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VILLAGE OF LYNBROOK

ONE COLUMBUS DRIVE

LYNBROOK, NEW YORK

BOARD OF TRUSTEE MEETING

MAY 17, 2021

7:00 P.M.

BEFORE: ALAN C. BEACH

MAYOR

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APPEARANCES :

DEPUTY MAYOR MICHAEL HAWXHURST

TRUSTEE ANN MARIE REARDON

TRUSTEE ROBERT BOCCIO

TRUSTEE LAURA RYDER

VILLAGE ADMINISTRATOR JOHN GIORDANO

VILLAGE ATTORNEY THOMAS ATKINSON

1 MAYOR BEACH: Please rise and I would ask
2 the Chief Donald to lead us in the Pledge of
3 Allegiance.

4 CHIEF: Hand over heart.

5 (Whereupon, the Pledge of Allegiance was
6 recited by the Assembly and the following ensued.)

7 MAYOR BEACH: Welcome, everyone to the May
8 17th Meeting.

9 We will get right into it. We have a large
10 agenda.

11 First on the agenda is the Minutes of May
12 3rd.

13 Have the Board Members read the Minutes?

14 (Whereupon, "yes" was heard. After, the
15 following ensued.)

16 MAYOR BEACH: Any changes? Motion to
17 accept?

18 TRUSTEE READON: So moved.

19 TRUSTEE BOCCIO: Second.

20 MAYOR BEACH: All in favor?

21 (Whereupon, a vote of aye was heard by all.
22 After, the following ensued.)

23 MAYOR BEACH: Next on the agenda is a
24 proclamation of Dorothy Perrich at the Library.

25 Dorothy was a long-time person at the

1 Library.

2 So, I will read a little bio about that.
3 Dorothy Perrich worked in the Library from 1957 to
4 2021.

5 Dorothy was born in Brooklyn, New York.
6 Dorothy's Library career started at Brooklyn
7 Public Library where she worked as a Page and,
8 then, as a Clerk.

9 Robin, could you come up, please, too.
10 Robin runs our Library.

11 Her family moved from Brooklyn to Flatbush
12 in the mid 50's.

13 She was interviewed for the Clerical
14 position at the Lynbrook Public Library and began
15 her employment on April 1, 1957.

16 She worked in temporary quarters of Union
17 Avenue while the old Library was being
18 refurbished, after a devastating fire in 1956.

19 There are a lot of people not even born in
20 1956, so or in 1962.

21 Dorothy was promoted to Senior Clerk.
22 Dorothy's duties included catalog cards, training
23 Pages, working the Circulation Desk and book
24 ordering to name a few.

25 It was in her book ordering capacity that

1 she was the first to have a computer at her
2 desk.

3 Dorothy was the Member of the Lynbrook
4 Historical Society, Friends of the Lynbrook
5 Library and an active Member in St. James
6 Methodist Church and Choir.

7 Dorothy and her sister reside together in
8 Lynbrook and later moved in with their Mother who
9 also lived in Lynbrook.

10 Today, Dorothy continues to live in that
11 house.

12 Dorothy, I want to commend you for sixty-
13 four years of working for our Village.

14 We really loved having you there and we are
15 very proud of you.

16 And, Robin, would you like to say a few
17 words?

18 ROBYN GILLOON: Thank you, Mr. Mayor and
19 the Board for this recognition of Dorothy, a
20 longstanding, dedicated Library employee.

21 I am very honored and proud to be standing
22 here before you on her behalf.

23 Dorothy has been an inspirational employee
24 at the Library seeing the Library grow and change
25 over the years.

1 When she first began working in the
2 Library, she was the fountain pen clerk to check-
3 out the materials, later our little grow dart
4 machine and then it advanced onto computers with
5 the rest of us.

6 Dorothy's position was the first to be
7 automated and she had the first computer in the
8 Library.

9 She has ordered countless numbers of items
10 for the Library.

11 Dorothy has always been my go-to-person,
12 both for Library history and Village of Lynbrook
13 history.

14 Very interesting, fascinating woman to talk
15 to.

16 It has been quite a run for her. I
17 appreciate her time, wisdom, dedication and humor.

18 She will be missed and on behalf of the
19 Library Board and the Library staff, we wish her
20 all the best in her retirement and wait for her to
21 come and visit us.

22 Thank you, Dorothy.

23 (Whereupon, applause from the audience was
24 heard. After, the following ensued.)

25 MAYOR BEACH: Dorothy, we have a plaque

1 to give you.

2 It is presented to Dorothy Perrich in
3 recognition of your continuous and exemplary
4 commitment to the residents of the Village of
5 Lynbrook during your sixty-four years; April 1,
6 1097 to May 10, 2021 of service as a Senior
7 Library Clerk in Lynbrook Public Library.

8 You have served our community and residents
9 with dedication and distinction.

10 We sincerely appreciate and thank you for
11 your unwavering service which has contributed
12 greatly to the overall betterment of the Lynbrook
13 Community and its residents.

14 Thank you very much.

15 Unfortunately, Dorothy is not able to be
16 here, tonight, maybe we can give her a good round
17 of applause so she can hear us out there.

18 (Whereupon, applause from the audience was
19 heard. After, the following ensued.)

20 MAYOR BEACH: It is nice having other
21 people in here when you clap.

22 Another Proclamation, last week was Food
23 Allergy Awareness Week and many of you know there
24 is fifteen million Americans that have Good
25 Allergies, six million are nearly children

1 under the age of eighteen.

2 Research shows there is no preference.

3 Food Allergies are increasing among
4 children.

5 Reactions in the U.S. to foods such as
6 shellfish, fish, milk, eggs, peanuts, soy and
7 wheat.

8 Food allergic reactions can include hives,
9 vomiting, diarrhea, respiratory distress and
10 swelling of the throat.

11 There is no cure for food allergies and
12 Scientists do not understand why strict avoidance
13 of the offending food is the only way to prevent
14 food allergy reactions.

15 If we care about those that have allergies
16 and we consider them when we are out for dinner,
17 if they have issues about certain foods, that we
18 are considerate of them.

19 So, that was - - last week as Food Allergy
20 week.

21 Next on the agenda is Memorial activities,
22 we are having a Memorial Day parade.

23 (Whereupon, applause from the audience was
24 heard. After, the following ensued.)

25 MAYOR BEACH: Yes, we are moving in the

1 right direction. Saturday, we usually - -
2 Sunday, we have a fireworks show and we are not
3 doing the fireworks this year because we weren't
4 sure what kind of situation we would be in for
5 Memorial Day.

6 So, Saturday, we decided to have a drive-in
7 movie theater - - well, actually, a blanket movie
8 theater where you bring a blanket to Greis Park
9 and we will have a show and movie will not be
10 announced because we want it to be a surprised.

11 TRUSTEE REARDON: It is announced on
12 Facebook.

13 I knew this would become an issue.

14 It has been announced.

15 MAYOR BEACH: Who put it out?

16 TRUSTEE REARDON: I am not sure but I will
17 say it is Sandlot which I think it is a great
18 Memorial Day movie for families.

19 I can't wait. It has fireworks in it. It
20 is about an American pastime.

21 MAYOR BEACH: Not that we will continue
22 this, but, I am changing the movie.

23 (Whereupon, laughter was heard. After, the
24 following ensued.)

25 MAYOR BEACH: Monday, we will have the

1 Parade.

2 You will go to the VFW, have coffee there
3 at 8:15.

4 They will have service there at 9:15.

5 And, we will step off our parade at 9:45.

6 Also, the Fire Department is also having
7 services, correct, that morning, too, so, we will
8 get back to you with that time.

9 So, I need a Motion to allow the parade.

10 DEPUTY MAYOR HAWXHURST: So moved.

11 TRUSTEE REARDON: Second.

12 MAYOR BEACH: All in favor?

13 (Whereupon, a vote of aye was heard by all.
14 After, the following ensued.)

15 TRUSTEE REARDON: And, I approve the movie,
16 too.

17 (Whereupon, laughter was heard. After, the
18 following ensued.)

19 MAYOR BEACH: We had a parking situation
20 with the schools, the school reached out to us and
21 asked if we could help out.

22 The Police Chief went in and spoke with Mr.
23 Annus, the Principal at the School.

24 They are ripping up Union and putting in a
25 new sewer system in so the school area is really

1 messed up and kids don't have a place to park
2 their cars.

3 So, we are utilizing parking Field 10 to
4 allow them to park just for the month of May.

5 If there is - - if things pick up with the
6 virus and people go back to work and commuters
7 need that parking lot, I would recommend
8 rescinding that permit.

9 But, right, now, it seems to be working
10 out.

11 Police Chief?

12 POLICE CHIEF PALADINO: It seems to be
13 working out.

14 MAYOR BEACH: I just need a Motion to allow
15 this to go on for a time being.

16 TRUSTEE REARDON: So moved.

17 TRUSTEE BOCCIO: Second.

18 MAYOR BEACH: All in favor?

19 (Whereupon, a vote of aye was heard by all.
20 After, the following ensued.)

21 MAYOR BEACH: Next is a Motion to send a
22 letter to Senator Kaminsky for sponsoring a
23 request for a SAM Grant for our walking
24 improvement trail proposal provides for completion
25 of a multi-use walking trail loop at Greis Park

1 connecting two existing paths surface for a
2 total length of 2.5k.

3 Many communities use this, nonprofits use
4 it for fundraising and walk marathons and the
5 trail would be very nice with the coating on it
6 and that would be a Grant for three hundred
7 thousand dollars.

8 I need a Motion.

9 DEPUTY MAYOR HAWXHURST: So moved.

10 TRUSTEE REARDON: Second.

11 MAYOR BEACH: All in favor?

12 (Whereupon, a vote of aye was heard by all.
13 After, the following ensued.)

14 MAYOR BEACH: Then there is a Grant from
15 Nassau County CPR Grant that is to Legislator
16 Gaylor asking him to obtain a Community
17 Revitalization Program Grant for the Village Fire
18 Department and to get the Chief a car and some
19 radio equipment and three things, here, I believe
20 radio equipment and the computer tablets and
21 pagers and truck mounted mobile radios.

22 I need a Motion.

23 TRUSTEE RYDER: So moved.

24 TRUSTEE REARDON: Second.

25 MAYOR BEACH: All in favor?

1 (Whereupon, a vote of aye was heard by all.
2 After, the following ensued.)

3 MAYOR BEACH: 5-B, I need a Motion to
4 authorize the collection of real property taxes
5 for the fiscal year 2021 to 2022.

6 TRUSTEE REARDON: So moved.

7 TRUSTEE BOCCIO: Second.

8 MAYOR BEACH: All in favor?

9 (Whereupon, a vote of aye was heard by all.
10 After, the following ensued.)

11 MAYOR BEACH: Number "C" is an add-on,
12 moving right along, here.

13 I am not making you guys wait too long,
14 here.

15 Add-on, Brian Stanton, where are you,
16 Brian?

17 I need you up at the podium.

18 "C" this is outside dining. It was an add-
19 on.

20 TRUSTEE REARDON: "C"?

21 MAYOR BEACH: Well, I am calling it "C,"
22 well, we will call it, "outside dining."

23 Are we ready to move forward with it?

24 BUILDING SUPERINTENDENT STANTON: Yes, sir.

25 MAYOR BEACH: You are requesting - -

1 well, last year, people submitted a plan, they
2 have to resubmit it?

3 BUILDING SUPERINTENDENT STANTON: Yeah, if
4 they have not filed or if they altered their plan
5 from last year, they just have to give me another
6 schematic of what they are planning for this year.

7 MAYOR BEACH: Okay.

8 BUILDING SUPERINTENDENT STANTON: If they
9 are keeping it the same way, they can just
10 maintain what they already are doing.

11 MAYOR BEACH: Is Corey, here?

12 So, the Chamber will be made aware. Let
13 them know so we can look forward to this next
14 weekend?

15 BUILDING SUPERINTENDENT STANTON: Yes, sir.

16 MAYOR BEACH: So, NICE bus will have to be
17 notified, Chief.

18 CHIEF PALADINO: Yes.

19 MAYOR BEACH: All right, Brian, thank you.

20 TRUSTEE BOCCIO: Brian, what are the
21 parameters so people know when we are doing it?

22 BUILDING SUPERINTENDENT STANTON:
23 Parameters for Atlantic Avenue, is that what we
24 are talking about?

25 MAYOR BEACH: Atlantic Avenue and

1 surrounding restaurants that are able to do
2 this.

3 BUILDING SUPERINTENDENT STANTON: Yes,
4 well, the parameters are on private property. We
5 have not really set parameters and on the
6 sidewalks, as long as they property socially
7 distance the tables, they are permissible to do
8 so.

9 MAYOR BEACH: I am glad you said about
10 private property.

11 It brought me to, we also intend to
12 shutdown Atlantic Avenue.

13 Everybody on board for that for Friday and
14 Saturday that is what Trustee Boccio is asking,
15 the timeframe that we want to do that is 6:00
16 o'clock?

17 BUILDING SUPERINTENDENT STANTON: Well, the
18 previous year, as we go back, last year, you let
19 them start setting up 4:30, 5:00 o'clock, if I
20 recall.

21 And, it went to 10:00, the outside dining.

22 Now, if can go to Midnight.

23 That is a call if you want to modify the
24 time.

25 MAYOR BEACH: Did you say 4:30?

1 BUILDING SUPERINTENDENT STANTON: They can
2 start setting up.

3 MAYOR BEACH: A little closer to 6:00
4 o'clock because some of the merchants complained
5 that we were shutting down the streets too early
6 for them.

7 So, maybe 5:00, 5:30, is that okay with
8 you?

9 CHIEF PALADINO: Yes.

10 MAYOR BEACH: Is that okay with the Board?

11 (Whereupon, "yes" was heard by all. After,
12 the following ensued.)

13 MAYOR BEACH: A Motion to shut down the
14 street 5:30?

15 BUILDING SUPERINTENDENT STANTON: Do you
16 want to make an end time on that, Mayor?

17 The dining guidelines have changed. Do you
18 want to keep it at 10:00 o'clock?

19 MAYOR BEACH: 10:00 o'clock unless the
20 crowd disburses, we can open up the street
21 earlier.

22 BUILDING SUPERINTENDENT STANTON: Sounds
23 good, Mayor.

24 DEPUTY MAYOR HAWXHURST: There are a couple
25 of new restaurants on Atlantic, so, just make

1 sure we reach out to them.

2 BUILDING SUPERINTENDENT STANTON: Yes.

3 MAYOR BEACH: Thank you, Brian.

4 TRUSTEE BOCCIO: Thank you, Brian.

5 DEPUTY MAYOR HAWXHURST: Thank you.

6 TRUSTEE BOCCIO: So moved.

7 TRUSTEE REARDON: Second.

8 MAYOR BEACH: All in favor?

9 (Whereupon, a vote of aye was heard by all.
10 After, the following ensued.)

11 MAYOR BEACH: Next is the Fire Department,
12 use of Fire Department vehicles, they have their
13 annual Pocono Mountain's Golf Outing, so, they are
14 asking to utilize some vehicles to take some of
15 their equipment there.

16 A Motion to accept?

17 TRUSTEE REARDON: So moved.

18 DEPUTY MAYOR HAWXHURST: Second.

19 MAYOR BEACH: All in favor?

20 (Whereupon, a vote of aye was heard by all.
21 After, the following ensued.)

22 MAYOR BEACH: Fire Department, also, again,
23 they are going to a couple of parades, plans to
24 participate in the following parades during the
25 Summer months, Baldwin Fire Department's

1 125 years on August 14th.

2 Motion to approve.

3 TRUSTEE BOCCIO: And, the 4th Battalion.

4 MAYOR BEACH: And, the 4th Battalion in
5 Rockville Center, August 21st.

6 DEPUTY MAYOR HAWXHURST: So moved.

7 TRUSTEE REARDON: Second.

8 MAYOR BEACH: All in favor?

9 (Whereupon, a vote of aye was heard by all.
10 After, the following ensued.)

11 MAYOR BEACH: Next on the agenda, Counsel
12 we got some new self-contained breathing apparatus
13 tanks packs for our Fire Department and we have
14 some old ones left over and we would like to be
15 able to utilize them to companies that are in need
16 of them, that would be Rockville Centre and East
17 Rockaway.

18 They are not out-of-date but they are
19 getting towards the end of their life.

20 If we give them to East Rockaway and East
21 Rockaway and Rockville Centre, I would ask for a
22 notification to hold us harmless in issuing them
23 to those Villages.

24 Everyone in agreement?

25 (Whereupon, "yes" was heard by everyone

1 except Deputy Mayor Hawxhurst. After, the
2 following ensued.)

3 DEPUTY MAYOR HAWXHURST: No, if we are
4 giving these equipment that are almost obsolete, I
5 am assuming the people of Rockville Centre and
6 East Rockaway would only want the best when
7 spending the money for their Fire Department.

8 MAYOR BEACH: So noted.

9 VILLAGE ATTORNEY ATKINSON: Mayor, I will
10 prepare the hold harmless agreement on that.

11 TRUSTEE REARDON: So moved.

12 TRUSTEE BOCCIO: Second.

13 MAYOR BEACH: All in favor?

14 (Whereupon, a vote of aye was heard by all
15 except Deputy Mayor Hawxhurst voted nay. After,
16 the following ensued.)

17 MAYOR BEACH: There are a few Members of
18 our Department and some Members of the New York
19 City Fire Department, okay, a Motion to utilize
20 the Fire Department Members to utilize the
21 Department's bus to go to the New York City
22 Department's Medal Day Ceremony in Fresh Meadows
23 in Corona on Wednesday, June 2nd.

24 And, that vehicle will come directly back
25 home, correct, Chief?

1 CHIEF PALADINO: Correct.

2 MAYOR BEACH: So, transportation of the
3 Members to Fresh Meadow Park and coming home and
4 we will provide that.

5 Motion?

6 DEPUTY MAYOR HAWXHURST: So moved.

7 TRUSTEE REARDON: Second.

8 MAYOR BEACH: All in favor?

9 (Whereupon, a vote of aye was heard by all.
10 After, the following ensued.)

11 MAYOR BEACH: Next a Motion to allow
12 municipal marketing services to - - a proposal at
13 Greis Park Athletic Field, Long Island Base,
14 Municipal Market Agency to provide sales and
15 marketing services to financially support the
16 Village's newly constructed turf field at Greis
17 Park.

18 Everyone has read this over?

19 (Whereupon, "yes" was heard by all. After,
20 the following ensued.)

21 MAYOR BEACH: We are all in agreement?

22 (Whereupon, "yes" was heard by all. After,
23 the following ensued.)

24 MAYOR BEACH: Motion to allow?

25 DEPUTY MAYOR HAWXHURST: So moved.

1 TRUSTEE BOCCIO: Second.

2 MAYOR BEACH: All in favor?

3 (Whereupon a vote of aye was heard by all.
4 After, the following ensued.)

5 MAYOR BEACH: Next with that is a quote for
6 the scoreboard.

7 Anybody out there that would like to donate
8 to our scoreboard, that means you Jeff or Harold.

9 I will work on David, later.

10 This is to raise money for a new scoreboard
11 and we had some quotes on the scoreboard.

12 It will be approximately, fifty thousand
13 dollars, all said and done, we do have some money
14 left over from the bond.

15 So, we really don't have to go too far to
16 get it.

17 So, it is a great thing.

18 I would like to make a Motion to accept - -
19 to get going so we can have a scoreboard up in the
20 new field.

21 DEPUTY MAYOR HAWXHURST: So moved.

22 TRUSTEE BOCCIO: Second.

23 MAYOR BEACH: All in favor?

24 (Whereupon, a vote of aye was heard by all.
25 After, the following ensued.)

1 MAYOR BEACH: This is to allow North Middle
2 School to utilize the pool because they can't go
3 somewhere else.

4 DEPUTY MAYOR HAWXHURST: Yes, because of
5 COVID, they can't have their usual end of school
6 party at their usual location.

7 MAYOR BEACH: So, it is 8th grade students
8 at North Middle each year hold an 8th grade
9 graduation party and they have it at the pool.

10 All right, so, a Motion to approve?

11 TRUSTEE REARDON: And, I do see that they
12 have reached out to the PTA's insurance company
13 and they have been given, you know, the permission
14 to use the insurance.

15 MAYOR BEACH: They have the insurance and
16 they have fifteen parents, chaperones and they
17 have a yogurt truck showing up.

18 Do we need any legalities for that, for the
19 yogurt truck showing up?

20 VILLAGE ATTORNEY ATKINSON: No, that will
21 be okay.

22 TRUSTEE REARDON: Yep.

23 MAYOR BEACH: Motion to approve?

24 DEPUTY MAYOR HAWXHURST: Yes, subject to
25 approval of the insurance.

1 TRUSTEE REARDON: Second.

2 MAYOR BEACH: All in favor?

3 (Whereupon, a vote of aye was heard from
4 all. After, the following ensued.)

5 MAYOR BEACH: Next on the agenda is a
6 Public Application for multi-family housing in the
7 Cultural Arts District.

8 At 7:21, I would like to make a Motion to
9 open the Public Hearing to consider the
10 application to permit the construction of a new
11 201-unit, multiple dwelling, upon the property
12 known as 43-47 Broadway, 90-96 Saperstein Plaza
13 and 17 and 21 Langdon Place known and designated
14 on the Village of Lynbrook land and Tax Map as
15 Section 24, Block 3, Lots 15, 18 on the Nassau
16 County Land and Tax Map as Section 24, Bock 519,
17 Lots 13, 14, 117 and 124 and 213.

18 VILLAGE ATTORNEY ATKINSON: Mayor, if I
19 may, may I just say one quick thing.

20 MAYOR BEACH: Yes.

21 VILLAGE ATTORNEY ATKINSON: Mayor, this is
22 a petition pursuant to Chapter 25246.1 of the
23 Lynbrook Village Code which is the Arts and
24 Cultural Overlay District.

25 Just for the Board's own edification and

1 Anyone at home watching, it is 25246.1 is the
2 application coming in.

3 I am sorry to interrupt.

4 MAYOR BEACH: No, it is all right. I just
5 have one more thing to say when we open it up for
6 the Public Hearing, as we just did when we open it
7 up to the floor, if you are at home and watching,
8 you want to have a comment, you can reach us at
9 516-599-2828.

10 When we get to that point, I will remind
11 you of that number, once, again.

12 ATTORNEY COSHIGNANO: Good Evening, Mayor,
13 Deputy Mayor and Trustees.

14 MAYOR BEACH: Good Evening. I will stop
15 you for one second.

16 Can someone come down and help her with the
17 microphone, a little closer so everyone can hear
18 her.

19 ATTORNEY COSCHIGNANO: It is great to be
20 with you in person.

21 I mean I have done a million Zooms this
22 year and this is my second in-person meeting, so
23 it is a pleasure to be back in person.

24 Hopefully, that will continue.

25 So, on behalf of the Applicant, tonight,

1 43-47 Broadway Realty LLC., Elisabetta
2 Coschignano, partner with Sahn, Ward, PLLC.
3 Located at 333 Earle Ovington Boulevard,
4 Uniondale, New York.

5 On behalf of the applicant, we have David
6 Orwasher, Chief Development Officer for Breslin
7 Realty and Kathleen Urbani, Development Manager
8 for Fields Grade Development.

9 On behalf of our Engineers, we have David
10 Buttacavoli, David Wortman and Patrick Lenihan
11 that will present our site plan of school-age
12 generation analysis.

13 Traffic and Parking Studies, we have
14 Architect, Jack Raker and Barry Nelson, Real
15 Estate Appraiser.

16 Good Evening, um, the subject premises area
17 1.11 acre parcel situated on the South side of
18 Langdon Place bordered on the East by Broadway and
19 South by five, um, by Saperstein Plaza.

20 The premises is comprised of five
21 contiguous parcels of which the applicant is
22 contract vendee at this time.

23 More, specifically, the parcels are as
24 follows:

1 47 Broadway, Lynbrook, also, known as
2 Section 37, Block 599, Lots 119 through 124 on the
3 Nassau County Land and Tax Map.

4 90 Station Plaza, also known as Section 37,
5 Block 519, Lots 117 and 118 on the Nassau County
6 Land and Tax Map.

7 96 Station Plaza, also known as Section 37,
8 Block 519, Lot 14 on the Nassau County Land and
9 Tax Map.

10 17 Langdon Place known as Section 37, Block
11 519, Lot 143 on the Nassau County Land and Tax
12 Map.

13 And, finally, 21 Langdon Place, also known
14 as Section 37, Block 519, Lot 213 on the Nassau
15 County Land and Tax Map.

16 So, as stated earlier, the assemblage is
17 made of the aforementioned parcels which totals
18 1.11 acre in size.

19 And, the applicant makes this application
20 as contract vendee with the consent of the owners
21 and sellers of these parcels.

22 47 Broadway is the - - as you all know, the
23 well-known site of the three story industrial
24 buildings known as the former Mangrow Feather
25 Factory.

1 The building has been vacant and not in use
2 since 2008.

3 90 Station is currently improved with a
4 one-story warehouse.

5 96 is improved with a one-story warehouse
6 and distribution center.

7 17 Langdon is improved with a two-family
8 dwelling and 20 Langdon is vacant, undeveloped.

9 All of these parcels are either adjacent or
10 steps away literally from the Long Island Railroad
11 Station.

12 The premises are boarded on the North by a
13 mix of Commercial uses, a large Municipal Parking
14 Field and Lynbrook Village Hall.

15 They are boarded on the northwest by an
16 additional, um, Municipal Parking Lot for
17 commuters on the East by more mixed Commercial
18 uses and various attending parking lots and to the
19 West by Temple Am Echad which is an assemblage of
20 properties including a place of worship, children
21 learning center and a caretakers residences which
22 are all associated with the Temple.

23 Further to the West is a Military Memorial
24 Public Park along Superstein Plaza.

25 The applicant hopes to redevelop the

1 subject parcels into a highly amenitized, multi-
2 family transit oriented development in the
3 Village's Commercial downtown.

4 They are located in the Village Commercial
5 Zoning District and eligible for inclusion within
6 the Village's Arts Cultural Overlay District
7 because they are square within the parameters
8 articulated in Article 7-A, Section 252-46.2 of
9 the Village Zoning Code.

10 Um, pursuant to that Section in order to be
11 considered for the Overlay District, the premises
12 beneficially zoned within a minimum lot area of 35
13 thousand square feet and situated within the heart
14 of the Village's Commercial District which is
15 defined as the geographic area bounded on the
16 South by Sunrise Highway, on the East by Earle
17 Avenue, on the West by Nieman Avenue and Peninsula
18 Boulevard and on the North by Peninsula Boulevard
19 pursuant to the code.

20 So, our parcel meets each of those
21 requirements and we are here seeking the approval
22 to be included within this particular district to
23 continue the expansion and revitalization that is
24 currently underway in Lynbrook.

25 Um, as the Board knows, um, the Developer

1 began discussions with the village, um, several
2 years ago regarding the possibility of
3 redeveloping The site and during that time it has
4 paid very close attention to every detail with
5 respect to the design, amenities, aesthetics and
6 all the potential beneficial impacts to the
7 community.

8 You will hear testimony this evening
9 regarding the design, the engineering of the
10 project, the architecture, traffic and parking,
11 real estate, marketing and the safety of the
12 development as it relates to fire and emergency
13 response.

14 However, it is worth noting, now, that they
15 have gone through so many designs to ultimately
16 present something that will pay homage to the
17 history of this site with something that is of an
18 industrial retrofit look.

19 So, just to dive into a short history of
20 the Mangrove, which is not so short, but your
21 village historian, Art Mattson had written about
22 it and um, it is interesting in the early 1900's
23 it was originally known as the Bates Opera House
24 and owned by Ed Bates.

25 Um, after that, it was sold in 1916,

1 converted to a Knitting Factory which became
2 Lynbrook's largest employer at that time hiring
3 60 men and 60 women.

4 Years later the Mangrove moved into the
5 ground floor producing feathers for carnivals and
6 apparel industry.

7 Later on in 1982, it was purchased and
8 continuing the manufacturing trend, um,
9 manufactured Men's sportswear out of that building
10 for Brook's Brothers and Saks.

11 And then in 2005, the owner of that
12 manufacturing company was looking to close his
13 business down and received an offer to sell.

14 So, he did sell it to the current owner who
15 attempted to develop it, but did not and the
16 building has been vacant since 2008.

17 So, it has been many years and we are happy
18 to bring this application before you this evening.

19 Our project consists of a structure
20 containing five stories of residential living
21 space and two stories of on-site parking.

22 The residential space contains 201
23 residential units consisting of 55 studios, 111
24 one-bedroom units and 35, two bedrooms. The
25 project provides 205 off-street parking spaces.

1 These include 788 compliant spaces and 14
2 compact spaces.

3 The community will have amenity space, a
4 clubroom, a retail cafe for use by residents of
5 the community and the public, Concierge, a secure
6 garage, a green rooftop terrace and door service.

7 Um, the Building's Superintendent for the
8 Village has prepared a report to the Board
9 addressing, among other things, the dimensional
10 criteria.

11 Public Notices were sent, um, to each
12 property owner within a 200-foot radius.

13 We have filed our affidavits with the Village
14 and all the green mailing cards that were returned
15 to my office were submitted this evening.

16 In furtherance of the project, the applicant has
17 had several town hall meetings in April with the
18 residents to be completely transparent about the
19 project and has had huge online presence reaching
20 thousands of viewers via Facebook and the website
21 and the motivation in scheduling these meetings
22 and going online was to be completely transparent
23 with the community and invite any community input
24 and ideas.

25 Um, we fell these Meetings were very

1 well received.

2 So, our application is fully compliant with
3 all the code provisions set forth in Article 7 of
4 the zoning code.

5 Multifamily dwellings are permitted use.

6 The height of the building is in compliance
7 with the maximum height requirement of 80 feet
8 from the top of the curb's highest point to the
9 roof exclusive of mechanicals and parapet walls.

10 Although our site engineer and architect
11 will speak more fully on those details.

12 The height of the building is at code, as a
13 result of the developer's tremendous efforts to
14 maintain all of its parking needs on site.

15 Further, it has worked tirelessly to make
16 certain that no parking would be visible from the
17 exterior of the building and the parking levels
18 will look exactly like residential floors from the
19 exterior of the building.

20 You won't see cars.

21 You won't see a parking garage.

22 You won't see any of that.

23 It will literally look all residential.

24 They will get into the design with you and
25 you can see it up there.

1 They really went through a painstaking
2 process to do that.

3 Um, They also provided a 13 1/2 foot set
4 back on the east side of the building facing
5 Broadway.

6 The setback will provide ample access to
7 the retail cafe and pedestrian accessibility to
8 and from the railroad on Broadway.

9 The code does permit an applicant to
10 propose the use of on street parking.

11 However, as will be testified to this
12 evening by our parking expert and traffic expert,
13 we require zero on-street parking.

14 The on-site parking is adequate to
15 accommodate all the needs related to the project.

16 Finally, we did conduct the school-age
17 children generational analysis.

18 The school-age children generational
19 analysis revealed that the proposed project will
20 have no more than six to nineteen school-age
21 children and that could be expected to be even
22 lower given that eighty-three percent of the units
23 are studios and one bedrooms.

24 Um, we also submit that the project
25 achieves the objectives of the - -

1 Legislative objectives and intent as
2 articulated in the Code, those being to sustain
3 established and new arts hotel and cultural uses
4 in the heart of the Village's District, Commercial
5 District to eliminate substandard conditions in
6 the heart of the Village's Commercial District, to
7 enhance the aesthetics an overall images of the
8 Village's Commercial District and to generate
9 economic activity with increased foot traffic by
10 adding multiple-dwelling use with or without a
11 mixed use.

12 We submit that the project will certainly
13 sustain the established uses in the Commercial
14 District by increasing property taxes, adding
15 additional residents to shop and dine in the
16 community and to sustain the Village's Mom and Pop
17 shops that currently exist on Atlantic Avenue,
18 Sunrise Highway, Merrick Road and Hempstead
19 Avenue.

20 It will eliminate a dormant building in
21 substandard conditions.

22 It will enhance the aesthetics of the
23 Village by its development of a new industrial
24 retrofitted building with a promotion of the arts,
25 as the Developer will be displaying art

1 along each side of the building.

2 It will generate increased foot traffic and
3 promote the walkability in the district, which in
4 turn, will generate further economic activity on a
5 sustainable and enduring basis.

6 We believe, um, that the legislative intent
7 and objectives are really within, um, our project.

8 Um, our target market is young
9 professionals, empty nesters that want to stay in
10 this community and be in close proximity to the
11 downtown district and the Long Island Railroad,
12 you know, it is 30 minutes to Penn Station, 15
13 minutes to Long Beach.

14 It is really the ideal deal place, um, for
15 our target market.

16 Um, but our real estate expert will further
17 elaborate as to the success of comparable transit
18 oriented developments in other areas with similar
19 downtowns.

20 Um, we feel the project will also generate
21 a multitude of construction jobs and various
22 permanent jobs not only at the site itself but
23 also at the local businesses that will thrive from
24 the introduction of new residents in the
25 community.

1 It would further anchor the revitalization
2 of the community near the LIRR as a suitable use
3 and in keeping with the legislative objectives.

4 The Breslin Realty Organization has
5 partnered with Fields Development in order to
6 accomplish their vision with respect to the
7 project.

8 Fields is a premier developer and operator
9 of the multi-family residential communities and
10 well known for its highly amenitized, dramatic,
11 urban living spaces with amenities and features.

12 They have a wide range of experience when
13 it comes to building structures that compliment
14 historical and industrial architecture which is
15 what we were going for here and what we seek to
16 achieve at the site of the former Mangrove.

17 We did present the project to the Nassau
18 County Planning Commission on May 6th and the
19 Nassau County Planning Commission issued a local
20 determination pursuant to Section 230-M - - 239-M
21 of the General Municipal Law.

22 It was very well received by the Nassau
23 County Planning Commission.

24 Um, they were in favor of the project and
25 made very favorable comments.

1 So, we thank them for their support.

2 Um, finally, we have filed an application
3 with the Nassau County Fire Marshal's Office,
4 which is a site review application.

5 They responded and issued their standard
6 formal letter of requirements.

7 We did present the project design, which we
8 have such modified.

9 And, the second application is currently
10 being processed.

11 We are pending another formal response.

12 One of the items that our Fire Safety
13 Consultant has discussed with the Assistant Chief
14 is the requirement that we need, um, no parking on
15 the northside of Saperstein due to fire apparatus
16 access as they will need an unobstructed area in
17 front of the building on Saperstein.

18 As to Langdon, the distribution of overhead
19 lines will be removed and placed subsurface for
20 the other fire apparatus that is required.

21 Um, proper signage and striping on Broadway
22 will be installed as required.

23 Um, at this time, um, if the Board doesn't
24 have any questions, at this moment, I would like
25 to call up our first speaker.

1 MAYOR BEACH: Do any Board Members have any
2 questions at this point?

3 (Whereupon, "not at this point," was heard
4 by the Board Members. After, the following
5 ensued.)

6 ATTORNEY COSCHIGNANO: So, David
7 Buttacavoli on behalf of VHB to present the site
8 plan.

9 DAVID BUTTACAVOLI: Good Evening, Mayor
10 Beach, Village Trustees, can you hear me okay?

11 Very good, usually not considered to be
12 quiet.

13 So, my name is David Buttacavoli with VHB
14 Engineering located at 100 Motor Parkway, Suite
15 350 in Hauppauge, New York for the presentation.

16 If it is okay, for the Board, I would like
17 to present closer to the board, if that is okay.

18 As Mrs. Coschignano outlined, the project,
19 here, as a site engineer, the site is
20 predominately architectural.

21 I got a couple of things to review with you
22 about how the layout of the site is, but, as you
23 can tell from this diagram, Langdon, Broadway and
24 Saperstein, the site plan, itself, that you see
25 other than being fully encapsulated by the

1 Building, there is a thirteen and a half foot
2 wide sidewalk, here, which will allow some of the
3 café seating out front.

4 So, that portion of the front of the
5 building will have an overhang but that right,
6 there, will actually be part of the café.

7 Um, in addition to that, um, there will
8 also be street trees that will be installed along
9 the outside perimeter down Langdon Place and along
10 Saperstein which you can see here on the map.

11 Regarding access to the new facility, the
12 future tenants will have a few different options
13 to get in.

14 There is full access on Langdon Place to
15 get into the parking structure, as well as, full
16 access on Saperstein.

17 Um, in addition to those accesses, there is
18 also a convenient drop off, here, for residents to
19 drop off here, to slow down and to be able to go
20 down to park.

21 Um, with that, that is the site plan.

22 Um, so, if you don't have any questions for
23 me, I will introduce the Architect, if that is
24 okay.

25 MAYOR BEACH: Yes, I have one question,

1 the trees on Saperstein - -

2 DAVID BUTTACAVOLI: A-hun.

3 MAYOR BEACH: Is that a good location for
4 trees?

5 DAVID BUTTACAVOLI: So, the trees, here,
6 there are a couple of curb cuts, here, a curb cut,
7 here.

8 This one we will have to look at site
9 distance and this is not here.

10 MAYOR BEACH: The reason is the Long Island
11 Railroad, will that affect the growth of the trees
12 because of the shade?

13 DAVID BUTTACAVOLI: We will have to
14 coordinate what kind of trees we can put there
15 that will not be hindered or look at whatever
16 species it is going to be, um, but, I think this
17 adds to the aesthetics going down, here, from a
18 site prospective.

19 We do see it in other places, but, it
20 actually might be determined on the tree.

21 MAYOR BEACH: Okay, any other questions?

22 DEPUTY MAYOR HAWXHURST: So, you mentioned,
23 for the residents, there is one entrance on
24 Langdon and two on Saperstein?

25 DAVID BUTTACAVOLI: Correct.

1 DEPUTY MAYOR HAWXHURST: What about
2 deliveries, where would that be?

3 DAVID BUTTACAVOLI: So, you have a service
4 entrance, here, deliveries could either stop,
5 here, I mean, obviously, if it is a small car - -

6 DEPUTY MAYOR HAWXHURST: I meant somebody
7 is getting furniture for their apartment.

8 DAVID BUTTACAVOLI: Here is a loading dock.

9 DEPUTY MAYOR HAWXHURST: Okay.

10 DAVID BUTTACAVOLI: So, right, here on this
11 part of the property is a loading dock, is where
12 the refuse would be, as well.

13 This is where a truck would back in if they
14 needed to drop something off.

15 DEPUTY MAYOR HAWXHURST: Okay.

16 DAVID BUTTACAVOLI: It is actually hidden
17 inside the building, here, so, the access is full
18 curb cut, here, curb cut, here which gets to the
19 second floor of the parking, curb cut, here gets
20 to the grade floor parking which is the same as
21 this one.

22 And, here is your drop off.

23 DEPUTY MAYOR HAWXHURST: And, that curb cut
24 on Langdon would that also be where garbage and
25 pick up and such is?

1 DAVID BUTTACAVOLI: No, that is going to
2 happen and the Architect will talk to this a
3 little further.

4 It should all be coming out of this.

5 This is garbage, here. (Indicating.)

6 DEPUTY MAYOR HAWXHURST: Okay.

7 TRUSTEE REARDON: Just to back up,
8 technically, the garbage truck or delivery truck
9 would back in and not block Saperstein, so, they
10 would have the ability to pull in as you are
11 saying, a hidden area, per say and - -

12 DAVID BUTTACAVOLI: This might actually be
13 a little bit easier, you probably can't read it
14 from there.

15 You can see there is actually a large bay
16 in there.

17 TRUSTEE REARDON: Oh, all right, okay.

18 DAVID BUTTACAVOLI: That would be the third
19 picture, over, there. (Indicating.)

20 DEPUTY MAYOR HAWXHURST: That garage door?

21 DAVID BUTTACAVOLI: Yes.

22 TRUSTEE REARDON: Thank you.

23 TRUSTEE RYDER: I have a question for you,
24 so, those trucks that back into that refuse area,
25 there is enough room that is Saperstein, that

1 they would be backing off of?

2 DAVID BUTTACAVOLI: Saperstein is actually
3 wider than most roadways, to be quite frank, so,
4 this is - - you have your curb.

5 This is your - - is your driveway apron,
6 so, they would be able, this is one way they would
7 be able to do this.

8 TRUSTEE RYDER: Is that entrance where the
9 refuse truck will go into?

10 Is that across from the escalator where,
11 um, the commuters would come on and off the train?

12 DAVID BUTTACAVOLI: No.

13 DEPUTY MAYOR HAWXHURST: No.

14 MAYOR BEACH: There are stairs there.

15 TRUSTEE RYDER: Stairs, there.

16 MAYOR BEACH: On Broadway.

17 DAVID BUTTACAVOLI: The stairway is at the
18 center of the platform.

19 TRUSTEE REARDON: This is closer.

20 TRUSTEE RYDER: I understand it is not
21 going to interfere with LIRR commuters going up
22 and down to the tracks.

23 It is not going to be dangerous?

24 MAYOR BEACH: I don't believe so.

25 TRUSTEE RYDER: That is further, that is

1 further West, here of the stairs, right?

2 MAYOR BEACH: We are talking Long Island
3 Railroad stairs, if there would be a hinderance
4 going to the staircase, which is maybe fifty feet
5 passed that location, which I don't see that being
6 an issue because this is a sidewalk opening there.

7 TRUSTEE RYDER: At this point, I am going
8 to introduce the Architect, Jack Raker.

9 MAYOR BEACH: Sure.

10 JACK RAKER: Jack Raker with Minnow, Wasko,
11 Architects.

12 I believe we were talking about this
13 entrance here and I don't see there is an issue
14 going, here.

15 DEPUTY MAYOR HAWXHURST: Please use a mic.

16 JACK RAKER: My name is Jack Raker with
17 Minnow, Wasco Architects.

18 I just want to clarify a couple of things
19 that were said before on trash and I will get into
20 detailed discussion about trash but trash, we
21 don't have trash trucks pulling into that loading
22 area.

23 They will pull in front of that loading
24 area and trash will be brought out right next to
25 it.

1 So, as they pull out before they have
2 time to turnaround and make the moves, they will
3 just be able to just pick those two-yard
4 containers up.

5 MAYOR BEACH: So they will roll out, it
6 will be rolled out?

7 JACK RAKER: Rolled out from that area.

8 MAYOR BEACH: Okay.

9 JACK RAKER: By the time it takes the trash
10 truck to make the move, turn and back in, it takes
11 a little while for them to do that, we figure
12 better for them to pull over the arms, come out,
13 pull those containers in and they are on their
14 way.

15 TRUSTEE REARDON: Okay.

16 JACK RAKER: Again, my name is Jack Raker.
17 I am with Minnow, Wasko, Architects and Planners.

18 I am a Principal, there and I am very
19 excited to present to you this project, tonight.

20 My firm is located at 80 Lambert Lane in
21 Lambertville, New Jersey, quite a ways from here,
22 but, um, we are very excited to present this
23 project to you, here in Lynbrook, tonight.

24 Um, I will give you just a quick overview
25 of some of the building, um, just real quick.

1 I know some of the items were touched upon
2 earlier.

3 I will elaborate a little bit on them.

4 And I will be speaking a lot to the screen.
5 I will try to point to the board as much as I can
6 for the Board.

7 I do have a laser pointer to point.

8 We are five stories of type 3-A
9 construction, over two stories of type 1-A
10 construction.

11 That A-1 construction is the parking
12 garage.

13 Um, we have about - - in the five stories
14 above the 3-A construction, we have about two
15 hundred and one, um, apartments of which one
16 hundred and eleven are one-bedrooms, about fifty-
17 five studios and, again, only thirty-five, two-
18 bedroom units.

19 There is a ten percent workforce
20 requirement, so, we are meeting that ten percent
21 which we will comply with that and in the garage,
22 there is two hundred and five parking spaces
23 total, which cover more than one to one in the
24 garage.

25 We have a few extra spaces for employees

1 and/or future tenants to stop by.

2 The building is fully code compliant, fully
3 sprinklered, um, and it has, um, a great deal of
4 life safety, in which I will get into in upcoming
5 testimony.

6 We hope to, after we complete tonight's
7 testimony, get approved, we hope to get
8 construction documentation completed by the end of
9 Summer, you know, we have to draw a lot of
10 drawings to do after this.

11 So, we hope we can get to our computers
12 and start drafting a very quickly.

13 Chuck, you can move onto that first slide.

14 Again, I will not go over some - - backup,
15 one, Charlie, thank you - - one more, to the
16 ground floor.

17 I believe the Civil Engineer oriented you
18 to where the site was and the surrounding area, so
19 I will not get into that too much but since it has
20 been slightly reoriented, we have Langdon Place
21 here, Broadway here and Saperstein toward the
22 bottom.

23 So, you are driving up to this site in a
24 car, if you are a tenant, you already rent in this
25 location.

1 You will receive a key fob to get into this
2 place and any location and that will include a key
3 fob that activates doors, garage doors that access
4 the garage.

5 Those key points are located here, here.
6 (Indicating.)

7 And, the second floor is located here.

8 At the street frontage on each of these
9 locations is a garage door.

10 That garage door automatically opens with
11 that key fob as the tenant pulls up and pulls in.
12 It is done.

13 That is a security feature that allows the
14 tenant in.

15 In emergency situations, there is a
16 concierge that can let any emergency person into
17 the building or in and out when they are there in
18 their hours but we also provide a Knox box that
19 provides all access for emergency personnel in any
20 alternate time so they will have access to the
21 garage, both levels and the levels inside the
22 garage and in the building itself.

23 If you drive up to your parking spot, you
24 would, then, enter the building at this location,
25 here. (Indicating.)

1 Go into the elevator, take it up to your
2 unit and that is how you would enter if you were a
3 resident.

4 If you are a visitor, you would go to this
5 drop off area, this is the main entry, here.

6 And, I will point that main entry here in
7 the rendering.

8 You will see there is a little recess in
9 the building elevation, that location you could
10 come up, pull over, you could get out, enter
11 through these doors and call up to a tenant or if
12 you are an Uber driver, call up, say, "I'm here."

13 Usually, that is all done by phone or by
14 the app, and now, but, um, in a taxi situation,
15 they could pull up, go in and then call up to a
16 person and let them know that they are there, that
17 is generally how the visitors can access the
18 building.

19 If you are a future tenant and you are
20 leasing, you can go in there go to the leasing
21 agent, they will give you an access code to the
22 garage where you can then park and go in and tour
23 the building, um, and lease the building - - and
24 lease one of the units.

25 So, at this ground floor, you will see

1 this yellow area here is the lobby that leads into
2 this elevator and stairwell and just to the right,
3 here, this pink area, that is a large sort of
4 amenity space.

5 I will show you some pictures in the next
6 couple of slides what that looks like.

7 It will have lounge seating, fireplace,
8 TV's, um, it will be a real great adjacent space
9 to, what we hope, to be a nice cafe.

10 Our attention is to get a coffee shop in
11 year where you can go and get a cup of coffee,
12 head off to the train and come back and then - -
13 or sit in this lobby area, this cafe area, if you
14 are a tenant and relax, have your cup of coffee.
15 So, we think there is a real synergy to those two
16 uses.

17 I will talk about some of these gray areas
18 in, here, some ancillary spaces in, here.

19 This is like a package area.

20 So, what happens is, UPS and FedEx and
21 there are a lot of packages to these buildings - -
22 to these buildings, nowadays.

23 With two hundred and one tenants, you will
24 have a lot of packages, so, that needs to be
25 managed.

1 It can't just be, "Oh, they come in and
2 drop it off at the desk."

3 So, we have a package room that receives
4 these packages.

5 We also have a package concierge, I don't
6 know if you have ever seen this, it is essentially
7 like a Amazon locker.

8 Amazon is proprietary but there are many
9 different companies that make those lockers.

10 The UPS man comes in or FedEx, they put it
11 in a locker, that locker is then keyed in.

12 It sends an email or text message to the
13 tenant to let them know that they have a package.
14 They can then go down, come in through the lobby,
15 pick up their package and go up to their unit.

16 So, it is all very well managed.

17 And, then, the UPS or FedEx man just goes
18 on their way.

19 There is a little drop off area, that is
20 noted by the Civil Engineer earlier, that they can
21 temporary pull over while they get rid of their
22 packages and not block traffic.

23 So, additionally, I did mention that there
24 is that trash area in gray over here that is the
25 larger trash room.

1 That trash room is on every floor of the
2 building and every floor you can go in, a tenant
3 can go into that trash room, take the chute, open
4 up and drop their trash, either into a trash area
5 or into recycling that trash or recycling goes
6 down to the lower levels where it is compacted or
7 separated.

8 Then Building Services takes that compacted
9 trash on managed days, so it is set up there is a
10 private hauler set up on those days.

11 They know the time the hauler is going to
12 be coming.

13 They bring it out probably about twenty
14 minutes before the hauler gets there.

15 They are two yard containers.

16 They are manageable, have an individual
17 that can roll them, um, how many - - there maybe
18 two depending upon the frequency of trash pickup.

19 So, that is something that Building
20 Services ends up managing.

21 They roll them out.

22 The trash truck pulls up. The arms come
23 out, dump it into the trash and then the trash
24 truck goes on its way and the whole area happens
25 out right in front of the loading, right

1 there. (Indicating.)

2 Another thing that we did have a loading
3 area, as well, so, what the loading area is for is
4 move-in day, move in or move-out day and that too
5 is managed.

6 Um, there are only specific times that
7 people are allowed to move in and out of these
8 buildings.

9 You just can't say, "Well, I want to show
10 up 5:00 o'clock on Tuesday and move in."

11 It is just not going to happen.

12 Building Management is very aware, you
13 know, where they are and they want to make sure
14 they have eyes on the people moving in and out of
15 the building.

16 So, move-ins happen usually in a small
17 panel van.

18 We are talking about apartments, here.

19 We are not talking about single-family
20 housing.

21 So, usually, it is a panel van of some
22 sort.

23 That panel van can pull in and back into
24 that and fit in that location there.

25 Um, they can unload and stage there.

1 It is right next to the elevator and they
2 can go right into the elevator core, go up to the
3 floor where they are moving into and disburse
4 their stuff.

5 Move-ins don't take very long, you know, I
6 would imagine they won't take a full day to move
7 into an apartment.

8 They are usually one load moving in and
9 out.

10 It is not a big tadoo.

11 If you have a single-family house, it is a
12 totally different type of move-in.

13 Um, let's see, I just want to make sure - -
14 okay, let's go up to the next level.

15 This is the second level of the parking
16 garage, just wanted to show you there is a door at
17 the bottom, here, that takes you up to the ramp.

18 You can circulate around and park.

19 You have access to the elevator core, here.

20 I just wanted to show you this.

21 This is a two-story space in this corner to
22 the right of that café area and this is a leasing
23 area, as well.

24 This is where you will go up and work with
25 the leasing agent to lease an apartment.

1 Let's go to the next level.

2 So, this is first, Type 3-A level.

3 This is where the apartments are happening
4 and what happens in here, you have a nice plaza
5 deck.

6 This is just above the garage, so, this is
7 that concrete level.

8 Below that is the Type 1-A construction and
9 then these are all the apartments around that pink
10 area.

11 There is an amenity space and these amenity
12 spaces are some of the most popular things.

13 It looks like it is really drawing people
14 to this style of living.

15 It really creates a great amenity in this
16 area.

17 You would have a fitness center. You would
18 have, um, you would have some co-work areas, co-
19 work stations.

20 Um, there would be a lounge, maybe a
21 fireplace, as well as, it is a great place to get
22 together with some of your tenants, local tenants,
23 your neighbors and maybe have a birthday party or
24 do something because you are living in a small
25 apartment, you can't have a bunch of people up

1 in your apartment but you still want to maybe have
2 a 30th birthday party or Superbowl party.

3 And, I would imagine that the operator runs
4 special interests there, as well.

5 Nd, then, out on this plaza deck level,
6 here, there is usually, I will show you some
7 photographs in the next slide, there are grilling
8 stations for people to lounge, some shade
9 structures, grass areas.

10 People love grass areas.

11 There will be plantings, we are showing.

12 This is a conceptual layout, here. You
13 will see, we have some planting areas and some
14 areas we get some real greenery.

15 Let's go to some of the amenity pictures
16 and here are three typical amenity-type stuff that
17 we have done in the past, one to the top left, you
18 will see it is like a catering kitchen.

19 This usually corresponds to that
20 entertainment area, that café area and that island
21 is a great place, we call it, you know, a great
22 place to put food, if you have a party, usually,
23 we put a small refrigerator for drinks and what
24 not.

25 And, then, there is usually

1 a dishwasher.

2 It is not really a full kitchen.

3 It is just for catering, so, you are
4 bringing in all the cooked food in already and
5 having a party.

6 To the right you will see a fantastic gym
7 layout.

8 Fitness is huge, um, there is usually even
9 some on-demand fitness that they do there, like
10 yoga and yoga classes and what not.

11 Sometimes they will bring in Instructors
12 for tenants to use some of those amenities.

13 Really, really, fantastic, really luxury-
14 type living.

15 And, then, just this bottom picture is just
16 a great little amenity space café, just a small
17 seating area.

18 Let's go to the next one.

19 This is what we anticipate, just sample
20 images of what it might look out on that plaza
21 deck area.

22 You have some green grass areas, perhaps a
23 place that you can play some bocce.

24 Um, shaded structures, you will see some
25 shaded structures.

1 This is a great little grilling area.

2 It has got some shade over it and some
3 dining tables on each side.

4 There is a grilling station, here and here.
5 (Indicating.)

6 So, tenants have no place to grill in their
7 apartments.

8 It is a great amenity to add it out on the
9 terraces.

10 And, then, again, just some grass areas to
11 go out and chill and relax on the grass.

12 And, go to the next slide, Charlie.

13 I will go through these fairly quickly.

14 I will point out one thing, you can see
15 that trash room is right over, here in the corner.

16 It stacks above that trash room.

17 It is there on every level. It is in the
18 location because it is near the elevators.

19 Typically, people grab their trash as they
20 are going out to their car and they go to the
21 elevator, so, that trash area is conveniently
22 placed.

23 And, then, you will see this is a double-
24 loaded corridor.

25 Single-loaded, here. (Indicating.)

1 Each one of these are one of the units;
2 studios, one bedroom, two bedrooms. I will show
3 you in detail some of those in some sample photos,
4 as well.

5 Charlie, let's go to the next slide.

6 So, I will just show some details of some
7 of the unit plans; to the left, we have one-
8 bedroom units, nice open kitchen open to the
9 living space, big island, bathroom, here, to the
10 left nice big walk-in closet and nice big bed
11 space, here.

12 The middle unit is a studio.

13 So, that studio has more of an internal
14 sleeping area.

15 So, you walk in, there is a strip kitchen,
16 as you walk down the hallway, a little bathroom to
17 your right.

18 As you walk in and as you go down, you have
19 a kitchen that runs along this hallway.

20 There is a sleeping area, a little sleeping
21 alcove that has like a barndoor on it, so, it has
22 a little bit more space.

23 And, you got a little closet space in that
24 screening area.

25 And, then, a big living out

1 towards the windows.

2 The windows are out towards this end.

3 For the two-bedrooms, this is set up really
4 well to be like a roommate-type situation because
5 it is almost like a dual master situation.

6 You have the entry into a large kitchen
7 area, nice big living space, bedrooms on either
8 side so they are not next to one another.

9 Nice big closets on each one, direct access
10 to a private bath.

11 On this one, there is direct access to a
12 more public bath because this one has a door that
13 allows anyone visiting or someone from here to
14 have access to that bathroom.

15 All of these units are accessible. They
16 are fully Code compliant.

17 I am sorry, they are adaptable to all the
18 accessibility Codes.

19 Anyone with disabilities can come in there,
20 move in here with some slight modifications.

21 They are ready to go.

22 Um, all throughout, high quality materials
23 and finishes.

24 I will show you some samples, leads of some
25 units that we have done.

1 So, top left, you can see a view into the
2 kitchen from the living space, a nice big island
3 in the kitchen, here, stainless steel appliances,
4 hard surface, engineered wood floors, again a view
5 out to the living space from the kitchen.

6 Nice view of the kitchen, high quality
7 solid surface counters, as well as, the, um,
8 stainless steel appliances, tile bathrooms,
9 whether it is a shower or whether it is a tub,
10 nice tile in those, very well-appointed luxury
11 apartments.

12 Okay, we do have a roof terrace at the top.

13 We will have some seating up there, as well
14 and some planted areas, um, on the roof.

15 We have mostly mechanicals.

16 We do have a dog washer area up there, as
17 well, one amenity I did not mention earlier was a
18 dog wash.

19 Very popular, these are dog-friend
20 apartments or pet-friendly apartments, so, we have
21 a pet wash in the building.

22 Essentially, a large tub with an area where
23 you can get any size dog, walk them up and wash
24 them easily and there is some type of drying or
25 grooming stations after that.

1 Very popular amenity. It has to be
2 assigned out to most of the tenants.

3 Now, I get into the fun part.

4 This is what we Architects love to how
5 these renderings and we are very proud of what we
6 have done, here in harkening back to that historic
7 past, the factory aesthetics.

8 We have selected great materials, here, all
9 brick.

10 It is hard siding, very sort of old
11 factory-like brick and you will see in the
12 renderings, actually, I encourage you to walk up
13 and take a look at some of the renderings up,
14 here.

15 You will see that nice quality in the brick
16 that we are using.

17 It is sort of an older type.

18 It has a lot of character, a lot of light
19 and dark in the brick.

20 It is a great, great color.

21 And, then, you can see, here, the extended
22 Plaza out front for some outdoor dining areas.

23 Um, for the café and that extended all the
24 way across as we pull back to create that thirteen
25 foot wide sidewalk.

1 And, you know, you can see how we weave
2 large windows vertically and then created that
3 sort of factory aesthetics, um, all the while
4 maintaining the building height that is allowed by
5 Code.

6 Go to the next one, Charlie and I will
7 point out some of the things that I discussed
8 earlier.

9 The garage entry, there is a car coming
10 out, so, you don't see that garage door.

11 There is a garage door there at the loading
12 area, um, and you can see how we have blended that
13 top and bottom where you don't really see, there
14 is no parking garage aesthetics and then building
15 aesthetics.

16 It all bleeds into one nice, cohesive
17 building and structure.

18 Go to the next one, Charlie, and, again, we
19 have done the same here.

20 There is recess for the entry. We have a
21 nice canopy out, here, that canopy will get some
22 under lighting, which will have accent lighting in
23 all of our entries.

24 Um, and, we are looking into typically, you
25 don't like to light a residential

1 Building.

2 You don't like to do that because you have
3 bedrooms that you are lighting up at night.

4 There are some movements, there are some
5 technicians that we have seen use that.

6 It is possible, so, we are going to look
7 into lighting up certain portions of this building
8 so that we don't bother the tenants and we create
9 a great lighting effect on the building at night.

10 Is that the last slide, Charlie?

11 Yeah, this is the last slide.

12 So, that completes my testimony, tonight.

13 I will take any questions that you may
14 have.

15 (Whereupon, applause from the audience was
16 heard. After, the following ensued.)

17 JACK RAKER: I didn't mention it, that we
18 do have washers and dryers in every unit, that is
19 very standards for luxury apartments.

20 MAYOR BEACH: I have one question; we will
21 have elevator on the floor?

22 JACK RAKER: There will be three elevators.

23 MAYOR BEACH: Banked together?

24 JACK RAKER: Yes, banked together.

25 MAYOR BEACH: So, the people on the far

1 side of the building for the compactor will have
2 to walk to that chute?

3 JACK RAKER: So, people get their exercise.

4 MAYOR BEACH: So, people get their
5 exercise.

6 All right, Laura, did you want to ask some
7 questions?

8 TRUSTEE RYDER: Yes, since he spoke about
9 the elevator, I have a couple of questions about
10 the elevators.

11 Um, so, I noticed, that, um, there are
12 three elevators, one is the service elevator, is
13 that correct?

14 JACK RAKER: Correct, one is larger for
15 service, yes.

16 TRUSTEE RYDER: Will the tenants have
17 access to the service elevator if needed or is
18 that solely for employees?

19 JACK RAKER: It runs like a regular
20 elevator when it is not being used.

21 It only gets locked for a move-in/move-out.

22 TRUSTEE RYDER: Okay, okay, so, the three
23 elevators are located together on one side of the
24 building?

25 JACK RAKER: Correct.

1 TRUSTEE RYDER: And, so, the units that are
2 located on the other side of the building, I am
3 not a mathematician.

4 I think there were about two hundred feet -
5 - a two hundred foot walk from the far unit to the
6 elevators?

7 JACK RAKER: Approximately, I would say,
8 yeah, elevators about one hundred and fifty feet,
9 maybe one hundred and eighty feet.

10 TRUSTEE RYDER: Okay, that would be a
11 consideration of tenants if they had to walk that
12 far.

13 JACK RAKER: They would. They have stairs
14 that they have access to them, as well.

15 They would jump on the stairs and run down.

16 Actually, there is some movements, um, um,
17 Fit Well Movement, that encourage the use of
18 stairs, um, that, you know, you know, we think
19 that tenants can use stairs, as well.

20 Elevators are great, um, but stairs do
21 provide egress up and down.

22 TRUSTEE RYDER: Stairs are great going
23 down, maybe not so much up.

24 JACK RAKER: Then apartments that live on
25 the second and third floors

1 would use them.

2 We are talking mostly - - not the empty
3 nester crowd like me, but the younger crowd may
4 choose to use the stairs.

5 TRUSTEE RYDER: As far as the parking, will
6 each unit have a specified, assigned parking spot?

7 JACK RAKER: Yes, it is anticipated each
8 unit will get an assigned spot.

9 TRUSTEE RYDER: Like a numbered spot to
10 avoid any type of confusion or anything like that,
11 okay, that is good.

12 JACK RAKER: Yes.

13 TRUSTEE RYDER: Just bear with me, you
14 answered a lot of the thoughts that I had.

15 Okay, that is it for the moment. Thank
16 you.

17 TRUSTEE BOCCIO: I have a few questions;
18 how many parking spaces are there?

19 What is the parking ratio to the amount of
20 tenants?

21 JACK RAKER: Well, there are two hundred
22 and one units and two hundred and five spaces.

23 TRUSTEE BOCCIO: So, is the five, are they
24 for employees or is there any on-site visitor
25 parking?

1 JACK RAKER: There would likely be a couple
2 of on-site visitor parking spaces.

3 TRUSTEE BOCCIO: Otherwise, everybody else
4 would find their own spaces outside, right?

5 JACK RAKER: Exactly, I mean, we have to
6 imagine the building is at full lease up and
7 during leasing, there maybe a few extra employees
8 during a full lease up, they may have a few extra
9 leasing agents but, the building is empty at that
10 point.

11 There are no tenants, so, the parking
12 garage is entirely empty.

13 As the building starts to fill up, as
14 leasing goes on and they start to decrease the
15 number of employees in the building, there will be
16 a maintenance engineer.

17 There will be a couple of leasing agents
18 that will need to park.

19 TRUSTEE BOCCIO: That is my next question;
20 like is there going to be a maintenance person
21 available 24/7 or is it just certain hours?

22 JACK RAKER: I think I can let ownership
23 sort of talk to that a little better.

24 They have an understanding of who is on
25 site at any given moment.

1 Um, but, typically, there is a maintenance
2 person.

3 How often? We will let ownership respond.

4 TRUSTEE BOCCIO: I will ask ownership
5 answer as far as maintenance and security
6 personnel when they come up.

7 (Whereupon, "I can answer that now," was
8 called out. After, the following ensued.)

9 MAYOR BEACH: David, just one minute, you
10 have to get to the mic so we can hear you at home.

11 DAVID ORWASHER: David Orwasher on behalf
12 of ownership.

13 To answer the question, this building will
14 be concierge attended together with maintenance
15 staff.

16 The hours are not firmly set, yet but they
17 will be fully attended and secured.

18 TRUSTEE BOCCIO: So, along those lines as
19 far as security, you will have somebody there
20 twenty-four hours a day watching people coming in
21 and out or no?

22 DAVID ORWASHER: We are not certain as to
23 the level of staffing.

24 At the concierge level, there will
25 concierge and there will

1 be engineering staff and maintenance staff and
2 security staff, so, we will be covered twenty-
3 four hours.

4 TRUSTEE BOCCIO: Okay, and with respect to
5 oversight, I assume there is no subletting?

6 DAVID ORWASHER: I am sorry?

7 TRUSTEE BOCCIO: No subletting, subletting?

8 DAVID ORWASHER: No, subletting.

9 TRUSTEE BOCCIO: What will you have in
10 place as far as monitoring that to make sure that
11 we don't have people trying to do that?

12 How is that going to be monitored?

13 DAVID ORWASHER: We are active managers of
14 our asset and we seek to protect the asset.

15 This is a very active management company
16 and active developer.

17 Um, there are legal opportunities presented
18 within the lease and we enforce those rules,
19 regulations.

20 It is a highly amenitized, highly secured,
21 well-operated building, so, to the best of our
22 ability there are things that are prohibited
23 within the lease, within our rights, within the
24 legal realm.

25 We intend to

1 enforce those.

2 TRUSTEE BOCCIO: What is the smoking policy
3 for the building?

4 DAVID ORWASHER: Smoking.

5 TRUSTEE BOCCIO: Yes.

6 DAVID ORWASHER: Gee, I don't that answer.
7 I don't know that answer.

8 TRUSTEE BOCCIO: One of the things that we
9 want to know, I am sure, at least with the
10 resident stuff, what is the policy at Breslin,
11 what is the consideration, you are building the
12 development and then what is the intention to
13 stick with the development and at some point down
14 the road, you look to sell the development?

15 What considerations do you have in mind in
16 screening, as far as, people may intend to buy
17 that development, we like to know as far as
18 continuity, as a Village, we know who we are
19 dealing with here, how long do we intend and what
20 is the policy or just behind the company's idea
21 when they sell?

22 What considerations do you give to the new
23 people that may look to buy at some point down the
24 road?

25 DAVID ORWASHER: I will answer you this

1 way, Breslin Organization has been in business
2 on Long Island for over sixty-five years.

3 We develop assets and we are an enduring
4 and sustaining owner.

5 Um, we are not inherently flippers and, um,
6 we put a lot of energy, a lot of effort and a lot
7 of dollars into our aesthetics and maintaining and
8 protecting them.

9 As to what the future holds down the road,
10 I really can't say but the fundamental logic
11 behind our development is to maintain the
12 integrity, the aesthetics at the highest
13 performing level so there will be no denigration
14 permitted, um, under our watch, period.

15 I don't know how else to answer you on that
16 level, so, it is not a - - this is not an
17 insignificant development.

18 There is no cheapness about it.

19 It is not being built to be turned.

20 It is an asset that we are looking to
21 partner with the Village in the long term.

22 We feel that we will weave ourselves within
23 the fabric of the Village as an asset to ourselves
24 and to the Village and to the surrounding
25 environment, especially to the commuters

1 and the adjoining area and be a boom to the
2 economic advancement of the Village and Long
3 Island and our constituents, as other folks
4 mentioned, principally, millennials, empty nesters
5 and single professionals that constitutes over
6 forty-one percent of the population within the
7 three-to-five-mile radius.

8 There is a glaring need for this to
9 prevent a brain drain on Long Island and to, um,
10 provide a landing spot for millennials, who,
11 otherwise, can't afford to put down roots and want
12 to and empty nesters that are being battered, who
13 are being battered by fixed income and rising real
14 estate taxes to provide a landing spot for them to
15 remain on Long Island.

16 So, I hope - - I appreciate you affording
17 me the latitude to answer you in that way.

18 TRUSTEE BOCCIO: It was called for a
19 narrative response, so, yeah.

20 Price point, what are we looking at?

21 ATTORNEY COSCHIGNANO: Market rents, the
22 studios will start between nineteen hundred and
23 twenty-six hundred, one bedroom, twenty-six
24 hundred to thirty-two hundred and two bedrooms
25 will be thirty-four hundred to forty-five

1 hundred.

2 TRUSTEE BOCCIO: What were the one
3 bedrooms, I didn't catch that?

4 ATTORNEY COSCHIGNANO: Starting at nineteen
5 hundred.

6 TRUSTEE BOCCIO: To?

7 ATTORNEY COSCHIGNANO: Hold on, let me look
8 at my numbers, so, studios, did you ask about
9 studios?

10 TRUSTEE BOCCIO: Studios, one and two's?

11 ATTORNEY COSCHIGNANO: Yes, the studios are
12 1,990 to 2,610.

13 TRUSTEE BOCCIO: 1,990?

14 ATTORNEY COSCHIGNANO: Right, one thousand
15 nine hundred and ninety.

16 TRUSTEE BOCCIO: Okay, yeah.

17 ATTORNEY COSCHIGNANO: One bedrooms start
18 at 2,650 and the two bedrooms start as 3,450.

19 TRUSTEE BOCCIO: That is it for, now.

20 MAYOR BEACH: Deputy Mayor?

21 DEPUTY MAYOR HAWXHURST: In the parking
22 garage are there going to be any stations for
23 electrical vehicles to charge?

24 KATHLEEN URBANI: Yes, there will be.

25 DEPUTY MAYOR HAWXHURST: Do we know how

1 many?

2 MAYOR BEACH: Excuse me, could you state
3 your name?

4 KATHLEEN URBANI: Kathleen Urbani. So,
5 like I said, ten percent to start with the
6 infrastructure to absorb, possibly twenty percent
7 down the road to start for future growth.

8 DEPUTY MAYOR HAWXHURST: And, then, you
9 know, speaking about elevators, Brian Stanton,
10 this is something we talked about in the past,
11 would, at least, one elevator be large enough for
12 a stretcher for ambulance service?

13 JACK RAKER: We have two elevators that
14 will be large enough.

15 DEPUTY MAYOR HAWXHURST: Okay.

16 JACK RAKER: The service elevator,
17 obviously, since that one gets blocked out, we
18 have a thirty-five hundred pound elevator that is
19 adjacent.

20 DEPUTY MAYOR HAWXHURST: Okay and then in
21 the slides, can we go to the one with the roof,
22 the centerpiece where you can kind of see the
23 green area underneath, is that going to be - - is
24 that going to be clear?

25 Am I looking at that?

1 Is it going to be a clear grass
2 opening?

3 JACK RAKER: No, that is totally opened to
4 the elements, absolutely, yes.

5 DEPUTY MAYOR HAWXHURST: Okay.

6 JACK RAKER: It is an outdoor area with
7 apartments surrounding it.

8 DEPUTY MAYOR HAWXHURST: Right, okay and
9 then the access to the roof, we have elevator
10 access to the roof, will there also be stairwell
11 access to the roof?

12 JACK RAKER: Correct, there is elevator
13 access here.

14 Stairwell access here and here.

15 DEPUTY MAYOR HAWXHURST: Okay, getting back
16 to the security question, um, cameras in the
17 building, so, cameras in the parking areas and
18 entranceways, what are we talking about?

19 JACK RAKER: Yes, there will be cameras in
20 the building.

21 The building is monitored. Public spaces
22 will have cameras.

23 DEPUTY MAYOR HAWXHURST: Okay.

24 JACK RAKER: Public spaces will have eyes
25 on the building.

1 DEPUTY MAYOR HAWXHURST: Okay.

2 JACK RAKER: The answer to security before,
3 the doors into the building are secured.

4 DEPUTY MAYOR HAWXHURST: Right.

5 JACK RAKER: Tenants will have a fob to get
6 into the structure, um, so, you know, the um, the
7 exterior doors will all be accessed easily by
8 tenants.

9 DEPUTY MAYOR HAWXHURST: Right, so, you
10 would get a fob.

11 JACK RAKER: As well as the elevators.

12 DEPUTY MAYOR HAWXHURST: You would need the
13 fob for the elevators?

14 JACK RAKER: Correct.

15 DEPUTY MAYOR HAWXHURST: Would you need the
16 fob to enter the building, a fob to access any
17 shared areas?

18 JACK RAKER: Correct.

19 DEPUTY MAYOR HAWXHURST: Okay.

20 JACK RAKER: Yeah, so, a lot of the amenity
21 spaces, some of them get locked down at night, so,
22 there is no fob access, so, it is very easy to
23 program.

24 It is more done by program. These fobs
25 have what they can and cannot access

1 at certain times.

2 They don't want people heading out into the
3 outdoor area in midnight, those places become
4 secured.

5 DEPUTY MAYOR HAWXHURST: Okay, my other
6 question, the current Feather Factory building, do
7 we know what the current height of that building
8 is?

9 JACK RAKER: The height of that building,
10 you know what, I believe it was sixty-four.

11 MAYOR BEACH: Mr. Stanton, do you know the
12 height?

13 BUILDING SUPERINTENDENT STANTON: I believe
14 it is forty-seven, sir.

15 MAYOR BEACH: Forty-seven.

16 BUILDING SUPERINTENDENT STANTON: I don't
17 have that number with me and that includes the
18 parapet.

19 MAYOR BEACH: I want the right number. I
20 always thought it was sixty-something.

21 BUILDING SUPERINTENDENT STANTON: Forty-
22 seven.

23 MAYOR BEACH: Okay.

24 DEPUTY MAYOR HAWXHURST: All right, thank
25 you.

1 TRUSTEE REARDON: I do have a few questions
2 regarding the parking, quickly.

3 Do you have a percentage of tenants and
4 their own cars?

5 Like so, there are two hundred and five
6 spots, two hundred and one apartments, what
7 percent of them have cars or have more than one
8 car, do you know, when it is a multi-two-bedroom,
9 you're talking about maybe a roommate situation?

10 JACK RAKER: We will have a parking
11 consultant, he will speak to that.

12 TRUSTEE REARDON: All right, okay, all
13 right.

14 My other question is regarding the parking
15 garage, there are two floors, is it split equally?

16 I see there are three entrances but one is
17 shooting up to the second on the other way but you
18 can enter the first floor parking - -

19 JACK RAKER: That is right, it is almost
20 equal.

21 Charlie, correct me if I am wrong, one
22 hundred and ninety-two?

23 I don't have that information.

24 It is probably five or six off.

25 TRUSTEE REARDON: Okay, so, then, there

1 are two entrances to the first-floor parking
2 level and one entrance to the second?

3 JACK RAKER: Ninety-three and one hundred
4 twelve.

5 TRUSTEE REARDON: One hundred twelve is the
6 first floor?

7 MAYOR BEACH: Second.

8 JACK RAKER: Second.

9 TRUSTEE REARDON: But there are two
10 entrances to the first parking, one access to the
11 second?

12 JACK RAKER: Correct.

13 TRUSTEE REARDON: Okay.

14 MAYOR BEACH: Good?

15 TRUSTEE REARDON: Yes.

16 MAYOR BEACH: I have one question, it is
17 opened in the middle, will there be balconies near
18 those apartments that is faced in the middle of
19 it?

20 JACK RAKER: You know we haven't fully
21 designed that area, yet.

22 We anticipate there may be some balconies
23 in that area.

24 MAYOR BEACH: Okay, thank you.

25 TRUSTEE RYDER: I have another question,

1 Please.

2 During demolition and the construction
3 because it is located next to the Long Island
4 Railroad, where is it anticipated that the
5 pedestrians will walk?

6 JACK RAKER: The primary exit is out the
7 main lobby area, here.

8 There are access points at the stairwells.

9 TRUSTEE RYDER: During construction?

10 ATTORNEY COSCHIGNANO: You are talking
11 about during demolition and construction?

12 TRUSTEE RYDER: Yes, please.

13 ATTORNEY COSCHIGNANO: So, the developer is
14 going to work with the Village on that on how they
15 think it is best for the access with the commuters
16 and with the LIRR and they will have to submit a
17 logistical plan with they will work on.

18 So, they are not going to, obviously, block
19 access to the LIRR in any way.

20 And, they are going to develop a plan for
21 the walkability of all the commuters from the lots
22 and wherever else they are walking from.

23 They haven't established a plan, yet but
24 they will.

25 And, they are working on all the logistics

1 that will be submitted to the Village.

2 TRUSTEE RYDER: And, I am assuming that
3 scaffolding also will be there?

4 ATTORNEY COSCHIGNANO: Everything with
5 relation to the demolition and construction will
6 be submitted in a formal plan and not without
7 heavy guidance by the Building Department and the
8 Superintendent.

9 TRUSTEE RYDER: Okay, thank you.

10 MAYOR BEACH: Are you good?

11 TRUSTEE RYDER: I think so, thank you.

12 ATTORNEY COSCHIGNANO: We have David
13 Wortman and he is going to discuss the school-age
14 generation analysis.

15 Thanks, David.

16 DAVID WORTMAN: Thank you, Mrs.
17 Coschignano.

18 Good Evening, all. My name is David
19 Wortman, Senior Environmental Manager with VHB.

20 Our office are in Hauppauge, New York.

21 So, VHB was retained by the applicant,
22 among other things, to evaluate, um, the number of
23 school-age children that might be expected to
24 reside in the proposed development and we prepared
25 a school-age children generation analysis for the

1 proposed, um, the mixed use transit oriented
2 development.

3 Um, the detailed results of that have been
4 submitted in the form of a letter report dated
5 April 20, 2021 and that was submitted for the
6 Board's consideration among other application
7 materials.

8 The school age children generation analysis
9 includes the basic information about the local
10 school district which is, of course, the Lynbrook
11 Union Free School District.

12 Um, a review of the latest available 10
13 years of enrollment data for the school district,
14 the review of various published resources and
15 sources of school age children generation data and
16 estimates of the number of school age children
17 that would be expected to reside at the proposed
18 development, ultimately, the results of this
19 analysis indicated that the proposed development
20 would generate very few school age children and
21 that there would be no significant impact upon the
22 local school district related to the school age
23 children generation.

24 So, I would just like to take a moment to
25 just walk through some of the key

1 aspects of the analysis.

2 First of all, being the existing conditions
3 with regard to the Lynbrook Union Free School
4 District, our research indicates that the district
5 has experienced what we would describe as a very
6 stable enrollment over the past ten years.

7 What do I mean by that?

8 Enrollment has either increased or decreased
9 by 1 to 2% or less each year with one exception,
10 there was a 4.4% decline or 127 student decline
11 between 2011/12 and 2012/13 school year.

12 So, kind of far back in that 10 years.
13 Overall, current enrollment is down by
14 approximately 50 to 100 students from where it was
15 a ten years ago.

16 In preparation for this evening's meeting,
17 I reviewed the district's proposed budget
18 documents which indicated that enrollment for the
19 2020 to 21 school year, the current school year,
20 um, was approximately 2,791 students.

21 And, next year's enrollment is expected to
22 decline by approximately 29 students to 2,762
23 students in the 2122 school year.

24 Next, we developed an estimate of the
25 number of school aged children that are expected

1 to reside in the proposed transit-oriented
2 development.

3 I used the term TOD.

4 In order to do that, we began by
5 referencing multiple published data sources, um,
6 and specifically, there were two published sources
7 that we felt to be most relevant to the nature and
8 the location of the proposed development.

9 The first of which is a 2019 study by the
10 Real Estate Institute at Stony Brook College of
11 Business REI Study which studied all multi-family
12 residential apartment developments on Long Island
13 since 2003.

14 There are, approximately, four thousand
15 apartments in total included in the study.

16 And, that, study determined an average of,
17 approximately, 0.09 school age children per unit
18 which translated to one child for every eleven
19 apartments.

20 Conservatively, this study used the highest
21 enrollment in any study year from 2003 forward in
22 order to calculate that overall average.

23 Second, we also referenced a 2017 study of
24 transit oriented developments, TOD's on Long
25 Island, which was prepared by Vision, Long Island.

1 This study examined, um, multiple, recently
2 constructed TOD's across Long Island, 1,887 unites
3 in all and found an average of 0.026 school age
4 children per unit.

5 So, roughly, one third of what the broader
6 study for market rate units include.

7 Those results, you know, compared to the
8 prior suggestion that the TOD style developments
9 tend to have even fewer school age children than
10 traditional suburban developments across the
11 Island.

12 These results are similar to other broader
13 studies of TOD's that are less local to Long
14 Island, um, which indicates this is not just a
15 local trend.

16 There was one done of, um, a more
17 nationwide study, um, places in Maryland,
18 Colorado, Oregon, studying thirteen thousand
19 units, which also determined a rate of .03 school
20 age students.

21 So, roughly, the same number. So, it is
22 not just the local trend as it relates to TOD's.

23 Um, to reiterate, the two studies that we
24 referenced utilized data that is local to Long
25 Island.

1 And, in the case of the Vision Long Island
2 Study, specific to TOD's on Long Island, such as
3 the one that is proposed, here, when you apply
4 these rates to the proposed development, the data
5 from these studies suggest that between six and
6 nineteen school age children would be expected to
7 reside at the proposed development.

8 These numbers of school age children are,
9 um, in my opinion, remarkably low.

10 They average less than one and a half
11 students per grade level, um, to put it in those
12 terms.

13 Accordingly, we respectfully submit that
14 the rate of school age children generation would
15 not result in a significant adverse impact upon
16 the local school district.

17 To express it another way, the addition of
18 approximately six to nine school age children
19 would represent an enrollment increase of 0.22 to
20 0.68 percent which we further respectfully submit
21 is not significant and it would not be discernable
22 from the typical annual fluctuations that I
23 mentioned of one to percent or less.

24 Based on the District's budget documents
25 for the '21 to '22 year, this number of additional

1 School age children would actually be more than
2 offset by the decline in enrollment between this
3 year and next.

4 One last point to offer with respect to
5 school age children, this is something that we
6 studied in detailed on the Island in similar
7 situations for similar types of development, um,
8 you have heard, tonight, already, about the
9 applicant is targeting a certain market
10 demographics.

11 Um, this is a proposed TOD development.

12 It is to be located directly near the
13 railroad station, as you know and the target
14 market that they are, um, seeking to capture, here
15 is one that really specifically does not include
16 families with school age children.

17 Um, to highlight this, let's consider the
18 results of the REI Study that I mentioned before
19 earlier which projects 0.09 children on average
20 across Long Island in similar developments.

21 Those results are based on a mix of amount
22 sizes where fifty percent of all the units studied
23 - - remember it was around four thousand units,
24 fifty-seven percent of two, three or four
25 bedrooms.

1 By contrast, the proposed development,
2 here, will consist of eighty-seven percent of
3 studios and one bedroom units, which are
4 inherently not attractive to families with
5 children.

6 There are only thirty-five, two bedroom
7 units that are currently planned in total and
8 there will be no units with three or more
9 bedrooms.

10 In that regard, using the REI Study could
11 be said to be conservative.

12 Um, moreover, you heard a bit of detail of
13 the design of the building.

14 Um, it is a highly amenitized but those
15 amenities don't include game rooms or children's
16 playrooms or courtyard playgrounds, other sorts of
17 amenities like that, um, that are often included
18 in developments that are intended to attract
19 family tenants.

20 Instead, you heard Mr. Raker describe, you
21 know, lounge and co-work areas and fitness-type of
22 amenities which is expected to be built, here.

23 So, in summary, we reviewed trends in the
24 Lynbrook School District which reviewed multiple
25 published data sources on school age children

1 Generation for this type of development,
2 specifically and we reviewed the proposed project,
3 perhaps and we respectfully submit, once, again,
4 the proposed mixed use TOD would generate very few
5 school age children and would not be expected to
6 result in a significant adverse impact on the
7 local District.

8 Thank you for your time.

9 MAYOR BEACH: Thank you very much.

10 Any questions?

11 DEPUTY MAYOR HAWXHURST: Just one, I
12 actually had done an analysis where I look back at
13 the State Education data, twenty years of the
14 School District and you know, you are right in
15 that the School District is probably down ten
16 percent from its high of probably over three
17 thousand students to twenty-seven hundred.

18 And, then I looked at it and I said, okay,
19 you know, am I missing something, here.

20 I looked at the enrollment in kindergarten,
21 are we look at - - do we see any kind of bump
22 and/or enrollment in kindergarten, even though we
23 have seen a decrease, approximately, ten percent
24 decrease in enrollment.

25 Over the past twenty years, kindergarten

1 enrollment has nearly been the same.

2 It stayed relatively flat over twenty
3 years.

4 So, it almost has no indication, you know,
5 that there is any increase in kindergarten
6 enrollment.

7 Then you know move onto the later years in
8 the school, so, you know in looking at analysis, I
9 think you know that the assumption that we are
10 going to have relatively few aged school children
11 or the school age children could be absorbed by
12 the School District is valid.

13 DAVID WORTMAN: Thank you, Deputy Mayor, I
14 appreciate that.

15 Any other questions?

16 MAYOR BEACH: I think we are good, thank
17 you so much.

18 ATTORNEY COSCHIGNANO: Next we like to
19 bring up Patrick Lenihan from VHB Engineering to
20 discuss parking and traffic.

21 PATRICK LENIHAN: Good Evening.

22 MAYOR BEACH: Good evening.

23 PATRICK LENIHAN: Mayor Beach, Trustees,
24 Counsel and Staff:

25 My name is Patrick Lenihan. I am

1 Director of Transportation at VHB Long Island,
2 Office in Hauppauge. Good Evening and thank you.

3 Um, VHB has performed a detailed traffic
4 impact study and a separate parking study to
5 evaluate potential impacts to transportation and
6 traffic, parking conditions associated with the
7 proposed redevelopment of the site.

8 The TIS evaluated such elements, such as,
9 traffic safety, site access, parking, future
10 volumes and capacity and in doing so, we looked
11 specifically at, um, four intersections in the
12 site access points as described previously, um, in
13 keeping, um, studies for residential developments
14 of this type, we look at the weekday a.m. commuter
15 period, the weekday p.m. commuter period and the
16 Saturday midday peak period.

17 Um, specifically, we looked, um, at the
18 intersection of Broadway at Merrick Road and
19 Atlantic Avenue, Hempstead Avenue, the five
20 corners.

21 Broadway and Langdon Place at the northeast
22 corner of the site, Broadway at Saperstein Plaza
23 at the southeast corner of the site and, then,
24 Broadway at Sunrise Highway, looking at the
25 project site and area, few things are

1 Noticeable.

2 First, the site is currently improved with
3 almost fifty thousand square feet of Commercial
4 space, forty-eight thousand in change, I believe,
5 um, the Feather Factory and the other building
6 and a two-family home.

7 These uses which have traffic generating
8 potential of their own, although, as we discussed,
9 the Feather Factory closed some time ago, um,
10 would be eliminated as part of this project.

11 My studies took no credit for the existing
12 traffic generation of the site, itself.

13 So, in doing that, what we are presenting
14 is a conservative high side estimate of this
15 change that you are considering this evening.

16 Um, also redevelopment of the site as
17 proposed is what is considered transit oriented
18 development and Mr. Wortman had that mixed use
19 development close to mass transit.

20 We literally cross Saperstein Plaza from
21 the Lynbrook Train Station.

22 Traditionally, transit oriented development
23 is considered to be within a half mile of the
24 train station, um, in this case, we literally
25 couldn't get any closer.

1 Um, it has been well documented that TOD
2 for short with convenient access to transit
3 results in significantly lower trip rates and
4 parking demands if the site - - if the use were
5 located elsewhere away from the train station.

6 The proximity to the train will reduce
7 personal vehicle travel and allow many to forego a
8 second car and some even a first car with fewer
9 trips and less parking than developments located
10 elsewhere.

11 Surveys; a number of surveys have been
12 performed of TOD developments in the last two
13 decades or so and TOD has become more prevalent
14 and successful that show in the right situation
15 you can reduce vehicle trips upwards of fifty
16 percent.

17 In the performance of our study, we take a
18 much more conservative approach because if we are
19 going to have an impact, we went to find it and
20 mitigate it.

21 So, in our report, we took a twenty percent
22 credit towards the residential as compared if it
23 was built somewhere far from the train station and
24 far from the downtown.

25 Again, that is a conservative estimate.

1 The proposed redevelopment contains multi-
2 family rentals - -

3 (Whereupon, adjustment of microphone making
4 noise. After, the following ensued.)

5 PATRICK LENIHAN: This type of housing
6 generates significantly fewer trips than single-
7 family homes.

8 Single-family homes typically generate
9 twice as much per unit in terms of traffic
10 generation as an apartment does.

11 The first floor includes the space fronting
12 Broadway for a café.

13 This is intended to be supportive of the
14 residents and cater to the busy pedestrian
15 activity in the vicinity of the train station and
16 also area businesses.

17 The vast majority of the patrons to the
18 café will be walkup, we believe.

19 Site access, they are proposing as was
20 discussed previously, one on Langdon Place, we
21 will access the ground floor and two on
22 Saperstein.

23 One will service the ground floor and one
24 has a speed ramp up to the second floor as was
25 discussed.

1 There is also a proposed turnout for
2 pickups and drop-offs along the Langdon frontage.

3 In regard to impacts, we modeled the
4 impacts much as we would any other development
5 with some software that emulates how traffic
6 operates and we add the traffic that we anticipate
7 from this development on top of the existing
8 condition.

9 And, what we find is very little impact
10 anticipated due the operation as proposed, while
11 we did see in our analysis the existing congestion
12 that occurs in the area at times, we see with one
13 exception very small increases in delays, a number
14 of seconds added here and there on some movements
15 due to the project.

16 At the intersection, studied, again, we
17 took no credit for the existing uses on site and
18 we took a very conservative credit for TOD, um,
19 this is a very conservative assumption engaging
20 any potential impacts from the project, um, we did
21 identify some mitigation, um, only one of them has
22 to do with actual traffic volumes.

23 Um, as I said, we did see an increase in
24 delays of about ten seconds and that was
25 southbound, South of the side near Sunrise

1 Highway to eliminate this increase.

2 We are proposing a minor signal timing
3 change which will bring that approach back to
4 almost entirely back to where it was.

5 We are also recommending a few other things
6 that we identified that aren't strictly related to
7 traffic volumes, but, they will help.

8 Um, there is a "don't block the box"
9 pavement marking at Langdon and Broadway, so, the
10 folks cued up southbound don't block the
11 northbound left turn to Langdon.

12 Um, I believe we should repeat that
13 treatment at Saperstein.

14 Right, now, there is no "don't block the
15 box" markings or signing there.

16 Um, you do observe occasionally the cue
17 people creep up a little bit, they blocked the
18 intersection.

19 They should eliminate that for the most
20 part.

21 Um, the site access points, we looked at
22 them as well, how they operate and they will
23 operate well with no delay.

24 Um, we are going to propose a couple
25 pedestrian improvements on the Broadway frontage

1 of the site in part of the, um, of a
2 significantly traveled pedestrian network that
3 leads from the North down to the train station,
4 especially with the Municipal Parking Field 3 on
5 the North side of Langdon.

6 So, there is a significant flow of
7 pedestrians, so, um, in surveying the area, the
8 pedestrian crossing on the West side of Broadway
9 of both Langdon and Saperstein, um, could use some
10 help.

11 So, what we are planning to do is replace
12 the, um, pedestrian ramp with restriping the
13 crosswalks so to make them more prominent and that
14 should help us with pedestrian safety.

15 In addition, it was noted there is an
16 extra, um, building setback so the area to the
17 East side of the building along Broadway will be a
18 little wider, as well.

19 Parking; so, as part of our work, we
20 prepared a separate and distinct parking study,
21 um, so, the Village's Arts and Cultural Overlay
22 District does not have formal requirements for
23 buildings in the District as far as we can
24 determine.

25 To ensure adequate parking is provided for

1 the residents, a detailed study was performed.

2 The parking study forecast the actual peak
3 demands from the residents using published data
4 from the Institute of Transportation Engineers'
5 Parking Generation Analysis recognized and widely
6 accepted source for parking data for various land
7 uses including multi-family residents in a TOD,
8 um, the guidance and the statistics available for
9 multi-family housing has evolved over the last
10 couple of decades as TOD's have come to the
11 forefront and have become popular and successful.

12 Um, several years ago, the ITE literature
13 did not have a separate category for TOD and, now,
14 they do.

15 It has been there for a couple of years.

16 So, um, locating resident development in
17 the vicinity of the train station has the effect
18 of not only lowering vehicle trips but also
19 parking demand.

20 The ITE predicts that the peak parking
21 demand for the apartments will be one hundred and
22 sixty-three parked vehicles during the overnight
23 period and this occurs on a Saturday.

24 So, there should be even at full occupancy
25 at peak time on a Saturday overnight period,

1 a surplus of parking stalls available in the two
2 floors of the parking.

3 Um, another change that has happened over
4 the last several years, we use to predict parking
5 demand based on a number of apartment units.

6 The new data uses the number of bedrooms.

7 So, it counts for the fact that you could
8 have some two-bedroom units or three-bedroom
9 units, in this case we don't have any threes and
10 we have a small number of twos.

11 Therefore, the two hundred and five
12 provided stalls is more than adequate to meet the
13 needs of the residents and no parking from the
14 residents will spill out into the community.

15 The parking study, also, compared the level
16 of parking to be provided to parking codes in
17 several municipalities that do have codes with TOD
18 District.

19 As detailed in the study, if the parking
20 provide at this site is comparable to what is
21 required at these other locations for TOD's and
22 exceeded the parking required in the Town of
23 Hempstead TOD's that they have put in place in
24 Lawrence and Inwood.

25 In closing, based on our detailed

1 Study, it is my professional opinion that the
2 approval and operation of the site will not result
3 in any significant negative impacts on traffic or
4 parking conditions in the vicinity of the site.

5 And, I thank you for allowing me to present
6 and I will take any questions that you might have.

7 MAYOR BEACH: I will start to my right.

8 TRUSTEE RYDER: Hi, I have a few questions,
9 can you repeat what you said about a
10 recommendation that you were going to make at the
11 traffic light at Sunrise?

12 I just didn't hear what you said.

13 PATRICK LENIHAN: The traffic light at
14 Sunrise Highway, like all traffic lights is
15 controlled by parameters that are programed into
16 the traffic signal controller which is in that
17 little silver box which is on the corner of the
18 intersection.

19 So, over time, um, traffic will change, um,
20 versus where they might have been when that timing
21 was originally sent, so, essentially, what we are
22 recommending is the southbound approach to Sunrise
23 Highway on Broadway gets a green indication for a
24 certain amount of time, so, the recommendation is
25 and I think it is two second.

1 It is that small, um, to reallocate the
2 available green time at that traffic signal to
3 give a small amount of green time to southbound
4 Broadway and that will clear that out better.

5 TRUSTEE RYDER: And, the traffic study that
6 you performed that was done or was it done at the
7 period of time during when we were in pandemic
8 mode where I think there is less traffic on the
9 road because less people are traveling to work or
10 working from home?

11 If that is the case, has it been taken into
12 consideration as people return to work and start
13 returning to their places of employment and more
14 traffic is the result thereof, has that been taken
15 into consideration if in your traffic study?

16 PATRICK LENIHAN: Yes, um, for this
17 project, we did not have the opportunity to
18 collect data before the onset of the pandemic.

19 So, we collected data during, call it
20 pandemic conditions, um, it was this year.

21 So, there was some bounce back.

22 It is not a complete bounce back, although
23 people think the traffic is back, it is probably
24 not all the way back.

25 Um, the New York State Department

1 of Transportation, their Traffic Engineer is
2 coming down from the main office has established a
3 procedure last year for the adjustment of traffic
4 data collected in the pandemic condition a way to
5 adjust it to replicate non-pandemic conditions.

6 So, what essentially what happens is there
7 are a number of - - the State maintains a
8 library, call it, of traffic counts that they do
9 on a routine basis, um, and we were able to get
10 historical count data for Broadway, Langdon Place
11 and two locations on Sunrise Highway on either
12 side of Broadway.

13 So, what the guidance says and when I think
14 about it, it works, we count the same time, we are
15 doing our turning movement counts at
16 intersections.

17 We count traffic at those same spots where
18 DOT has available data prior to 2020 and at each
19 of those locations it shows us exactly how much
20 lower the traffic conditions are when we took our
21 turning movement counts when they were pre-
22 pandemic.

23 So, we look at those percentages and we
24 adjust the data upwards and then we also count for
25 traditional background growth and

1 other developments that happen to be in the
2 vicinity of the site and we have done that.

3 Guidance came out close to a year ago and
4 you know when I think how directly that comparison
5 is, it does work.

6 TRUSTEE RYDER: Okay, thank you.

7 One last questions, the two hundred and
8 five parking spots that are in the building, are
9 the handicapped parking pots incorporated into
10 that two hundred and five?

11 PATRICK LENIHAN: They are.

12 TRUSTEE RYDER: So, to the non-handicapped
13 residents, it is the 205 minus 8?

14 PATRICK LENIHAN: Correct.

15 TRUSTEE RYDER: Correct.

16 PATRICK LENIHAN: Yes.

17 TRUSTEE RYDER: Thank you.

18 MAYOR BEACH: Trustee Boccio?

19 TRUSTEE BOCCIO: Nothing right now.

20 MAYOR BEACH: I did want to state I did
21 speak to Nassau County as far as the traffic and
22 they are doing a traffic study on Atlantic and
23 Broadway, so, I expect to have some sort of
24 results within a short time, too.

25 We were able to do - - start

1 the process a month ago, so, we should be able
2 to compare documentation which would be an asset
3 for us.

4 Deputy Mayor?

5 DEPUTY MAYOR HAWXHURST: Nothing for me.

6 TRUSTEE REARDON: I just want to ask the
7 question, again, what percent of the tenants own
8 cars?

9 I know that you said you expect at the
10 highest peak, you said one hundred and sixty-three
11 cars out of the two hundred and five spots,
12 correct?

13 PATRICK LENIHAN: Yes.

14 TRUSTEE REARDON: So, it is anticipated or
15 believed that not everyone will have their own
16 personal vehicles because they will be using
17 transit?

18 PATRICK LENIHAN: Correct, in a site that
19 this is well position and we have seen this at
20 other sites that we have worked on throughout the
21 Island as you get closer to the east end, the
22 affect is greater because the relative benefit of
23 TOD is greater, you know, if we were to build a
24 TOD in Montauk, right next to the train station, I
25 don't know if we could call it TOD

1 with a straight face.

2 We would average less than one vehicle per
3 apartment.

4 TRUSTEE REARDON: And, again, with the two
5 entrances, the three entrances seem to suffice
6 with the traffic patterns, I believe, um, you
7 know, one going up to the second and two going on
8 either side coming in that would alleviate any
9 congestion that might be created on Saperstein and
10 Langdon?

11 PATRICK LENIHAN: Yes, we specifically
12 looked at the three access points and they work
13 well.

14 TRUSTEE REARDON: Okay, thank you so much.
15 I appreciate you answering my questions.

16 ATTORNEY COSCHIGNANO: We will bring up
17 Barry Nelson, the Real Estate Expert.

18 BARRY NELSON: Thank you, good evening,
19 Mayor, Trustees.

20 MAYOR BEACH: Good evening, nice to see
21 you, again.

22 BARRY NELSON: Same here.

23 It is Barry Nelson. 220 Petit Avenue,
24 Bellmore, New York 11710.

25 One of the first things I did when

1 I was engaged to do this assignment, I went to
2 the subject site.

3 I looked at the improvements on the
4 property, looked at the zoning, what is being
5 requested by the applicant of this Village and the
6 applicant is requesting to be made part of the
7 Arts & Cultural Overlay District.

8 It is a Commercial District.

9 Currently, the applicant is not looking for
10 a rezoning just the inclusion into that District.

11 It falls within the parameters and complies
12 with the requirements of that district.

13 He is in the downtown Business District,
14 North of Sunrise highway, South of Peninsula, West
15 of Earle.

16 The interesting aspect is right out the
17 front door or the side door is a Long Island
18 Railroad, walk right across the street.

19 I walked to Village Hall.

20 I walk to Merrick Road, to the Regal
21 Theater.

22 I passed numerous restaurants, little
23 boutiques and retail. I walked to Atlantic
24 Avenue. I walked to several religious institutions
25 nearby on Merrick Road, on Forest.

1 Ideally this is a suburban location for the
2 proposed development. It is the highest and best
3 use.

4 We can put an office building at that
5 location but that doesn't grow and it doesn't work
6 with the Arts & Cultural Overlay District, in that
7 an office building, and, again, we can think pre-
8 COVID or the present and how we go forward in
9 office buildings.

10 I know all my daughters, they are all in
11 the business World.

12 They work from home, now where they use to
13 work in offices.

14 Their businesses have told them that they
15 may not be coming back fulltime in the office,
16 "get use to working at home."

17 The office building is nice 9:00 to 5:00,
18 five days a week, but doesn't do anything for the
19 Village on a Saturday and a Sunday.

20 This building, this development does.

21 It will grow. It will enhance the downtown
22 Business District.

23 I heard earlier in the day the plans to
24 shut down, um, Atlantic Avenue for the restaurants
25 and the retail.

1 This will work with this development.

2 I have worked on many similar types of
3 developments and my focus, primarily is in Nassau
4 County.

5 I worked on some recent ones in Valley
6 Stream, in fact, I just got a call this afternoon
7 for another similar type development in Valley
8 Stream right by the railroad.

9 I worked on some - - and, the Village of
10 East Rockaway is looking for similar-type
11 developments.

12 They have approved some in the Village of
13 East Rockaway and the Town of Hempstead, East
14 Rockaway, West Hempstead, down by the Railroad
15 Station, had approved on a former hotel site about
16 eight or nine years ago built and it is very
17 successful and, now, has two and three other
18 developments coming forward to the Town Board for
19 similar type of approvals, TOD developments by the
20 railroad, downtown Business District.

21 I worked on the development within the Town
22 of Oyster Bay on Broadway, a substantial
23 development for apartments, retail, mixed uses
24 along Broadway on the Sears site.

25 Rockville Centre is almost fully developed.

1 They have an Avalon on a site that was
2 needed for upgrading and renovations.

3 Avalon came, developed, fully occupied.

4 In fact, you heard proposed representatives
5 for the proposed building and they were slightly
6 lower for the same square footage, a studio
7 between five and six hundred square feet, one
8 bedroom between seven and eight hundred square
9 feet to a thousand square feet, two bedrooms and
10 so on.

11 The rents that were proposed, tonight, are
12 lower than what is at Avalon and that can be
13 verified, if anybody opened up their phone and
14 went on the website, Avalon and Rockville Centre,
15 they will see the units, what the rents are going
16 for, well managed facility, as well.

17 I looked at and I worked in the Village of
18 Mineola and what the applicant is proposing is a
19 perfect match to the allowable building on Old
20 Country Road.

21 It is an ideal situation for this Village
22 to grow the population without a burden on
23 municipal services, without it being a burden on
24 the School District and to grow the revenue both
25 for the Village, itself and for the local retail

1 that would include everything within walking
2 distance.

3 And, walking distance is Village Hall,
4 Merrick Road, Regal Theater, McCady's restaurant
5 on Merrick Road, the religious institutions nearby
6 and so on.

7 Sunrise Highway is just to the South.

8 The interesting aspect and I can just step
9 back for a second, my own family, I have three
10 daughters, they all went to College.

11 They started College, two of them
12 graduated, an undergraduate and graduate degrees
13 on Long Island.

14 My oldest is living in Manhattan, paying
15 rent triple of what you heard tonight, doesn't
16 want a vehicle, using Uber, public transportation.

17 The Long Island Railroad is right there and
18 the bus stop is right there, as well and you can
19 get up to Merrick Road for another bus line.

20 Uber is readily available and that is the
21 only way they get around.

22 When they come to Long Island, they stop in
23 the Villages and that is where they have their
24 entertainment, Rockville Centre and so on.

25 I looked at Farmingdale, the same

1 situation and we see a pattern of development
2 throughout Long Island, Nassau and Suffolk.

3 My middle daughter, she graduated from Long
4 Island University, couldn't find, other than a
5 basement apartment, an old apartment and relocated
6 to South Carolina.

7 My youngest, who started in Queens College
8 is, now, living in Florida, a similar type of
9 development with a pool, with many amenities, walk
10 to shopping, ideal and this is the typical
11 millennial and younger generation, what they are
12 looking for.

13 They are not looking to drive on Long
14 Island like we did when we grew up.

15 They want to stay.

16 They want to reside in a place, walk to the
17 local Business District, walk to shopping, walk to
18 the supermarket, walk to the restaurants, see a
19 movie and go back home.

20 The building does provide good amenities
21 within the building.

22 The application, tonight, again, is to be
23 introduced in part in the Arts & Cultural Overlay
24 District.

25 I believe the applicant meets and exceeds

1 all the requirements of the intend and
2 objectives of that District.

3 I can read out each one of them but the
4 Board should be very familiar with it.

5 It is online and it is getting late.

6 I can continue going on with many other
7 developments that are coming before many other
8 Villages and Towns.

9 And, I believe what is before this Board,
10 tonight, is a reasonable request.

11 It is ideally situated.

12 It is on over an acre, almost forty-nine
13 thousand square feet, provides two hundred and
14 five parking spaces for the two hundred and one
15 apartments.

16 It has amenities within the building.

17 And, as I said, I can continue for hours
18 talking about other communities but I believe to
19 grow this community without a burden on
20 municipalities, without a burden on the School
21 District, this is ideal.

22 If you look at what is developed within the
23 Village, there is very little land for single-
24 family homes to be constructed.

25 And, I have been before the Zoning

1 Board and the Trustees, here and what you see is
2 a knock down or a subdivision of a slightly
3 oversized parcel.

4 Maybe this development will curtail the
5 squeezing in or the shoehorn of single-family
6 homes, but what we have here is an opportunity to
7 add young and maintain the empty nesters and the
8 singles in this Village other than the existing
9 apartments in the Village, apartment buildings,
10 other than the most recent approval about five
11 blocks West of the subject property just outside
12 the downtown Business District.

13 I believe the next building complex is,
14 approximately, fifty years of age, built in the
15 1970's.

16 So, what you have here is five stories over
17 sufficient parking, a nice-mixed use with some
18 retail and in a downtown Business District.

19 Thank you.

20 MAYOR BEACH: Thank you. Any questions?

21 (Whereupon, "no" was heard. After, the
22 following ensued.)

23 MAYOR BEACH: Do you think your daughter
24 will move from Manhattan into this building?

25 BARRY NELSON: She is thirty-one.

1 She probably will come back and buy a house
2 but she graduated college, she went into Astoria
3 in an apartment building and she went into
4 Manhattan.

5 MAYOR BEACH: Good Luck.

6 BARRY NELSON: The other two are not come
7 back.

8 ATTORNEY COSCHIGNANO: Thank you, Barry.

9 So, at this time, I know there will be some
10 public comment, if the Board has any questions of
11 Counsel, I will answer them after public comment
12 or would you like me to answer, now?

13 MAYOR BEACH: Does anybody have comments or
14 questions?

15 DEPUTY MAYOR HAWXHURST: Is there no more
16 presentations?

17 ATTORNEY COSCHIGNANO: No more speakers.

18 DEPUTY MAYOR HAWXHURST: What is that?

19 ATTORNEY COSCHIGNANO No more speakers.

20 DEPUTY MAYOR HAWXHURST: I have a question
21 for Brian Stanton, if he would take the mic.

22 Thanks, Brian.

23 So, I guess, could you just explain kind of
24 the steps and the process of, you know, if the
25 Board were to approve this what is kind

1 of the next steps in the process?

2 We mentioned things about the Fire Marshal.

3 This is a 239 approval?

4 BUILDING SUPERINTENDENT STANTON: There is
5 a 239 that has to be filed with the Nassau County
6 Department of Public Works along with Nassau
7 County Fire Marshal for the sprinkler and
8 Firematics in the building, um, that being said,
9 those would be the two outside agencies that we
10 would need their approval if this application is
11 approved and it does go forward.

12 In the process of how this situation will
13 work, um, is we need the actual formal
14 construction drawings.

15 We would have to have them reviewed by
16 outside engineers for secondary compliance and
17 structural integrity.

18 With that being said, we would work with
19 the applicant and that will take a little bit of
20 time as the Architect has said, they will be
21 working on their construction drawings and get
22 them over to us.

23 As they do that, we will do the reviews and
24 try to get the building permit approved as soon as
25 physically possible once we do what we are

1 required.

2 But, that would be the procedure.

3 The procedure is they will start submitting
4 all their proper documentation for plan review.

5 I will get it checked with outside
6 engineers, making sure it conforms, just to
7 doublecheck, dot the "I's" and cross the "T's", if
8 it does happen and we would issue a building
9 permit.

10 DEPUTY MAYOR HAWXHURST: And, I have a
11 question for the developer.

12 If the Board were to approve this
13 application, what is the general timeframe
14 residents would be looking at for demolition and
15 construction to eventually occupy?

16 KATHLEEN URBANI: Twenty-four months for
17 construction, about six to eight months for the
18 demolition.

19 MAYOR BEACH: That is what I was getting
20 to, thank you.

21 TRUSTEE RYDER: I have one question.

22 I think it is for the Architect, if I may,
23 the electrical equipment that is going to be
24 located on the top of the building, I realized the
25 building is very high.

1 I don't know how much of it is visible from
2 the street.

3 Is the electrical equipment going to be
4 recessed back a little bit so it is not visible?

5 And, will it be screened?

6 JACK RAKER: Yes, it will be screened and
7 we did recess it back which puts them in the
8 center of the building and typically those units,
9 it is electrical equipment.

10 It is condensed units and they vibrate a
11 little bit, so, we put them up on stands to keep
12 them - - isolate them a little bit.

13 They are screened well and we put them - -
14 try to keep them over the corridors and in the
15 bathroom areas of the apartments so they tend to
16 be in the center of the building.

17 TRUSTEE RYDER: Is that included in the
18 height of the building or is that necessary to the
19 approximate eighty feet of the building?

20 JACK RAKER: Mechanical equipment is
21 excluded from building height.

22 TRUSTEE RYDER: That is not included in the
23 eighty?

24 JACK RAKER: Correct.

25 TRUSTEE RYDER: Thank you.

1 JACK RAKER: We actually have the
2 mechanical modeled in these models that you are
3 seeing, here.

4 All of those are in the model, so you can
5 see from the surrounding area, you won't see them.

6 Now, whether you see it from adjacent
7 building hi-rises, they are screened, so you won't
8 see them from the street.

9 TRUSTEE RYDER: Understood, thank you.

10 JACK RAKER: Okay, mechanicals are setback
11 from the street, I would say varying widths,
12 approximately, thirty feet.

13 TRUSTEE RYDER: Thirty feet from the
14 building.

15 JACK RAKER: Setback from the street, I
16 would say varying widths but, approximately,
17 thirty feet.

18 TRUSTEE RYDER: Thirty feet from the
19 building.

20 JACK RAKER: Setback from the edge of the
21 building.

22 We try to keep them far from the edge of
23 the building.

24 TRUSTEE RYDER: We won't see them.

25 JACK RAKER: No, they are setback far.

1 MAYOR BEACH: I have a question.

2 This will be truss construction on the
3 roof?

4 JACK RAKER: Truss construction, yes.

5 MAYOR BEACH: And, the sprinkler system?

6 JACK RAKER: Yes, Type 13 system which
7 means it is a fully sprinklered building.

8 MAYOR BEACH: All right, thank you.

9 I think we can open it up to the Public for
10 comment.

11 So, why don't we do that.

12 DEPUTY MAYOR HAWXHURST: I have the sign-in
13 sheet.

14 CORY HIRSCH: Good Evening, Mayor,
15 Trustees, thank you for letting me speak.

16 I am the President of the Chamber of
17 Commerce and on top of that - -

18 CORY HIRSCH: Cory, bring the mic closer to
19 you.

20 CORY HIRSCH: On top of that I have been in
21 the real estate business here in Lynbrook since
22 2005, fulltime since 2010, um, there is enormous
23 need for - - enormous need and demand for these
24 high-end departments, millennials, people who are
25 just graduating school, they are in their

1 first job.

2 They may not have the money for the down
3 payment and want to stay in Lynbrook.

4 This is their option to stay in Lynbrook.

5 They are willing to spend the money that
6 you would spend on a one-family house.

7 They just don't have that down payment
8 because going to school with loans and all of that
9 other stuff.

10 So, there is a huge demand for those
11 apartments in Lynbrook, in my capacity and in my
12 career as a Property Manager, as well.

13 I think the presentation was excellent and
14 everything was covered and it does seem like a
15 really, um, well put together project and does
16 seem like they really thought about everything,
17 um, in terms in my role of Chamber of Commerce,
18 President, I think this would be an enormous boom
19 to our downtown businesses.

20 Lynbrook is doing pretty well right, now.

21 We have businesses coming in.

22 There are a bunch of applications with the
23 Building Department for new stores that are
24 opening up but there still are too many vacant
25 stores.

1 Um, and I think a project like this will
2 bring in a lot of people, a lot of specialty
3 shops.

4 You know the stores that are really doing
5 well, if you drive through neighboring Towns like
6 Rockville Centre, there is a store that sells
7 crystals, there is a line out the door.

8 There are art spaces.

9 All of these other businesses that really
10 thriving, you know, more untraditional retail, I
11 think there is a huge potential to bring those
12 businesses into Lynbrook and, um, you know, it
13 continues to help our downtown thrive.

14 The movie theater was a huge boom, but
15 everything else that is a recent hire, new
16 restaurants coming in, I think we have some good
17 momentum.

18 And, I think a project like this will add
19 to that.

20 MAYOR BEACH: Thank you.

21 Who do you have next?

22 DEPUTY MAYOR HAWXHURST: Next is Jeff
23 Greenfield.

24 JEFF GREENFIELD: Good Evening, everyone,
25 Jeff Greenfield, Citizen Taxpayer, JGL Realty

1 and NGL Insurance. 112 Merrick Road.

2 I want to compliment the applicant for an
3 hour and a half presentation.

4 It was very comprehensive.

5 Over my thirty-seven years of doing zoning
6 and land use, I sat through many presentations and
7 besides the good questions from the Members of the
8 Board, there were even better answers by the
9 applicant, not only were there better answers,
10 here, they had a community meeting and they gave a
11 lot of answers.

12 This is a gamechanger project for Lynbrook
13 to eliminate an eyesore in the community which has
14 been an eyesore for over thirty years with a
15 ratable taxpaying project.

16 I attended the community meeting and the
17 School Board trustee was there and I want to
18 correct one thing he didn't report back to the
19 School Board accurately.

20 He asked the question of the applicant
21 regarding the PILOT which stand for Payment in
22 Lieu of Taxes.

23 All of these types of projects that I have
24 seen in my role as a Nassau County Planning
25 Commission Member - - I never had a problem

1 projecting, Mr. Mayor, I appear as a Lynbrook
2 Chamber of Commerce Vice-President and a local
3 taxpayer but I wear another hat as the Nassau
4 County Planning Commissioner and I can tell you
5 all of these projects around the County require
6 PILOTS.

7 And, it is not a bad thing and I was very
8 impressed with the applicant, Mr. David Orwaser,
9 who told the School Board Member two things,
10 Number 1, the School District, would receive no
11 less than what they are receiving, now, in fact,
12 they will receive more even when the PILOT
13 increases because, now is a vacant building.

14 They receive very little and the PILOT
15 would start at the current and increase from
16 there.

17 And, I will regret that Mr. Paskoff didn't
18 say that.

19 The second thing he offered, which was also
20 very gracious of him is to meet with the School
21 Board and go over it.

22 And, he remembered when I brought the
23 representative to the Regal Theater to meet with
24 the School Board and they actually sat down and
25 negotiated the PILOT in advance and the School

1 District wasn't surprised like in most School
2 Districts, the case you heard in Valley Stream,
3 they weren't surprised at the PILOT.

4 I commend the developer and the applicant
5 for making that offer and I want to make sure you,
6 Mr. Mayor and the Village Board and the residents
7 of the Village understand that.

8 So, that shows the sincerity, that shows
9 the interest that this applicant has in the
10 community.

11 The second thing, as the Vice-President of
12 the Chamber of Commerce, that I ask the question,
13 is shopping local, doing business local, the
14 School District just did a thirty million dollar
15 addition on the building there and there is no
16 local contractors, no local suppliers, shocking.

17 Here we have a situation where he publicly
18 committed to go out.

19 We have licensed electricians in the
20 Village, Plumbers, supply houses for plumbing,
21 supply houses for electrical, well-known people
22 that supply projects throughout Nassau County into
23 New York City.

24 People that he is going to go to and
25 request that they bid on this project.

1 I like that, that is a good thing to shop
2 local.

3 That is what the Chamber wants to encourage
4 and that is what we need in this Village to try to
5 bring up and ensure renewal, here.

6 And, this project can bring renewal to the
7 downtown of Lynbrook.

8 We have the movie theater. We have some
9 businesses on Atlantic Avenue.

10 They need some more foot traffic.

11 They need people living nearby and this
12 will give the foot traffic to be the economic
13 generator of the downtown Business District, not
14 traffic, an economic generator.

15 We are going to have living, breathing
16 shopping residents coming into our downtown.

17 It is already happening in Rockville
18 Centre, the mention about Avalon.

19 So, Avalon at 80 Banks Avenue, 100 Banks
20 Avenue and North Center Avenue, about three
21 hundred apartments.

22 Another comment that is out there, how many
23 school age children that the Avalon project would
24 have, they were forecasting, they say all sorts of
25 crazy numbers.

1 There are five to nine students in the
2 local schools, in the parochial schools, but in
3 the public schools there is only five to nine as
4 told to me by my School Board Representatives.

5 And, the other thing is parking; half the
6 parking garage underneath is empty.

7 These residents don't have cars.

8 They use public transportation.

9 They use Uber and one other thing I would
10 ask the applicant to consider because Avalon put
11 it in, it is the Zip car.

12 Zip car is where you rent a car for a
13 short-term rental and you go online and you make a
14 reservation.

15 They give you codes and the car is onsite.

16 You pick it up. You take it for the
17 weekend and you bring it back to the parking spot.

18 I would hope you would investigate that and
19 look into that because that is what young people
20 want today.

21 They don't want to pay for car insurance,
22 unfortunately.

23 (Whereupon, laughter was heard. After, the
24 following ensued.)

25 JEFF GREENBERG: They don't want

1 to pay for a car loan or a car lease.

2 They want to rent it for a weekend, for a
3 short term.

4 The Nassau County Planning Commission has
5 documented there is a serious shortage of rental
6 properties and a very high demand throughout
7 Nassau County.

8 Young people don't have, as was alluded to
9 earlier, the down payment for a house.

10 And, they are busy paying off their student
11 loans and they can't focus on the loans for
12 housing.

13 I think the traffic expert had two very
14 good ideas that I think the Village should embrace
15 sooner than later and not wait for this project to
16 even start or get completed.

17 I like the idea of the traffic box on
18 Saperstein and Broadway, "don't block the box"
19 there, because I seen people try to make a left
20 turn and drop people off at the train.

21 MAYOR BEACH: Because of you, I met Mr.
22 Lux, so, he is going to help us out with the
23 traffic study.

24 JEFF GREENFIELD: Right, right, so
25 incorporate that into it.

1 The other good idea was southbound traffic
2 to clean it up, if you get - - appeal to New York
3 State DOT to add a few seconds to the traffic
4 light on the southbound, so, maybe the traffic
5 study won't be on the dime of the merchants.

6 I can send you some paperwork on this
7 subject to forward to New York State DOT.

8 In conclusion, I would urge this Board to
9 take another visionary approach to this Village.

10 You are all visionaries in ending the Capri
11 and putting in that wonderful Bartone project on
12 Friar Street that was a gamechanger for that
13 neighborhood.

14 This is going to be a gamechanger for the
15 downtown Business District, so, I urge you to vote
16 an vote soon and vote positively to make a
17 statement that Lynbrook is open for business and
18 Lynbrook wants smart government.

19 TOD transit-oriented development is smart
20 development.

21 It is development of the future.

22 It is development that adds taxable,
23 ratable properties to our tax base in the Village
24 and I thank you very much.

25 MAYOR BEACH: Thank you, Mr. Greenfield.

1 Next person, Mike.

2 DEPUTY MAYOR HAWXHURST: Next person is
3 David O'Neal?

4 MAYOR BEACH: He left.

5 DEPUTY MAYOR HAWXHURST: Next is Sue
6 Burger, she left the meeting.

7 And, then, last but not least, Harold
8 Reese, Jr.

9 HAROLD REESE JR.: Good evening, Mayor,
10 Trustees:

11 Harold Reese, Jr. 74 Whitehall Road in
12 Rockville Centre, owning a lot of real estate here
13 in Lynbrook.

14 The family goes back to Lynbrook to the
15 '40's.

16 I have been here fulltime since '63, past
17 President of the Chamber from '90 to '94.

18 And, I never saw any kind of movement
19 during my tenure as Chamber President and as a
20 Director, which I still am, that is Board has
21 taken here, now, to change Lynbrook.

22 I am not going to reiterate what Cory Hirsh
23 said or Mr. Jeff Greenfield but I do want to add
24 that this Board should support this application.

25 It needs - - downtown needs it.

1 The Village storeowners need it.

2 The public needs it, so, I urge you to
3 approve this application.

4 Thank you.

5 MAYOR BEACH: Thank you.

6 DEPUTY MAYOR HAWXHURST: And, John, we had
7 a call in?

8 VILLAGE ADMINISTRATOR GIORDANO: Can you,
9 please, state your name and address for the
10 record.

11 THOMAS BURKE: Thomas Burke. 18 Davis
12 Place, Lynbrook, New York.

13 MAYOR BEACH: Mr. Burke, you have a
14 question?

15 VILLAGE ADMINISTRATOR GIORDANO: Would you
16 like to make a comment?

17 THOMAS BURKE: Do I tell it to you or does
18 it go out in the airwaves?

19 VILLAGE ADMINISTRATOR GIORDANO: It is out
20 in the public right, now.

21 THOMAS BURKE: Okay, here is my speech.

22 I have lived on the South Shore my whole
23 life.

24 I lived in Lynbrook for twenty-seven years.

25 Any time that I can see the Feather

1 Factory go away, I would wholeheartedly go for
2 that project.

3 I have commuted to Manhattan for all of
4 those twenty-seven years from the Lynbrook Train
5 Station and I drive by the Feather Factory
6 everyday and it has been an eyesore then and an
7 eyesore, now.

8 I have lived here my whole life.

9 I raised children, here. I put my children
10 in public schools and I love the Town and I think
11 it is time for that building to go.

12 (Whereupon, applause from the audience was
13 heard. After, the following ensued.)

14 MAYOR BEACH: That's it?

15 THOMAS BURKE: That's it.

16 I am for the project.

17 MAYOR BEACH: Okay, thank you.

18 THOMAS BURKE: I am on the record?

19 VILLAGE ADMINISTRATOR GIORDANO: Yes, thank
20 you for calling.

21 MAYOR BEACH: Is that the only phone call?

22 VILLAGE ADMINISTRATOR GIORDANO: Yes.

23 MAYOR BEACH: Any other comments from the
24 floor?

25 If I may, Mr. Orwasher, can I address the

1 IDA with you.

2 I realize you can't state what would happen
3 with the IDA as far as the Village and the School.

4 I know in consideration, we have talked and
5 I just want to make the residents aware of our
6 meeting that you said you would keep the Village
7 whole as the movie theater did.

8 They knocked it down and you receive less
9 of a tax burden on your business, correct?

10 DAVID ORWASHER: Well, as part of being a
11 good steward and a willing participant and
12 hopefully an embraced neighbor in the Village of
13 Lynbrook, our pledge was to perhaps avail
14 ourselves of an IDA through the Town PILOT but our
15 relative pledge is not to reduce the tax payments
16 one nickel from the Village or from the school
17 which is part of the School and General Tax, part
18 of the Town and County.

19 So, we maintain that Pledge which will only
20 grow the revenue and receipts of the Village, as
21 well as the School and General Tax overtime.

22 This is a significant sized project nearly
23 ninety to one hundred million dollar project that
24 will contribute to the vitality and the commerce,
25 here, in addition to our growth of the revenues

1 through tax receipts.

2 So, there is no delineation, not one iota
3 even during the construction of this project.

4 MAYOR BEACH: Thank you because people
5 right away say they are going for IDA and it is
6 going to be an issue and, obviously, it is not an
7 issue at this point.

8 DAVID ORWASHER: Frankly, there are a lot
9 of misconceptions around those three letters.

10 They are often misconstrued but they have
11 been abused and the classic one is in Valley
12 Stream where the retail generated base received a
13 supportive PILOT and the taxes were experienced
14 delineation.

15 Um, we understand that we are mindful of
16 those things and that is not our intent.

17 We are putting a lot of money into the
18 Village of Lynbrook.

19 It would be illogical for us to create any
20 strain on the operating of the Village and the
21 surrounding community and the school environment,
22 all of that.

23 We are very mindful of that but, yet, it is
24 extraordinarily expensive to do business on Long
25 Island.

1 The real estate taxes are a burden to all
2 and a repellent to many from setting foot and
3 putting roots on Long Island.

4 It is a real problem.

5 It is not unique to Lynbrook nor to Nassau
6 County but to all the Island's three million plus
7 residents and sixty-four miles long, sixteen miles
8 wide.

9 Um, this is part of a larger demand and a
10 scheme.

11 I think the Village is unique, if not
12 unique, certainly a rarified area because of its
13 construction to create pedestrian traffic and
14 walking life and become a beacon lifestyle both
15 for millennials not just for young folks, for
16 empty nesters, single professionals, divorced and
17 other places for people to reside who are getting
18 pushed off this Island for not necessarily good
19 reasons.

20 So, I think the support offered through an
21 IDA which is simply a graduated increased and
22 there is no decrease in our phase.

23 We have pledge no decrease, period.

24 I think that is really rather
25 understandable both to the Village and to the

1 School community.

2 MAYOR BEACH: Thank you, sir.

3 Are there any other questions?

4 No questions?

5 ATTORNEY COSCHIGNANO: So, that is it, our
6 presentation.

7 Thank you so much.

8 In conclusion, we respectfully request that
9 our petition to be included in the Village's Arts
10 & Cultural Overlay District be approved in order
11 to commence the process to redevelop those
12 premises into a premier first class transit
13 oriented development.

14 And we believe it complies with all
15 legislative intents and objectives of this Code.

16 So, thank you very much.

17 MAYOR BEACH: Thank you very much for
18 coming in.

19 (Whereupon, applause from the audience was
20 heard. After, the following ensued.)

21 MAYOR BEACH: Thank you very much for
22 coming in.

23 No more phone calls, John?

24 VILLAGE ADMINISTRATOR GIORDANO: That is
25 it.

1 MAYOR BEACH: So, at 9:31, I would like to
2 close the Public Hearing.

3 DEPUTY MAYOR HAWXHURST: So moved.

4 TRUSTEE REARDON: Second.

5 MAYOR BEACH: I am asking to reserve
6 decision until the next Board Meeting.

7 DEPUTY MAYOR HAWXHURST: So moved.

8 TRUSTEE REARDON: Second.

9 MAYOR BEACH: All in favor?

10 (Whereupon, a vote of aye was heard by all.
11 After, the following ensued.)

12 MAYOR BEACH: Thank you very much for
13 coming.

14 I am closing the Public Hearing at 9:31 and
15 opening it up again at 9:32 for a legal Notice.

16 DEPUTY MAYOR HAWXHURST: So moved.

17 MAYOR BEACH: Second?

18 TRUSTEE RYDER: Second.

19 MAYOR BEACH: This is for dangerous
20 conditions of sidewalks, curbs and to determine
21 whether the said conditions must be repaired by
22 the owner of said properties or failure to repair
23 the Village will do so with the cost thereof to
24 be assessed to the property - - said properties.

25 First property is 477 Merrick Road, 18

1 Farnum Street, 49 Clarke Avenue and 461 Scranton
2 Avenue.

3 Is there anybody here for those properties?

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

6 MAYOR BEACH: May I have a Motion.

7 And, if there is anybody at those
8 properties that would like to call, it is 599-
9 2828.

10 DEPUTY MAYOR HAWXHURST: While we give it a
11 second, just to remind all the residents as part
12 of the last Public Hearing, the Mayor has asked
13 all Board Members and the Village Attorney to fill
14 out a financial disclosure statement to say they
15 had no interest in the property.

16 Those all have been posted to the Village
17 website.

18 MAYOR BEACH: All the information on this
19 project has been posted accordingly in the past.

20 DEPUTY MAYOR HAWXHURST: Two weeks.

21 MAYOR BEACH: Two weeks, two months.

22 Any information that we get, we forward it
23 on.

24 No phone calls?

25 VILLAGE ADMINISTRATOR GIORDANO: No.

1 MAYOR BEACH: Motion on the properties?

2 DEPUTY MAYOR HAWXHURST: So moved.

3 TRUSTEE RYDER: Second.

4 MAYOR BEACH: All in favor?

5 (Whereupon, a vote of aye was heard by all.

6 After, the following ensued.)

7 MAYOR BEACH: Appointments, this is from

8 Keith Bonomo from the seasonal employees, new

9 hires; Gianmarco Bonventre.

10 This is for - - "like to request the
11 following recreational attendants for seasonal
12 hire and lifeguard Grade 1, seasonal employees to
13 be hired for 2021 season; Gianmarco Bonventre,
14 Kacie Curran, Connor Lewis, Sean McHale, Michael
15 Sapienza and for Lifeguards, Alexander Cerabone,
16 Emily Cheesman, Mia Hannan."

17 TRUSTEE REARDON: So moved.

18 DEPUTY MAYOR HAWXHURST: Second.

19 MAYOR BEACH: All in favor?

20 (Whereupon, a vote of aye was heard by all.

21 After, the following ensued.)

22 MAYOR BEACH: Next one from Keith is also

23 from the Park Supervisor, approval for salary

24 increase of Pool Supervisor to request that the

25 following seasonal employees receive an

1 increase in hourly wages as they will be
2 supervising at the pool.

3 DEPUTY MAYOR HAWXHURST: Well, as we
4 discussed, I think while I approve the three
5 people being appointed supervisor, the amount of
6 the salary increase will only be .75 cents an hour
7 for supervisor.

8 TRUSTEE REARDON: From the previous salary
9 from the Summer before, .75 cents.

10 TRUSTEE RYDER: So moved.

11 TRUSTEE REARDON: Second.

12 MAYOR BEACH: All in favor?

13 (Whereupon, a vote of aye was heard by all.
14 After, the following ensued.)

15 MAYOR BEACH: Also from Keith, an employee
16 title change.

17 "I would like to request the following
18 title change for Nicole Bonomo, Typist Clerk
19 Seasonal to Recreation Attendant Seasonal."

20 TRUSTEE REARDON: With the change of the
21 salary?

22 MAYOR BEACH: Correct.

23 TRUSTEE REARDON: Not what is listed,
24 there.

25 DEPUTY MAYOR HAWXHURST: So moved on the

1 Title change.

2 TRUSTEE REARDON: Second.

3 MAYOR BEACH: All in favor?

4 (Whereupon, a vote of aye was heard by all.

5 After, the following ensued.)

6 MAYOR BEACH: Minimal wage increase, I
7 would like to request the salary increase for the
8 following part-time attendants to a minimal - - is
9 this correct with this wage increase, John?

10 VILLAGE ADMINISTRATOR GIORDANO: Yes.

11 MAYOR BEACH: It is correct?

12 VILLAGE ADMINISTRATOR GIORDNAO: It is
13 twelve dollars starting.

14 MAYOR BEACH: I will table this.

15 TRUSTEE REARDON: This is part-time
16 attendant?

17 MAYOR BEACH: This is correct, minimal wage
18 is fourteen dollars, Lindsay Marrison.

19 DEPUTY MAYOR HAWXHURST: So moved.

20 TRUSTEE RYDER: Second.

21 MAYOR BEACH: All in favor?

22 (Whereupon, a vote of aye was heard by all.

23 After, the following ensued.)

24 MAYOR BEACH: That takes care of that.

25 7-B is the Department of Public Works,

1 Seasonal, approval for Seasonal Employees.

2 I need a Motion for Nicholas Pandaliano,
3 Philip Piro.

4 TRUSTEE BOCCIO: So moved.

5 TRUSTEE REARDON: Second.

6 MAYOR BEACH: All in favor?

7 (Whereupon, vote of aye was heard by all.

8 After, the following ensued.)

9 MAYOR BEACH: And, next is for a Clerk
10 Typist.

11 We have an employee in the Assessor's
12 Office that applied for Ann-Marie's position.

13 TRUSTEE REARDON: Not my position.

14 (Whereupon, laughter was heard. After, the
15 following ensued.)

16 TRUSTEE REARDON: As you say, everyone gets
17 us confused.

18 MAYOR BEACH: And, she is on the Clerk
19 Typist list.

20 Ann-Marie has moved away and her position
21 is open and we have a part-time person that she is
22 reachable on the Clerk Typist list and she is
23 asking to be assigned to that position.

24 I don't have a problem with doing this.

25 What are we doing, starting salary, yeah

1 and she is going to be recommended that she
2 cross train with Ann-Marie while she is doing
3 this.

4 Anybody have a problem with this?

5 (Whereupon, "no" was heard. After, the
6 following ensued.)

7 MAYOR BEACH: Somebody make a Motion.

8 TRUSTEE BOCCIO: So moved.

9 TRUSTEE REARDON: Second.

10 MAYOR BEACH: All in favor?

11 (Whereupon, a vote of aye was heard by all.
12 After, the following ensued.)

13 MAYOR BEACH: And, then, Court training - -
14 this is for seasonals, Board requesting the
15 authorization of hiring the following Seasonal
16 Clerks; James O'Connor, Lindsay Ostroff, Julianne
17 Graepel, Margaret Skartsiaris and Isabella Curran.

18 TRUSTEE REARDON: So moved.

19 TRUSTEE RYDER: Second.

20 MAYOR BEACH: All in favor?

21 (Whereupon, a vote of aye was heard from
22 all. After, the following ensued.)

23 MAYOR BEACH: Jackie DuBon in the Court is
24 requesting permission to go - - her and Joanna
25 Brewster to attend New York State Court Clerks

1 Conference which is being held in Albany, New
2 York from September 12th to the 15th, 2021.

3 This will cover our mandatory training.

4 A Motion?

5 TRUSTEE REARDON: So moved.

6 TRUSTEE RYDER: Second.

7 MAYOR BEACH: All in favor?

8 (Whereupon, a vote of aye was heard by all.
9 After, the following ensued.)

10 MAYOR BEACH: And, this is the adoption of
11 the new seasonal employee wage policy.

12 I need a Motion to approve.

13 Everyone looked it over?

14 (Whereupon, "yes" was heard. After, the
15 following ensued.)

16 DEPUTY MAYOR HAWXHURST: Just one question,
17 John, I think we have to have the Rec. Department
18 comeback to us on exactly how they will work the
19 lessons and the payment for that.

20 VILLAGE ADMINISTRATOR GIORDANO: I can
21 discuss it with you after the meeting.

22 I can work with the Rec. Department.

23 DEPUTY MAYOR HAWXHURST: Okay. No, no, no,
24 I mean my concern is how will the staff be paid on
25 the clock?

1 VILLAGE ADMINISTRATOR GIORDANO: Payroll.

2 DEPUTY MAYOR HAWXHURST: Who is going to
3 watch that?

4 How much will they get paid?

5 VILLAGE ADMINISTRATOR GIORDANO: Lifeguard
6 Supervisor supervises the payroll, you know, they
7 will have to report training, different
8 increments.

9 DEPUTY MAYOR HAWXHURST: They only get the
10 half hour for the day?

11 VILLAGE ADMINISTRATOR GIORDANO: Yes.

12 DEPUTY MAYOR HAWXHURST: Make sure the
13 Lifeguard Supervisor is monitoring that.

14 It is only for that half hour timeframe?

15 VILLAGE ADMINISTRATOR GIORDANO: Correct.

16 DEPUTY MAYOR HAWXHURST: Okay.

17 MAYOR BEACH: Anything else.

18 DEPUTY MAYOR HAWXHURST: We are good.

19 So moved.

20 TRUSTEE REARDON: Second.

21 MAYOR BEACH: All in favor?

22 (Whereupon, a vote of aye was heard.

23 After, the following ensued.)

24 MAYOR BEACH: Next on the agenda is the
25 parking fine schedule.

1 There is a Motion to increase the
2 Department fines.

3 I need a Motion to agree.

4 TRUSTEE BOCCIO: So moved.

5 TRUSTEE REARDON: Second.

6 MAYOR BEACH: All in favor?

7 (Whereupon, a vote of aye was heard by all.
8 After, the following ensued.)

9 MAYOR BEACH: And bills.

10 TRUSTEE RYDER: I move that the bills
11 listed on the abstract of audited vouchers be paid
12 as soon as they have duly been audited by the
13 Majority.

14 TRUSTEE REARDON: Second.

15 MAYOR BEACH: All in favor?

16 (Whereupon, a vote of aye was heard by all.
17 After, the following ensued.)

18 MAYOR BEACH: I just have two quick
19 announcements, a reminder of the movie on Saturday
20 before Memorial Day and the parade and the
21 Doughboy Place.

22 Respond to the Doughboy to support your
23 Vets.

24 I will start with you, Annmarie, any
25 announcements?

1 TRUSTEE REARDON: I was going to remind
2 everyone the weather is getting nicer and warmer
3 and people are getting out.

4 It would be great to see everyone on
5 Memorial Day weekend.

6 It is such a great feeling that we are
7 coming back, um, that we are able to get together,
8 you know, in a little bit of a different way with
9 the movie and see our neighbors and get out and
10 let the kids, you know, just enjoy a night.

11 And, then, of course, I feel like the
12 Memorial Day Parade and the Doughboy are very
13 important dates, especially, here in Lynbrook, um,
14 you know, to pay honor and tribute to those that
15 have given us our freedom and I really do hope to
16 see everybody down there on Sunday - - Monday,
17 sorry, for the Memorial Day Parade.

18 I don't know, I guess, I was rushing the
19 weekend.

20 So, I look forward to seeing everyone.

21 MAYOR BEACH: Deputy Mayor?

22 DEPUTY MAYOR HAWXHURST: Thank you, Mayor.

23 Just a couple quick points, as Trustee
24 Reardon pointed out, you know, things are starting
25 to change back, hopefully a more normal situation.

1 We saw the Governor, today, drop the mask
2 mandate for vaccinated - - people that are
3 vaccinated but just to remind you, our pool does
4 open up on Memorial Day.

5 So, sign up for the pool membership, the
6 price has not increased since prior to the
7 pandemic.

8 It will be a great Summer at the pool.

9 We will have our swim team set up again for
10 those that were on the swim team, we are exploring
11 the League to move ahead with the swim season.

12 So, please, come down and sign up for the
13 swim season and for those that are interested, as
14 we just approved, tonight, you know, sign your
15 children up for swimming lessons.

16 It is a great activity.

17 People love it, um, but you know, it is a
18 great thing to do in the Summer and the pool is
19 terrific asset in the Village.

20 So, let's enjoy our Summer.

21 And, you know, as we pointed out, as the
22 Mayor pointed out, don't forget the movie which
23 registration begins - -

24 TRUSTEE REARDON: Wednesday.

25 DEPUTY MAYOR HAWXHURST: Wednesday on

1 Rec. Desk, so if you don't have sign into Rec.
2 Desk, please, you know, call the Rec. Department
3 or create a sign-in for Rec. Desk and on Wednesday
4 morning at 9:00 a.m., you can sign-up for the
5 movie, again.

6 As pointed out, it is Sandlot, a great you
7 know family, friendly movie.

8 MAYOR BEACH: It is not the Sandlot.

9 TRUSTEE REARDON: It is the Sandlot. We
10 approved it.

11 It is out there, unfortunately.

12 MAYOR BEACH: Motion for me to change the
13 movie.

14 TRUSTEE REARDON: No.

15 DEPUTY MAYOR HAWXHURST: But, again - -

16 TRUSTEE REARDON: It is a great movie.

17 MAYOR BEACH: Change it.

18 DEPUTY MAYOR HAWXHURST: Come down at the
19 parade and, then at Doughboy to honor those that
20 served and have given us this great Country.

21 Thank you.

22 MAYOR BEACH: Thank you, Deputy Mayor.

23 Trustee Boccio?

24 TRUSTEE BOCCIO: Nothing.

25 TRUSTEE RYDER: Two small comments; also

1 about the Memorial Day Parade to please come on
2 out and pay homage to our Veterans and come
3 participate in the parade by cheering our Veterans
4 on the sideline.

5 An, the second comment, I would like to
6 mention Lynbrook CARES Committee, that we are
7 still up and running.

8 We were very busy over the last year or so.

9 It has kind of slowed down a bit, but if
10 you have a neighbor or a family member that needs
11 some help, really with anything, you can reach out
12 to me.

13 It is all volunteered based and the
14 services are offered to those free of charge for
15 residents within the incorporated Village of
16 Lynbrook.

17 So, if you know of anyone that could use
18 help, just reach out to me and I would be happy to
19 make that happen.

20 Thank you.

21 TRUSTEE BOCCIO: I do want to add one thing
22 along the lines of charitable organizations, the
23 Committee has been meeting for the Lynbrook
24 Mayor's Golf Outing which would be on August 2nd,
25 this year.

1 Jeff, you look ready to elaborate.

2 JEFF GREENFIELD: Thank you for allowing me
3 to share the Lynbrook Mayor's Golf Outing which is
4 sponsored by the Lynbrook Chamber of Commerce.

5 We are very pleased to have two outstanding
6 honorees this year from Daycon Airconditioning,
7 two local businesses that are Chamber Members,
8 their Executive Director John and Anthony Bartone,
9 the builder of the Freer Properties.

10 Those are two honorees.

11 MAYOR BEACH: That corner - -

12 JEFF GREENFIELD: They changed this year,
13 we are going to the Hempstead Country Club and the
14 date is August 2nd.

15 Invitations to the event will be going out
16 next week.

17 We are waiting until June 1st to put them
18 out right after Memorial Day and we are going to
19 send them out via email from our email list from
20 past participants of people.

21 If you want to be added to the list, you
22 can send me an email at jeffg@nglgroup.com and we
23 will add you on the list and send it to you.

24 It is going to be an exciting day as
25 always, highlighted by two outstanding honorees.

1 The Mayor and I visited with the Hempstead
2 Country Club and the General Manager and they are
3 excited about the Village of Lynbrook bringing
4 their outing to the Hempstead Country Club.

5 They are finishing up supposedly by next
6 week a million-dollar renovation on the Club.

7 They are putting in a new bar which opens
8 up to an outside patio with a water feature and
9 fire pits.

10 And, it looks like an outstanding project
11 they are doing to enhance the Club and we are
12 going to be one of the first outings to take
13 advantage of it.

14 We will have a cocktail hour outside and
15 then come inside for a buffet.

16 The important thing to tell everybody, we
17 are doing all of this with accepted COVID-19
18 protocols and socially distanced.

19 And, the Club has changed the way they will
20 be serving the food, a buffet but not you serving
21 yourselves.

22 They are mindful of the protocols in
23 keeping everyone healthy and we are just very
24 excited to go to this new venue and so far they
25 have been very gracious and very kind in every

1 request that we have made of them with respect
2 to the outing.

3 And, it is an important fundraiser and as
4 you remember from previous years, we give back
5 money in part to the Community Chest and other
6 worthwhile causes that the community feels is
7 warranted and we have returned a lot of money back
8 to the Village by supporting this outing.

9 And, we look forward to the community's
10 support in the coming year and we want to make
11 this the biggest and most successful outing in the
12 history of Lynbrook.

13 MAYOR BEACH: Thank you, Mr. Greenfield.

14 JEFF GREENFIELD: Further reports to
15 follow.

16 MAYOR BEACH: Thank you. Thank you for
17 doing it.

18 Is there anything else?

19 (Whereupon, no response was heard. After,
20 the following ensued.)

21 MAYOR BEACH: Make a motion to close the
22 Meeting.

23 TRUSTEE REARDON: So moved.

24 DEPUTY MAYOR HAWXHURST: Second.

25 MAYOR BEACH: All in favor?

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(Whereupon, a vote of aye was heard and meeting was concluded. Time noted: 9:47 p.m.)



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CERTIFICATE BY COURT REPORTER

I, do hereby certify that the foregoing testimony in the matter of the Village of Lynbrook, Board of Trustees Meeting held on May 17, 2021, consisting of pages 1 through 155 inclusive is an accurate transcription of my cryptic notes.

IN WITNESS WHEREOF, I SET MY HAND THIS DAY.


NORTH SHORE
COURT REPORTERS
CHRISTINEMASCOIA

CERTIFIED COURT REPORTER

NORTH SHORE COURT REPORTERS

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