
17 impact on the Village through the creation of
18 new jobs at the retail stores and theater and
19 mixed-use housing. These benefits are real and
20 will bring additional revenue and vitality to
21 the Village.

22 (WHEREUPON, a PowerPoint
23 presentation was displayed.)

24 MR. STALLER: The second report,
25 which is summarized in this slide, outlines

1 PUBLIC HEARING - 9/24/18
2 other specific community benefits provided by
3 the proposed development, including a \$1
4 million cultural arts center, rent for the
5 theater -- which is 52 percent lower than
6 current market rents, creating a total benefit
7 of over \$700,000 over a ten-year period, and
8 which would enable this not-for-profit theater
9 to flourish -- a benefit to the community from
10 the affordable housing component equal to over
11 \$900,000 over a ten-year period, increase tax
12 payments of over a million dollars over a
13 ten-year period on top of the tax payments on
14 the existing buildings, a \$180,000 development
15 incentive bonus fee paid to the Village, a
16 benefit to the Village of over \$1.1 million --
17 representing the value of the reduction in
18 parking demand due to the elimination of almost
19 17,000 square feet of restaurant, bar, and
20 retail space -- and over \$5.1 million in
21 potential local expenditures over a ten-year
22 period made by the of 48 market-rate tenants,
23 who would occupy the proposed building for a
24 total of over \$10.2 million.

25 This analysis does not take into

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2 account the enhanced construction materials and
3 methods we use in our buildings, which are much
4 more expensive than the inexpensive materials
5 used by other Long Island developers, including
6 at the property in Copiague developed by the
7 former Mayor.

8 (WHEREUPON, a PowerPoint
9 presentation was displayed.)

10 MR. STALLER: As you can see from
11 the next slide, the \$10.2 million economic
12 benefit to the Village from the proposed
13 project, is 3.8 times as much as the ten-year
14 value to the developer of the additional
15 apartment units that we are asking for in our
16 application.

17 The ten-year value of the
18 additional apartments is slightly less than
19 \$2.7 million. Thus, the net benefit to the
20 community from this project, over a ten-year
21 period, is over \$7.5 million, which is the
22 difference between the economic benefit to the
23 Village above our \$10.2 million, less the
24 benefit to the developer of less than \$2.7
25 million.

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2 These benefits to the community are
3 real and exceed \$7.5 million over a ten-year
4 period. There's no question that the community
5 would be much better off with the proposed
6 development than by keeping the existing,
7 obsolete stores.

8 In this flyer, the former Mayor
9 states, quote, "Don't be blinded by the shinny
10 offer of a community arts center as a
11 distraction from what is really being given
12 away," end quote.

13 I respectfully disagree with the
14 former Mayor's assessment. I don't believe the
15 Village is giving away anything, because what
16 we're asking for is expressly permissible under
17 the Village Code and is no different than what
18 the Village has done at other recent residential
19 projects.

20 The only difference here is that we
21 are giving back to the community and the
22 Village a fabulous cultural arts center.

23 There's no question that the
24 proposed community arts center, with a 227-seat
25 theater and first class gallery space would be

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2 a tremendous community benefit. If we have
3 one, we could have this meeting there.

4 The benefits offered by other
5 developments in the Village pale in comparison
6 to what we are offering in our proposed
7 project. And, I might ask, what comparable
8 community benefits did the former Mayor give
9 back at his Copiague project?

10 The former Mayor has stated that we
11 will be, quote, "Saving millions of dollars,"
12 end quote, by building one building rather than
13 two separate buildings. This simply is not the
14 truth. Were we to build two buildings rather
15 than one building, the additional expense would
16 be nominal. However, by building one single
17 building, we are able to offer the Village a
18 5,517-square foot community arts center with a
19 227-seat theater and a first class art gallery.
20 This would not be possible if we had to build
21 two separate buildings with two, smaller,
22 ground-floor footprints, since there would be
23 insufficient space in either building for an
24 arts center with a theater and gallery.

25 The former Mayor's argument that

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2 the Village should not allow us to move the
3 roadway shows, that he does not care about the
4 expressed desires of so many community members
5 for a community arts center or about the fact
6 that the Master Plan -- he keeps referring to
7 -- specifically calls for a community theater
8 on Main Street.

9 The former Mayor states in this
10 mailer, and I quote, "The applicant plans to go
11 before the IDA to reduce the amount of property
12 taxes he would be assessed for the next 20
13 years!!!" end quote.

14 This a surprising statement by the
15 former Mayor, since he personally benefited
16 from the very same type of IDA tax abatement at
17 the low-income, 90-unit apartment building he
18 developed in Copiague. His building has only
19 90 parking spaces for 90 apartment units.
20 According to public records, the former Mayor
21 sold this land prior to construction, making a
22 gross profit of over \$1,622,000 for his 50
23 percent interest.

24 At the informational meeting last
25 month, at the Farmingdale Library, the former

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2 Mayor said that his profit was actually \$1.6
3 million, not \$1.3 million.

4 My question is why is the former
5 Mayor so critical of our project when he
6 profited so handsomely from a very inferior
7 project in Copiague?

8 At the informational session we
9 held last month, at the Farmingdale Library,
10 the former Mayor was overheard stating that,
11 quote, "Staller is going to get this project
12 approved, but I just want to make him squirm,"
13 end quote.

14 Clearly, the former Mayor has an
15 agenda, which is quite different than looking
16 out for the best interest of the Village and the
17 community.

18 FEMALE VOICE: Oh, God.

19 MR. STALLER: I respectfully
20 request that the Village Board of Trustees, and
21 all community members reject this effort to
22 undermine a project with great benefit to the
23 Village in order to further some sort of
24 personal agenda.

25 On Saturday, this past Saturday,

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2 September 22nd, the Farmingdale Village
3 Cultural Arts Committee posted recommendations
4 on its Facebook page. Before I address each
5 one of these recommendations, it is important
6 to note that the Farmingdale Village Cultural
7 Arts Committee is asking us to build a building
8 that goes beyond what is required by Village
9 Code, but, at this same time, build a theater
10 to be leased to the Farmingdale Cultural Arts
11 Committee for a dollar a year in perpetuity,
12 purchase a separate parcel of land, and build a
13 parking lot on it to be donated to the Village
14 for use as a parking lot and make other
15 concessions, which I will soon address.

16 Of course, this is not realistic.
17 The Committee states that the developer would
18 receive many financial benefits, potentially
19 worth millions of dollars in construction costs
20 and permit savings by building one building
21 instead of two.

22 What the Committee fails to
23 appreciate is that building permits are based
24 upon building costs, so there would be no
25 savings there. Demolition permits are very

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2 inexpensive. There will be no savings in
3 either HVAC costs or electrical costs, since we
4 would need the same number of separate HVAC
5 systems and electrical meters. There also
6 would be no savings in sewer hookups or utility
7 hookups.

8 The notion that we will save money
9 by building one building instead of two
10 buildings is simply misguided. Moreover, as I
11 noted previously, we will not have the physical
12 ground floor space for the community arts
13 center if we were to build two separate
14 buildings.

15 The Committee's statements about
16 the benefits of additional apartments are
17 incorrect. First of all, the extra units would
18 all be one-bedroom units, which have the lowest
19 rent.

20 Second, the Committee fails to take
21 into account the cost of operating the
22 additional units. Vacancies are capital
23 expenditures. And most importantly, the
24 Committee fails to recognize that it will cost a
25 great deal of money to build the extra units,

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2 which needs to be repaid out of rents.

3 Thus, gross rental income, which is
4 excessive in the Committee's report, does not
5 represent, by any stretch of the imagination,
6 net profit. Indeed, if it did, building an
7 apartment building in Farmingdale would be so
8 profitable, that we would not need these extra
9 units in order to break even.

10 (WHEREUPON, a PowerPoint
11 presentation was displayed.)

12 MR. STALLER: As shown on this
13 slide, the ten-year value of the additional
14 apartments is slightly less than \$2.7 million.
15 Not \$6.4 million as stated in the Committee
16 report.

17 In their report, the Committee
18 stated that rent for the affordable apartments
19 is \$2,160 per month for a one-bedroom
20 apartment. The committee mistakenly valued
21 affordable rents at 80 percent of the
22 fair-market rent. This actually is incorrect.
23 The rents for affordable units are based upon
24 80 percent of the Nassau County median income,
25 which is approximately \$1,630 per month for a

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2 one-bedroom apartment.

3 However, we currently are charging
4 only \$1,540 per month. In the proposed
5 development, furthermore, the Village has asked
6 us to lease the affordable units based upon 50
7 percent of the median percent, which would be
8 even lower.

9 The Committee asked the developer
10 to provide benefits for the Village equal to
11 \$3.2 million.

12 (WHEREUPON, a PowerPoint
13 presentation was displayed.)

14 MR. STALLER: As noted on this
15 slide, the actual benefits to the Village
16 exceed \$10.2 million, which is 3.8 times as
17 much as the ten-year value to the developer for
18 the additional apartment units.

19 The Committee has stated that we
20 should purchase additional land, construct at
21 least 130 additional full-time parking spaces,
22 and then donate it to the Village. This is an
23 incredible request, considering that the
24 Village has not asked any other commercial
25 property owner or commercial business to

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2 purchase land, build parking, and then donate
3 it to the Village.

4 The Committee asked the Trustees to
5 ask us to commission a parking study at 6:00
6 p.m. on a weekend evening. Our traffic
7 engineers already have conducted, on their own
8 initiative, a parking study at 7:30 p.m., on a
9 Saturday evening, which is the time people
10 would arrive for an 8:00 p.m. showing, by
11 physically counting, in person, all open
12 parking spaces near the proposed development.

13 (WHEREUPON, a PowerPoint
14 presentation was displayed.)

15 MR. STALLER: As you can see from
16 this slide, there were 92 available parking
17 spots at 7:30 p.m., on a Saturday evening. But
18 this number includes parking spaces used at
19 that time by our current tenants.

20 (WHEREUPON, a PowerPoint
21 presentation was displayed.)

22 MR. STALLER: As shown on this
23 slide, after our existing buildings are
24 demolished, there would be 245 parking spaces
25 available at 7:30 p.m., on a Saturday, for use

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2 by the theater. This exceeds, by 115 spaces,
3 the 130 spaces that the Arts Committee states
4 are necessary.

5 With respect to parking for the
6 apartments, the Committee has asked the
7 Trustees not to allow the proposed width of our
8 parking aisles. Our traffic engineer, who is
9 here tonight, testified at the first public
10 hearing that our traffic aisles are perfectly
11 safe, since the aisles are one-way and this is
12 not a public parking lot. And he is here,
13 again, tonight to address any concerns.

14 In my opinion, one must question
15 seriously the motivations of the Committee when
16 it purports to be an expert on parking lots.

17 The Committee implies that the
18 apartment units for the developmentally
19 disabled will be rented at full value. I'm not
20 sure where they got this idea, but it is
21 absolutely incorrect. All of the units rented
22 to the developmentally disabled are leased at a
23 lower rent than the other affordable units in
24 the Village.

25 The Committee also has asked the

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2 guests of the disabled be provided spots in the
3 parking lot. As I mentioned previously, no
4 other apartment complexes in the Village or
5 Long Island, to my knowledge, have been asked
6 to provide parking for guests. And to do so
7 for guests of the developmental disabled, would
8 be discriminatory.

9 The Village has asked the developer
10 -- excuse me. The Committee has asked the
11 developer to provide an off-street loading
12 space -- something totally unnecessary for the
13 tenants -- who will be utilizing this building
14 and has not been required at the other
15 apartment buildings in the Village. These
16 types of loading spaces are only necessary for
17 large retail tenants, such as CVS, which needs
18 to unload large quantities of merchandise.

19 The Committee has asked the Village
20 not to provide any relief on the height of the
21 building. It is worth noting that the Village
22 has provided this relief in the other apartment
23 buildings recently built in the Village. This
24 type of relief is expressly outlined in the
25 Village Code and is in keeping with what the

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2 Village has done in other cases.

3 (WHEREUPON, a PowerPoint
4 presentation was displayed.)

5 MR. STALLER: The Committee stated
6 that the revised design is an improvement over
7 the prior design. However, the Committee
8 recommended that we mimic the architectural
9 style of the fire department and adjoining
10 Village Hall.

11 As you will note, we have used
12 brick almost exclusively in the exterior
13 facade, which purposefully mimics the brick
14 used at the fire department and Village hall.

15 The Committee's requests concerning
16 the floor area ratio don't make any sense.
17 Floor area ratio does not relate to building
18 setbacks. The setbacks in the proposed
19 development lie with the Village Code.

20 In addition, the proposed
21 development would create a greater separation
22 between the new building and the firehouse than
23 currently exists between the current building
24 and the firehouse. This greater separation
25 would enhance the architecture of the firehouse.

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2 The Committee's demand for a
3 guaranteed completion date and a penalty is
4 curious. This is not something that is
5 required in other municipalities on Long
6 Island. Moreover, it is disingenuous to ask
7 for this when one considers that we applied for
8 a building permit over one year ago and are
9 still waiting for a decision.

10 The Committee's transparent effort
11 to displace Mr. Robert O'Neill and to assume
12 control of the cultural arts center is
13 extraordinary. The development has worked hard
14 with Mr. O'Neill to design and create this
15 space.

16 At our informational meeting at the
17 library last night -- last month -- one leader
18 of the Arts Committee told me personally that
19 she supported the project and only ask that we
20 incorporate murals into the front facade. She
21 then emailed to me several examples of murals.
22 Other than that, we have not been contacted by
23 the Farmingdale Arts Committee.

24 For the Committee now to attempt to
25 hijack control of the theater is surprising

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2 to say the least.

3 The Committee fails to recognize
4 that the developer will not be receiving any
5 tax abatements.

6 (WHEREUPON, a PowerPoint
7 presentation was displayed.)

8 MR. STALLER: Here's a slide
9 showing how taxes at the proposed building will
10 increase, not decrease.

11 The green portion of this chart
12 represents increased new revenue due to the
13 proposed development over the next ten years.

14 Furthermore, the IDA tax program is
15 administered by the Nassau County IDA, and is
16 subject to full disclosure and transparency.
17 In point of fact, this project will result in
18 greater revenues for both the Village and the
19 Farmingdale School District, not lower
20 payments.

21 The Committee's request that the
22 building comply with the LEED Gold or Platinum
23 certification is without precedent. LEED
24 certification is a marketing tool. Our
25 buildings are extremely energy efficient and

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2 are built to the highest energy standards. We
3 use only LED bulbs, we have the most highly
4 efficient HVAC system. LEED certification
5 would not make them any more energy efficient,
6 but would merely require additional payments to
7 the LEED certification organization of over
8 \$600,000. Does anyone here seriously believe
9 that we should spend that kind of money on a
10 marketing tool rather than invest it in a
11 theater and gallery for the community?

12 As you know, we are long-time stake
13 holders in the Village, with over one hundred
14 years of history in Farmingdale. We have every
15 intention to make it another great hundred
16 years, and we ask for your help in doing so.

17 I now would like to introduce Mr.
18 Anthony Guardino to go over the project with
19 you.

20 Thank you all for your time and
21 attention.

22 MR. GUARDINO: Thank you, Cary.

23 Good evening, Mr. Mayor, Members of
24 the Village Board, and the residents of the
25 Village of Farmingdale.

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2 My name is Anthony Guardino, an
3 attorney with the law firm of Farrell Fritz, and
4 I represent the applicant in connection with
5 this application to redevelop the property at
6 333 Main Street with a mixed-use development, in
7 accordance with the regulations of the Village's
8 Downtown Mixed-Use District.

9 You heard a lot from Cary just now,
10 and I'm going to try to do a shortened
11 presentation a little bit, because a lot of the
12 information has already been covered, but I do
13 want the Board --

14 (WHEREUPON, those present applauded)

15 MR. GUARDINO: Thank you.

16 I don't know how short I'm going to
17 make it, but I'm going to make it shorter.

18 MAYOR EKSTRAND: We'll help you
19 make it shorter.

20 MR. GUARDINO: Terrific. Thank
21 you.

22 But I do want the Board -- the Mayor
23 and the Board -- to know that our experts are
24 here. I've got Scott Grupp from Notaro Grupp
25 Associates, the architect; John Harter, the

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2 traffic expert; and Chic Voorhis, who is the
3 author of one of the reports. And I will be
4 calling Mary Brady and Edwin Valesquez from YAI
5 to just say a couple of words real quick.

6 But, as the Board knows and the
7 residents know, there was comprehensive
8 presentation made to this Village Board back in
9 April. As Mr. Staller just mentioned, since
10 that time the applicant has made several
11 changes to the plans in direct response to the
12 comments made at that hearing. Mr. Staller
13 just went over what they are; I'm not going to
14 go through them again.

15 But essentially, I do want to talk
16 about the application. That it is -- seeks a
17 special-use permit for a proposed residential
18 mixed-use development, and it also seeks
19 incentive bonuses and waivers in accordance
20 with, and as authorized by, the D-MU -- the
21 Downtown Mixed-Use District Regulations -- and
22 we are also seeking site plan approval.

23 The development includes 54 rental
24 apartments, and that includes a \$1 million
25 cultural arts center, with a 227-seat theater

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2 and a fine arts gallery, and a roughly 3,000
3 square feet of retail space on the first floor.

4 As Mr. Staller has mentioned, the
5 driveway location is now going to be relocated.
6 It's swapping from one side to the other side.
7 The land that the applicant will now receive
8 will be on the south side of the development
9 rather than the north side, but the applicant
10 will still be responsible for constructing the
11 road and sidewalk improvements, as well as
12 making any improvements that are needed for the
13 parking lot, in order to facilitate the
14 relocated driveway.

15 Now some have tried to disparage
16 the application by claiming that this is a
17 benefit to the developer, but they conveniently
18 ignore the real reason for the land swap. It
19 simply makes good planning sense. It actually
20 allows for a development that was contemplated
21 in the Village's Master Plan.

22 Now, it was said earlier that there
23 were references made to the Master Plan and
24 that the Master Plan doesn't necessarily
25 control, but as a land-use attorney, I just

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2 want to say to you that it's important to talk
3 about the goals and objectives of the land-use
4 plan because that plan provides the foundation
5 for what the Village Board did with respect to
6 the legislation that followed the plan.

7 So, the proposed mixed-use
8 development that is being proposed is entirely
9 consistent with the stated goals and objectives
10 of the plan. It will, one, provide for
11 mixed-use development; it will make Downtown
12 Farmingdale more attractive to residents,
13 shoppers, and employees. It will provide
14 social amenities, such as work-force houses in
15 the Downtown area, and it will also improve the
16 efficiency of the parking network.

17 The plan, as Mr. Staller mentioned,
18 actually encourages the development of about
19 375 new residential units in the Downtown area.
20 Only 257 have been developed to date, plus the
21 additional 54 that we are proposing. This is
22 still far below the stated objective in the
23 Master Plan.

24 The plan encourages the inclusion
25 of residential units on Main Street, because it

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2 will bring new customers to the shops and
3 services on that street. And the Plan notes
4 that zoning and other land development
5 regulations have evolved from what was
6 conventional zoning, to a proactive tool that
7 can be used to realize the communities
8 intentions for a given area.

9 The plan encourages the Village
10 Board to adopt contemporary zoning techniques
11 that provide incentives for private developers,
12 allowing greater intensities of development and
13 flexibility from rigid standards of the Zoning
14 Code in exchange for public benefits and
15 amenities.

16 The Village Attorney mentioned
17 earlier about what the D-MU Incentive Zoning
18 Regulations state. It basically says -- and
19 I'm not going to repeat it -- but the Village
20 Board adopted these regulations, which
21 incorporated these contemporary zoning
22 techniques and expressly permitted an applicant
23 to seek density bonuses, zoning waivers, and
24 other relief in exchange for providing
25 amenities and benefits. In other words, what

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2 the applicant is seeking to do with this
3 application is contemplated by the D-MU
4 Regulations.

5 Village Code, Section §600-132,
6 which authorized the Village Board to grant the
7 development centers in exchange for public
8 amenities, expressly states that the Board of
9 Trustees shall have all of the powers set forth
10 in Village Law Section §7-703, that's the New
11 York State Village Law.

12 And when you look at that Section
13 it says, "In addition to the zoning powers
14 [sic] and authorities to regulate [sic]
15 planning or zoning, including authorization to
16 provide for the granting of incentives or
17 bonuses pursuant to other enabling law, a
18 village board is hereby empowered, as part of a
19 zoning local law adopted pursuant to this
20 article, to provide for a system of zoning
21 incentives, or bonuses, as the village board of
22 trustees deems necessary and appropriate."
23 That's a grant of discretion. That allows the
24 Village Board to apply its discretion and
25 determine what makes the best planning sense

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2 for the Village in exchange for certain
3 incentives.

4 In §7-703 of the law it defines
5 incentives and bonuses as "adjustments to the
6 permissible population density, area, height,
7 open space, use, or," quote "other provision of
8 a zoning local law." In other words, all
9 sections of the Zoning Code can be adjusted
10 pursuant to incentive zonings regulations,
11 which is exactly what the D-MU regulations are.

12 Based on that enabling legislation,
13 the Village Code states that the Board, again,
14 at it's discretion, may award incentive bonuses
15 to applicants who provide or make provision for
16 public amenities and benefits that benefit the
17 Village, and in exchange, the Village Board
18 may, at its discretion, vary, quote, "the
19 required density, coverage, floor area ratios,
20 parking requirements, building heights,
21 required setbacks, topographical changes, open
22 space, and the permissible uses in the
23 district."

24 While the Board's authority to
25 grant incentive zoning bonuses and waivers

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2 under the D-MU regulations is extremely broad,
3 the regulations do prescribe a few waivers that
4 the Board can't grant. So, the Board basically
5 granted -- had broad discretion to waive any
6 Zoning Code provision, except for the ones that
7 it specifically mentioned it did not want to
8 waive. And there are four of them:

9 Building heights in excess of 40
10 feet, except that the Board may grant bonuses
11 in excess of 40 feet to provide such height in
12 excess of 40 feet, when the height addition is
13 limited to an architectural feature. This is a
14 parapet and that's what we're proposing. This
15 development does not exceed that limit.

16 The densities in the Northern,
17 Eastern and Central Sub-Areas is in excess of
18 60 units per acre. So that's a limit, that's a
19 cap.

20 Densities in the Southern Sub-Area
21 are capped at 45 units per acre. This site is
22 located in the Central Sub-Area, and the
23 proposed development does not exceed the
24 allowable -- the maximum allowable density for
25 this Sub-District.

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2 Building coverage is limited to 90
3 percent. The development does not exceed that
4 limit.

5 And finally, the minimum dwelling
6 unit size cannot be less than 550 square feet.
7 The units that are being proposed do not. They
8 do comply with this minimum requirement.

9 So, there was a denial letter that
10 was issued and, basically, it was revised
11 because of the changes to the plan that were
12 made in response to the community input and
13 feedback. So, we are still left with requests
14 for incentives -- I'm sorry, bonuses for floor
15 area ratio, residential density, building
16 heights, and parking and loading spaces. And
17 also, the last one is to allow the entrances
18 for the building to be -- the residential
19 building to be located on Main Street rather
20 than the rear of the building, which is more
21 consistent, actually, with what the Master Plan
22 states as an objective, which is to bring new
23 customers to the shops and services on Main
24 Street.

25 In connection with this request for

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2 bonuses, as required by the Village Code, the
3 applicant submitted two reports, actually -- a
4 fiscal and economic impact study prepared by
5 Nelson, Pope, & Voorhis -- which describes the
6 beneficial fiscal and economic impacts that
7 will then go to the Village, and the
8 surrounding communities, as a result of the
9 development.

10 Mr. Voorhis is here tonight, if the
11 Board has any questions.

12 The applicant also submitted a
13 report entitled, "Supplemental Information
14 Described for the Community and Economic
15 Benefits of the Proposed Lofts at 333 Main
16 Street," which Mr. Staller had previously
17 mentioned or he summarized his findings.

18 Mr. Staller also mentioned the
19 flyer that was circulated by the former Mayor,
20 who is a vocal opponent of this project.

21 MAYOR EKSTRAND: I don't think we
22 have to talk about the flyer. I think we can
23 move on.

24 FEMALE VOICE: Move on.

25 MR. GUARDINO: I do want to point

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2 out though, Mayor -- and I will not go through
3 it -- I was going to go point by point.

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

7 MR. GUARDINO: (Continuing) I am
8 not going to go through it. But, I will tell
9 you that there are -- that the flyer is chocked
10 full of misrepresentations and
11 misunderstandings of the law --

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

15 MR. GUARDINO: (Continuing) -- I
16 will not go through it --

17 MAYOR EKSTRAND: Okay, okay.

18 MR. GUARDINO: (Continuing) -- but,
19 I want you to understand.

20 Okay. And then finally, we have
21 the cultural arts report recommendations. I'm
22 also not going to go to through those for the
23 record, Mr. Staller.

24 But, again, I think that the
25 requests, the recommendations, are misguided.

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2 They are essentially a non-starter. They are
3 proposing a recommendation of approval in
4 exchange for a cultural arts center with giving
5 the applicant, basically, no incentives at all;
6 no bonuses. And that's just contrary to what
7 the D-MU regulations provide.

8 So, I have nothing further.

9 MR. GUARDINO: Unless the Board
10 wants to hear from our parking expert?

11 MALE VOICE: No, no.

12 MALE VOICE: No.

13 FEMALE VOICE: No.

14 MR. GUARDINO: I have Mr. John
15 Harter? If the Board wants?

16 FEMALE VOICE: Come on.

17 FEMALE VOICE: Let the people
18 speak.

19 MAYOR EKSTRAND: Okay. Why don't
20 we have some questions from the public.

21 MR. HARTY: Do you want to call
22 speakers then?

23 First speaker is Joseph Garcia.

24 MS. KELLY: Cheryl wants to speak.

25 MR. HARTY: Oh, I'm sorry. Beg

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2 your pardon.

3 MS. PARISI: I just have one
4 statement that I would like to make.

5 Cary Staller says that they are
6 long-time stakeholders in the Village. And
7 that's true. But, a stakeholder is a personal
8 business, who has interest or concerns to make
9 money. And he and his family do not live here
10 in Farmingdale. He lives in Old Field, where
11 he was the Mayor for nine years.

12 I live here. I have lived here my
13 whole life. My great-grandfather, Stephen
14 Jaisle, laid the cornerstones for the firehouse
15 in 1931, and was a Trustee in the 1930's. His
16 name can be seen on the plaque in Village Hall.

17 My grandfather, Howard, was a
18 charter member of the firehouse. They lived on
19 Fulton Street.

20 My husband serves as Chairman of
21 the Planning and Architectural Review Board.
22 My daughter lives here in the Village. My son,
23 his wife, my grandchildren. We all live here
24 in the Village.

25 I have very deep roots here. I

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2 know the feeling of a small town with a great
3 deal of character.

4 I have been a Trustee for ten
5 and-a-half years. I have knocked on all of your
6 doors. I have listened to your requests, your
7 suggestions, your hopes, yours dreams, and I
8 have worked to try to achieve them.

9 I have listened when we developed
10 the Master Plan, and I am here tonight to
11 listen to you, the residents, once again.

12 My decision rests with you, the
13 Village residents.

14 Thank you.

15 MAYOR EKSTRAND: Just one second.
16 We need a flow-mass break. So, just a couple
17 of minutes.

18 FEMALE VOICE: What?

19 FEMALE VOICE: What?

20 MAYOR EKSTRAND: We need a break
21 for the men's room.

22 (WHEREUPON, a recess was taken from
23 8:14 p.m. to 8:21 p.m., after which the
24 following transpired:)

25 MAYOR EKSTRAND: Okay. Ladies and

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2 gentlemen, the YAI agency, which is the
3 developmentally disabled agency, I'm giving
4 them less than five minutes to speak. Less
5 than five minutes to speak. Nobody else from
6 Staller Associates is going to speak.

7 You're not going to get the parking
8 people again. You're not going to get anybody
9 else unless they have specific questions. But
10 YAI have never spoken before. So, go ahead.

11 MS. BRADY: Okay. Thank you very
12 much. I'll try to do this quick.

13 So, basically, Cary Staller has
14 approached us and expressed interest in three
15 disabled people moving into these apartments.
16 And we are so very grateful because it's very
17 difficult --

18 MAYOR EKSTRAND: State your name
19 please.

20 MS. BRADY: My name is Mary Brady
21 and I work for YAI.

22 So, it's very, very difficult for
23 us to find apartments for these individuals
24 with disabilities that make a very limited
25 income and have physical limitations as well.

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2 So, I just wanted to say I've
3 worked for YAI for 32 years. When I started,
4 most disabled people were in developmental
5 centers and institutions. I spent most of my
6 career bringing them out and opening group
7 homes all over Long Island.

8 So, now I'm moving to the next
9 phase. We want people really integrated into
10 communities. We want them to have their own
11 apartments and live more independent lives.
12 So, I think this is definitely a benefit for
13 them. And it's a benefit for all of you
14 because they're going to be integrated into
15 this community.

16 We have three people already living
17 at 231 Main Street. And, to tell you the truth,
18 it's an ideal apartment for them. It's a
19 gorgeous apartment. They have their own
20 apartments, their own rooms, and it's also an
21 ideal neighborhood.

22 So, they can walk out the door,
23 they can go and use the stores, they can
24 bicycle around the neighborhood, they can take
25 the train. I think all of you know how good

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2 this neighborhood is. I don't need to sell you
3 on that. But it's particularly beneficial for
4 a person with a disability. Two out of the
5 three people have part-time jobs within the
6 Town of Farmingdale. And it's really an
7 integrated community.

8 So, I just have to tell one story.
9 One night --

10 FEMALE VOICE: (Interjecting) No.

11 MS. BRADY: (Continuing) -- one of
12 the guys was kind of bored and he was walking
13 down the street -- he went out for a walk --
14 and he saw all these people walking somewhere.
15 So, he said, "Let me see where they're going."
16 They were going to the Christmas tree lighting
17 ceremony. So, he was able to join them.
18 That's the definition of integration. We're so
19 happy that he had that experience.

20 And I know many of you are worried
21 about the staff that work with them. The
22 staff, basically, come in a couple of hours a
23 day, maybe one to three hours. They park in
24 the municipal lot, like anyone else. They take
25 the individuals out. They go to stores; they

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2 go to the restaurants.

3 So none of these individuals drive.

4 They won't be using up any parking spaces at

5 all. And the staff really don't live there.

6 So, anyway, we're very appreciative

7 of Cary Staller.

8 You want to say another word about

9 him?

10 MR. VALESQUEZ: Yeah, just really

11 quick.

12 My name is Edwin Valesquez. I'm the

13 project manager for YAI. Been working there

14 for 26 years, and I've been doing a lot of the

15 development for people with disabilities in our

16 community.

17 Over the past year, I've had the

18 opportunity to work with Staller Associates on

19 a project in Coram, which is an 8,000 square

20 foot building that's been -- has a gorgeous

21 building and serves 45 to 60 people with

22 disabilities transitioning from high school to

23 possible work, volunteer sites.

24 So, the void that was needed, that

25 Cary saw, and really was a passion project, and

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2 worked with us to provide services to the
3 people in the community that needed services
4 for families who had adults that were
5 graduating and had no where to go.

6 So, at this point, the project
7 opened up in July and has been a huge success.
8 It's a beautiful and a great impact for the
9 community of Coram. I know, personally,
10 because I've lived in Coram for over 25 years
11 and I've worked very closely with the Civic
12 Association.

13 Cary Staller has worked very -- and
14 listened to what we had to say and made those
15 changes and it's been a great success.

16 Many of the staff that work there
17 live in Coram. Many of the people are
18 volunteering at sites that within Coram --

19 MALE VOICE: (Interjecting) Get on
20 with it.

21 MR. VALESQUEZ: (Continuing) -- and
22 the surrounding areas. And that's it. Okay.

23 MS. BRADY: I just want to say that
24 this is an example of how really committed Cary
25 Staller is to improving the lives of the

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2 disabled --

3 MALE VOICE: Move on.

4 MALE VOICE: Let's go. Let's go.

5 MS. BRADY: (Continuing) -- and how
6 generous he is as a person.

7 MR. HARTY: Thank you.

8 And now to our first three speakers:
9 Mr. Joseph Garcia, Mr. Mike Zeigler, and Mr. Ted
10 Dorfmeister.

11 Three minutes.

12 MR. GARCIA: So, I just wanted to
13 say --

14 MR. PRIESTLEY: Joe, where do you
15 live?

16 MR. GARCIA: I live at 89 South
17 Zorrane, just outside -- a bit outside the
18 Village here in Farmingdale.

19 MR. PRIESTLEY: Thank you.

20 MR. GARCIA: So, I've -- recently
21 there was a Facebook post: What are your Main
22 Street memories?

23 And I've been telling the story, my
24 Main Street memory is of one store. It was a
25 Buster Brown's kids shoe store. We'd go -- I

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2 guess it was a Saturday or a weekday, buy some
3 shoes, get back in our car, and go home.

4 By the time I was growing up on
5 Main Street -- if you want to say it that way
6 -- the Sunrise Mall basically took away all the
7 retail. It was empty store in front of empty
8 store.

9 I want to thank current Trustees,
10 Mayors -- past, present. The change in
11 Farmingdale allowed me to take my
12 four-and-a-half and one-year-old here to Main
13 Street, get dinner, take a walk down the
14 street, get a great cup of coffee, get some
15 frozen yogurt, maybe buy a cheap, little toy.
16 Two hours, you feel like you're on vacation.
17 And it's been great.

18 So, I just want to say that I see
19 the community center, the community theater, as
20 an extra thing to bring the kids to here on
21 Main Street.

22 I know there's a lot of questions
23 and they'll all be addressed, I guess, tonight,
24 but I'm in favor of it -- for the community
25 center -- and what it represents we're not

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2 going to end up with, which is maybe a chain
3 restaurant or something like that.

4 Thank you. Thanks for all the hard
5 work. Have a good night.

6 MR. PRIESTLEY: Thank you, Joe.

7 MR. HARTY: Mr. Zeigler.

8 Mr. Dorfmeister, would you please
9 step up behind Mr. Zeigler -- Mr. Dorfmeister.

10 MR. ZEIGLER: Hi. My name's Mike
11 Zeigler. I'm a two-year resident of
12 Farmingdale. I liked it so much I moved here
13 from Manhattan.

14 FEMALE VOICE: Can't hear you.

15 MR. ZEIGLER: I liked it so much
16 here, moved here from Manhattan two years ago.

17 So, my question is more financially
18 related. I appreciate the figures on the tax
19 benefit to the Town of Farmingdale. I just
20 think I'd like to see more detail to that. But
21 is there -- what's the tax or what's the
22 benefit that Mailer's [sic] getting -- I hope
23 I'm saying that name right -- what are they
24 getting in all this?

25 And then I'm -- is there a plan in

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2 the future to resell the property in order to
3 really make back the profit that, in the short
4 term, you've given up? Because I, just as you
5 mentioned, when the former Mayor sold his
6 property, and he had how much money he made.
7 At the end of the day, part of this is all, as
8 we know, about profit, too, as well as helping
9 the community. So, I would like that to be
10 disclosed. That's it. Thanks.

11 MR. DORFMEISTER: Good evening,
12 Board and Staller Associates.

13 My name is Ted Dorfmeister. I live
14 at 105 Staples Street in the Village. I've
15 lived here over 75 years, even though I don't
16 look like it, but it's true. And the same
17 house. Same house. No. House next to door to
18 where I grew up.

19 Anyway, I thank everyone for their
20 presentations. However, I have to disagree
21 with -- Mr. Staller only came up with a
22 cultural arts and theater after the feedback of
23 the very first public hearing that we had.

24 So, I'm kind of disappointed in
25 that I know Mr. Robert O'Neill. He used to be

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2 my neighbor and very fine productions that he
3 puts on. I've attended a few of them.

4 At any rate, I would just like to
5 ask the Board and the Mayor -- I was also a
6 Trustee in the Village, so I'm aware that
7 certain things that go on. I would look to ask
8 the Mayor and the Board under what reason did
9 you find it necessary to hire another lawyer?
10 Is our lawyer incompetent? I wonder. And
11 getting a full salary and benefits.

12 MAYOR EKSTRAND: What are you
13 referring to? The only lawyer we've had since
14 I've been Mayor is Claudio.

15 MR. DORFMEISTER: Right. I
16 understand that another lawyer has been hired,
17 or about to be hired, full salary with
18 benefits.

19 MAYOR EKSTRAND: That's not true.
20 I don't know where you got that information
21 from.

22 MR. DORFMEISTER: Well, I hope, I
23 hope, I hope that is it not true. I don't want
24 to pay another lawyer.

25 MAYOR EKSTRAND: I'll just answer

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2 your question, Ted. The Village Board has to
3 hire an attorney with -- Claudio's been my
4 Village Attorney for a little over six years.
5 The Board -- and I'm looking at the Board -- do
6 we have any interest in hiring a second
7 attorney? No. There's no need for it. Never
8 brought up.

9 MR. DORFMEISTER: I certainly hope
10 that I have gotten some bad information. And
11 if that be true, I certainly apologize. Thank
12 you.

13 MR. ADDEO: Are you in favor or
14 opposed to the project?

15 MR. DORFMEISTER: Couldn't hear
16 you.

17 MR. ADDEO: Are you in favor or
18 opposed to the project?

19 MR. DORFMEISTER: Absolutely not.
20 Not. Too much.

21 MR. ADDEO: Not in favor?

22 MR. DORFMEISTER: I've lived in
23 Farmingdale, as I've said, 75 years plus. I've
24 seen a lot of changes, and that's a credit. I
25 was the one who ran the fundraising for our

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2 gazebo, which is beautiful. Beautiful. So I
3 have a lot --

4 MR. HARTY: Time's up.

5 MR. DORFMEISTER: (Continuing) --
6 at stake.

7 All right. Thank you.

8 MR. HARTY: Mr. Wilson.

9 Rosemary Trudden, Mr. Kalinowski,
10 please get on deck. And Mr. Nick DeVito, please
11 get on deck.

12 Three minutes.

13 MAYOR EKSTRAND: Yes, Steve, you
14 can pick that up.

15 MR. WILSON: Steve Wilson, 16
16 Normandy Drive. I just have a few pointers.

17 In regard to whether I'm in favor or
18 opposed to this, I'm on the fence about it. Mr.
19 Staller's done a couple of nice projects on Main
20 Street and on Eastern Parkway.

21 I think he has been listening to the
22 community, but, obviously, he's a businessman
23 and he doesn't do things -- I don't believe that
24 he does things magnanimously. He did this --
25 there's a benefit for him as well as to the

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2 community, which is a sham.

3 The three questions that I have are
4 requests that I have.

5 The first one is I would appreciate
6 it if the Village would put on the website the
7 response that the attorney did at the beginning
8 of this. It's almost a point-by-point
9 description with a lot of references to a lot of
10 different codes and stuff like that.

11 This is my first meeting of this.
12 The first meeting that you had I was out in the
13 hallway, not able to hear anything, and not
14 able to do anything. The library was not
15 advertised; I didn't know about it. So, this
16 is my first meeting.

17 The second thing that I would
18 appreciate is, Mr. Staller presented a great
19 deal of information tonight. This is my first
20 time seeing a lot of the information.

21 I love numbers and there are a lot
22 of numbers put up there. There is
23 misinformation with respect when people use
24 numbers; okay?

25 I'll give you an example for the

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2 gentleman that was asked, Mr. Zeigler, with
3 regard to additional revenue, that different
4 things are adjust [sic].

5 I talk about this to everybody.
6 There's an increase in the tax base that the
7 taxes are shared over to both the Village level
8 and the school district level. It's not
9 additional revenue. You're not going to get
10 additional money to spend. You're just
11 spreading the total revenue of the Village or
12 the District over a different tax base than it
13 is. It depends upon whether this stuff is
14 deemed to be residential or commercial. In
15 the Village, if it's deemed to be commercial,
16 there is no benefit to the residents, because
17 of the tax structure of the Village.

18 So, I would appreciate, again,
19 getting information with regards to either
20 putting it on the Village website or something,
21 so we can access it, and look at it, and
22 digest. A lot has been given to us in the last
23 hour or so.

24 The two concerns that I have with
25 respect to Mr. Staller's construction have been

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2 based on examples that I've seen here in the
3 Village. The retail space that he has on Main
4 Street had, I believe -- I don't know if it was
5 four -- potential retail places. There are, I
6 believe, one and one coming. This is after two
7 years.

8 My concern initially was, how many
9 spaces would be potential retail space and
10 would there be -- before this community theater
11 was put in place -- because my concern with
12 retail not being in the Village -- Villages
13 have been evolving in the direction of
14 entertainment areas for people and restaurant
15 areas for people.

16 Now, we would possibly be back to
17 where we were 10 or 15 years ago with a dozen
18 empty retail spaces waiting for retail to come
19 back into the Village. That's not something
20 I'm in favor of. But I believe the --

21 MR. HARTY: Time.

22 MR. WILSON: All right.

23 FEMALE VOICE: Let him finish.

24 MR. WILSON: The second one, I
25 would appreciate, would be Mr. Staller's

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2 timeliness. I've talked about this at every
3 Village meeting I go. Timeliness of finishing
4 construction. Today I heard that people are
5 moving into Eastern Parkway on October 1st. I
6 believe that project started four years ago.

7 I've been to numerous meetings
8 where Trustees and the Mayor complained about
9 the delays on Main Street. Timeliness. Add
10 incentives to finish on a timely basis to
11 benefit the community is a key to this whole
12 project.

13 And a number of people that are
14 here -- I've never been -- I've been at Village
15 meetings for a long time. I've never seen as
16 many people turnout for this. So this is an
17 important issue. It needs to be weighed and
18 not to be rushed. I know that a lot of work
19 has gone into it up to date, but it needs to be
20 done.

21 Thank you.

22 MR. KALINOWSKI: My name is Jim
23 Kalinowski, Dreamworks Construction.

24 I joined the Farmingdale community
25 in 1989 -- I moved into this community. I made

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2 a choice in -- 1989 I moved in.

3 1999 I made a choice to start
4 developing in Farmingdale after meeting with
5 Joe Trudden, Andy Koogis [phonetically], Ron
6 Kray [phonetically], and I became a part of a
7 growth, a community. A community that I
8 thought I could invest in, the same way I think
9 Cary Staller is investing.

10 I believe in growth in order to
11 maintain what we have on Main Street. We have
12 a lot of great things.

13 My family came from Upstate New
14 York, and I know what we have in the Village
15 here with this gazebo. Ted talked about the
16 gazebo. When peopled walked off that job when
17 they were building that gazebo, the two Mayors,
18 the one leaving and the one coming in, asked me
19 to come in and finish. And I did. I did it on
20 the cuff. I did it for free. So, I have a
21 vested interest in this community.

22 I built the firehouse kitchen, I did
23 the firehouse space where they eat, I did the
24 garages up at the Public Works Center, and I did
25 it all at a low bid. I have a vested interest.

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2 I'm graduating my third kid this
3 year from Farmingdale High School. The kids
4 are at my house having a little pasta party for
5 the swim team for tomorrow's meet.

6 This community needs to see youth.
7 It needs to see continued growth, otherwise we
8 die. We go back to those vacant stores. Those
9 people who fill those apartments that Cary
10 builds, or Tone builds -- I'm not a big
11 builder; I only build houses -- they end up
12 becoming a vested interest in this community.
13 And they end up buying your houses when you
14 sell them and move south or whatever you do.
15 They fall in love with Farmingdale as I did.

16 And we need you to continue this;
17 what we have here. We need to share the
18 gazebo, what goes on at that gazebo, on the
19 weekends, on Wednesday nights, on Thursday
20 nights. It won't continue if we don't have
21 that millennial group coming in and falling in
22 love with this Village.

23 I wasn't aware YAI is going to be
24 the person there. My daughter graduated from
25 Farmingdale High School, went on to graduate

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2 three and-a-half years of psychology, and
3 majored from St. John's University. She's doing
4 her masters now. She worked at YAI. I know
5 these people. I saw them firsthand. And any
6 stickers that we have about someone discussing
7 disabled people coming into our community --
8 we're Dalers. We should be welcoming these
9 people and be proud that we're the host.

10 I stand here strongly in favor of
11 this project from my family to my children and
12 for your children and your grandchild. It's a
13 great project. I'm thankful for Cary.

14 Cary was a landlord of mine a long
15 time ago. I think he's a great guy. I know him
16 well enough to say he is altruistic. He does
17 things for the communities. He has a vested
18 interest here too, and I think we should
19 appreciate that.

20 Thank you very much, everybody.

21 MR. DEVITO: Nick DeVito.

22 I own Charlotte's Frozen Yogurt and
23 Charlotte's Speakeasy, 294 Main Street. Thank
24 you.

25 I came to Farmingdale. I've grown

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2 up my whole life on Long Island. Always loved
3 the Village of Farmingdale. We were lucky
4 enough to become part of it six years ago, my
5 brother and I. We love the charm and the
6 small-town feel of the Village. We built our
7 ice cream store to reflect and enhance that
8 feeling.

9 I just feel that there's only three
10 options for this space. And we can all dream
11 about what we would like to be in there, but
12 it's either going to sit vacant, it's going to
13 become more bars and restaurants, which is
14 going to increase congestion and parking
15 problems, or it's going to become a theater --
16 a cultural arts theater and apartments.

17 For me, it seems like there's never
18 going to be another opportunity like this to
19 get a theater.

20 I am in my store everyday. You all
21 know me. Anyone who comes to the Village
22 regularly -- I'm here seven days a week. I
23 talk to people from all over who come to the
24 Village of Farmingdale, and they all say the
25 same things to me, "Love this place. So

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2 beautiful. You know what you need? A
3 theater." You need a theater. You need
4 something to draw people in besides just bars
5 and restaurants.

6 I believe this is a great
7 opportunity for us. You're never going to have
8 another place to do it. You're never going to
9 have somebody ponying up the money like this.
10 It's going to cost a fortune, we have an
11 opportunity for it, I don't think we should
12 pass it up.

13 MR. HARTY: Anton Steinle.

14 MAYOR EKSTRAND: Who is on deck?

15 MR. HARTY: Peter -- 45 Prospect
16 Street. Peter -- I can't read the handwriting.

17 MS. KELLY: Chuchul.

18 MR. HARTY: Chuchul. Peter
19 Chuchul, please step up behind Mr. Steinle,
20 please.

21 MR. STEINLE: All right. My name's
22 Anton Steinle. I live at 209 Prospect Street.

23 I'm not an expert in parking. I
24 don't know where these parking checks were done.
25 It must have been on a rainy night, because I

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2 live on Prospect Street.

3 (Applause)

4 MR. STEINLE: (Continuing) Thank
5 you.

6 Living on Prospect Street, Mr.
7 Staller, I'd like to invite you over, in a few
8 more weeks, to my house -- all right --

9 FEMALE VOICE: On Columbus Day
10 Weekend.

11 MR. STEINLE: (Continuing) -- on
12 Columbus Day Weekend --

13 MALE VOICE: We can't hear you.

14 MR. STEINLE: When this place
15 closes down for four days. I'd like to invite
16 Mr. Staller to my house to see if he can find
17 a parking space in front of my house to come in
18 for a cup of coffee.

19 Imagine Columbus Day Weekend. It's
20 when they have their gazebo fairs, and all the
21 things that we all do like to have, but the
22 parking is gone. It's just not there -- what
23 they're talking about and what they're
24 proposing.

25 The other thing I'd like to know,

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2 Mr. Staller, is when you build this thing,
3 where are the construction trucks gonna come
4 and go? There's a four-ton limit on Prospect
5 Street.

6 Okay, I guess there's no answer for
7 that one.

8 That's it. Construction crews,
9 trucks, are gonna be going up and down
10 residential streets. Bear that in mind.

11 MR. HARTY: Peter Chuchul.

12 Rich Gosline, you're up next. And
13 Hank Pieloch.

14 MR. CHUCHUL: My name's Pete
15 Chuchul, 45 Prospect Street.

16 FEMALE VOICE: Mic. Speak into the
17 mic.

18 MR. CHUCHUL: Chuchul. Chuchul.
19 How are you?

20 I'll walk around with the mic to Mr.
21 Staller.

22 I wrote a few things down just
23 because it's got a lot of things looking at the
24 dates.

25 Where were you born, sir? Locally

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2 here in Farmingdale? We don't need you to
3 answer that? Okay.

4 MR. GUARDINO: Can we have some
5 decorum where they address the Board? We'll be
6 happy to answer any questions after.

7 MR. CHUCHUL: What I'm trying to
8 get at, from you, as you sit there, is the
9 gentleman here --

10 MR. DEBELLIS: You need to address
11 the Board.

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

15 MR. DEBELLIS: You need to talk to
16 the Board.

17 MR. GUARDINO: We'll answer your
18 questions afterwards. Just address your
19 questions to the Board.

20 MR. CHUCHUL: Okay, now that I've
21 danced with the mic. What I'm trying to get at
22 is this resident here, sharp individual, past
23 Mayor. And we have the Mayor over here who
24 just got bashed tonight, ex-Mayor, that is a
25 resident of Farmingdale. It's not monetary.

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2 He lives here. Makes a big difference and we
3 realize that; okay?

4 All right. Just still have to
5 cover a few, quick things.

6 The bricks are wonderful. However,
7 the garage doors -- if that's what I'm looking
8 at on the right-hand side -- what are those?

9 FEMALE VOICE: Windows. They're
10 windows.

11 MR. CHUCHUL: Those are windows?
12 Doesn't look like it to me.

13 All right. Separate facts from
14 theater. If this residence, this apartment
15 complex doesn't go up, we're basically told
16 we're all only going to get what? Restaurants,
17 restaurants, restaurants.

18 MALE VOICE: Can't hear you.

19 MR. CHUCHUL: Look, I've got a
20 midget mic here, okay. Ah, there you go.

21 The Board right here is wise enough
22 and smart enough to make this Village into
23 something. You've got to give them a little
24 bit of credit. It's not just: If it's going
25 to be this, it's going to be Armageddon.

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2 All right? Look at the turnout
3 tonight. You know the difference -- you've
4 been here a lot longer than I have.

5 Also, we have a cultural center. We
6 have a library. I don't know if anybody's used
7 it, but it works pretty nice down in the
8 basement. They have a lot of stuff going on.

9 They may not have 227, I believe it
10 is, seats --

11 MALE VOICE: They have 300.

12 FEMALE VOICE: Yeah, 300.

13 MR. CHUCHUL: (Continuing) -- but
14 then again it'll be 227 -- 227 more seats of
15 parking.

16 What I would like to see, if this
17 does pass, is that it's put into the way
18 Farmingdale used to be and should be. We can
19 make this Village into something.

20 Look at Huntington. They have
21 eateries and they have nice businesses. You
22 look at Babylon just to the south. Look at
23 Northport. It's always in the news, it's
24 always on Channel 12. Let's try this. Okay.
25 Thank you.

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2 MAYOR EKSTRAND: Thank you.

3 MR. PIELOCH: Good evening. My
4 name is Hank, Hank Pieloch. I'm a 52-year
5 resident plus in Farmingdale. I am a
6 homeowner, a taxpayer, and I vote, pretty much,
7 in every Village election.

8 Now, I am not going to say I'm for
9 this or against this. What I am saying is I
10 vote. I vote for the Village officials, the
11 Village representatives. And I think when the
12 Village votes on this, they vote the way the
13 people, or the public, feel about this. I
14 don't think we can make a decision until we
15 find out how the residents, who elected you,
16 feel about this.

17 I hear Mr. Staller making
18 accusations that Mr. Starkie said this. It goes
19 back and forth. As a resident we don't know.

20 So, I'm saying, I think you have to
21 put your thinking caps on, really give this an
22 analysis of who's telling the truth, okay? And
23 you don't vote your opinion. You vote what the
24 public voting -- the public wanted you -- you
25 find out what the public wants, and that's the

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2 way you vote.

3 And I'm not ridiculing you or
4 criticizing you. All I'm trying to say is we
5 voted for you. Now you represent us when you
6 vote on this.

7 Thank you.

8 MR. HARTY: Bob Dittmeier.

9 MR. GOSLINE: All right. Since
10 we're doing a history, I'm a 62-year-old Daler.
11 Not to mention that I've attended those
12 meetings now for 20, 25 years. Probably, maybe
13 80, 90 percent of them. Rich Gosline,
14 G-O-S-L-I-N-E.

15 I lived through all these plans. I
16 lived though more Mayors that goes back further
17 than Ralph Starkie. It goes back to Graf and
18 Trudden. I went through all those development
19 plans.

20 And we're missing the point of the
21 parking. This parking was supposed to preserve
22 the Village's look and control the development
23 and alls [sic] your doing is waiving the
24 parking, making up new rules so that we get
25 these projects to fit.

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2 The gentleman talked about votes.
3 You want to find out what people think? Put
4 that little road access up for a vote. Let the
5 Village residents vote for you: Do you want to
6 give up that road or don't you want to give up
7 that road? Then if they want to give up that
8 road, you'll have consent and it's no big deal.
9 He can build, too. It's the same price really.
10 There's no, you know, no big benefit for him,
11 maybe, too.

12 The whole big benefit is this
13 performing arts center, which we have. We have
14 this one, too. We should be using this though.
15 This is what we should be using.

16 And to show you how critical
17 parking was, Trustee Addeo, back in 2011, at
18 the Farmingdale Public Library, had three words
19 to say to the Village. Do you recall what they
20 were? Because I know what they are: Parking,
21 parking, parking. Those were your three words
22 at that input and we're missing the whole point
23 here, you know?

24 And it has nothing to do with the
25 disabled. I think it's a great thing. But at

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2 least allow a parking space for their unit. It
3 shouldn't be waived. That's the only thing
4 that's controlling the mass build out of our
5 Village. Please.

6 MR. HARTY: Mr. Bob -- I can't read
7 your handwriting -- from 25 William Street.

8 MALE VOICE: Dittmeier.

9 MR. HARTY: Dittmeier. Mr.
10 Dittmeier.

11 There's Goehring on deck, and Ms.
12 Gruber following Ms. Goehring.

13 MR. DITTMEIER: My name's Bob
14 Dittmeier. I came out here in 1950. I
15 graduated from this school. I played football
16 under Don Snyder. I didn't do too well, but I
17 was there.

18 I'm on the fence with this, to tell
19 you the truth.

20 Now, I can't understand where the
21 parking is going to come from. You try and get
22 a parking space on a Friday, on a weekend night.
23 The wait's ridiculous. The only place that's
24 gone through -- that's got disappeared [sic] is
25 Gino's and that printing place. Other than

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2 that, there's nothing moved, is there? Is
3 there?

4 MALE VOICE: No.

5 MR. DITTMEIER: No.

6 MAYOR EKSTRAND: The printer moved
7 across the street, just so you know.

8 MR. DITTMEIER: What?

9 MAYOR EKSTRAND: The printer moved
10 across the street.

11 MR. DITTMEIER: That doesn't do
12 anything though. Then you just took different
13 spots; right?

14 MAYOR EKSTRAND: Right.

15 MR. DITTMEIER: The parking on the
16 other side that's gonna change. We still don't
17 have enough parking. You try to get a parking
18 space here. I don't know where they measured
19 these things. It doesn't fit.

20 I had something else on my mind and
21 I can't remember what it was.

22 MALE VOICE: Too many hits to the
23 head.

24 MR. DITTMEIER: Oh, the handicap.
25 All -- I'm all for it. They do a wonderful

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2 job. They should be congratulated and that's
3 all I came here to say.

4 MAYOR EKSTRAND: Thank you.

5 MR. HARTY: Ms. Goehring.

6 Ms. Gruber on deck.

7 MS. GOEHRING: I have been a
8 Farmingdale resident since 1999.

9 MS. KELLY: Your name?

10 FEMALE VOICE: Can't hear you.

11 MS. GOEHRING: My name is Marge
12 Goehring. I live on William Street.

13 I've seen empty buildings like
14 everyone else has talked about. I've seen bars
15 and restaurants. I have walked, daily, down
16 Main Street and, you know, have people drunk,
17 walking on the street, banging into you, or
18 they've got their thumbs up their butts and
19 their eyes on their phones; they're not looking
20 where they're going.

21 I don't think that we need any more
22 bars or restaurants that would promote that
23 kind of behavior or encourage that kind of
24 behavior.

25 Yes, the Village has to grow, but

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2 in the same token, you've got to have balance
3 to the community and what people want. And I
4 think this is a good opportunity for the
5 Village to grow, but I don't want it to be
6 another yuppie town.

7 That's all I'm going to say.

8 MAYOR EKSTRAND: Thank you, Marge.

9 MR. HARTY: Ms. Gruber.

10 MS. GRUBER: My name is Vicki
11 Gruber. I've lived in the Village for 25
12 years, and I personally want to thank Mr.
13 Staller for including the cultural arts center
14 in his plans --

15 FEMALE VOICE: (Interjecting) Can't
16 hear you.

17 MS. GRUBER: (Continuing) -- I'd
18 like to thank the Trustees --

19 FEMALE VOICE: (Interjecting) Talk
20 into the mic.

21 MS. GRUBER: (Continuing) -- I'd
22 like to thank the Trustees for including the
23 cultural arts center in the Village's Master
24 Plan.

25 And I'd also like to ask the Mayor

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2 and Trustees to keep the community interest in
3 mind when you vote on this, because you
4 represent over 8,000 residents and your
5 decision will have a lasting impact for
6 generations.

7 So, I personally think that a
8 cultural arts center is a great addition to the
9 community. But I know that people have opposed
10 it for many reasons. And some of those reasons
11 I agree with.

12 Chief among those is parking. So,
13 even though the Code may not require any
14 additional parking, and I noticed that in the
15 denial notice, it said that the Village is
16 giving an actual credit of close to 130 spots
17 to the developer so that no additional parking
18 would be needed. Bob O'Neill himself said we
19 need an additional 130 spots.

20 So, even though this may be not
21 required by the Code, it should be an amenity
22 that the Trustees ask for from the developer.

23 What other points do I have? So, I
24 believe that there's enough incentive in this
25 transaction from Mr. Staller to contribute to

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2 any additional parking. I also would like to
3 ask Mr. Staller if he would be willing to share
4 with us the assumptions that underlie the
5 graphs that show that this would actually
6 create new parking.

7 And if he could share with us,
8 also, the math that led to the conclusion that
9 an additional \$10 million of benefit would be
10 given to the Village. Because some of that
11 sounded like \$5 million of consumer spending,
12 and additional \$1.2 million of parking benefit.
13 So, these benefits, if they are indeed cash,
14 could be used to pay for additional parking
15 spaces.

16 And I believe that the Mayor and
17 the Trustees have a duty, if they grant relief
18 to the developer, to make sure that that relief
19 is in exchange for an amenity of equal value,
20 even if it means getting an appraisal, an
21 outside appraisal, to calculate the math.

22 So, the other point I wanted to
23 make is height. Thirty-six feet is three
24 stories, which seems like enough to give on
25 this project. You know, you've heard the

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2 community say that they don't want a
3 Queens-like feel in the Village. And we do
4 want to avoid overdevelopment and keep the sun
5 shining on the streets.

6 But if those points can be
7 addressed -- parking and the height -- and I
8 want to make a point about the Farmingdale Arts
9 Council, which would be a non-profit entity to
10 ensure that the Village has somewhere --

11 MR. HARTY: (Interjecting) Time.

12 MS. GRUBER: (Continuing) -- it
13 wants to use the cultural arts center to do
14 that for the benefit of the Village.

15 Thank you.

16 MAYOR EKSTRAND: Thank you, Vicki.

17 MR. HARTY: Michelle Travis. And
18 Stephen Thieke on deck, please.

19 MS. TRAVIS: Good evening, and
20 thank you for having me, the Board, Mr.
21 Staller.

22 MS. KELLY: Your name?

23 MS. TRAVIS: Michelle Travis.

24 I am speaking for myself, and as
25 part of the Farmingdale Village Cultural Arts

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2 Sub-Committee, in regards to the architectural
3 style of the proposed Staller building.

4 Mr. Staller's revised drawing is an
5 improvement over the prior version. But the
6 Committee's consensus, as well as mine, it is
7 still too modern for the Village. The
8 Committee's recommendations, as well as mine,
9 is that the building be modified to mimic the
10 architectural style of the fire department and
11 adjoining Village Hall, with similar
12 architectural trim and details, and should be
13 in keeping with the Village's overall charm and
14 aesthetic, classic appearance.

15 The inside of the apartments can
16 always be made to reflect a more modern, urban
17 appearance.

18 In addition, given that the Staller
19 project on Eastern Parkway took several years
20 beyond its original completion date, that the
21 developer guarantee a completion date for the
22 new project, which is located in the heart of
23 Downtown Farmingdale.

24 The Trustees should impose a
25 24-month deadline, six months longer than the

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2 18 months already promised by the developer.
3 The 24-month period should begin on the date
4 the building permit is granted and end on the
5 date of [sic] Certificate of Occupancy is
6 issued.

7 Furthermore, in the event of any
8 delay, the developer should pay a penalty, to
9 the Village, of \$2,000 per day, payable --
10 these funds should be earmarked for additional
11 cultural amenities.

12 During the course of construction,
13 the Village should require that a decorative
14 screen be erected, similar to what the building
15 would look like after completion.

16 In towns across the United States,
17 Main Street is not just the major road running
18 through town, but it is the site of community
19 life. A place where towns people gather,
20 socialize, patronize local businesses, mail a
21 letter, meet friends for a meal, and watch and
22 participate in annual parades and fairs.

23 Farmingdale Village represents, to
24 me, hometown values, cultural diversity, and
25 social life. It represents small businesses

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2 and everyday people. The Village provides a
3 strong sense of belonging to a community for
4 ourselves, our neighbors, our families, our
5 children, and hopefully, their children.

6 It is why it is important to keep
7 the integrity and appearance of our slice of
8 Main Street USA, while still being able to move
9 forward with the times.

10 Thank you.

11 MAYOR EKSTRAND: Thank you.

12 MR. HARTY: Thieke, Mr. Thieke.

13 And Melissa Feeney on deck, please.

14 MR. THIEKE: My name is Stephen
15 Thieke. My wife and I have been residents of
16 the Village at 5 McCarthy Court.

17 Early we heard a lot of arguments
18 and disagreements as to whether the Board did
19 or did not have authority to grant all of the
20 elements of this proposal.

21 That is obviously outside of the
22 scope of the expertise of most residents, and
23 we have to trust the Board to act in the manner
24 consistent with what it believes it has
25 authority to do.

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2 At the same time, we also
3 understand that the Downtown Master Plan is a
4 plan that has to be administered with some
5 degree of flexibility. Plans are meant to be
6 applied with judgment and flexibility.

7 That said, when a project requires
8 the scale and degree of incentives and waivers,
9 adjustments and bonuses -- whatever the right
10 words are legally -- they're not called
11 variances and it really doesn't matter. One
12 has to step back and ask the question, "Is that
13 project consistent with the intent of the
14 Master Plan?"

15 I believe the Plan has served the
16 Village well. I believe the Board should be
17 obligated to try to stay consistent with the
18 intent of the Plan, and when it makes its final
19 judgment as to the extent of waivers, bonuses,
20 incentives, and everything else, ask the
21 questions whether they are so extensive as to
22 run counter to the intent and theme of the
23 Master Plan.

24 Thank you.

25 MAYOR EKSTRAND: Thank you.

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2 MR. HARTY: Ms. Feeney, and Ms.
3 Tina Diamond on deck.

4 MS. FEENEY: Hi. Melissa Feeney,
5 36 Yoakum Street.

6 I'm opposed to this project and
7 I'll quote you and say, "Parking, parking,
8 parking."

9 The developer has not adequately
10 responded to the parking issues. The charts
11 shown tonight don't actually tell us anything,
12 and bottom line, I just don't believe them.

13 There has not been any consideration
14 given to the impact to the residents on Rose,
15 Cherry, Grant, Prospect, and all those other
16 local streets, where the overflow of cars goes
17 today and will continue to go if these projects
18 are approved.

19 Furthermore, residents are held to
20 the Code. Why not the developer?

21 While others have said this
22 tonight, I cannot stress enough that the
23 Village Board must represent the requested
24 needs of the Village residents, and I hope
25 that's what happens here.

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2 Thank you.

3 MR. HARTY: Diamond, and Muccio,
4 Ms. Muccio

5 MS. DIAMOND: Tina Diamond, Motor
6 Avenue, Farmingdale.

7 I'm also a long-time resident of
8 Farmingdale. Been here for the ups and downs,
9 been at those meetings where the Master Plan
10 was painstakingly developed. And I do
11 remember, at the time, feeling very confident
12 that our portion of Main Street would always be
13 Main Street, Farmingdale; charming Village
14 Farmingdale. Didn't matter what went on around
15 it and you see, it doesn't. Because many, many
16 buildings have gone up all around us, which has
17 benefited that Main Street. But I am a Daler.
18 And that's sacred ground.

19 Now, putting on a building of this
20 height is absurd. And if you set that
21 precedent now, Trustees and Mr. Mayor, I
22 guarantee you it's going to be all over Main
23 Street, and we will lose the charm we have now.

24 Watch what you're doing.

25 MALE VOICE: Bravo.

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2 MR. HARTY: Ms. Muccio and S.
3 Scarpa on deck.

4 MS. MUCCIO: Dani Muccio, Hart
5 Street.

6 MAYOR EKSTRAND: I'm sorry, can you
7 repeat that.

8 MS. MUCCIO: Dani Muccio,
9 M-U-C-C-I-O.

10 MAYOR EKSTRAND: Thank you.

11 MS. MUCCIO: Twenty four-year
12 resident of Farmingdale. I've raised three
13 amazing young men. They all went to the
14 Farmingdale School District.

15 MALE VOICE: Can't hear you.

16 FEMALE VOICE: Can you speak
17 louder.

18 FEMALE VOICE: Take the mic.

19 MS. MUCCIO: I've raised three
20 amazing young men that all went through the
21 Farmingdale School System.

22 There was a time, when they were
23 younger, that I could not bring them to the
24 Village of Farmingdale. It just was not a
25 great place to be. The visitors and some of

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2 the residents weren't some of the best people
3 to have young children around. There wasn't
4 much for them to do.

5 I've been fortunate enough to watch
6 the changes happen down here and I love what
7 I've seen and I love what I'm experiencing.
8 And, now, I just want that to continue, the
9 progress to continue.

10 So, they want to stay in
11 Farmingdale and they want to raise their
12 children. And then I could walk the streets of
13 Farmingdale with my grandchildren and enjoy all
14 of these new amenities.

15 The one thing I always did feel was
16 lacking was a cultural arts center; a place to
17 take them to see shows, art exhibits, maybe
18 bring them to learn about the arts, maybe some
19 classes to teach them to paint or sing or
20 dance.

21 At this time, I have to leave our
22 town to go to a different cultural arts center,
23 for speaking lessons. I should be able to that
24 in my own hometown.

25 In reference to Mr. Staller saying

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2 that the Cultural Arts Committee was hijacking
3 the use of the center by wanting to make a
4 non-profit, I'd like to read a portion. I'm
5 also on the Sub-Committee of the Farmingdale
6 Village Cultural Arts. Part of the report that
7 we were issued in regards to Village use of the
8 theater:

9 "Many residents have pointed out
10 that a cultural arts center to be leased by the
11 developer to a third party other than the
12 Village, for which, the developer will receive
13 rent, the theater operator will receive ticket
14 sales, and the Village will have no written
15 guarantees to use the space either during or
16 after the lease. It is not a public amenity
17 that benefits the Village, but rather a private
18 transaction that benefits the two contracting
19 parties on the lease.

20 "Therefore, the Committee
21 recommends that the Village create a new
22 non-profit entity such as Farmingdale Arts
23 Council, to lease the performing arts space
24 from Staller Associates for one dollar per year
25 in perpetuity, for a minimum of 40 years. The

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2 entities Board would represent residents,
3 Village government, and the developer. For
4 example, it could have a Board comprised of
5 five representatives, one of which represents
6 the developer, one of which represents the
7 Village, and three of which represent members
8 of the community.

9 "The entity would then lease the
10 theater to a theater operator, such as
11 BroadHollow Theatre, and would be able to
12 afford to keep the rents low, because it's own
13 costs are low. The entity would be able to use
14 the space for Village and community events and
15 lease it to other tenants when not otherwise in
16 use.

17 "Staller Associates should pay for
18 a full build out of the theater to the initial
19 operator's specifications, in exchange for the
20 lease and build out --

21 MR. HARTY: (Interjecting) Times
22 up.

23 MS. MUCCIO: (Continuing) -- "which
24 the Village should consider giving naming
25 rights to the developer, subject to Village

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2 approval.

3 "What we envisioned when we
4 proposed the cultural arts center was not a
5 third party. We proposed it as a
6 community-owned center."

7 Thank you.

8 MR. HARTY: S. Scarpa and Pat
9 Christiansen on deck, please.

10 MS. SCARPA: Good evening, and
11 thank you to the members of the Farmingdale
12 Village Council, Mr. Staller, and all of the
13 men and women who gather here tonight.

14 My name is S. Scarpa.

15 Several months ago, I came here to
16 express my heart's and mind's desire that this
17 wonderful Village had a theater to call its own.

18 Tonight, I am here to reiterate
19 that point and further explain why I believe
20 that a theater is so vitally important to
21 everyone in the Village and the surrounding
22 areas, and why this is the time to work
23 together, to give a little from both sides, and
24 build it.

25 Not everyone is an artist, but

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2 everyone has a soul that yearns to be fed the
3 things that are beautiful and good. The arts
4 can help us to inhabit other perspectives and
5 experiences and in a way, broaden our own
6 lives.

7 The arts can feed those who hunger
8 from the reprieve from the weary, workday
9 world, nourishing them with an idea or a melody
10 that can feed them long after the performance
11 is over.

12 The arts can help a child develop
13 into a reasoned and thoughtful adult and can
14 make reasoned and thoughtful adults feel like
15 children once more.

16 Simply put, a theater may be the
17 most important thing being built in
18 Farmingdale. It is worth it for everyone to
19 make comprises in order to acquire a theater.
20 The Village of Farmingdale simply cannot leave
21 it's legacy of the arts to the open mic corner
22 at Starbucks.

23 It is clear that acquiring a
24 theater will take planning and a dedicated
25 effort. It will require space and parking. It

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2 will require the good people of Farmingdale to
3 accept there will be change. It will require
4 Mr. Staller to respect the concerns of the
5 people that live here, and give them a little
6 more. More quaint styling to the building he
7 wants to be, more parking, and few more things
8 that they want. Not just to put Mr. Staller in
9 his places [sic] but because this is their home
10 and they love it and care about it.

11 And maybe, most importantly, they
12 want some guarantee that the theater will be
13 there for the Town for generations to come.

14 This is a time to account for these
15 things, now, before the Town is rebuilt and a
16 theater will never be feasible again. It must
17 be a priority now -- it must be a priority now,
18 less it be overlooked permanently.

19 Anyone can build another bar or
20 restaurant or another place for people to buy
21 things that they really do not need but buy
22 anyway to fill some emptiness inside of them.

23 It takes special and forward
24 thinking people to build what people do need:
25 Connections to each other and the things that

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2 are beautiful. Please be those planners and
3 builders for the many that currently reside in
4 Farmingdale and the surrounding communities, as
5 well as for the generations yet to come. They
6 may never know your names, but they will surely
7 thank you for it.

8 MR. HARTY: Pat Christiansen and
9 John Capobianco on deck.

10 MS. CHRISTIANSEN: My name is
11 Patricia Christiansen, 78 Weiden Street, and I
12 have lived in Farmingdale all my life. We
13 don't need to discuss the years.

14 I would like to preface my comments
15 by stating that I am quite certain that the
16 Village Board did not have any input or control
17 over any of the -- over the presentation made
18 at the library last night, as well as the
19 presentation that was made by the applicant
20 this evening.

21 At the -- both presentations, the
22 applicant has informed us that his family has
23 held title to many commercial properties in
24 the Village for over a hundred years. I think
25 we've learned that we have folks living here in

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2 the Village who are second, third, fourth,
3 fifth, and I believe even sixth generation.
4 And these residents care very, very deeply
5 about the Village and all of the aspects.

6 The applicant has also informed the
7 attendees, at both the library and this
8 evening, of his history as Mayor of Old Field
9 for eight or nine years. Then he went on to
10 discuss, particularly at the Village and again
11 this evening, that one of our residents sold a
12 piece of property in another community for \$1.3
13 million, and the property was developed with a
14 very high density of apartments. How
15 inappropriate.

16 In all my years of attending
17 public hearings here in this Village, I have
18 never heard a discussion of anyone's personal
19 or financial business. That has no relevance,
20 whatsoever, in this application.

21 Perhaps they do that in Old Field,
22 but in this Village we have much higher
23 standards and we don't discuss other personal
24 business of anyone. I would ask the Board that
25 if this type of discussion continues, that you

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2 halt it immediately.

3 There is a proverb: Desperate
4 times call for desperate measures. I hope
5 that's not the position of this applicant and
6 that was the reason for him divulging that
7 information.

8 While it is not relevant to this
9 application -- and I'm going to go off key for
10 a moment here -- I did do some research on the
11 development that he discussed in Copiague.

12 It was in the Town of Babylon, it's
13 adjacent to a train station, it's not on Main
14 Street, the Code allowed for 30 units per acre
15 and 45 with amenities. The developer, who is
16 not our Village resident, paid over
17 half-a-million dollars to the Town of Babylon.
18 Again, I'm off the subject.

19 We also heard at the presentation,
20 at the library, of the merits of BroadHollow
21 Theatre, they're accomplishments, and their
22 successes. I don't think there's a person in
23 this room who doubts the success of Bob O'Neill
24 and his theater, nor does anyone not want a
25 cultural arts in our Village, but, again --

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2 MR. HARTY: (Interjecting) Time.

3 MS. CHRISTIANSEN: (Continuing) --
4 we have to confine this hearing to the building
5 that is being built and that the applicant
6 proposes.

7 And finally, I would ask the Board
8 to send this application to the Village's
9 Architecture Review Committee prior to granting
10 any decision and to follow their
11 recommendations.

12 And finally, since the legal notice
13 stated that the Board of Trustees has the
14 authority to waive requirements of the Code, I
15 would ask that you listen to the comments that
16 you hear this evening, review the transcript of
17 the hearing that was held in April, and cast
18 your vote in accordance with the wishes of the
19 citizens whom you represent.

20 Thank you.

21 MR. HARTY: John Capobianco.

22 Eva Pearson on deck, please.

23 MR. CAPOBIANCO: Thank you. John
24 Capobianco.

25 For those of you who are not

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2 familiar with me after my nine years of service
3 on the Farmingdale Board of Education, my three
4 years of service on the Downtown Revitalization
5 Committee, my service on the Downtown Master
6 Plan Implementation Committee, the Farmingdale
7 Village Merchant's Association, the Planning
8 Advisory Board, and the Zoning Board of Appeals,
9 I am currently serving as Chairman of the
10 Cultural Arts Committee.

11 Several years ago, the Village
12 bought into the Tom Suozzi concept of the cool
13 Downtown; we bought into the concept of transit
14 oriented development; and we also were told
15 when [sic] Mr. Suozzi, that the way to relieve
16 our tax burden was to grow the tax base.

17 Many people are misinformed and
18 think that the Cultural Arts Committee has some
19 kind of say in this process; we do not have a
20 vote. We studied the situation and issued our
21 recommendations to the Trustees, and Mr.
22 Staller either misread them or misunderstood
23 what we said.

24 The Village Cultural Arts Committee
25 is advocating a true public/private partnership

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2 between Staller Associates, the Village of
3 Farmingdale, and its residents. We did not
4 hijack the theater.

5 With regard to that, we are
6 proposing the creation of a Farmingdale Arts
7 Council, which would be a not-for-profit
8 organization composed for Village residents,
9 Staller, and appointees from the Village Board
10 to manage and maintain a Cultural Arts Center.

11 With regard to your tax abatements,
12 you do not understand how tax works in this
13 County, which is very surprising to me. Your
14 project has a potential benefit to the
15 residents of Farmingdale. However, we never
16 said in our recommendation that your taxes
17 would decrease as a result of this project.
18 You're going to keep them where they are and
19 then do a two percent a year for 20 years;
20 okay?

21 I have your proposals, and I have
22 your New York State Comptroller's Office
23 Spreadsheet with the benefits that you receive
24 for your existing projects, which aren't even
25 rented yet. You've created one job for

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2 \$137,000 in tax breaks at Eastern Parkway.
3 You've created one job for \$178,000 in tax
4 breaks at The Loft on Main Street.

5 You said you want to be a part of a
6 community? Be a part of this community. I
7 would support this project if you come in, you
8 do the right thing by the people, you create
9 this public/private partnership the way it
10 needs to be done. Otherwise, you will not have
11 my support.

12 MR. HARTY: Eva Pearson.

13 Mr. Reale on deck.

14 MS. PEARSON: Hi. My name is Eva
15 Pearson. I live at 426 Staples Street.

16 I lived here for ten years, which we
17 obviously know makes me a newbie in this
18 community, but I got here as soon as I could
19 because this is where I wanted to raise my
20 children who are now 10 and 11.

21 And I've done -- I went to the
22 meeting in April, I went to the meeting at the
23 library.

24 I first want to express gratitude
25 to this entire Board and the Mayor and Mr.

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2 Staller for how much work has been put into
3 this. I really am vacillating about how I feel
4 about this project, but I recognize that we
5 were heard. What we said in April was heard
6 and this project was redesigned and I think
7 that there's a lot of resistance, but we should
8 acknowledge when work has been done on both
9 sides.

10 The reason why I decided to come
11 here tonight is because in April, when I told
12 my children that Gino's Pizza was going away,
13 my 11-year-old -- who I tried to get here this
14 evening but doesn't like to speak in public --
15 I'm not sure he's lying -- but he created a
16 flyer on his own and it says, "Save Gino's.
17 Don't let it be replaced. Mamma Mia you think
18 Farmingdale doesn't have pizza," and it's got
19 pictures of Gino's.

20 And what I'm hearing --

21 (Applause)

22 MS. PEARSON: (Continuing) -- Thank
23 you. I'll tell him you did that.

24 And I love the idea of a theater.
25 But what I'm hearing -- both in my own home

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2 from my children and from this audience -- is
3 that this isn't just about a building. This is
4 about what we want our Village to be. Do we
5 want to maintain our neighborhood? Our
6 children want to be able to go to their local
7 pizza place and watch the movie on the green.
8 And they'll deliver to you there.

9 And I understand that that is, you
10 know, gone and Gino's will move on to a
11 different location -- we will frequent them,
12 you know, or what have you. What's going to
13 happen with Gino's -- this isn't about Gino's.
14 This is about what kind of neighborhood do we
15 want to have, not just for us -- I know many of
16 you have children -- so I am here speaking on
17 behalf of my son, who by saying, "Save Gino's,"
18 is really saying, "Let's find a way to also
19 save our neighborhood."

20 Thank you.

21 MR. HARTY: Mr. Reale?

22 Mr. Chuck Gosline, and Mr. John
23 Moore on deck.

24 MR. GOSLINE: Good evening,
25 everyone.

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2 I'm not going to date myself either,
3 but I've lived in the Village for probably 45
4 plus years. My wife is back there quietly
5 nodding me not to be abusive.

6 MS. KELLY: Your name?

7 MR. GOSLINE: (No response heard.)

8 MS. KELLY: Your name for the
9 record.

10 MR. GOSLINE: My name is Chuck
11 Gosline, 33 Waverly Place. It's on the ticket
12 I signed.

13 I mean, the way this meeting
14 started, got me going. I don't appreciate the
15 legal counsel -- I'm sorry. I don't appreciate
16 that. Taking up 20 minutes of our time. I
17 don't appreciate an hour and fifteen minutes of
18 rhetoric going back and forth -- not being
19 heard.

20 So, now for anyone that's not on the
21 fence or anyone that's not on the fence, please,
22 say where you stand. For those of you that are
23 on the fence, you really gotta understand where
24 this Village has gone.

25 And I've been a part of 2003 with

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2 the Smart Growth Committee, 2004 with the
3 Additional Development Committee, on the
4 Revitalization Committee. I've been an active
5 member of the board. I'm there, I'm talking,
6 and I've never diced words with you guys. You
7 guys are nice people. I appreciate that, but
8 let's take a timeout for those folks that are
9 on the fence.

10 Since 2016, I've been talking about
11 a five-year review that's stated in the Master
12 Plan, and we need a serious timeout. It's not
13 257 units. This Board has approved 372 out of
14 375. Folks, that's -- our Village is only 1.1
15 miles. So, our projection of building 375
16 units, we are at that number. So, let's get
17 that right.

18 And the Mayor's looking confused,
19 but I've said this on the floor, and I've gone
20 over this with Walter. You guys have approved
21 372 units. You are going to produce 70 units
22 of affordable housing. Guess what? There's
23 only 34. We were gonna do 10 percent increase
24 in retail; there's less. We were gonna do
25 maybe an 80 percent increase in restaurants.

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2 Well, guess what? There's over 100 percent of
3 bars and restaurants.

4 And, yes, personally my wife and I
5 would not like to see additional bars and
6 restaurants. However, we want to see an
7 appropriate development, and this gentlemen
8 owns two properties on either side of the road.

9 So, now, let's do the right thing.
10 Let's slow the development down, let's keep the
11 road in the Village's hands, and if the
12 applicant wants to build a new project let him
13 build two projects.

14 And, Mr. Mayor, you were quoted in
15 Newsday today as saying you know of no other
16 place in this Village where a performing arts
17 center could be built.

18 2012, we brought a plan to the
19 Village Board. Not everyone was sitting on the
20 Board at that time, but you were, Cheryl
21 wasn't, Bill was. And here's the plans for 20
22 affordable housing units over a performing arts
23 center. So, we've been talking about this not
24 just for six years, I've been talking about this
25 for 30 years.

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2 So, folks, I'm asking you tonight,
3 listen to what everybody has to say, take your
4 notes, and let's take a timeout. We are built
5 out. 2035. This plan was built for 20 years
6 plus, 25 --

7 MR. HARTY: (Interjecting) Time.

8 MR. GOSLINE: (Continuing) -- we
9 are at that point, folks, and I ask you
10 consider that fact.

11 MR. HARTY: Mr. John Moore and Tom
12 from 467 Secatogue Avenue on deck.

13 MR. MOORE: Hello. My name is John
14 Moore. I've been a resident for 10 years.

15 I basically would like to say,
16 first of all, maybe, it might be a good idea to
17 have a couple of cultural arts theaters. My
18 wife and I like to go to the theater. But, I
19 basically think it's a come-on to get the more
20 -- basically to get the more revenue in
21 and to get the more apartments in.

22 And what the basic -- nobody's ever
23 said this, but, you know, how many people --
24 let me turn this around -- how many people out
25 there don't go to the bathroom?

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2 You know, what you've got is more
3 flushing toilets. See, it would put a burden
4 on the sewage. We've been building so much up.
5 And sewage is corrosive.

6 Basically -- and also -- basically,
7 you know, you're talking about you might have
8 -- I believe this is right -- that the rental
9 will keep the rental down. I take it that the
10 rental is quite high around this area. There's
11 \$2,200, \$2,300.

12 My wife and I are pretty
13 comfortable, but, you know, we couldn't pay
14 that. But, you know, if you get about, like,
15 you said about \$2,100, is that going to be,
16 like, \$2,100 about \$1,500? What's -- how are
17 you going to control the rent?

18 Also, how long is this project
19 going to take? Somebody referred to, you know,
20 you might have construction companies, you
21 know, trucks going through the road. How long
22 is it going to take to do it?

23 And, basically, where -- if you
24 want more revenue and how is this -- and I
25 should look this up some time -- how long --

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2 where is the revenue going to go? That's
3 another thing I wrote down here.

4 Naturally, I also -- a number of
5 people have been saying it -- no parking
6 spaces. If people are visiting the people in
7 apartments, or you have the theater there -- I
8 don't think those numbers are concrete.
9 Probably a lot of parking spaces will be --
10 more parking spaces will be -- I agree with
11 that. A lot of parking spaces will be taken
12 over.

13 That's, basically, what I'm saying.
14 I'm, basically, against the project.

15 MR. HARTY: Tom? 467 Secatogue
16 Avenue. You wrote no last name on this. Last
17 call for Tom?

18 Marge McCarthy. 57 Duane Street.
19 Is Marge McCarthy here? Come right up.

20 And Butch Starkie on deck.

21 MS. MCCARTHY: Hi. My name is
22 Marge McCarthy. I do live at 57 Duane Street.
23 I have been a resident in this Town for about
24 25 years.

25 I have to agree with the people who

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2 talk about the charm of Farmingdale. I think it
3 has great charm.

4 I agree with the gentleman who
5 talks about the retail stores, that some of
6 them are really not being filled for the ones
7 that have already been built, the apartment
8 buildings that have been built.

9 A kudos to me -- to Mr. Staller
10 from me. I think his presentation as to his
11 vision for what he wants to build is far, far,
12 nicer than those buildings that have been built
13 now. Especially, that Loft building. It over
14 powers Main Street. I hate it.

15 And I have to -- with the gentleman
16 who spoke about the number of apartments. That
17 was my biggest concern. That there's going to
18 be, supposedly, a ceiling of 375 and then no
19 more building in Farmingdale. If you go along
20 with Mr. Staller's proposal, I think that
21 should be the end of building apartment
22 buildings in Farmingdale.

23 And as far as the cultural arts
24 center, the theater, it's about \$25, \$27 a
25 ticket, because I was a stage manager with

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2 Bobby O'Neill at Bayway Arts Center for over
3 ten years. You can't afford a ticket in the
4 city for less than \$125. So, it really would
5 be beneficial to the members of the community.

6 And that young lady who spoke,
7 spoke beautifully, and I don't know if you
8 know, but there are camps at Health (sic) and
9 at the community -- at the Bayway Arts Center,
10 where kids can flourish and learn to be more
11 poised and little bit more outgoing, especially
12 if they're introvert.

13 I hope you consider everything that
14 has been said here tonight and not -- and this
15 is the most comprehensive meeting regarding a
16 building area. I don't remember anything when
17 it came to the other buildings that have been
18 built.

19 And as I said to you, I really
20 don't think they have any charm at all to look
21 at.

22 MR. HARTY: Butch Starkie. And
23 Jessica Santangelo on deck.

24 MR. STARKIE: George Starkie. 49
25 Doud Street in Farmingdale.

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2 My first request is I took a little
3 bit of a beating tonight, so I hope the three
4 minutes can get extended enough to at least
5 have an opportunity to clear up a few
6 misconceptions.

7 First of all, I got a nasty gram
8 from the Village attorney today that basically
9 said I'm gonna get sued because of defamation
10 because of the mailer I sent out. You will be
11 hearing from my counsel. You can deal with him
12 on that matter.

13 What I do want to make clear, is
14 that in this mailer I had said, clearly, it's
15 my belief that the Codes aren't being followed.
16 So, as it relates to the Codes of our Village,
17 I said that was illegal. I did not in any way,
18 shape, or form say that any of the Board
19 Members or the Attorney were doing something
20 illegal.

21 If you go to an Article 78 Hearing,
22 somebody wins and somebody loses when things are
23 challenged in Court. So, people that lose,
24 obviously if it was the Village Board, obviously
25 they misinterpreted the law.

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2 So, anyway, you'll hear from my
3 attorney, and I'm not putting in a retraction,
4 because I don't think I put anything in there.
5 And when I said integrity, it says right in the
6 flyer that they sent out, it's the integrity of
7 the Village, not anyone particular on the
8 Board. It wasn't directed to them.

9 First of all, Mr. Staller, I have
10 no issue whatsoever -- I've said this before --
11 I want it on the record -- with the YAI. My
12 heart breaks and I -- prayers to you and your
13 family for having to deal with a disabled child
14 and what impact that that has.

15 My concern was that prior to that
16 building that you did, I was told that you
17 didn't need parking requirements and that,
18 magically, we made it so there was no parking
19 for people with disabilities. Well, I think
20 that should be adopted in our Code and not just
21 used to reduce your requirements. That was
22 number one.

23 The other thing that Mr. Claudio
24 DeBellis, again, shared, it was all the codes
25 that he mentioned. The one -- you know, he

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2 doesn't mention the codes, but my attorney will
3 and, you know, this is what attorneys do. So,
4 I didn't mean to insinuate that Claudio -- he's
5 a hired attorney that's going to argue his
6 client's position. That's what his job is.
7 There's nothing wrong with that. And if I hire
8 an attorney, they're going to argue my
9 position. That's what they do.

10 So, he leaves out, though, the
11 parts of the Code that support the positions
12 that I've taken. And that's the part that I
13 think is disingenuous. So, if the Village
14 Board is inclined to post all these different
15 codes specifically so people don't have to
16 search for them, I really hope that they put
17 the one in there where it says that no parking
18 requirements in the D-MU Zone, that you can't
19 give any variances. It says it clearly in
20 there, 160. I can almost say this stuff by
21 heart now.

22 So, anyway, now, to my points
23 tonight. Basically, the recent mailer that I
24 sent around had to do -- I'll give you this
25 argument: The Village Board has the right to

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2 amend the Code. My argument is -- is not do
3 they have the right, but is it right?

4 The only issue I have with this
5 whole proposal -- I would love to have a
6 theater built on Main Street. Who wouldn't?
7 The part that I have a problem with, and Mr.
8 Staller totally misrepresented many things, but
9 one in particular, is that nowhere in this
10 Village has anyone done a development in the
11 midsection, where the FAR is required at 1.5.
12 All the other development that's been done down
13 by the railroad station, by right, have an FAR,
14 floor area ratio, of two.

15 Mr. Staller is asking the Board to
16 give his that same density down next to Village
17 Hall. And that's in the Subsection where it
18 says in the Code that you're allowed
19 as-of-right 1.5. And that's a major change.
20 That's the only thing that stops me from being
21 supportive of this whole process.

22 MALE VOICE: What does that mean?

23 MR. STARKIE: What it means is FAR,
24 is that the floor area ratio, if you have
25 40,000 square feet and you have an FAR of 2.0,

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2 you have 80,000 square feet of developable
3 land. If you have an FAR of 1.5 and you have
4 40,000 square feet, you have the right to
5 develop 60,000 square feet. That was the part.

6 So, my apologies to the community,
7 because I really thought we had it right when I
8 was on the Board. I never in my wildest dreams
9 thought that any Board would consider taking
10 the high density down by the railroad and
11 bringing it down right next to our Village
12 Hall. If I knew then what I know now...

13 But I'm not against the theater.
14 I'm not against Mr. Staller. I have nothing
15 personal against you, although I think you
16 bringing up my personal finances -- plus you're
17 wrong. I never went to a meeting. I sold
18 property I was 25 percent owner of.

19 So, anyway. The one thing I do
20 want to say, which is really critical, what my
21 requests to the Village Board, is to require
22 the developer to follow the Code as my
23 administration had intended it to be followed,
24 hold public hearings before the next election
25 cycle to close these -- what I'm gonna call

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2 loop holes -- this administration is
3 exploiting, so that we don't have to deal with
4 this again.

5 If none of the above happened, then
6 consider putting this proposal out to a public
7 vote on the next election cycle.

8 And if that doesn't happen, then
9 tonight I'm not only declaring, but I am going
10 to run for Mayor in 2020 and, you know, let the
11 people chose. If you're victorious then
12 Staller gets to build and if he's not, then it
13 doesn't get built.

14 Thank you.

15 MR. HARTY: Jessica Santangelo.

16 D. Sullivan from 204 Lenox Court on
17 deck.

18 MS. SANTANGELO: Hi. I'm Jessica
19 Santangelo. I'm your neighbor. I'm probably
20 your newest neighbor because we've only lived
21 here for three years, and you all have been
22 here much longer than us.

23 I'm not from here. When we moved
24 to Long Island six years ago now, we spent
25 about two years renting a place and

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2 intentionally chose this community to live in.
3 Our daughter loves Charlotte's for the yogurt
4 and my husband and I love it for the alcohol,
5 so it's a great place to be. But, honestly,
6 I've lived in a lot of places in my life. This
7 feels like home to me.

8 One of the main reasons we chose to
9 move to Farmingdale and not Huntington or
10 Northport or Plainview or Old Bethpage, is
11 because we liked this Main Street. We liked
12 that it had, like, this small-town feel, but it
13 was surrounded by all the hubbub of Long
14 Island. It was the best place for us. Our
15 daughter is thriving here.

16 I am concerned about this
17 development because I think it might change the
18 nature of Main Street, and that's one of the
19 reasons we chose to live here.

20 Clearly, this community has some
21 serious questions about this proposed
22 development. And I don't want to debate the
23 numbers with you, nor do I want to question Mr.
24 Staller's character or question the Board's
25 discretion in granting incentives and waivers.

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2 I'm only questioning why you would do so.

3 There's a Master Plan and there's
4 the lengthy codes, zones, whatever the words
5 are, that were made for a purpose. That there
6 was a vision that this community wanted to
7 follow, so why not follow that vision?

8 Thank you.

9 MR. HARTY: Sullivan? D. Sullivan
10 204 Lenox Court?

11 Okay. Beth Mabazzo. North Utica
12 Avenue. 201 North Utica Avenue, North
13 Massapequa? Beth Mabazzo?

14 Ellen Councill, Sherman Road.

15 Okay. Mike O'Brien. 21 Merokee
16 Place.

17 Rob Bartlett on deck.

18 MR. O'BRIEN: Michael O'Brien, 21
19 Merokee Place. I don't know if I need this or
20 not.

21 Listen, I've been here for 40
22 years. My wife and I moved here from Seaford.
23 We chose Farmingdale. We spent a lot of time
24 looking at Farmingdale --

25 MALE VOICE: (Interjecting) Speak

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2 up a little.

3 MR. O'BRIEN: (Continuing) -- Okay.

4 We chose to live in Farmingdale.

5 Mr. Staller, I'm not saying this
6 out of reference. You don't have any skin in
7 the game in Farmingdale as far as I'm
8 concerned. You're a business owner, a property
9 owner, but you do not live here. All right.

10 Somebody mentioned about Tone
11 properties. Bartone lives in the Village of
12 Farmingdale. He was born and raised here. He
13 still lives in Farmingdale; all right?

14 I think I voted for everyone that's
15 sitting up there; all right?

16 First meeting I've ever been at
17 where I saw mud being slung. There's no reason
18 for it. Let the lawyers handle the problems
19 with the other. You sat here, listened to Mr.
20 Staller, his attorney, sling mud on one of our
21 Village residents.

22 All right. We have building codes;
23 all right? I do a lot of building in
24 Manhattan. We have building codes that stay
25 there. They're there for a reason. Let's not

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2 change it; all right? I don't always agree
3 with Butch, I thought.

4 MR. STARKIE: You never agree with
5 me.

6 MR. O'BRIEN: I never thought I'd
7 be saying this, but he lives, breathes, and
8 dies Farmingdale; all right?

9 Bill, Cheryl, Ralph, everybody up on
10 that Board does. I know you have the best
11 interest in the Village of Farmingdale; all
12 right? And I know Mr. Staller has to build
13 something in Farmingdale. But let's build
14 something we all like and live and love.

15 Thank you.

16 MR. HARTY: Rob Bartlett.

17 Lorraine Stanton on deck.

18 MR. BARTLETT: Rob Bartlett,
19 Farmingdale High School, class of '75, 30-year
20 Village resident. I live across the street.
21 Whoever parked in my driveway, I'm very
22 sensitive to the parking issue.

23 I want to thank the Mayor, the
24 Trustees, and the Board for your time and
25 effort tonight, but also for all the work

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2 you've done to revitalize the Village of
3 Farmingdale.

4 I also to want thank the citizens
5 of this Town, who came here on a Monday night
6 to speak their piece, because it shows that
7 you're invested in the place where you live.
8 And there's no greater sense of community than
9 when people gather to discuss how to better the
10 place they live. I've always thought that
11 Farmingdale was the greatest little town in
12 America, like in a Frank Capra movie. I would
13 love to retain the character of this Village.

14 There's been a lot of talk about
15 Master Plans, like it's a Dr. Evil thing; it's
16 just something to takeover the world.

17 There's been a lot of numbers and
18 statistics that were thrown out this evening,
19 projected benefits. Is there a place where the
20 Master Plan can be viewed? There is. Okay.

21 MAYOR EKSTRAND: It's on the
22 website.

23 MR. BARTLETT: It's on the website;
24 okay. I just wanted to be clear about that.

25 When I look at the words, if we

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2 could find the sources, and have the sources
3 cited for the statistics that were spoken about in
4 Mr. Staller's speech.

5 Again, a cultural center would be
6 unbelievable. I am a firm believer in
7 community theater. The arts are crucial, yet,
8 sadly, not funded as much as other pursuits.

9 But, my question is, do we really
10 need another space? We already have a 300-seat
11 space with a stage at the library. They have a
12 gallery where they hold exhibits. Does the
13 Village need to have one there at the risk of
14 putting up a building that's going change the
15 character of the Village?

16 MS. STANTON: Lorraine Stanton.

17 And I want to say, first up, that I
18 am against the project the way it looks. And
19 now I will tell you why.

20 I've lived here 59 years. When I
21 moved here, I went to high school here, and
22 then we moved to the high school. I'm from the
23 first graduating class there in 1962. I've
24 lived in the Village for almost 59 years, at
25 four different addresses.

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2 My first job, when I was at
3 Farmingdale College, was at McClem's
4 [phonetically] on Main Street. My first
5 full-time job was at the library, that is now
6 the Library Cafe and I worked on the Book Mobile
7 and I worked at that South Farmingdale Branch.

8 I retired seven years ago. I
9 worked for a community action agency in
10 Hempstead for 36 years. Started off as a poor,
11 Head Start parent at Farmingdale Head Start,
12 and when I retired, seven years ago, I was the
13 director of eight Head Start programs with a
14 staff of 140, running an \$8 million program.

15 I have become a professional
16 volunteer since I retired. I am the
17 Co-President of the Women's Club of Farmingdale,
18 I am the President of the Farmingdale-Bethpage
19 Historical Society, I am on the Cultural Arts
20 Committee of the Village of Farmingdale, and I
21 am a library Trustee and a member of St. Kilian
22 Women's Guild.

23 My grandchildren are the fourth
24 generation living on the property that I grew
25 up on, because I came back with two children to

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2 live with my parents. So, my children were
3 raised there. I have a grandchild in high
4 school, in this school, and in Saltzman.

5 I want Farmingdale to look like
6 Farmingdale. I'm sorry if I'm emotional, but
7 that's how I feel. I love the Village, I can't
8 think of living anywhere else. I have a lovely
9 co-op apartment on Fulton Street and an older,
10 red-brick building, and I want everything on
11 Main Street to look like it's supposed to look.
12 Let's keep the Village looking like a Village.

13 People like to come here, I know we
14 have a lot of restaurants and bars, we had a
15 lot of restaurants and bars back then. I have
16 no objection to an apartment building that
17 looks like the Village of Farmingdale.

18 Thank you.

19 MR. HARTY: Marianne Day and
20 Melanie Beshears on deck, please.

21 Marianne Day?

22 Ms. Beshears.

23 Chris Nichol on deck.

24 MS. DAY: Marianne Day, Staple
25 Street. I've also been a resident for over 20

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2 years in an apartment in Farmingdale and now we
3 own a home.

4 I love this Village. My children
5 love this Village because they can walk Uptown
6 and they can hang out.

7 I don't appreciate The Loft's
8 aesthetics. Really, I don't think it goes with
9 the Farmingdale vibe. And that's probably my
10 main reason why I don't like this re-proposed
11 building. While a cultural arts center would
12 be something that everyone can appreciate, I
13 think that it gives away too much.

14 And I think -- discussing with my
15 neighbors outside -- a lot of them think it's
16 already a done deal, and they think the Village
17 Board has already passed the hat on this.

18 I don't pretend to know the Zoning
19 Codes, even though you went over them. It's
20 like a parent talking to their teenagers. I
21 hear the words, but they don't really
22 penetrate.

23 So, I'm hoping that what you said,
24 Ms. Parisi, is true. That you listen to the
25 Villagers, you listen to the Dalers, and, yeah,

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2 vote with what we think. Or put it to a vote
3 with us. Okay.

4 MS. PARISI: Thank you.

5 MR. HARTY: Ms. Beshears? Last
6 call.

7 Chris Nichol.

8 MR. NICHOL: Good evening. My name
9 is Chris Nichol. I reside in Farmingdale.
10 I've been asked to keep this under three
11 minutes. I will not exceed the measure. I
12 imagine it was arrived by a sure method.

13 And I'd like to know if there's any
14 literature in the Farmingdale Public Library
15 that would describe the method used to
16 determine how many minutes were granted to the
17 applicant. And in the interest of time, I'd
18 like to yield the rest of my time.

19 MR. HARTY: Ralph Norton.

20 Marty -- 24 Hillside. Marty
21 Wieseahn?

22 MR. WIESEHAHN: Marty Wieseahn. I
23 live at 24 Hillside Road. I've been since
24 1960.

25 I've seen a lot of changes in Town

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2 and you guys have done a great job. Mr.
3 Staller, is here because he's a businessman.

4 MALE VOICE: Can't hear you.

5 MR. WIESEHAHN: Mr. Staller is here
6 because he's a businessman. He wouldn't be
7 building a building in Farmingdale if it wasn't
8 profitable for him somewhere down the line,
9 whether it was with or without the things that,
10 you know, we're going to give or not give to
11 him.

12 I appreciate that you have a
13 community center. I have a few problems that I
14 do have [sic].

15 First of all, I understand -- I
16 appreciate the fact that it's part of Old Field
17 and everything. Old Field doesn't even have a
18 Main Street; okay? They have less than a 1,000
19 residents. We have 8,000, 10,000 residents.
20 Big difference.

21 My concern is the construction
22 time. The construction time for The Lofts on
23 Main Street was way over what it should have
24 been. I remember calling the Village a couple
25 of times saying, "When are they gonna finish

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2 building this thing?" And it was one excuse
3 after another. If you're not holding him to
4 some sort of a timeframe and some reason to,
5 you know, a financial incentive to get it
6 completed, you're making a big mistake.

7 The other problem I have is the
8 piece of property that you're talking about is
9 a large piece of Main Street. I understand
10 you're talking about taking a road here and --
11 it's still a large piece of Main Street. We
12 are gonna be under construction for over two
13 years. People have to live with that.

14 He does not live in Farmingdale;
15 okay? That's something that you guys have to
16 consider.

17 I have a friend that just rebuilt a
18 house in Lenox Hills, right around the corner
19 from where I live. You guys held him to have
20 -- he now has a three and-a-half foot or
21 four-foot wide porch on the front of his house,
22 because you were holding him to the Codes that
23 you wrote. Hold him responsible for the same
24 thing.

25 I do believe the community center

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2 would be a good thing for us. We do have
3 space, we can use the school -- try to get in
4 here and use the school for a function or
5 something. It's not easy. Try to get into the
6 library for something, because you have to have
7 a certain amount of people in your function
8 that belong to Farmingdale; okay.

9 A community center and a gallery I
10 think is a great thing. I'm an artist. I
11 understand that. But I don't think it should
12 be a profit for them. If they're going to give
13 us something, they're going to build this
14 community center for us, it should be part of
15 the community. And like everybody else has
16 said, make some sort of a committee and figure
17 it out so that it does something for the
18 community, otherwise, it's just another rental
19 space. It's for profit, it's not for the
20 community.

21 And the other thing I have a
22 problem with is the look to the building. I
23 don't want to live in Williamsburg, Brooklyn;
24 okay. These buildings are too big, The Lofts
25 -- do I think The Lofts are a decent looking

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2 building, yes, but not for Farmingdale.

3 The other thing I have a problem
4 with is even the community --

5 MR. HARTY: (Interjecting) Time.

6 MR. WIESEHAHN: (Continuing) --

7 Fine.

8 The community center's wall, it
9 looks like seven garage doors. Where it's going
10 to be glass or whatnot I don't want to look at
11 garage doors with that kind of facade on Main
12 Street, Farmingdale.

13 I agree, make it look like the Town
14 Hall. Make it look like the firehouse.

15 That's all I have to say.

16 MR. HARTY: Ralph Norton. Mr.
17 Norton?

18 Steven Heiderstadt.

19 MR. HEIDERSTADT: Steve
20 Heiderstadt, 203 Lenox Court.

21 I, too, am a life-long Farmingdale
22 resident. Actually, I was born and raised here
23 and I moved away, and what I thought was to
24 never come back to Farmingdale. I met my wife,
25 we were getting married, we started looking at

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2 neighborhoods, we started looking at
3 communities, and I realized -- it dawned on me
4 -- Farmingdale is a great place. It was a
5 great place to grow up, it was a great place to
6 raise a family, and -- much to my chagrin -- I
7 went back to Farmingdale and I love it. I've
8 got four children and a lot of work and...

9 So, first I want to tell you is
10 [sic] I support the Village and the Mayor and
11 the Board. I think you've done a fabulous job.
12 Our Village is alive, it's flowing, it's
13 flourishing, and I think we need to continue on
14 that path.

15 I support this project. What's
16 there now is not useful any longer. Many of the
17 properties in the Village are that way. We've
18 made a lot of headway over the past 15 years, 16
19 years. We've have a long way to go and this is
20 something that needs to be done.

21 Now, I think we need to answer to
22 the community and if there are certain
23 architectural aspects that the community -- and
24 there's an overwhelming voice to that side, and
25 maybe we should consider it.

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2 I don't think that asking Mr.
3 Staller that -- to donate more is appropriate.
4 He's made an offering. I think a community
5 center in this Village is absolutely what we
6 need. It'll draw more people in. I honestly
7 think we can deal with the parking.

8 I sympathize to the people who
9 live in close proximity of the Village. I'm
10 less than a quarter of a mile from the Village.
11 It's not a problem for me, but the Village has
12 done a great job adding additional parking.

13 Where there are properties that are
14 available, they bought them up and they
15 developed parking, whether it be north across
16 from 7-Eleven or over by the rail siding, it's
17 all stuff that we can do.

18 We need to keep moving forward;
19 okay? I came back here because I wanted to
20 raise my children here. At some point, my
21 children are gonna grow and they're either
22 gonna go and move on, but if they can stay in
23 this community -- and they all love this
24 community -- I think that's value. And if
25 there's opportunities for places for them to

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2 live, that's great.

3 We can't -- and I love the old
4 Farmingdale. I walked up and down Main Street
5 as a kid and I rode my bike. A lot of those
6 things have changed -- about society, about our
7 world --

8 MR. HARTY: (Interjecting) Time.

9 MR. HEIDERSTADT: (Continuing) We
10 live in a society of fear. And please don't
11 let fear of progress deter what's the right
12 decision for Farmingdale.

13 Thank you.

14 MR. HARTY: Frank DeStefano.

15 Eric Alexander on deck.

16 MR. DESTEFANO: Frank DeStefano, on
17 Clinton Street.

18 Members of the Board and the Mayor,
19 I am here not so much to get involved with
20 dumping on the developer, but all developers
21 have tails and you hide yours well. And in
22 actuality here's one of the problems about
23 developers.

24 He's a concerned person as far as
25 where he builds. But, he is also the same

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2 person that caused a lot of the vacancies that
3 we complain about in the stores on Main Street.
4 He owned them. And we all know the reason why
5 people weren't buying into those stores -- or
6 according to the people that we spoke to -- was
7 the rent was too high.

8 MALE VOICE: Right.

9 MR. DESTEFANO: So, you know, when
10 you think about it and then have him turn
11 around and say give him three apartments
12 basically for the handicap -- which, I think is
13 wonderful -- and that's a good part of the
14 devil. The bad part is he wants credits for
15 those by not giving spaces for those
16 apartments. You know, there's something wrong
17 there.

18 The other problem is, to begin
19 with, I wasn't born in Farmingdale. I was born
20 in Brooklyn. I was raised in a four-story
21 apartment over a store. It was over a
22 restaurant, as a matter of fact. We moved out
23 of there -- I think I was about 12 years old --
24 and we moved into Queens. Queens was a suburb
25 at the time.

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2 By the time I left Queens, when I
3 was married and had one kid, I came to
4 Farmingdale. That was a suburb now; Queens was
5 not. Queens, long ago, gave up being a suburb
6 that we moved to from Brooklyn.

7 What I'm saying, basically, is we
8 had a Master Plan that was developed here. One
9 of the benefits of having a Master Plan --
10 despite people not thinking that they're worth
11 anything -- is that you get to some stability
12 as to what the government at the time is
13 turning around and saying, "After looking at
14 the facts, looking at the prices, looking the
15 peoples who live here, that this is the best
16 way for you to go." And I think every time the
17 government turns around and gives a variance,
18 or whatever you want to call it, to someone
19 who's coming in and building, you're moving
20 away from the well-studied plan. And when
21 you're moving away from a well-studied plan,
22 you should do it very carefully. Be very
23 cautious and very stingy.

24 It's nice to have a -- not a
25 community center -- an arts building, room,

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2 that he's talking about, but let's face it, we
3 have arts right in the library --

4 MR. HARTY: (Interjecting) Time.

5 MR. DESTEFANO: (Continuing) -- and
6 people don't go.

7 So, what we're talking about is
8 let's have a theater that can advertise their
9 plays and say, "It's in this theater." Fine.
10 For Farmingdale, that's not really doing much.

11 As far as getting a play for \$27
12 instead of \$200, you do that because what's put
13 on on Long Island is worth \$27, not worth \$200.

14 So, as nice as that might be, I
15 think you have to be very careful. I don't
16 think that this is something you have to jump
17 into. First of all, I don't think there should
18 be four stories. Let that end, please.

19 Thank you.

20 MR. HARTY: Eric Alexander. John
21 Favilla on deck.

22 MR. ALEXANDER: Members of the
23 Board, Eric Alexander, director of Vision Long
24 Island. Also, class of '88, and my mom lives
25 here, so I'm a Daler.

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2 I was asked by the Mayor for my
3 thoughts, our position and thoughts on a
4 performing arts theater in the Downtown and
5 also by one of the Trustees about my thoughts
6 on the project in general. So, we're here
7 tonight. So, I'll start with the performing
8 arts venue.

9 We looked at nine of them that have
10 been operated over the last 20 years in
11 different Downtowns: Boulton, Bay Shore;
12 Patchogue Theatre for the Performing Arts,
13 Suffolk Theater in Riverhead, the Northport
14 Theater, Landmark on Main Street in Port
15 Washington, one in Great Neck, the new one in
16 Babylon, and then the space in Westbury and the
17 Paramount Theater in Huntington are much, much
18 larger. And all of these are larger than what
19 this would be and would have a much deeper
20 impact as far as traffic and parking.

21 But, here are some themes. The
22 parking problem in all these communities --
23 there was a parking problem to begin with,
24 because they were destinations and places
25 people wanted to go, similar to Farmingdale.

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2 Good management on show times is
3 key. And also what people -- the crowd that
4 does come in, they're also using -- many of
5 them may have been there anyway for the
6 restaurants and the bars. This is an
7 additional piece. So the parking impact has
8 been looked at from a shared parking
9 perspective.

10 Having an operator that has
11 experience in theater operations is key. There
12 was some struggles out of the gate in a couple
13 of these Downtowns. It's good to know that
14 BroadHollow Theatre is coming in early with
15 that experience and understanding of this
16 market.

17 The economics: A low season,
18 particularly in the winter where the
19 restaurants are struggling, having a theater in
20 really keeps them afloat at different times, so
21 that's very important to give the -- it's a
22 balance, the restaurants and bars with this
23 other use. You've heard that tonight.

24 It does add a level of
25 sophistication to the neighborhood and brings

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2 the theater -- brings the neighborhood up a
3 little bit by having these types of uses in the
4 heart of the Village.

5 So, in this type of performing arts
6 theater, it's a little different. I go to the
7 Paramount in Huntington and I love jumping in
8 the mosh pit. You know, maybe that's a little
9 different energy than what you have here with
10 this performing arts theater. I know people
11 don't want a Paramount Theater in Huntington
12 here in Downtown Farmingdale.

13 Public safety: It is not known to
14 be additional concerns that folks may have
15 related to more bars and restaurants. This
16 really does add to it. There's no increase,
17 there's no incidents in a lot of these theaters.

18 And, ultimately, the art culture,
19 that having a full complement of communities is
20 -- on off times -- a lot of theaters have
21 shared their space with communities. So, we've
22 heard a lot from community folks that want to
23 use this, that obviously --

24 MR. HARTY: (Interjecting) Time.

25 MR. ALEXANDER: (Continuing) -- has

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2 to be an opportunity for ticket use.

3 So, we'll put the rest of our
4 comments related to the design and the overall
5 thoughts of the project, Brian, I'll leave that
6 with you.

7 But I just wanted to say, there's a
8 lot to consider, and I really praise the
9 Village for being as thorough as you are,
10 holding these multiple hearings and also praise
11 the developer for changing their original
12 proposal and listening to the community as they
13 are and they got more to listen to tonight.

14 Thank you.

15 MR. HARTY: John Favilla and
16 Domenic Zito on deck.

17 Mr. Favilla?

18 Mr. Zito.

19 Joseph Minieri on deck.

20 MR. ZITO: Domenic Zito, 245
21 Prospect Street.

22 First, I'm here to address the
23 parking. I know there was a slide earlier.
24 I'd love to see again, please, the slide
25 showing all the parking that was available.

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2 (WHEREUPON, a PowerPoint
3 presentation was displayed.)

4 MR. ZITO: (Continuing) And while
5 they look for that, I was wondering if you
6 could pause my time, please.

7 MALE VOICE: Six minutes to find
8 it.

9 MR. ZITO: It was like the fourth
10 or fifth -- parking lot all the way at the top,
11 probably.

12 Yup, that's it. Go down, down,
13 down. Down about three. Okay, that's the one.

14 All right. So these blue parking
15 spots, these are the spots that are currently
16 being used; is that correct? That's what I
17 believe is correct.

18 Okay, so that's being used by
19 what's called the bar/restaurant, which is the
20 top, red shape. That is the Nutty Irishman.
21 Now, that's what's currently there. However,
22 the Nutty Irishman is going to be moving to the
23 building just above that, if I'm not mistaken.
24 So, all those blue parking spots are still
25 gonna be used by the Nutty Irishman. They will

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2 not be used by the developers.

3 So, when he says they're going to
4 be having a lot less spaces, that's absolutely
5 a ruse.

6 You have all these parking spaces,
7 plus at least, I would estimate -- I don't know
8 if there was a number given for 227 seats -- I
9 would estimate another 100 cars. So, you have
10 all of those blue spaces being used by the
11 Nutty Irishman, plus the 100 cars for the
12 theater, plus guests of the building that are
13 going to be coming.

14 Now, the other thing is the Nutty
15 Irishman is moving to a larger location, which
16 you can also see by the photo, which is going
17 to be for more -- it's going to accommodate
18 more guests. And I was at the meeting when
19 they approved that, and they were already short
20 parking space as it was. So, they had to pay
21 some kind of penalty charge to have -- to keep
22 their business in that building and not have
23 enough parking.

24 So, the new Nutty Irishman won't
25 have enough parking, plus all of the blue

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2 spaces that we saw, plus another 100 spots
3 estimated for the community center, plus the
4 guests of the residents.

5 Now, it was also mentioned that
6 people go to the restaurant and then maybe
7 they'll go the theater afterwards or vice
8 versa. But that just means those cars are
9 going to be parked there much longer than just
10 an hour at the restaurant. They're going to be
11 an hour at the restaurant, plus an hour, hour
12 and-a-half at the theater.

13 So, my main thing is it's really --
14 when I saw -- I wasn't even going to talk
15 tonight. But when I saw that, that's really a
16 ruse. And I'm not stupid enough to fall for
17 it. I know that the Nutty Irishman is moving
18 next door. So all those parking spots are
19 still gonna be used.

20 Now, I live on Prospect Street.
21 And Prospect Street, for the past couple of
22 years has become an extension of the parking,
23 the municipal parking lots. I have cars parked
24 there day and night. It's really an overflow.
25 Now, my street, I don't think is zoned for

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2 municipal parking, but that's what it's become.

3 So, that's my main thing.

4 Again, I don't like the way The
5 Lofts look. I don't think it fits in with the
6 Village. I said that back in the last meeting.
7 I know that was addressed here a few times
8 already.

9 But I just want to bring that point
10 up that it was kind of like the shell game when
11 I saw that --

12 MR. HARTY: (Interjecting) Time.

13 MR. ZITO: (Continuing) -- and I
14 don't think anybody else really picked up on
15 that.

16 Thank you.

17 MR. HARTY: Joseph Minieri.

18 Bill Johnson and Bob Kuppelmeyer on
19 deck.

20 MR. JOHNSON: Hi. I'm Bill
21 Johnson, 33 Ridge Road. I'd like to say thank
22 you to the Board for all of the work you do all
23 of the time.

24 Some of you know I am a neighbor of
25 the Department of Public Works. I see all of

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2 the good, hard work that they do, too. So, I
3 can say I'm sure everybody appreciates
4 everything that goes on in the Village and all
5 the hard work that you do. So, we do appreciate
6 that.

7 But, I'll state right out, I'm
8 against it. This building. Because it's too
9 damn big.

10 I'm originally from Queens. My
11 mother still lives there. We lived in an area
12 called Auburndale, which was a suburban area of
13 Queens. The city has now granted tax
14 abatements there to build apartments for high
15 density, like we're doing here. The whole
16 suburban, little part of Queens that I grew up
17 in is gone. And the parking is horrible. And
18 now I just see it going on here.

19 This gentleman made a very good
20 point with the parking that he showed, and he
21 asked for a slide.

22 Can I ask you to put up the
23 rendering of the building?

24 (WHEREUPON, a Powerpoint
25 presentation was displayed.)

1 PUBLIC HEARING - 9/24/18

2 MR. JOHNSON: (Continuing) And my
3 point here is the rendering of the building is
4 beautiful, if you put it -- if we were looking
5 at it from 300 feet, like that rendering shows.
6 But I think you want to stand in front of Chase
7 Bank or the dress store or Ubaldo's and you'll
8 see that thing sticking right into your face.
9 And that's what's missing from this rendering.

10 It looks big, bright, and airy, but
11 damn it, it's not going to be big, bright, and
12 airy. It's too damn big.

13 Mr. Staller, if you're so bent on
14 not building this, if you don't get your way
15 and then you'd have to go to restaurants and
16 bars, that you must have said 10 times today in
17 such a nasty voice of how bad they are, why
18 don't you sell the building for profit, like
19 you so cynically pointed out that our Mayor
20 did, or ex-Mayor, did.

21 And one last thing, I don't think
22 you should have started the meeting from a
23 lawyer threatening anybody with a defamation
24 suit that made it on here, against Mayor
25 Starkie.

1 PUBLIC HEARING - 9/24/18

2 Thank you.

3 MR. HARTY: Mr. Bob Kuppelmeyer.

4 MR. KUPPELMEYER: Hi. My name is
5 Bob Kuppelmeyer. I guess this is my "Mr. Smith
6 Goes to Washington" moment.

7 If I got up this morning thinking I
8 was gonna actually speak here today, I would
9 have told you you're crazy. But, I did sit
10 here in the back, out of curiosity, and I felt
11 compelled to get up and put my name down and
12 speak.

13 First thing I want to address is a
14 full disclosure. I am a good friend of Butch
15 Starkie. I'm also a good friend of Bob
16 O'Neill.

17 So what is the wisdom of Solomon
18 here? The thing that really annoyed me tonight
19 is that I think Mr. Starkie has the most
20 integrity in this whole entire gymnasium. And
21 he was attacked tonight, and that really upset
22 me. And this defamation thing is a losing
23 proposition. And if you want to play that game,
24 you're going to lose, and I'll be on this guy's
25 Mayoral campaign committee.

1 PUBLIC HEARING - 9/24/18

2 Now, we don't want that to happen,
3 because his wife will have a heart attack. So
4 let's try to make this for all these people
5 here.

6 So, at the end of the day, the
7 question is -- we all want a cultural arts
8 center. I love the theater. The fact that Bob
9 O'Neill could be running it, is music to my
10 ears and my kid's ears.

11 And I don't begrudge, as an
12 entrepreneur, to do what he wants to make a
13 profit. But at the end of the day, does he
14 need 54 apartments in this monstrosity? Can he
15 live with less and still pretend that he is the
16 voice of the people?

17 So that's what you, as the Board,
18 have to decide. Do we want -- there was a man
19 that mentioned Frank Capra. So, do we want this
20 place to be Bedford Falls? Or Pottersville?

21 Thank you.

22 MR. HARTY: That's it. That
23 concludes the speakers.

24 MAYOR EKSTRAND: Okay, that
25 concludes the speakers.

1 PUBLIC HEARING - 9/24/18

2 But we have one more? Come on down.

3 MS. CHESHIRE: Good evening. My
4 name is Fran Cheshire, C-H-E-S-H-I-R-E, like
5 the cat.

6 I've lived in Farmingdale my whole
7 life. I was born here, my parents were, my
8 grandparents were. My grandfather was Gene
9 Linedecker [phonetically], who was part of the
10 original Farmingdale Police Department, from
11 years ago.

12 And in all this time, to have
13 something like this to just take over our
14 quaint, homey Main Street, I think is
15 abominable.

16 The other part I think is great. I
17 was very upset when the arena theater closed
18 because I like the theater. But having a
19 theater here is fine, but we don't need all of
20 these apartments hanging right over our Village
21 Hall and our fire department.

22 And I think that it should be put
23 on a vote to the people in the community,
24 whether it gets built or not in that present
25 condition. I think there should be less.

1 PUBLIC HEARING - 9/24/18

2 Thank you.

3 MAYOR EKSTRAND: Thank you.

4 Okay. I want to thank everybody for
5 coming tonight. I just have one thing before we
6 break. There's been a lot of talk going around
7 about the building code and everybody's
8 interpretation of it.

9 Several of us in the room -- up
10 here and in the audience -- were actually there
11 when the Code was being developed, and some of
12 us have different ideas of what the Code means
13 and what we can or cannot do.

14 So, I said -- I thought I had an
15 intelligent thought. I went to the guy who
16 wrote it for us and said, "Mr. Walsh" -- who
17 was the Village Attorney at the time -- "can
18 you give us some enlightenment on what we, as a
19 group, told you to write and what your opinion
20 was when you put pen to paper and actually
21 wrote it?"

22 I'm not going to read you the
23 three-page letter, because we're all tired and
24 you'll probably want to tar and feather me if I
25 read it to you.

1 PUBLIC HEARING - 9/24/18

2 So, all I can -- well, I'm just
3 going to cut it short. We'll give it to the
4 court stenographer, so it will be a part of the
5 public record and it can be viewed if need be.

6 I'll just read one quick paragraph.
7 As our current Village Attorney told you
8 earlier, my opinion is that -- Mr. Walsh -- my
9 opinion is the Code gives the Board great
10 discretion and the power to alter the code and
11 the power is only capped in four ways: The
12 building height, the amount of units, building
13 coverage area, and minium unit size.

14 Everything else the Board has -- in
15 his opinion who wrote the law -- the ability to
16 override it. Whether the Board does or not,
17 that is up to the Board.

18 But I think the public and everybody
19 should have the Village Attorney's -- who wrote
20 the laws -- opinion on what and what not the
21 Village could do.

22 So, we'll just put that in with the
23 court stenographer.

24 I want to thank everybody for
25 coming tonight. I think -- oh?

1 PUBLIC HEARING - 9/24/18

2 You got it?

3 MS. PARISI: Yes. I know there's
4 been a lot of talk tonight about a cultural
5 arts center; okay? And I just want to say that
6 there is -- while it is not a guarantee --
7 there is a chance -- okay, New York State has
8 what they call their Downtown Revitalization
9 Initiative. And it's a New York State grant
10 for \$10 million, which is given -- ever year
11 you can put an application in; okay?

12 So, it happens, like, around April
13 or May, and I talked to the Mayor in Westbury.
14 He sent me their application, because they were
15 the first winners. And so, while it's not a
16 guarantee that we would be getting \$10 million,
17 it is something that I feel we should very much
18 look into and develop a theme. And there is a
19 lot that we can do with \$10 million.

20 So, it is something that I am going
21 to work on. You know, whether this application
22 is passed or not, I am going to work on seeing
23 if we can do our own application and possibly
24 go forward in that direction.

25 FEMALE VOICE: Thank you.

1 PUBLIC HEARING - 9/24/18

2 FEMALE VOICE: I think, tonight,
3 you put the cart before the horse. The main
4 thing is this building. The arts center comes
5 after. More people got up and talked about the
6 arts center. But they really should have been
7 talking about the building, and do we like it
8 or don't we like it?

9 And I still say, Ralph, it's
10 Queens. You may not want to hear it, but you
11 heard it from other people tonight.

12 MAYOR EKSTRAND: No, no, that's
13 quite all right. And I still love you.

14 FEMALE VOICE: I love you, too.

15 MAYOR EKSTRAND: The point that is
16 to be made was what we're talking about -- the
17 look of the building and the theater.

18 What the Board is looking to hear
19 from the public is if the amenity of the theater
20 is worth the building? That's what the -- I'm
21 not -- I'm saying that's what the purpose of the
22 hearing is.

23 Is the amenity -- is the amenity of
24 the theater worth the building?

25 FEMALE VOICE: No.

1 PUBLIC HEARING - 9/24/18

2 MALE VOICE: No.

3 FEMALE VOICE: No.

4 MAYOR EKSTRAND: Well, I think I
5 can hear you; okay? But, that's the purpose.
6 That's why it's a public hearing. You know,
7 you're looking at --

8 FEMALE VOICE: Also, my comment is
9 the young girl who read that letter. When she
10 came to the meeting, the first meeting we had,
11 she came from Bethpage. Now, is she still from
12 Bethpage? Yes. So, we're worried about
13 Bethpage or are we worried about Farmingdale?
14 That's the thing.

15 MAYOR EKSTRAND: As you know, I let
16 everybody speak --

17 FEMALE VOICE: I know.

18 MAYOR EKSTRAND: (Continuing) --
19 and probably 25 to 30 percent of the people
20 resided outside of the Village, which is
21 neither here nor there. It's always me to let
22 them speak; okay?

23 FEMALE VOICE: Okay.

24 MAYOR EKSTRAND: Just like I always
25 let you speak.

1 PUBLIC HEARING - 9/24/18

2 Mr. Sisco?

3 MR. SISCO: Mr. Ralph.

4 Hey, listen, what she just talked
5 about the State, right? The State you can't
6 depend on.

7 MS. PARISI: I said that. I said
8 that.

9 MR. SISCO: Believe you me. We
10 just got this new pool system in it -- if you
11 go down Secatogue Avenue -- the lights and the
12 kids on the stairs -- it didn't open yet, but
13 they're out there -- forget about it. You're
14 not gonna have it. You won't have nothing.

15 The stadium was, like, doable. The
16 stadium is nothing but rows and rows and rows
17 of seating. Where are all those people gonna
18 park their cars? Where are they gonna park?

19 MALE VOICE: In the Village.

20 MR. SISCO: Where are they gonna
21 park?

22 MAYOR EKSTRAND: Okay, Bill. We
23 got you.

24 Okay. That's it for the public
25 comment. There's a lot of information here

1 PUBLIC HEARING - 9/24/18

2 tonight.

3 Do I entertain a motion from the
4 Board to digest all the information and meet
5 again on October 1st? That's the next -- is
6 that the next public meeting? October 1st? Do
7 you have the date right?

8 MS. KELLY: 8:00 o'clock.

9 MR. PRIESTLEY: I'll make a motion
10 to close the --

11 MR. GOSLINE: Why would you close
12 the public hearing?

13 MAYOR EKSTRAND: I didn't --

14 MR. GOSLINE: Why would you close
15 the public info? Why can't we --

16 MS. KELLY: Public comment. It's
17 just for tonight. It's just for tonight.

18 MAYOR EKSTRAND: You know, Chuck,
19 you're always jumping off the handle --

20 MR. GOSLINE: (Interjecting) Don't
21 you say --

22 MAYOR EKSTRAND: (Continuing) -- I
23 said I was closing the public comment for
24 tonight.

25 MR. GOSLINE: (Indecipherable

1 PUBLIC HEARING - 9/24/18

2 comment)

3 MAYOR EKSTRAND: And you're just --
4 you see? See how you're flying off the handle?

5 MR. GOSLINE: I'm sorry. I'm
6 sorry.

7 MAYOR EKSTRAND: That's okay.

8 MR. GOSLINE: I thought you said it
9 was closed.

10 MAYOR EKSTRAND: That's okay. I
11 love you more than I love Lou. But don't tell
12 her.

13 All right. To make it clear to
14 everyone, we are closing the public comment for
15 tonight, so everybody can go home, and there is
16 a motion to continue the public hearing for
17 October 1st.

18 Is there a second?

19 MS. PARISI: I'll second the
20 motion.

21 MAYOR EKSTRAND: All in favor?

22 (WHEREUPON, there was an unanimous,
23 affirmative vote of the Board.)

24 (CONTINUED ON THE FOLLOWING PAGE)

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PUBLIC HEARING - 9/24/18

MAYOR EKSTRAND: Motion carried.

Thank you very much for coming.

(WHEREUPON, this hearing was
concluded at 10:24 p.m.)

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PUBLIC HEARING - 9/24/18

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 8th of October, 2018.

NATASHA SNOOK

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