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TOWN OF BROOKHAVEN
INDUSTRIAL DEVELOPMENT AGENCY

-----x

PUBLIC HEARING
RE: RONKONKOMA HUB

HELD VIA ZOOM VIDEOCONFERENCE

-----x

May 18, 2022
1:02 p.m.

MODERATED BY: HON. MARK COHEN

TRANSCRIPT OF PROCEEDINGS

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

MEMBERS :

FREDERICK C. BRAUN III, CHAIRMAN
MARTIN G. CALLAHAN III, TREASURER
FELIX J. GRUCCI, JR., VICE CHAIRMAN
LENORE PAPROCKY, BOARD MEMBER
GARY POLLAKUSKY, ASSISTANT TREASURER
ANN-MARIE SCHEIDT, SECRETARY

ALSO PRESENT :

LISA M.G. MULLIGAN, IDA CEO
ANNETTE EADERESTO, ESQ., IDA COUNSEL
STEPHEN ANGEL, ESQ., ESSEKS, HEFTER
ALLAN HYMAN, ESQ., CERTILMAN BALIN
JOHN M. WAGNER, ESQ., CERTILMAN BALIN
JAMES L. COUGHLAN, TRITEC
JIMMY COUGHLAN, TRITEC
KELLEY COUGHLAN HECK, TRITEC
CHRISTOPHER KELLY, TRITEC
ROBERT KENT, ESQ., TRITEC
LINDA ROONEY LoBIONDO, TRITEC
ALAN BELNIAK, VHB

* * *

1
2 MR. BRAUN: Good afternoon. It is
3 1:02 p.m., Wednesday, May 18th.

4 This is a public hearing of the Town of
5 Brookhaven Industrial Development Agency also
6 referred to as the Brookhaven IDA.

7 My name is Frederick C. Braun III and I
8 am chairman of the IDA. I am joined today by
9 the following board members: Martin Callahan,
10 Felix Grucci, Lenore Paprocky, Gary Pollakusky
11 and Ann-Marie Scheidt. Brookhaven IDA member
12 Frank Trotta has recused from this meeting. A
13 quorum is present.

14 Also with us today is Lisa Mulligan,
15 the IDA's chief executive officer.

16 Today's public hearing has been
17 convened in accordance with Chapter 56 of the
18 Laws of 2022 effective April 9, 2022
19 permitting local governments to hold public
20 hearings by telephone and videoconference.

21 This afternoon's public hearing is
22 being held electronically via videoconference
23 call instead of in person for the public to
24 physically attend.

25 Members of the public may watch, listen

1
2 to and participate in the public hearing by
3 making oral comments and/or by submitting
4 written comments concerning the matters
5 present at the public hearing.

6 The public has been provided with the
7 ability to view and participate in this
8 afternoon's public hearing via both Zoom and
9 telephone.

10 Instructions for logging in and/or
11 calling in have been provided in a public
12 notice, which was published in Newsday, mailed
13 to affected property owners and published on
14 the IDA's website for all to view. I've been
15 advised that the link for the public hearing
16 is active and working.

17 Once again, you can log onto this
18 webinar by going to Zoom.us.join and entering
19 webinar ID 867 6056 6198 and the passcode is
20 891359 and also, call into the Zoom meeting by
21 telephone by calling (646)558-8656, entering
22 webinar ID 867 9056 6198 and the passcode
23 891359.

24 Let me repeat that. You can join, you
25 can log into the webinar by going to

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Zoom.us.join and entering webinar ID 867 9056
6198. You can also call into the Zoom --
excuse me, add passcode 891359 and also call
into the Zoom meeting via telephone by calling
(646)558-8656 and entering the webinar ID 867
9056 6198 and the passcode 891359.

If you have any questions during the
hearing about accessing the Zoom
videoconference, you can email
abelniak@vhb.com for assistance.

Let me repeat that. Abelniak@vhb.com
for assistance.

Please note that this public hearing is
being recorded.

I now need a motion from a board member
to open the public hearing.

MR. GRUCCI: So moved.

MS. MULLIGAN: Felix Grucci.

MR. POLLAKUSKY: Gary Pollakusky.

MR. BRAUN: Is the second.

On the vote, Mr. Callahan?

MR. CALLAHAN: Yes.

MR. BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

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MR. BRAUN: Ms. Paprocky?

MS. PAPROCKY: Yes.

MR. BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

MR. BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

MR. BRAUN: Mr. Braun votes yes.

The motion carries.

I will now introduce the IDA's counsel,
Mr. Stephen Angel, to discuss the topic of
today's public hearing.

Stephen.

MR. ANGEL: Okay. Thank you,
Mr. Braun.

Good afternoon. My name is Steve
Angel. I'm with the firm of Esseks, Hefter,
Angel, DiTalia & Pasca in Riverhead and we are
counsel to the Town of Brookhaven Industrial
Development Agency with respect to today's
hearing.

During the course of the hearing, the
Industrial Development Agency, as reflected by
Mr. Braun's comments, will also be referred to
occasionally as the IDA.

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Today's hearing is being held pursuant to sections 201 and 203 of the New York Eminent Domain Procedure Law in order to inform the public and to review the public use to be served by a proposed public project.

The project in question involves the comprehensive redevelopment of land within the Town of Brookhaven that's near the Ronkonkoma station of the Long Island Rail Road. The project is called the Ronkonkoma Hub, H-U-B, Hub project.

This hearing will also inform the public about the project and review the impact of the project on the environment and on residents of the locality where the project will be constructed. The IDA Board will consider other pertinent information such as maps, descriptions of the properties which the IDA is considering acquiring and other adjacent parcels.

I should let you know that this is the second public hearing being held pursuant to sections 201 and 203 of the New York Eminent Domain Procedure Law for this project. The

1
2 first public hearing was held on November 16,
3 2021. The transcript of that hearing, that
4 first hearing and all the documents submitted
5 as part of that public hearing are available
6 to be reviewed by anyone on the IDA's website,
7 which is [www.brookhavenida](http://www.brookhavenida.org), that's one word,
8 [brookhavenida](http://brookhavenida.org), one word, .org.

9 Any person in attendance at this
10 hearing shall be given a reasonable
11 opportunity to present oral or written
12 statements and submit such other documents as
13 they -- as concerning the project as they feel
14 are relevant.

15 A record of the hearing will be kept
16 including the written statements which are
17 submitted. Copies of the record will be
18 available to the public for examination
19 without cost during normal business hours at
20 the principal office of the Brookhaven IDA.
21 which is located at One Independence Hill,
22 Farmingville, New York, the zip code's 11738
23 and also at the office of the Suffolk County
24 Clerk located at 310 Center Drive in Riverhead
25 and the zip code there is 11901.

1
2 Copies shall also be made available for
3 examination on the IDA's website, which as
4 stated before, is www.brookhavenida.org.

5 Copies will be produced by the IDA upon
6 written request if you want the IDA to produce
7 the copies upon payment of the cost of
8 copying.

9 The purpose of today's hearing is to
10 present and gather information related to the
11 potential acquisition of parcels of property
12 located in the vicinity of the Ronkonkoma
13 station of the Long Island Rail Road through
14 the IDA's statutory authority, which is in the
15 General Municipal Law and the power of eminent
16 domain.

17 There are six parcels of real property
18 involved in today's hearings -- in today's
19 hearing and I'll give you their addresses and
20 their tax map numbers; that's Suffolk County
21 tax map numbers.

22 The first is 17 Garrity Avenue,
23 Ronkonkoma. All of them -- all of these
24 parcels are in Suffolk County tax map district
25 200. So that would be 17 Garrity Avenue is

1
2 200, district 200, section 799, block three,
3 lot 32. The second parcel is 14 Hawkins
4 Avenue, Ronkonkoma, section 799, block three,
5 lot 33.1. The third is 44 Railroad Avenue,
6 Ronkonkoma, section 799, block three, lot 34.
7 The fourth is 71 Railroad Avenue, section 799,
8 block three, lot 35. The fifth is 69 Railroad
9 Avenue, section 799 again, block three, lot 36
10 and finally the sixth parcel is 63 Railroad
11 Avenue, again section 799, block three and
12 this one is lot 39.

13 The issues that we're going to
14 discuss -- that are going to be discussed
15 today are one, the public use or benefit or
16 purpose to be served by the project; two, the
17 approximate location of the project and the
18 reasons for selection of that location; three,
19 the general effect of the project on the
20 environment and the residents of the locality
21 and four, such other factors as the IDA
22 considers relevant to be discussed.

23 The Board will hear from various
24 speakers regarding the public purpose, the
25 location and the environment or the

1
2 environmental impact in connection with this
3 proposed acquisition of property.

4 The first speaker after I conclude my
5 introductory remarks will be Judge Mark Cohen,
6 who will act as the moderator of today's
7 hearing. Judge Cohen is a retired New York
8 State Court of Claims judge and former acting
9 Supreme Court justice.

10 Judge Cohen will facilitate the public
11 hearing as moderator. Listen to him carefully
12 as he will be giving important information for
13 those who really want -- who want to speak and
14 make comments.

15 The second speaker will be Mr. John
16 Wagner. Mr. Wagner will speak about the
17 public use, benefit and purpose to be served
18 by the project and the general effect of the
19 project on the environment and residents of
20 the locality. Mr. Wagner is an attorney and a
21 member of the law firm of Certilman Balin
22 Adler & Hyman LLP, who are the attorneys for
23 Ronk Hub, LLC, the master developer designated
24 by the Town of Brookhaven for the Ronk Hub
25 project.

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Also here from the firm of Certilman Balin Adler & Hyman is Allan Hyman, who is Mr. Wagner's fellow counsel representing the master developer, Ronk Hub.

So the first speaker will be Judge Cohen, the second speaker will be Mr. Wagner.

The third speaker will be Mr. Jim Coughlan and Mr. Coughlan will discuss the project and the need for acquisition of these six parcels of property that are the subject of this public hearing. Mr. Coughlan is a representative of the master developer, Ronk Hub, LLC.

Documents will be offered for the record which address all these issues. Speakers will also include any members of the public who wish to speak regarding the relevant issues today.

The hearing will be kept open for a period of 30 days after the conclusion of this oral portion of the hearing; that is, it will be kept open until June 18, 2022 for the IDA Board to accept written comments from anyone who wishes to submit them.

1
2 All written comments should be mailed
3 to the IDA's office at One Independence Hill,
4 Farmingville, New York 11738 or emailed to
5 jlinse, that's J as in John, L as in Larry, I
6 as in Igor, N as in Nancy, S as in Steve and E
7 as in Edward, jlinse@brookhavenny,
8 brookhavenny one word, .gov.

9 After the 30-day period has elapsed,
10 the Board will review the minutes of this
11 hearing, the documents presented and will
12 consider all of the oral presentations and
13 written comments that are going to be
14 submitted. Thereafter, based upon the record,
15 the IDA Board will vote on whether to take any
16 action to acquire any of the six parcels that
17 are the subject of this hearing. They will
18 consider the adoption of a determination and
19 findings and publish the same in accordance
20 with the requirements of Section 204 of the
21 Eminent Domain Procedure Law.

22 Okay. Now, as Mr. Braun mentioned,
23 this hearing is being conducted virtually by
24 Zoom pursuant to Chapter 56 of the Laws of
25 2022 and I have -- I would like to submit into

1
2 the record of this hearing as Exhibit 1 a copy
3 of the -- a copy of an excerpt of Chapter 56
4 of the Laws of 2022 and I should say that
5 Exhibit 1, which is the excerpt -- copy of the
6 excerpt of the laws under which this is being
7 conducted virtually as well as all of the
8 exhibits that I'm going to mention and
9 Mr. Wagner's going to refer to, are already
10 posted on the IDA's website.

11 (Exhibit 1, EXCERPT FROM CHAPTER 56 OF
12 THE LAWS OF 2022, three pages, was marked
13 submitted.)

14 MR. ANGEL: The IDA's legal notice
15 requirements relating to the public hearing
16 have been met by publishing the public notice
17 in five successive issues of Newsday starting
18 on April 29, 2022 and ending on May 3, 2022
19 and by mailing the public notice, a copy of
20 the public notice, to each of the affective --
21 affected property owners by certified mail
22 return receipt requested.

23 At this point, I am submitting the
24 Notice of Public Hearing into the record as
25 Exhibit 2.

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(Exhibit 2, Notice of Public Hearing, two pages, was marked submitted.)

MR. ANGEL: The cover letters accompanying the public notice or the notices of public hearing for that matter were sent to the owners of the property being discussed at this hearing and a facsimile of that cover letter is being submitted as Exhibit 3.

(Exhibit 3, cover letter dated April 28, 2022, was marked submitted.)

MR. ANGEL: The affidavit of service on the property owners, which shows the proper mailing thereto in accordance with the Eminent Domain Procedure Law, is being submitted as Exhibit 4.

(Exhibit 4, AFFIDAVIT OF MAILING, 16 pages, was marked submitted.)

MR. ANGEL: The affidavit of publication from Newsday confirming the publication dates that I mentioned beforehand is being submitted as Exhibit 5.

(Exhibit 5, NEWSDAY AFFIDAVIT OF PUBLICATION, two pages, was marked submitted.)

MR. ANGEL: And a map of the area that

1
2 is being discussed today is being submitted as
3 Exhibit 6.

4 (Exhibit 6, tax map of Ronkonkoma Hub
5 study area, two pages, was marked submitted.)

6 MR. ANGEL: In addition to the
7 publication in Newsday and the mailing of the
8 Notice of Public Hearing pursuant to the
9 public owner -- to the property owners, the
10 Industrial Development Agency posted the
11 notice of public hearing on its website on or
12 about April 29, 2022 and the notice has
13 remained posted through today.

14 All of the documents, as I said,
15 submitted to the Board at today's hearing will
16 be available at the Town of Brookhaven IDA's
17 office located at One Independence Hill,
18 Farmingville, New York 11738 and at the office
19 of the Suffolk County Clerk at 310 Center
20 Drive, Riverhead, New York 11901 after today's
21 hearing.

22 A transcribed record by a stenographer
23 of today's hearing will be available at the
24 IDA's office, on the IDA's website and at the
25 Suffolk County Clerk's office as well.

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At this point with these introductory comments, I'd like to turn the hearing over to our moderator, Judge Mark Cohen.

Thank you everyone.

JUDGE COHEN: Thank you and good afternoon everyone and good afternoon, Mr. Angel.

My name is Mark Cohen and I will be moderating this afternoon's public hearing on behalf of the Board.

As Mr. Angel mentioned, this afternoon's public hearing is being held pursuant to the Eminent Domain Procedure Law to hear information and obtain public comment regarding the Town of Brookhaven Industrial Development Agency's -- that is, IDA -- potential acquisition of real property already referenced near the Ronkonkoma station of the Long Island Rail Road.

Anyone who would like to speak at this hearing should use the "Raise Hand" feature at the bottom of the Zoom screen. When we arrive at the point in the hearing for public comments, Mr. Alan Belniak, our technical

1
2 advisor, will recognize persons wishing to
3 make a statement. Please state your name,
4 address and interest in the proceeding and I
5 will remind you, please speak slowly and spell
6 out your name and address so our reporter can
7 get it accurately. I'll then announce your
8 name as indicated on your Zoom profile and you
9 will have three minutes to comment on the
10 issues before the Board.

11 Please be mindful that your opportunity
12 is to comment. If there are questions, you
13 may state them and they will be addressed at
14 the appropriate time in the hearing. However,
15 direct questions to any Board member will
16 similarly be addressed at the appropriate time
17 during the hearing. In addition, those
18 questions may be presented in your written
19 submissions.

20 For anyone who is attending this
21 hearing only by telephone as opposed to by
22 videoconference, you may dial *9 at any time
23 to be added to the list of speakers. At the
24 appointed time, Mr. Belniak will call out your
25 phone number and alert you that you may begin

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to share your comments. To become unmuted, you'll please dial *6 at that time.

All public speakers, whether by videoconference or telephone, will be given three minutes to speak. A time clock will appear on the Zoom screen to let you know how much time has elapsed since your comment period started. No one person will be given more than one opportunity to speak at this hearing.

Since this hearing is being transcribed by a stenographer, when you're called upon to speak, again, please state and spell your full name to ensure the accuracy of today's record.

Periodically the instructions for how to be added to the list of speakers will appear in the chat function of Zoom. The chat function in today's meeting is a one-way communication path. It's being used to give you information, but not to accept any information from attendees.

Whether you wish to speak or not, the IDA is providing you with an opportunity to submit written comments to the IDA during the

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public hearing and within 30 days after it.
To do so, please email them, as was stated
earlier, to jlinse, J-L-I-N-S-E,
@brookhavenny.gov or mail them to Town of
Brookhaven Industrial Development Agency, One
Independence Hill, Farmingville, New York
11738.

And finally, as Mr. Braun has already
stated, this public hearing is being recorded.

Today's first speaker is Mr. John
Wagner.

Mr. Wagner, would you please introduce
yourself, spell your name and begin your
remarks?

MR. WAGNER: Thank you, Judge Cohen.

Good afternoon. My name is John M.
Wagner, J-O-H-N, M as in Matthew, W-A-G-N-E-R.
I am an attorney and a member of Certilman
Balin Adler & Hyman LLP, the attorneys for
Ronk Hub, LLC, which is the Town designated
master developer of the Ronkonkoma Hub
project. My office is at 100 Motor Parkway,
Hauppauge, New York.

The Town of Brookhaven Industrial

1
2 Development Agency, which I'll refer to as the
3 IDA, is holding this hearing with respect to
4 the IDA's proposed condemnation of several
5 parcels for the Ronkonkoma Hub project, which
6 involves comprehensive redevelopment with
7 mixed commercial and residential uses of
8 approximately 54 acres of land within the Town
9 of Brookhaven that include and surround the
10 Ronkonkoma station of the Long Island Rail
11 Road.

12 The Ronkonkoma Hub project is generally
13 bounded south by the railroad, west by Garrity
14 Avenue and Hawkins Avenue, north by Union
15 Avenue and Union Street and east by the
16 Fairfield at Ronkonkoma apartment complex.

17 As the Board knows, as part of the
18 condemnation process, the IDA, pursuant to
19 Section 204 of the State Eminent Domain
20 Procedure Law, must ultimately prepare a
21 determination and findings as to, among other
22 things, one, the public use, benefit or
23 purpose to be served by the proposed public
24 project and two, the general effect of the
25 proposed project on the environment and

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residents of the locality. I will speak today as to these two issues.

First, with respect to the public use, benefit or purpose to be served by the Ronkonkoma Hub project.

Since approximately 2007, Town of Brookhaven has recognized that the Ronkonkoma Hub project area is in a blighted condition and in urgent need of comprehensive economic revitalization and redevelopment. To facilitate such redevelopment, the Town has evaluated the hub project area and found that it was blighted and in need of redevelopment, prepared and adopted several comprehensive land use plans, studies and zoning regulations to remediate the blighted condition of the hub and also to define and facilitate hub redevelopment.

The Town has also sought and designated a private master developer for the hub and expressly empowered the IDA to effectuate and implement Town urban renewal projects and plans.

More specifically, in April of 2008 and

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March of 2009, the Town prepared a two-phase Ronkonkoma Hub planning study to revitalize the Ronkonkoma Hub area.

In August of 2010, the Town Board prepared a Ronkonkoma Hub transit-oriented development draft land use and implementation plan.

Beginning in 2011, in an effort to ensure that the Town's planning efforts would result in actual redevelopment of the blighted hub area, the Town Board decided to seek private developer input. In this regard, in January of 2011, the Town issued a request for expressions of interest, an RFEI, for that purpose.

In September of 2011, the Town issued a request for qualifications, an RFQ, for a master developer for the Ronkonkoma Hub.

On February 7th of 2012, the Town Board designated Trec Ronk Hub, LLC as the master developer for the Ronkonkoma Hub and in September of 2012, the Town executed a master development designation agreement or MDDA with Trec Ronk Hub, LLC for the Ronkonkoma Hub.

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Under that agreement, Ronk Hub, LLC now serves as the master developer.

The Town Board, after review of preliminary plans received as part of the RFEI and RFQ processes, prepared a blight study for the Ronkonkoma Hub area. That study was dated September of 2012.

Now at this point I'd ask that Exhibit 7, which is the first page of the blight study, please be put up on screen.

There we are. Thank you.

I'd also note that a full copy of this blight study that you're seeing the first page of on the screen and every other exhibit identified at this hearing can be found and reviewed on the IDA's website at brookhavenida.org as explained by Mr. Angel previously. Once on the IDA website, you can click the News & Events tab and then scroll down and click on the link entitled 5-18-22 RONKONKOMA HUB EMINENT DOMAIN PUBLIC HEARING PUBLIC HEARING NOTICE. After you click on that link, it will take you to a page with links to each of today's hearing exhibits.

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Click on any one of the exhibit links to view a full copy of the exhibit.

Now for the record, I respectfully identify the entirety of the September 2012 blight study as Exhibit 7 for this hearing.

Now going back to the chronology, it should be noted that the blight study identified several conditions in the Ronkonkoma Hub as evidence of blight in the hub. These conditions included vacant and partially vacant properties and buildings, significant underutilization of development potential, deteriorated buildings, inadequate curb and sidewalk areas, lack of appropriate drainage and sewage infrastructure and incompatible land uses and an unattractive visual environment, which is not conducive to attraction of private investment to the area.

The blight study specifically concluded that the Ronkonkoma Hub area, based upon field observations and the data collected, is sufficiently blighted to warrant the preparation of an urban renewal plan in accordance with Article 15 of the New York

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State General Municipal Law.

After review of the blight study, the Town Board, on September 20, 2012, by resolution 2012-804, designated the Ronkonkoma Hub as appropriate for urban renewal pursuant to Article 15 of the New York State General Municipal Law and also authorized preparation of an urban renewal plan.

Please bring up the next exhibit, number eight, please.

Thank you.

Following the blight study and the Town Board's resolution 20-12-804, the Town Board had prepared an urban renewal plan for the Ronkonkoma Hub dated October of 2013, the entirety of which I'd like to designate as Exhibit 8 for this hearing.

The stated purpose of the urban renewal plan as set forth on page one of the plan was to facilitate the redevelopment of the Ronkonkoma Hub area as a transit-oriented development or a TOD; a transit development TOD area featuring a mix of higher density, residential development, commercial,

1
2 hospitality, institutional, office and retail
3 uses, conference, entertainment and exhibition
4 venues and public designated outdoor spaces.

5 The urban renewal plan further stated
6 that such TOD development was designed to both
7 complement and benefit from the presence of
8 the Ronkonkoma railroad station and its
9 associated commuter passenger volumes.

10 At page 24, the urban renewal plan
11 identified several methods of implementation
12 of the plan. These implementation methods
13 included rezoning of the entire project area
14 to a TOD district in order to facilitate the
15 recommended redevelopment and acquisition of
16 property within the project area for
17 redevelopment purposes including both purchase
18 of individual properties by the master
19 developer and most significantly for this
20 hearing, possible use of eminent domain by the
21 Town.

22 Please bring up the next exhibit,
23 number nine.

24 Thank you.

25 In connection with proposed TOD

1
2 rezoning of the Ronkonkoma Hub to implement
3 the urban renewal plan, the Town prepared an
4 updated Ronkonkoma Hub transit-oriented
5 development or TOD land use and implementation
6 plan that was dated October of 2013; you see
7 the first page of that on the screen.

8 I'd like to designate the entire land
9 use and implementation plan as Exhibit 9 for
10 this hearing.

11 On June 24, 2014, the Town Board took
12 several actions. Specifically, it adopted the
13 urban renewal plan, adopted the land use and
14 implementation plan, adopted the Ronkonkoma
15 Hub TOD zoning district, which encompassed the
16 entire Ronkonkoma Hub area including the
17 parcels that are the subject of this
18 condemnation hearing and finally adopted the
19 Ronkonkoma Hub DOT zoning regulations.

20 I note at this point that the
21 Ronkonkoma Hub TOD zoning regulations can be
22 found in Article 23 of Chapter 85 of the Town
23 of Brookhaven code.

24 Now please bring up the next exhibit,
25 number ten.

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Thank you.

On May 27, 2021, the Town Board adopted resolution 2021-368, which you see on the screen, which designated the IDA as an agency that may effectuate and implement urban renewal projects and plans in the Town pursuant to the IDA's statutory powers for projects that have an application with the IDA.

I'd like to designate the entirety of resolution 2021-368 as Exhibit 10 for this hearing.

Please bring up the next exhibit, number 11.

Thank you.

Lastly, on August 2nd of 2021, the IDA entered into a Ronkonkoma Hub Condemnation/Acquisition Agreement with Ronk Hub, LLC, which requires Ronk Hub, LLC to, among other things, bear the costs of condemnation of properties in the Ronkonkoma Hub.

I'd like to designate the entirety of that Condemnation/Acquisition Agreement as

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Exhibit 11 for this hearing.

Now, moving to the second topic of which I'm going to speak today, which bears upon the effect of the Ronkonkoma Hub project on the environment and the residents of the locality.

It should first be noted that the "Ronkonkoma Hub project" includes Town Board adoption of a comprehensive land use plan for the Ronkonkoma Hub, a proposed Ronkonkoma Hub transit-oriented development or TOD zoning district to cover the Ronkonkoma Hub, comprehensive zoning regulations governing the redevelopment and use of properties within the TOD district and an urban renewal plan for the Ronkonkoma Hub.

The Ronkonkoma Hub project also encompasses actual redevelopment of the Ronkonkoma Hub in accordance with the hub TOD zoning regulations.

The Ronkonkoma Hub project has already been subjected to a comprehensive multi-year review pursuant to the New York State Environmental Quality Review Act, SEQRA for

1
2 short, which has comprehensively identified
3 and evaluated the potential environmental
4 impacts of the project including on residents
5 of the locality.

6 The comprehensive environmental impact
7 review has been conducted by the Brookhaven
8 Town Board acting as SEQRA lead agency and
9 also by other agencies that are "involved" in
10 the project including the Brookhaven Planning
11 Board and the IDA.

12 To give just a few milestones of this
13 multi-year SEQRA review, on May 12, 2010, the
14 Town Board prepared a part one environmental
15 assessment form, an EAF, to commence SEQRA
16 review of the potential environmental impacts
17 of the Ronkonkoma Hub project.

18 On August 17th of 2010, the Town board
19 issued a SEQRA positive declaration, which
20 required preparation of a draft generic
21 environmental impact statement or a DGEIS, to
22 evaluate the impacts of the Town's proposed
23 adoption of a Ronkonkoma Hub transit-oriented
24 development, draft land use and implementation
25 plan, the Town's proposed adoption of a TOD

1
2 zoning district for the Ronkonkoma Hub, the
3 rezoning of the Ronkonkoma Hub area into the
4 new TOD zoning district and last, ultimate
5 redevelopment of hub properties including
6 those proposed for a condemnation by the IDA
7 in accordance with the land use and
8 implementation plan and the TOD zoning
9 district regulations.

10 Now please bring up the next exhibit,
11 number 12.

12 Thank you.

13 The Town Board prepared a draft generic
14 environmental impact statement or a DGEIS for
15 the Ronkonkoma Hub project dated
16 September 2010; you see the first page of it
17 on the screen.

18 This DGEIS, among other things,
19 evaluated a theoretical maximum development
20 scenario for the hub in accordance with the
21 proposed TOD zoning for the hub.

22 I'd like to designate the entirety of
23 this DGEIS as Exhibit 12 at this hearing.

24 On September 21, 2010, the Town Board
25 accepted the DGEIS as complete and adequate

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for public review.

On October 19, 2010, the Town Board held a public hearing on the DGEIS. On October 29, 2010, comment period on the DGEIS closed.

Now because the densities recommended in the Town's 2013 urban renewal plan, which I mentioned earlier, differed from those evaluated in the 2010 DGEIS, the Town Board prepared an updated part one environmental assessment form for the Ronkonkoma Hub project. Then on October 1st of 2013, the Town Board issued a SEQRA positive declaration which required preparation of a supplemental DGEIS for the project.

Now please bring up Exhibit 13.

Thank you.

On November 12, 2013, the Town Board accepted a draft supplemental GEIS or a DSGEIS as complete and adequate for public review.

I'd like to designate the entirety of the DSGEIS as Exhibit 13 for this hearing.

On January 9, 2014, the Town Board held a public hearing on the DSGEIS, the

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supplemental. On February 10, 2014, the comment period closed on the DSGEIS.

Now please bring up Exhibit 14.

Thank you.

In April of 2014, the Town Board filed a final generic environmental impact statement or a FGEIS for the Ronkonkoma Hub project.

I'd like to designate the entirety of that FGEIS as Exhibit 14 for this hearing and again, just in passing, I'll mention that complete copies of all of these documents, which are quite voluminous, are available on the IDA website as I explained earlier.

Now please bring up Exhibit 15.

Thank you.

On June 24, 2014, the Town Board adopted a SEQRA findings statement for the Ronkonkoma Hub project. Significantly, the Town Board in its findings statement specifically certifies, among other things, that it has considered the relevant environmental impacts, facts and conclusions disclosed in the environmental impact statement for the project and consistent with

1
2 social, economic and other essential
3 considerations from among the reasonable
4 alternatives available, the proposed action is
5 one that avoids or minimizes adverse
6 environmental impacts to the maximum extent
7 practicable and that adverse environmental
8 impacts will be avoided or minimized to the
9 maximum extent practicable.

10 I'd like to designate the entirety of
11 the Town Board's SEQRA findings statement as
12 Exhibit 15 for this hearing.

13 Now please bring up the next and last
14 exhibit, which is number 16.

15 Thank you.

16 On November 18, 2015, the IDA, acting
17 as a SEQRA involved agency, after review of
18 relevant materials and the Town Board's SEQRA
19 findings statement, adopted the Town Board's
20 SEQRA findings statement as its own after
21 finding that the Town Board's findings
22 statement accurately and adequately examined
23 the environmental issues presented by the
24 proposed action.

25 I'd like to designate the entirety of

1
2 the IDA's findings statement resolution as
3 Exhibit 16 for this hearing.

4 So the foregoing recap demonstrates
5 that the environmental effects of the
6 Ronkonkoma Hub have been thoroughly studied in
7 coordination with multiple involved agencies
8 during a comprehensive SEQRA review process
9 extending over several years.

10 I respectfully request that the
11 analyses and conclusions of this completed
12 SEQRA process be incorporated in the record of
13 this hearing and that the IDA consider such
14 comprehensive analyses and conclusions in its
15 determination and findings for this
16 proceeding.

17 JUDGE COHEN: They are deemed part of
18 the record.

19 MR. WAGNER: Thank you.

20 In conclusion, it's evident that the
21 Town Board, in preparing and adopting the
22 blight study, the urban renewal plan, the land
23 use and implementation plan, the TOD zoning
24 code and associated documents recognize the
25 public need for revitalization of the

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Ronkonkoma Hub area.

Moreover, through its multi-year environmental review, the Town Board comprehensively identified and evaluated the potential environmental and community impacts of the Ronkonkoma Hub redevelopment.

Accordingly, I respectfully submit that pursuant to Section 204 of the State Eminent Domain Procedure Law, the proposed condemnations at issue for this hearing, which are properties within the Ronkonkoma Hub, will further the public use, benefit and purpose to be served by the Ronkonkoma Hub project and furthermore, will not result in adverse impacts on the environment or residents of the affected locality.

This concludes my presentation today.

I respectfully request that all of exhibits 7 through 16, which I have referred to in my presentation, be made part of the official record of today's hearing.

JUDGE COHEN: They are part of the record and deemed so.

MR. WAGNER: Thank you, Judge.

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(Exhibit 7, Blight Study for Ronkonkoma Hub Study Area dated September 2012, 86 pages, was marked submitted.)

(Exhibit 8, Urban Renewal Plan Proposed Ronkonkoma Hub Transit-Oriented Development (TOD) dated October 2013, 138 pages, was marked submitted.)

(Exhibit 9, Land Use and Implementation Plan Proposed Ronkonkoma Hub Transit-Oriented Development (TOD) dated October 2013, 53 pages, was marked submitted.)

(Exhibit 10, Brookhaven Town Board Resolution 2021-368 dated 5/27/2021, two pages, was marked submitted.)

(Exhibit 11, RONKONKOMA HUB Condemnation/Acquisition Agreement dated 2nd day of August, 2021 between Ronk Hub, LLC and Town of Brookhaven Industrial Development Agency, 66 pages, was marked submitted.)

(Exhibit 12, Draft Generic Environmental Impact Statement dated September 2010, 309 pages, was marked submitted.)

(Exhibit 13, Draft Supplemental Generic Environmental Impact Statement dated November

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2013, 282 pages, was marked submitted.)

(Exhibit 14, FINAL GENERIC ENVIRONMENTAL
IMPACT STATEMENT, 196 pages, was marked
submitted.)

(Exhibit 15, FINDINGS STATEMENT dated
June 24, 2014, 38 pages, was marked submitted.)

(Exhibit 16, Brookhaven Industrial
Development Agency resolution adopting Findings
Statement dated November 18, 2015, 51 pages, was
marked submitted.)

MR. WAGNER: As I explained earlier,
these exhibits are available for viewing by
the Town Board and the public on the IDA's
website.

Thank you very much.

JUDGE COHEN: Our next speaker will be
Mr. Jim Coughlan.

MR. COUGHLAN: Thank you, Judge Cohen.

For the record, my name is James L.
Coughlan. J-A-M-E-S, L., Coughlan,
C-O-U-G-H-L-A-N.

I want to thank the members of the
Board of the IDA for holding this important
meeting. My role here is to give some

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historical perspective and some of the overall economic impacts.

By way of background, I'm a principal of TRITEC Real Estate Company. An affiliate of TRITEC is the managing member of Ronk Hub, LLC, which is the master developer designated by the Town of Brookhaven.

My brother, Rob and I started TRITEC in 1986 and we've been developing on Long Island and particularly in Suffolk County for over 35 years. We've been fortunate enough to be involved in several transformative projects including New Village of Patchogue, the Shipyard at Port Jefferson, The Wel in Lindenhurst and in addition to the Ronk Hub right now, we're currently constructing a transformative project in downtown Bay Shore.

However, the Ronkonkoma Hub is certainly the most transformative project that we've been involved in. If you notice, all the other projects that I mentioned are in existing, walkable downtown communities that were in need of some kind of rejuvenation and revitalization, but Ronkonkoma doesn't have

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that downtown. It doesn't have that sense of place that the villages have and it is due to the history of the development of central Suffolk County really.

Back in the middle of the last century, the center of the island was very sparsely populated and the majority of our population was along the shorelines and that's where our villages were developed. But as the LIE came through in 1960's and the population sprawled out from Brooklyn and Queens, there was a lot of density created in the middle of the island, but the people that took those homes were generally people from Brooklyn and Queens who did not want to live near apartments, did not want density and did not want to live near a train station.

So during those -- there were no new villages or downtown cores created up and down the spine of the island in central Suffolk as that sprawl came through and the decision of where to put uses that people didn't want to live near included why don't we move them near the train stations, so, you know, lawn

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chemical companies and truck repair shops and printing presses and bus depots were all considered uses that should probably be near the train station.

But that same density that came out to the middle of the island started to really use that train station regularly, a lot of them commuted on it every day and invited their friends and relatives out from the city to come visit through the train station and the train station become really kind of the front door for the community by the late '80s and the community was saying we don't like our front door, our front door is blighted, it is often unsafe, it's dirty, certainly not welcoming and not something that we as a community are proud of and so they pressured the Town to start looking at what can be done with this area to make our front door more inviting and more welcoming and something that we can be proud of and the Town responded to that via all the studies that John Wagner just pointed out and all of the effort that the Town put in to try to determine if something

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2 should be done and if so, what should be done
3 in the area and obviously the results of those
4 studies said that what should happen there is
5 that a new mixed-used transit-oriented
6 development should be developed around the
7 station and ultimately they went through the
8 process of engaging a master developer.

9 That process included forming an
10 18-person committee with representatives of
11 the Town of Brookhaven, the Town of Islip,
12 Suffolk County, the Town of Brookhaven IDA,
13 Town of Islip IDA, Suffolk County IDA, local
14 civics, local chambers; they were all
15 represented on the committee that went out to
16 RFEI as was mentioned before and then
17 ultimately out to RFQ.

18 Now I think it's important to note that
19 it was an RFQ and not an RFP. They were
20 looking for the qualifications of a developer
21 to come in here to implement the Town's vision
22 for redevelopment of this area. They were not
23 looking for a developer to propose, as an RFP
24 would indicate, they weren't looking for a
25 proposal from a developer to say what should

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happen here, they were looking for somebody with the qualifications to carry out their vision.

That committee unanimously selected TRITEC and we signed our master development agreement in 2012, the master development designation agreement. But paramount to us in that agreement was the Town's agreement to use eminent domain, if needed, to assure that the entire project could be completed because we as master developer needed to go figure out how to attract capital here to build an awful lot of upfront public infrastructure including a new regional sewer facility, new roads, utilities, you know, totaling over \$50 million of public infrastructure and find the resources for that prior to ever getting started with any of the phases of actual development of Ronkonkoma Hub and there's no way that we could attract that money or any developer could attract that money if the investors and the lenders didn't know that the entire project could be completed and you can't know that if you can't know that you can

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acquire the property. So that was a critical component of the agreement from the master developer perspective.

And we have lived up to that, you know, we've built that regional sewer facility, it can handle a million and a half gallons of sanitary waste a day. When we finish the Ronkonkoma Hub project, at full completion, it will only use 400,000 gallons a day. That leaves 1.1 million gallons available for the central Suffolk area to allow for economic development, but also to take some of the existing waste that's going into our water supply and remove it from the water supply.

For example, the Long Island MacArthur Airport is on septic, which surprised me when we first looked at this overall project, but that now has the capacity to tap into our sewer pump station and treatment facility, so -- and as well as all the industrial that surrounds it as well as potentially downtown Holbrook, so it's a resource that's now available for the entire region.

We've also attracted the capital to

1
2 build the first phase of Ronkonkoma Hub. So
3 the first phase is known as the Alston. We
4 bought at that site four empty environmentally
5 tainted industrial buildings and we replaced
6 them with six new residential buildings
7 totaling 489 units, it's over 99 percent
8 leased right now and it's been a tremendous
9 success on any measure.

10 It also I think is a really good
11 example of what the transformation can be if
12 you just look at the before and after
13 pictures.

14 But there's no way that we would have
15 been able to get investors and lenders to put
16 up over \$170 million to build that first phase
17 if they didn't know that the rest of the
18 project could be completed as well and that
19 the downtown could be realized and the village
20 green and village green surrounded by
21 attractive uses in a place that people want to
22 be and congregate and so again, there's no way
23 that money would have been coming here without
24 knowledge that the project could be fully
25 completed.

1
2 We've also closed on the financing and
3 are well under construction on Phase 2A, which
4 is the village green, including a market way
5 connection right over to the train station and
6 a connection into the MTA garage as well as
7 two new structured parking facilities and the
8 village green is surrounded by 73,000 square
9 feet of retail. There will be 388 new homes
10 on the site and there will be 16,000 square
11 feet of office and TRITEC believes so much in
12 this new environment that we're creating that
13 we're going to move our corporate headquarters
14 into that office space.

15 But again, that's a \$256 million
16 capital structure right now and it literally
17 overlooks the subject parcels of this hearing.
18 So directly across Hawkins Avenue on what the
19 master plan calls for to be a beautiful
20 bookend to the village green is a bus depot
21 and along around it, you know, some of the
22 most blighted properties in the Ronkonkoma Hub
23 project area.

24 So there's no way that we would have
25 gotten the 256 million to build Phase 2A if

1
2 they didn't know that Phase 2B could also be
3 completed and the subject parcels here are
4 part of Phase 2B.

5 So in total, TRITEC has brought, you
6 know, over \$435 million already to the
7 Ronkonkoma Hub project. When we're finished,
8 the overall investment will be in excess of
9 750 million certainly. We'll be creating over
10 10,000 jobs, both temporary and permanent and
11 in our history in the other projects that
12 we've worked on, when you revitalize a
13 blighted area, the homes that used to be able
14 to walk to that blighted area and now are able
15 to walk a beautiful mixed-use transit-oriented
16 area with public spaces and entertainment and
17 food offerings, the values of those homes in
18 the immediate area will certainly rise
19 disproportionate to the rest of the island.

20 So, you know, we're very excited about
21 this project and what it can do for the entire
22 region. To date, we've acquired 15 parcels in
23 the overall Ronkonkoma Hub project. All of
24 them have been through private negotiation.
25 We have paid above appraised value. We have

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amended the price or the conditions or the timing on each of those acquisitions to meet the sellers' needs and we intend to continue private negotiations for parcels for every future phase including the parcels that are subject of this hearing.

However, it is critical that the Board helps keep this process moving forward so that our investors, lenders, future tenants and employers will know that this community transformation will actually be completed.

The project to date has enjoyed, you know, support from every layer of government. The State has committed \$50 million for parking infrastructure and already begun funding some of that. The County worked with TRITEC on facilitating the regional sewer facility. The Town has led the way on the rezoning, the SEQRA review, the site planning and the building permits and all of the civic associations and chambers of commerce as well as regional business and labor organizations have all been extremely supportive.

You know, it's an amazing

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public/private partnership, we're proud to be part of it. It's truly been driven by the community and is being implemented by a master developer and again, we appreciate the IDA Board holding this important hearing and we ask that you keep this transformation moving forward.

That concludes my remarks.

JUDGE COHEN: Thank you very much.

MR. BRAUN: Judge Cohen, it is 1:59.

Let me suggest that we take a ten-minute recess before we hear from the public and we'll reconvene at 2:09.

JUDGE COHEN: Excellent, Mr. Braun and we will now recess for ten minutes and then after the ten minutes at 2:09, begin to take public comment.

(Short recess taken.)

JUDGE COHEN: All right.

Our ten-minute --

MR. BRAUN: Judge Cohen, I believe it is 2:09, so I'll hand it back to you.

JUDGE COHEN: Thank you very much.

Our ten-minute recess has elapsed and

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we are now ready to begin the public comment portion of our hearing.

Again, Mr. Belniak will announce the speaker. As he --

(Inaudible comments.)

JUDGE COHEN: And we will then proceed after I have the speaker, provide name, address and interest and please speak slowly to spell your name and address.

Mr. Belniak.

MR. BELNIAK: Thank you, Judge.

Good afternoon. My name is Alan Belniak. I'd like to quickly review -- I'm sorry, my name is Alan Belniak, A-L-A-N B-E-L-N-I-A-K. I'm the technical advisor serving to help facilitate this meeting.

I'd like to go over a few administrative items before we begin taking comments.

If you wish to speak, as mentioned earlier, look for the Raise Hand button in the bottom tray of Zoom controls. If you're dialing in by the telephone, please press *9 to raise your hand.

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As stated previously, please state your name slowly and clearly. If you're interested, there is an AI-based closed captioning/live transcript for the meeting in play. Click on the live transcript button down below if you wish to use that.

You will have one opportunity to speak for three minutes as the judge has previously stated and as one final reminder, this session is being recorded.

Periodically throughout this, I will re-share some of these details to make sure everyone is aware on how to provide comment.

So with that, I'd like to welcome the first person with their hand raised to unmute themselves and share their comments. That person's name is Tim.

Tim, you should now have the option to unmute your mike and when you do, you'll have three minutes to speak.

JUDGE COHEN: Yes and may I ask, Tim, then give us your full name, your address and your interest.

Tim, good afternoon.

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TIM McCARTHY: Good afternoon.

My name is Tim McCarthy. T-I-M
M-C-C-A-R-T-H-Y. I reside at 343 Rockaway
Street in Islip Terrace; do you need me to
spell those out?

JUDGE COHEN: I think we have it;
Ms. O'Loughlin, are we good?

THE COURT REPORTER: We're good, Judge.

JUDGE COHEN: Thank you.

Go ahead.

TIM McCARTHY: So as I said, my name's
Tim McCarthy.

I'm currently serving as business
representative for IBEW Local 25, Nassau and
Suffolk's finest electricians.

First I'd like to say that we at
Local 25 fully support the Ronkonkoma Hub.
With hundreds of construction jobs and
hundreds of thousands of man hours, this
project will provide great economic growth for
the region and good paying jobs for our
construction members.

The Ronkonkoma Hub was envisioned as a
part of the master plan, a plan that was years

1
2 in the making. All levels of government,
3 civic associations and all other parties of
4 interest have voiced strong support for this
5 vision.

6 As always, TRITEC works with and will
7 continue to work with all parties involved
8 always supportive of the community and I'm
9 sure TRITEC would see this to the most
10 satisfactory end.

11 Being a regionally transformative
12 project, there are a number of boxes that are
13 checked here.

14 It helps mitigate a very high demand
15 for TOD housing, it will expand the tax base,
16 creates construction jobs and many employment
17 opportunities at the completion of the
18 project, it will provide great economic
19 revitalization to the area and make the
20 finished project a destination people enjoy
21 going to.

22 I'd like to conclude by saying that
23 TRITEC has proven with every project they do,
24 time and time again, they do the right thing
25 and we have a positive footprint for the

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community. However, all the pieces are absolutely needed to see this master plan to its imagined vision.

For all these reasons I've stated here, I strongly support this project and all processes to see it through. Thanks for taking the time to hear me today and have a wonderful day.

JUDGE COHEN: Thank you very much, Mr. McCarthy.

Our next speaker, Mr. Belniak?

MS. PAPROCKY: Real quickly, Lenore Paprocky has to leave for one moment.

(Ms. Paprocky stepped out of the hearing.)

(Pause.)

JUDGE COHEN: I will wait.

MR. BELNIAK: I will use the opportunity to let the next person know who is going to speak, but will not unmute their microphone until we have the returned person.

So the next person to speak will be P. Sorrentino and then on deck is Greg Mensch.

So next, P. Sorrentino; on deck, Greg

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Mensch.

JUDGE COHEN: Thank you very much,
Mr. Belniak, but we will wait.

(Pause.)

(Ms. Paprocky rejoined the hearing.)

MS. PAPROCKY: I completely apologize.

JUDGE COHEN: There is no problem with
that and the record should reflect
Ms. Paprocky is now back in attendance.

All right.

So, Mr. P. Sorrentino, if you would
please unmute your microphone, please provide
us with your name, address and interest in
this matter and of course, speak slowly and
spell out your name and address.

PHIL SORRENTINO: Good afternoon
everybody. My name is Phil Sorrentino,
P-H-I-L S-O-R-R-E-N-T-I-N-O. I live at 1240
Stony Brook Road in Lake Grove and I've had
the pleasure and the opportunity to show my
support in prior Town Hall meetings and I can
assure you if you have 20 more, I will be at
all 20 showing my support for this project.

Everybody's been talking about

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2 infrastructure and development and housing and
3 I'm all aboard and support that, but my main
4 concern is safety and safety for my family and
5 I can assure you, all of my neighbors are
6 worried about their safety for their family
7 and in going to -- and Ronkonkoma is our
8 station, that's our station, whenever we take
9 the rail, if we go into the city or wherever,
10 that's the station we use and I've said it
11 before and I'll say it again, we don't feel
12 safe there and there's a good reason why we
13 don't feel safe there and my neighbors feel
14 the same way and to stop this project, they've
15 done a beautiful job in Phase 1, it looks
16 gorgeous, but to stop this project would be a
17 travesty.

18 We want it completed, we want that area
19 cleaned up and we want that area safe for
20 ourselves and for our children and we implore
21 you, get that project done and that's all I
22 have to say and I thank you for your time.

23 JUDGE COHEN: Thank you,
24 Mr. Sorrentino.

25 Mr. Belniak, our next speaker is

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Mr. Greg Mensch.

Mr. Mensch, would you please unmute your microphone, spell your name, your address, please?

GREGORY MENSCH: My name is Greg Mensch, G-R-E-G-O-R-Y John Mensch, M-E-N-S-C-H. 14C Hawkins Avenue, Ronkonkoma, New York.

JUDGE COHEN: Mr. Mensch, please proceed.

GREGORY MENSCH: Good afternoon.

I am Greg Mensch, owner of 14C Hawkins Avenue, Ronkonkoma.

As you all well know that I have several other pieces in the property of the Ronkonkoma Hub. I purchased these properties years ago from my mother and my father to establish my school bus and motor coach business with my family.

For many years we have provided transportation throughout Long Island.

My unique and premium piece of property is very important to our operation. It allows us the ability to provide service for dozens

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2 of school districts, colleges, universities,
3 MacArthur Airport, fire departments, mass
4 transit, commuter bus service to New York
5 City, various organizations and private
6 residents. We also respond to the situations
7 for the closures of flights coming into
8 MacArthur Airport and to the railroad.

9 I have had to operate for years now
10 knowing the knowledge that the Town of
11 Brookhaven intends to take my property by
12 eminent domain.

13 TRITEC, the developer for this project,
14 has yet -- has not yet offered me a fair
15 payment. I have spent countless hours
16 reaching out to everyone possible to express
17 my concern. We want to be part of this area
18 because of the location and of the railroad
19 and the airport. We need to be heard.

20 I have also tried to work for TRITEC --
21 I have also tried to work with TRITEC for
22 years from the first time I met them in a
23 diner to a handful of times -- for a handful
24 of times we have met or spoke on the phone,
25 but they have not changed their position on a

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below value price that is even lower than the other pieces that they have bought with the other -- the other owner property -- property owners. I have only received a few official offers that they honestly extremely insulting me.

TRITEC does not want to pay me the value of the property is worth considering all that they are trying to take it from me.

I am being forced to leave my property without a fair payment. I could lose my business and everything I have worked for.

Today's real estate market is at its all-time high and there is a lot of land available -- there is not a lot of land available for my type of business. We all need to -- we also need to rebuild and the costs are increasing every day. Relocating means an additional expense and if we can find the property that suits our needs, no one -- remember, no one wants a bus garage in their backyard.

I am trying to rebuild like every other small business because of the virus. I do not

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have the ability to pay out of pockets for these additional expenses without fair compensation for all these factors. I would not only be forced off my property, but I could lose my business.

We are in the business of making deals, we do it all the time. We understand the need and we understand the want. I cannot negotiate with myself, I need a willing and able partner in a negotiation process.

JUDGE COHEN: Mr. Mensch, I see your time is up, but I will exercise my discretion and allow you more time to wrap up your remarks.

Please proceed.

GREGORY MENSCH: Your Honor, thank you very much. Thank you very much, Your Honor.

I'll start off with this.

We are in the business of making deals, we do it all the time. We understand the need and we understand the want. I cannot negotiate with myself. I need a willing and able partner to do the negotiation.

TRITEC has so far frustrated us as they

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have not come to the table in any fair way. I even tried to negotiate a deal with TRITEC, who would provide replacement property for us. They showed us several pieces that were not suitable for our business or they later said it was too expensive.

We tried to work with them and show them just as many pieces of land that we have and we picked out for, only the obstacles they put up in every turn during the entire process. We have never offered -- we have never got a fair value market price for our property.

Our goal is to get a deal done. One that allows us to build our bus terminal and for the hub to move forward. No matter what happens, we will substain (sic) this. This is our family owned land and we are not giving it up. We continue to fight the fight until we are fairly compensated.

I'd like to thank the IDA Board and I'd also like to thank you, Judge, thank you very much for this attention and the time you gave me.

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JUDGE COHEN: Thank you very much,
Mr. Gregory Mensch.

Our next speaker, Mr. Belniak?

MR. BELNIAK: The next speaker is Mark
Mensch.

Just a quick reminder for anyone who
wishes to speak: please use the Raise Hand
button down below as several other folks have
and just a reminder, this meeting is being
recorded.

So, Mark Mensch, you should now have
the ability --

JUDGE COHEN: Yes.

Mr. Mark Mensch, if you would please
unmute your microphone and please state your
name, your address and your interest in this
matter.

MARK MENSCH: Yes.

Good afternoon. My name is Mark
Mensch, M-E-N-S-C-H, the brother of Greg
Mensch, the owner who previously spoke. My
address is 24 Scrub Oak Road in Quogue, New
York.

As previously stated by Greg, our

1
2 office is centrally located in an ideal for
3 our business. We could easily service all of
4 Long Island from the Long Island Expressway
5 and support the Long Island Rail Road and
6 MacArthur Airport for emergency closures.

7 For 50 years, we have been strong
8 supporters of local government, school
9 districts, colleges, universities and the
10 Special Olympics.

11 For the past ten years, we have been
12 operating under the threat of eminent domain.
13 This has handcuffed our ability to improve the
14 facilities that we have and certainly address
15 many of the blighted issues that were put into
16 this report that was submitted to the Town.

17 This is not a chance for us to cash out
18 and retire. We are now -- we now have our
19 third generation of Menschs working in the
20 family business. We need to continue this
21 business in order to be able to support their
22 livelihood here on Long Island.

23 Our company assists, also needs to
24 continue to operate into the future for more
25 than 100 employees and their families who will

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also reside not only in Brookhaven Town, but throughout Suffolk County.

The pandemic has put our business on pause and yet we survived, but we cannot survive eminent domain.

I respectfully ask the IDA to stop eminent domain and to force TRITEC back to the table so that we can work out a deal.

We support the Ronkonkoma Hub just like previous speakers have voiced their support for the project. However, we need to have a fair process and eminent domain cannot be part of that process.

Thank you very much, Judge.

JUDGE COHEN: Thank you very much, Mr. Mensch.

We will now move to our next speaker, Mr. Belniak.

MR. BELNIAK: The next speaker with their hand raised is a Brian Mensch.

Brian, you should now have the ability to open up your line.

BRIAN MENSCH: Hello, my name is Brian Mensch.

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JUDGE COHEN: I'm sorry, Mr. Mensch --

BRIAN MENSCH: B-R-I-A-N M-E-N-S-C-H.

I reside at 36 Baycrest Avenue, Westhampton
and I am the son of the owner of the property
14C Hawkins Avenue, Ronkonkoma.

JUDGE COHEN: Thank you very much,
Mr. Brian Mensch.

Please provide us your comments.

BRIAN MENSCH: Here at North Fork
Express, we are a family owned company that
creates careers, develops a sense of
community, supplies well deserved benefits and
has had a positive reputation that should not
be pushed out of its location.

We are in the process of rebuilding and
this added major hardship will only serve to
make things more difficult for our business.
We are asking for a fair negotiation.

Thank you so much for your time today.

JUDGE COHEN: Thank you very much,
Mr. Brian Mensch.

Mr. Belniak, our next speaker, please.

MR. BELNIAK: Our next speaker has only
one name mentioned and that person's name is

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Mohammad.

So, Mohammad, you should now have the ability to open up your line.

JUDGE COHEN: Yes and Mr. Mohammad, please give us your full name and your address and spell both. Thank you.

MOHAMMAD BASHQOY: Mohammad Bashqoy. M-O-H-A-M-M-A-D, last name is Bashqoy, B-A-S-H-Q-O-Y. I live in 77 Riverside Avenue, Massapequa, New York.

JUDGE COHEN: Please give us your comments.

MOHAMMAD BASHQOY: All right. I just want to mention a few things, I don't want to take much of your time, Your Honor, it's just I noticed that Town of Brookhaven is the home of so many hard working individuals, even though I don't live in Brookhaven, Town of Brookhaven, but I've been working there more than 22 years and in the past ten years, I've been living in fear of losing my job if they're going to close the business.

It's such a good family oriented

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business and just I have just one thing to say, why don't we include the North Fork Express since it's next to the railroad station and we do business with the railroad almost daily, we have the railroad with this project.

The only one is benefiting out of this is like the first speaker, the one who's making good money out of the building, the union and TRITEC is the one who's making money. If it's really for the people, you guys should include North Fork Express as a bus depot within that thing.

One last thing I want to say, I came 45 years ago to this country from a third world country. I never heard this in a third world country or in here that we doing eminent domain for private investor. I never heard this in my life.

Thank you very much and have a good day, Your Honor.

JUDGE COHEN: Thank you very much, Mr. Bashqoy.

Mr. Belniak, our next speaker, please.

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MR. BELNIAK: Okay.

Our next speaker is Artie Cipoletti;
hopefully I said that correct.

Artie, you should now have the option
to unmute your mike.

JUDGE COHEN: Mr. Cipoletti, please
give us your name, address and interest in
this matter.

ARTIE CIPOLETTI: Thank you.

Artie Cipoletti, 970 Montauk Highway,
Islip. I'm a local contractor, vice president
of DaVinci Construction with over a hundred
employees that live between Islip and
Brookhaven townships.

We've worked with TRITEC for over a
decade. We were involved in Phase 1 of the
construction and know TRITEC has been building
community driven projects.

The hub project is regionally
transformative. It's a showcase for Long
Island. It really is displaying what Long
Island could be and if you look at what's on
Phase 1 right now, you'll see the example, it
stands for itself.

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2 This project can't be compared to any
3 other projects on Long Island, there's nothing
4 else like it. When they refer to
5 transit-oriented development, this thing has
6 it all; it has the railroad, it has the air
7 and it has Long Island Expressway in close
8 proximity.

9 So I've built many projects on Long
10 Island close to railroad stations, but never
11 have I built one or been involved in anything
12 that had all of these check marks.

13 This project is a showcase project. It
14 moves Long Island into the future and it keeps
15 us as a viable destination, which is what I
16 think we all strive for and as far as TRITEC
17 goes as a builder developer, I know them as
18 the best on Long Island and they're the most
19 fair people to the trades as well as to
20 everybody I've see them involved with. I
21 strongly support this project and I encourage
22 you to fulfill the original intent and let
23 this project continue.

24 Thank you, Judge, for your time.

25 JUDGE COHEN: Thank you very much,

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Mr. Cipoletti.

Mr. Belniak, please, our next speaker.

MR. BELNIAK: The next speaker I see with their hand raised is Richard Brooks.

Richard, I'm now sending a command to you to unmute your mike.

JUDGE COHEN: Mr. Brooks, good afternoon. Please provide us with your name and address, spell it out and provide your interest also in this matter.

RICHARD BROOKS: Thank you, your Honor.

My name is Richard Brooks.

R-I-C-H-A-R-D B-R-O-O-K-S. I reside at 19 Franco Lane, Setauket, New York 11733.

JUDGE COHEN: Please proceed.

RICHARD BROOKS: I'm business manager of Plumbers Local 200 located at 2123 Fifth Avenue in Ronkonkoma. I represent 1,100 members in Nassau and Suffolk County.

Plumbers Local 200 is in support of this Ronkonkoma Hub project. Ronkonkoma Hub is a community driven project that will serve not only as an asset for Ronkonkoma, but a regional transformative project for all Long

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Island to be proud of.

TRITEC works with and supports the community. This project will be creating jobs, housing and investment on Long Island that Long Island companies and resides benefits from. Trans-oriented project like this are what we keep Long Island a viable destination for people and business well into the future.

Thank you for your support on this project.

JUDGE COHEN: Thank you very much, Mr. Brooks.

Mr. Belniak, please advise us to the next speaker.

MR. BELNIAK: Gladly, Judge.

The next speaker is Joe U.

Joe, let's see. So pardon me for one moment. Joe has a different version of Zoom, so Joe is going to temporarily come across as a panelist.

Joe, we ask you to use your microphone only and then you, like others, will have three minutes, so give me one moment. Your

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screen will flicker and again, microphone only, please.

(Pause.)

MR. BELNIAK: Joe, please let us know when your microphone is unmuted.

JOSEPH URBAN: It is unmuted; can you hear me?

MR. BELNIAK: Yes, we can.

JUDGE COHEN: Yes.

Mr. Joe U, if you would please tell us your full name and address, please spell it out and you don't need the video, just the audio since you're actually on telephone.

JOSEPH URBAN: Yes.

My name is Joseph Urban as stated, J-O-S-E-P-H U-R-B-A-N and I live in the area of the Ronkonkoma Hub project, okay?

TRITEC and they are saying they are going to use eminent domain to take our property. For years now they told us eminent domain would not be used, okay? I went to numerous meetings and every meeting, one after the other, they stated eminent domain would not be used, okay?

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I'm a 78-year-old man and have been in my home going on 50 years and now they want to take my home and where do I go, where do I go?

I have a third of an acre of property, which is nicely landscaped because I like to work outside, planting flowers, I'm proud of how nice my property looks. It's also a great location as I can walk to the railroad station, I'm five minutes from the Long Island Rail Road.

Do you own a home and do you be aware of the fact that they can just take your home from you, okay? Laws need to be changed, okay?

Remind me, happened to need, speak to be heard. People need to be heard here because this can happen to anyone.

Blight, they're referring to the blight. The blight created here in this area was created by TRITEC, themselves, okay?

Jim Coughlan just spoke recently, okay and talked about the blight.

Well, property Town supposed to be blighted were properties that TRITEC purchased

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along Hawkins Avenue and let go into
disrepair, okay?

Now a prime example of what I'm
referring to in the area, too, is a house on
Carroll Avenue, which was the newest house in
the neighborhood, was purchased by TRITEC a
number of years ago; they boarded up, created
blight. We had the cops here every single day
because drug use and homeless people were
breaking into this house, okay?

Now as far as people being negotiated
with, I have never heard from TRITEC or the
Town regarding anything about my property,
okay?

Again, where do I go, okay, from here?
A 78-year-old man who's been here for going on
50 years now, okay? Nobody has contacted me
and this is where we stand today. I'd like
some answers because I haven't gotten one and
like I said, I haven't heard from either the
Town of Brookhaven or from TRITEC, so, you
know, how are they saying they're trying to
work with the people, that is not true, that
is not at all true.

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Thank you for your time.

JUDGE COHEN: Thank you, Mr. Urban.

Our next speaker, please, Mr. Belniak.

MR. BELNIAK: Bear with me for one moment while I take care of . . . okay. I got that figured out. Give me one moment.

(Pause.)

MR. BELNIAK: Okay. Mr. Urban is now back as an attendee.

The next speaker with their hand raised is Megan M.

Megan, you should now have a command to unmute your microphone.

JUDGE COHEN: Ms. Megan M. --

MEGAN MENSCH: Can you hear me?

JUDGE COHEN: Yes.

Please provide your full name and address and please spell it for us and state your interest in this matter.

MEGAN MENSCH: Megan Mensch, M-E-G-A-N, Mensch, M-E-N-S-C-H. I reside at 36 Baycrest Avenue, Westhampton, New York and I'm just speaking on behalf of North Fork Express.

JUDGE COHEN: Please proceed.

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MEGAN MENSCH: I just want to thank everyone for their time.

As previously mentioned, I'm Greg Mensch's daughter, the owner of North Fork Express and I just want to reiterate what has been said before me.

The priority at hand here is the Ronkonkoma community, that including those that work at North Fork Express. I mean as quoted in Newsday in 2014, the Town and TRITEC had no intentions of using eminent domain and there's still no place for it. All the properties being discussed here should be fairly compensated as they're the backbone of the Ronkonkoma community.

Thank you.

JUDGE COHEN: Thank you very much, Ms. Mensch.

Mr. Belniak, please advise us to the next speaker.

MR. BELNIAK: Happily, Judge.

The next speaker is -- actually, just before I announce that, one more reminder to folks, please use the Raise Hand feature.

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We do no longer have any call-in listeners, that would be *9, but Raise Hand if you'd like to speak and you'll have three minutes just as the previous speakers have and our next speaker, Rick Ammirati.

So, Rick, if I said that right, please unmute your microphone.

RICK AMMIRATI: Yes, thank you.

Good afternoon, Your Honor --

JUDGE COHEN: Rick Ammirati, good afternoon. Please give us your full name, your address and spell it for us and tell us your interest in this matter.

RICK AMMIRATI: Good afternoon, Your Honor, members of the board.

Rick Ammirati, R-I-C-K A-M-M-I-R-A-T-I, president of the Holbrook Chamber Of Commerce. I'm calling on behalf of the chamber, the address of our office is 1000 Main Street, Holbrook, New York 11741 is the zip.

JUDGE COHEN: Thank you very much.

Please proceed.

RICK AMMIRATI: Thank you. I appreciate the opportunity to speak.

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2 I am calling on behalf of the chamber
3 of commerce. We are not going to comment
4 specifically on any land use issues, I will
5 defer to my sister chamber, the Ronkonkoma
6 chamber as well as the Ronkonkoma Civic and
7 defer to their comments, but our project does
8 exist one -- about a half a mile from the site
9 that we're talking about; we're off of Union
10 Avenue.

11 That being said, I do see the dichotomy
12 here, we have a family business that's, you
13 know, trying to get a fair market value. I
14 really do hope that that can be resolved
15 through TRITEC.

16 I am speaking out on behalf of TRITEC,
17 though, as they've been good partners in the
18 community, I've had several meetings with
19 them, spoke to them, we are going to be
20 sitting down with them to talk about a project
21 that we're going to be doing on Main Street in
22 Holbrook. I was initially involved or invited
23 to meet with them when they created New
24 Village about 15 years ago, so I've had a long
25 ongoing relationship with the Coughlan

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brothers and Chris Kelly, who works for them,
for many years and I'd like to say that the
work that they're doing down there is
beautiful, I love the project and you know, I
would like to see this advance.

With that being said, in terms of the
issue in negotiation, I did know Tommy Newman
who owned World Gym right on the corner there
of Hawkins and Railroad and I know that they
were able to come to a successful agreement a
few years ago, I know Tommy was able to move
on and expand and do other things with his
business and the end game was very happy and I
surely hope that the same kind of resolution
can be resolved with TRITEC and the Mensch
family because I have not met the Mensch
family, but I certainly heard their comments
as well.

I'm pro business on behalf of the
chamber, but I'm also, of course, you know,
pro development and this is what we need. The
trans-oriented development, the builders are
right, we need this in our downtown.

Ronkonkoma, great town, great history,

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but, you know, we need some fixing up,
regardless of what the cause was, we still
have an issue there. I do pass that property
every day.

There's another big project to the
south that we're not going to talk about that
also being proposed, so a lot is happening in
that area and certainly I'd like to see TRITEC
be able to make this come to fruition and
hopefully this ends in a happy way for
everybody, but I am speaking on behalf of the
Coughlans, they've demonstrated tremendous
integrity on behalf of their meetings with
myself and the chamber and again, hopefully a
deal like the one that happened with World Gym
can be made also for the Mensch family and I
wish everybody success in this and appreciate
the opportunity to speak on this topic, so
with that, I am complete.

Thank you.

JUDGE COHEN: Thank you very much,
Mr. Ammirati.

Mr. Belniak, please, our next speaker;
I see it's a Galaxy phone, so we're going to

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need a name and an address.

MR. BELNIAK: Yes, thank you for that.

Galaxy S10e, so when you could, please unmute yourself and then just as the judge had politely requested, share with us your name.

DEBORAH DAVEY: Yes, hello.

JUDGE COHEN: Good afternoon.

Please tell us your name and your address and your interest.

DEBORAH DAVEY: Thank you, Judge.

My name is Deborah L. Davey, that's D-E-B-O-R-A-H L. Davey, D-A-V-E-Y. I live and reside in the Town of Brookhaven. My address is 210 11th Avenue, Holtsville. I'm also a business owner in the Town of Brookhaven as well and I would like to express my strong support for the Ronkonkoma Hub project.

TRITEC is a very reputable builder. They have done amazing projects and transformed Long Island in many different areas, blightened (sic) areas to beautiful areas.

You can take the Patchogue project is what stands forefront in my mind. Patchogue

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2 was a town where I used to take a friend to
3 lunch who used to tell me it was the ugliest
4 town she's ever seen. It was the most
5 embarrassing thing to think that in my
6 community it looked as it did and now I can go
7 there and take friends and family and it's a
8 beautiful place to go and have a good time
9 with friends and family, the restaurants are
10 great, the place is beautiful and that's what
11 I think that the Ronkonkoma Hub project will
12 look like when they're completed with it.
13 They have done an amazing job in all the areas
14 of work that they've developed.

15 This is a community driven project and
16 TRITEC does work well with business and
17 support the community and I trust that they
18 will do the right thing, that they have the
19 greatest reputation and they're a company of
20 great integrity and I would support all of
21 their projects.

22 I feel that they are more than
23 qualified to do this project and I know that
24 they would make sure that this project would
25 be complete to the liking of the community.

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2 So with that said, I'd like -- oh and I
3 want to also say that I do personally utilize
4 the Ronkonkoma train station to go to and from
5 Manhattan and I can tell you that it has
6 actually been frightening to come home late at
7 night on that train station and by myself to
8 my car in the condition that the train station
9 currently had been in, so it would be an
10 amazing transformation to go from a blighted
11 situation to a beautiful area and I look
12 forward to that and with that said, I do hope
13 that the board will support and approve the
14 moving forward of this project and the
15 continuation of the project and I don't think
16 that anybody will be disappointed and I thank
17 you for your time.

18 JUDGE COHEN: Thank you very much,
19 Ms. Davey.

20 Mr. Belniak, are there any other
21 speakers who have raised their hand who wish
22 to speak and provide public comment here; I
23 don't see any myself, but perhaps I'm
24 mistaken?

25 MR. BELNIAK: Judge, a hand just went

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up as you said that, but you were correct;
prior to saying that, there were no hands
raised here.

JUDGE COHEN: Okay. Very good.

MR. BELNIAK: Susan Edwards. You
should now have a command to open up your
line.

SUSAN EDWARDS: Okay, can everybody
hear me?

JUDGE COHEN: Yes.

Good afternoon, Ms. Edwards.

SUSAN EDWARDS: Good afternoon, Your
Honor.

JUDGE COHEN: Please provide us with
your name and your address and spell it and
tell us your interest in this matter.

SUSAN EDWARDS: My name is Susan
Edwards, S-U-S-A-N E-D-W-A-R-D-S. I live at
39 Opal Street in Holbrook, New York, so I am
not very far from the Ronkonkoma train
station.

JUDGE COHEN: Please provide your
comments, go ahead.

SUSAN EDWARDS: Okay, thank you.

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I am in full support of revitalization of the area. I think everybody here is in agreement that something needs to be done.

However, I do 100 percent support that North Fork Express and the Mensch family be granted a full and fair market value for their property or a trade-in value.

I have personally known them almost all of my life as our families, my aunts and uncles went to school with Mr. Mensch's, Greg Mensch's and Mark Mensch's dad, so we go back very deeply. I can speak on behalf of the Mensch family. They are a 100 percent family oriented business. I know for a fact that they have supported employees that have passed without life insurance and they have taken care of them, so to me that speaks volumes. They take care of their own.

For them to possibly lose everything that they've worked so hard for, even prior to COVID and not be able to pass that down to their children would be a really bad hardship all around and they also, you know, you think about it, the bus drivers, they stop here and

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there at 7 Elevens or delis for snacks and even like on their bus trips, they provide stuff for the people that are on the bus, so it just doesn't affect the bus company, it fingers out throughout the communities all over the place.

The bus runs that they do for the colleges, that would be affected as well and that's a big -- how many parents want to run up to Ithaca, New York, to get their kids; it's so much nicer to say okay, just jump on the bus and I'll pick you up in Ronkonkoma.

I truly believe that they will work very well with TRITEC in finding the right property and having fair market value for their property.

Thank you very much.

JUDGE COHEN: Thank you very much, Ms. Edwards.

I see another hand, Mr. Belniak, please.

MR. BELNIAK: Correct and that hand is Keith McNamara.

Keith, you should now have the ability

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to open up your mike.

JUDGE COHEN: Good afternoon,
Mr. McNamara. Please spell and -- state your
name and address and please spell it for us
and your interest in this matter.

KEITH McNAMARA: Yeah. Thank you,
Judge.

My name is Keith McNamara, K-E-I-T-H
M-C-N-A-M-A-R-A. I live at 12 Taurgo Lane in
Centereach, New York.

I want to express my approval for this
project and you know, knowing the TRITEC
company and projects they've built and knowing
Jim personally and much of his family, I'm
pretty confident that they will be able to
come to an agreement with the folks at North
Fork Bus (sic), you know, so I mean I do
understand their comments and their concerns
and like I said, I'm confident that they will.

I grew up in Ronkonkoma at South 4th
Street where my parents still live. I've seen
renderings of the Ronkonkoma Hub and shared
them with my 70 plus year old retired parents,
who are living in a house with an acre of

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2 property that, you know, pretty much needs
3 full service from paid vendors and whatnot and
4 they're excited to see that renovation of that
5 blighted area like many people say.

6 So I think that it's going to
7 reinvigorate that town, you know, last stop
8 Ronkonkoma, many of us who grew up and take
9 the train to the city and have quite frankly
10 been woken up by that sound from the
11 conductors. It is a scary place to get out at
12 12, 1:00 in the morning and I have two
13 daughters of myself and my wife and we travel
14 to the city quite often, quite frankly going
15 next Tuesday -- Thursday rather to see a play
16 with my wife, so I think the safety, you know,
17 someone mentioned is very important and
18 revitalizing this is going to be important to
19 the community and I fully support the project.

20 Thank you for your time, Judge,
21 appreciate it.

22 JUDGE COHEN: Thank you very much,
23 Mr. McNamara.

24 I don't see any other hands raised;
25 Mr. Belniak, is that true, I'm looking at the

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list?

MR. BELNIAK: That is true.

I just want to call out one thing.

There are two new dial-in participants that we did not have previously. I just to give them the opportunity, *9 raises your hand, so if any of our two dial-in participants wishes to comment, *9 is now your opportunity.

While I stall for another ten seconds, Judge, you are correct, there are no other raised hands and so I think as I stalled enough, I think with that, there are no other indications of anyone here in the audience who wishes to comment.

JUDGE COHEN: Let me make sure.

Are there any other people who are in the audience who have not yet spoken who wish to comment during the public comment period of this hearing?

(Pause.)

JUDGE COHEN: I see a hand that's been raised and it's a person named Jordan, yes; Mr. Belniak, yes?

MR. BELNIAK: Yes.

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Jordan, you should now have the opportunity to unmute your mike. There you go.

JUDGE COHEN: Yes and Mr. Jordan, can you please tell us your full name and your address and your interest in this matter and of course, spell your name and address for us?

SIMON JORDAN: My name is -- can you hear me?

JUDGE COHEN: Yes, thank you.

SIMON JORDAN: Yeah, okay.

My name is Simon Jordan and I am an employee at North Fork Express for the past 17 years.

I just wanted to say one quick comment.

I'm currently sitting in my office and from my window, I can see the amazing construction of Phase 2 of this project. I can see the hundreds of men and women busy at work and I can say that I am truly happy for them and for the unions and the employees out there working hard on this project as they are working hard to support themselves and their families.

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Over the past several months and years, I have been concerned, concerned for myself and my fellow employees as I know that North Fork might not be part of this project and will be forced to leave.

I just have one comment and that is I heard a lot of people mention about the integrity and the integrity of TRITEC and the owners and I just wanted to say that they -- and that they're here to do a reasonable and fair offer, not just to Mr. Mensch and his family, but to all the business owners in the area, but we wouldn't be here on this meeting if they had come to reasonable prices and negotiations with these families. We are having these hearings and these meetings currently because they have not and now they are moving and forcing the Town and the IDA to eminent domain with the businesses and families and homeowners in the area to force them to leave and I don't know what country this is, but this is America and they can come to a fair price.

I read in the Newsday on Monday that

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this project is estimated at \$750 million.

Now I'm not counting their money nor should anyone, but I think that they can come to a reasonable offer, not just for the Mensch family as I said before, but to all the property owners and homeowners in the area who have been here for years and are just trying to support themselves and their families and I thank you for your time, Your Honor and to the IDA and all the council members and the Town Supervisor for this opportunity to speak.
Thank you.

JUDGE COHEN: Thank you very much,
Mr. Jordan.

All right. At this point, I do not see any further hands raised.

Mr. Belniak, do you agree?

MR. BELNIAK: I'm confirming that,
Judge.

JUDGE COHEN: Yes.

(Pause.)

MR. BELNIAK: Correct.

JUDGE COHEN: So I will then say this is the last opportunity for anyone who has not

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spoken yet to provide the public comment in this hearing.

If there is none, I will close the public comment portion, but there will be further instructions to provide written comments to the IDA at a later point within the next 30 days.

(No response.)

JUDGE COHEN: I see nothing further.

All right. So I'm going to close the public comment portion of this hearing. The hearing will be kept open and I believe Mr. Braun will address that now.

MR. BRAUN: Yes, Your Honor.

To conclude, I will now entertain a motion to conclude the meeting.

May I hear a motion from the IDA Board?

MR. GRUCCI: So moved, Felix Grucci.

MR. BRAUN: Is there a second?

MR. CALLAHAN: Second, Marty Callahan.

MR. BRAUN: On the vote, Mr. Callahan?

MR. CALLAHAN: Yes.

MR. BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

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MR. BRAUN: Ms. Paprocky?

MS. PAPROCKY: Yes.

MR. BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

MR. BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

MR. BRAUN: Mr. Braun votes yes. The motion carries.

As indicated by the judge, the public hearing will remain open for 30 days till June 18, 2022, as mentioned earlier, to accept written correspondence sent to the IDA.

MS. MULLIGAN: Thank you everyone.

JUDGE COHEN: I'm sorry?

MS. MULLIGAN: Thank you.

JUDGE COHEN: Yes. Thank you very much all.

This hearing is now concluded.

Thank you.

(Time noted: 2:57 p.m.)

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


JOANN O'LOUGHLIN

E X H I B I T S

EXHIBITS:

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	PAGE
1	EXCERPT FROM CHAPTER 56 OF THE LAWS OF 2022, three pages	14
2	Notice of Public Hearing, two pages	15
3	Cover letter dated April 28, 2022	15
4	AFFIDAVIT OF MAILING, 16 pages	15
5	NEWSDAY AFFIDAVIT OF PUBLICATION, two pages	15
6	Tax map of Ronkonkoma Hub study area, two pages	16
7	Blight Study for Ronkonkoma Hub Study Area dated September 2012, 86 pages	38
8	Urban Renewal Plan Proposed Ronkonkoma Hub Transit-Oriented Development (TOD) dated October 2013, 138 pages	38
9	Land Use and Implementation Plan Proposed Ronkonkoma Hub Transit-Oriented Development (TOD) dated October 2013, 53 pages	38

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10	Brookhaven Town Board Resolution 2021-368 dated 5/27/2021, two pages	38
11	RONKONKOMA HUB Condemnation/Acquisition Agreement dated 2nd day of August, 2021 between Ronk Hub, LLC and Town of Brookhaven Industrial Development Agency, 66 pages	38
12	Draft Generic Environmental Impact Statement dated September 2010, 309 pages	38
13	Draft Supplemental Generic Environmental Impact Statement dated November 2013, 282 pages	38
14	FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT, 196 pages	39
15	FINDINGS STATEMENT dated June 24, 2014, 38 pages	39
16	Brookhaven Industrial Development Agency resolution adopting Findings Statement dated November 18, 2015, 51 pages	39

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