

OFFICIAL TOWN BOARD MINUTES

PROCEEDINGS AND VERBATIM DISCUSSIONS OF A
SPECIAL TOWN BOARD MEETING, HELD ON THE 5TH
DAY OF FEBRUARY, 2014, AT TOWN HALL, 655 MAIN
STREET, ISLIP, NY

RE: RONKONKOMA HUB TRANSIT-ORIENTED DEVELOPMENT
DISTRICT

RECEIVED

FEB 10 2014

P R E S E N T :

PLANNING DIVISION

ERIC M. HOFMEISTER, Deputy Supervisor
STEVEN J. FLOTTERON, Councilman
TRISH BERGIN WEICHBRODT, Councilwoman
ANTHONY S. SENFT, JR., Councilman
JOHN C. COCHRANE, JR., Councilman
ROBERT L. CICALA, ESQ., Town Attorney
OLGA H. MURRAY, Town Clerk

ALSO PRESENT:

ROBERT ZAPOLSKI,
Commissioner of Planning and Development

***Interested Members of the Public

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FEB 07 2014
TOWN CLERK'S OFFICE

1 Special Town Board Meeting

2 MR. HOFMEISTER: Good
3 evening. We'd like to call this
4 meeting to order. If you would
5 all rise, we'll have our Madam
6 Clerk lead us in the Pledge of
7 Allegiance.

8 (Pledge of Allegiance.)

9 MR. HOFMEISTER: I'd ask
10 that you remain standing, and have
11 a round of applause for all the
12 troops around the world.

13 (Applause.)

14 MR. HOFMEISTER: Okay, good
15 evening, and welcome to the public
16 forum on the Ronkonkoma
17 Transportation Hub. At this time,
18 I'd like to turn the meeting over
19 to Councilman Flotteron for some
20 brief comments.

21 Councilman?

22 MR. FLOTTERON: Thank you.

23 I want to thank everybody
24 for joining us this evening for
25 this public forum about the

1 Special Town Board Meeting
2 Ronkonkoma Transportation Hub
3 project. We realize tonight's
4 weather was less than ideal, and
5 we are sincerely grateful that
6 everybody was still able to make
7 it out tonight in this icy
8 weather, so please be safe going
9 home, but this is a very
10 significant project, so again, we
11 are grateful you were all able to
12 make it here.

13 The purpose of tonight is
14 to provide opportunity for our
15 Islip residents to weigh in on
16 this project and have their
17 comments on the record. It is an
18 extremely significant multifaceted
19 plan that will greatly impact
20 residents, businesses, schools and
21 public services in both Brookhaven
22 and Islip towns.

23 The opinions of you, our
24 residents, are important, and we
25 as a Board believe that this forum

1 Special Town Board Meeting
2 will ensure that your thoughts are
3 included on behalf of the comments
4 our town will submit as part of
5 the DGEIS comment period.

6 The area in question
7 encompasses almost 54 acres
8 surrounding a busy Ronkonkoma
9 train station. And while the Town
10 of Islip has no jurisdiction over
11 this project in terms of
12 regulating the land use, approval
13 of zoning requirements and beyond,
14 this Town Board understands that
15 we do not have an obligation to
16 ensure -- well, this Town Board
17 does understand, we want to make
18 sure our residents have their
19 voices on the record about our
20 concerns on our side of the
21 tracks.

22 This is why we've organized
23 this forum, to give our residents
24 opportunities to publically ask
25 questions, express thoughts and

Special Town Board Meeting

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become more informed. I know myself, as a Board member, most of the information I've been getting about this project is really through the papers. I saw in the Newsday on January 14th, the Brookhaven planning commissioner, Tullio Bertoli, he told the council, the Planning Council of Suffolk County, that in the four years he's been involved in the developing of this Ronkonkoma Hub proposal, public outreach has been part of the process. He said there is civic support, Suffolk County support and Town of Islip support. Well, I can just say for myself, I am not saying I support or don't support anything; I just haven't seen it yet, and that's what this meeting is supposed to be about.

Our planning commissioner, Rich Zapolski, invited the master

1 Special Town Board Meeting
2 developer, TRITEC, and Brookhaven
3 Planning Commissioner Tullio
4 Bertoli, but they declined. Part
5 of TRITEC's response was "We are
6 in receipt of your request to
7 attend this" -- "the public forum,
8 but must respectfully decline.
9 This project is a Town of
10 Brookhaven initiative, and it
11 seems appropriate that any input
12 that Islip has should be addressed
13 to the Town Board."

14 The Brookhaven Town Board
15 is the lead agency on this major
16 redevelopment project. We ask
17 each and every elected official in
18 Brookhaven to carefully consider
19 the thoughts of our residents
20 raised during this evening's
21 public forum in an effort to
22 implement the Ronkonkoma
23 Transportation Hub in a
24 responsible manner that takes all
25 interested parties into

Special Town Board Meeting

1
2 consideration.

3 And again, I just know,
4 myself trying to get some type of
5 information, I feel it's sometimes
6 like a fishing expedition. So, I
7 just found out when reading this
8 last night, the supplementary
9 DGEIS, there's -- part of the
10 planning of track area, there's
11 900 cars that will be placed on
12 the south side of the tracks in
13 Islip. And again, what, you know,
14 the residents of Islip, what road
15 improvements are needed and
16 everything else? We need to have
17 this public discussion.

18 So, again, I want to thank
19 all of you for your attendance.
20 You are invited to fill out the
21 speaker cards, and we are
22 allotting three minutes speaking
23 time per resident. And also, if
24 you don't want to speak, but you
25 want to have things on the record,

1 Special Town Board Meeting
2 we have up here (indicating), you
3 can put down your comments and
4 name and address, and there's also
5 some at the table and at the front
6 door.

7 Again, thank you for
8 coming, and we're here to listen
9 and learn.

10 Thank you.

11 MR. HOFMEISTER: At this
12 time, I would like to ask Rich
13 Zapolski, our planning
14 commissioner, to make a
15 presentation to the audience.

16 Welcome, Rich.

17 MR. ZAPOLSKI: Thank you.

18 If everyone doesn't mind, I
19 am going to remain seated so I can
20 run the PowerPoint presentation,
21 but my name is Rich Zapolski. I
22 am a civil engineer, and I am the
23 Commissioner of Planning and
24 Development for the Town of Islip.
25 I've been in that role for about

Special Town Board Meeting

1
2 three-and-a-half months now.

3 I am familiar with this
4 project; I am familiar with some
5 of the inception of this project.
6 I grew up in Bohemia, so I am
7 familiar with the area. I'm a
8 Connetquot graduate, so I know the
9 area very well.

10 I put a brief presentation
11 together just to get us warmed up
12 on the project and started. I did
13 meet and speak with the planning
14 commissioner from Brookhaven. He
15 was very helpful in pointing out
16 areas where I can get the latest
17 and greatest information on the
18 project. I have collected some of
19 the information that is copied for
20 us here (indicating). I have
21 electronic copies downstairs. I
22 brought as much as I can, and I
23 will do just a brief presentation
24 to get us warmed up.

25 So the intention of tonight

1 Special Town Board Meeting
2 is to listen to the concerns of
3 the Islip residents, to identify
4 potential impacts in the Town of
5 Islip, and to identify possible
6 mitigation measures to these
7 impacts.

8 And what we'll do tomorrow,
9 or over the next two days, I'll
10 say, is provide unedited comments
11 to the Town of Brookhaven prior to
12 the end of their public comment
13 period. So they are in the
14 process of completing their Draft
15 Supplemental Environmental Impact
16 Statement, and the public comment
17 period ends on February 10th. So,
18 this is our opportunity to get our
19 comments on the record with them,
20 and that's what we'll be doing
21 over the next couple of days.

22 This is the study area
23 (indicating). You can see -- I
24 know it's a little dark, but
25 there's a red line surrounding the

1 Special Town Board Meeting
2 area. You can see north of the
3 tracks is the area that we are
4 talking about, south of the tracks
5 is the parking lot for the
6 Ronkonkoma train station. That is
7 in the Town of Islip, and it's
8 under the County's jurisdiction.
9 The road to the south on the south
10 side of this picture is Railroad
11 Avenue, and we have Hawkins to the
12 left, which is Smithtown Avenue on
13 our side.

14 This (indicating) is the
15 conceptual land use plan that was
16 put together by Brookhaven. It
17 pretty much indicates the areas.
18 What this does is it divides it up
19 into -- the orange areas are
20 residential; the green areas are
21 vertical mixed use, where they get
22 some height in those buildings in
23 those green areas. The maximum
24 story buildings are the dark blue
25 closest to the tracks, and it has

Special Town Board Meeting

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some five-story buildings in those
locations; and the red areas are
horizontal mixed use, which
include residential and offices.
So you can just get a feel for how
they planned out the space with
the road network and where they
anticipate putting residential
uses adjacent to residentials, and
the more intense uses closer to
the tracks and the train station.

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From that land use plan,
what they did was they developed
the entire site to just get a feel
for what the maximum density of
that area would be if they built
out to their land use plan. So,
if you take a look at this
(indicating), this is divided up
into the stories that the
buildings will be. Not that you
can tell, but this building over
here (indicating) is light blue.
That's a one-story building. The

Special Town Board Meeting

1 yellow buildings are two-story.
2
3 Those pink buildings up on the top
4 and left-hand side of this are
5 three stories; the blue buildings
6 that you see clearly are
7 four-story; and the green
8 buildings on this plan are
9 five-story.

10 Now, this is a potential
11 plan. It's not necessarily how it
12 will be built out, but it does
13 give an indication of if this
14 property was built out to its
15 maximum density, this is something
16 it could look like.

17 If you want to say the
18 Commissioner of Planning in
19 Brookhaven did a really great job
20 in laying out the buildings and
21 doing some shadow studies and
22 seeing where the higher buildings
23 would make more sense. He has
24 many sketch plans in his
25 presentation. I don't know how

Special Town Board Meeting

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2 many people were able to be at
3 Brookhaven for his presentations,
4 but he did go through all of those
5 hand sketches. With that maximum
6 development plan that we just
7 looked at, those densities look
8 like this (indicating); 1,450
9 residential units; 195,000 square
10 feet of retail; 360,000 square
11 feet of office and medical space;
12 60,000 square feet of flex space,
13 which includes hospitality,
14 conference, exhibition and/or
15 residential, according to their
16 report; and about 3,638 new
17 parking spaces. That's in
18 addition to about 1,000 spaces
19 that are there now.

20 The sewage treatment plant
21 is proposed on the Islip side of
22 the tracks on a Suffolk County
23 owned piece of property. The Town
24 did reserve some flow to that
25 treatment plant. From what I

Special Town Board Meeting

1 understand, the DPW is considering
2 an alternate connection to the
3 Southwest Sewer District. We have
4 yet to have a full conversation
5 with commissioner of DPW, Gilbert
6 Anderson, and we will be getting
7 more information on that in the
8 next couple days.
9

10 Just for a comparison, we
11 have two mixed-use-type
12 developments we've been looking at
13 on the Islip side for a long time,
14 but to compare this project with
15 those projects, what I've done is
16 I've just took a look at two quick
17 metrics. The first metric is how
18 many residential units per acre of
19 property.

20 So, Ronkonkoma Hub has
21 1,450 residential units maximum
22 planned over 54 acres; it's about
23 27 units per acre. In Islip
24 Pines, there's 350 residential
25 units proposed on 143 acres;

Special Town Board Meeting

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2 that's about two-and-a-half units
3 per acre, and on Heartland,
4 there's 9,000 residential units
5 proposed -- again, it's very
6 conceptual -- on 452 acres; that's
7 about 20 units per acre. So you
8 can just get a sense of how many
9 residential units for the property
10 area that that is.

11 The second metric I took a
12 look at was how much building area
13 per acre of property. So the
14 Ronkonkoma Hub has about
15 2,000,000-square-foot of building
16 on 54 acres. That's a density of
17 about 38,000 square feet per acre.
18 If you look at Islip Pines, that's
19 also about 2,000,000-square-foot
20 of buildings on 143 acres. That's
21 about 14,000-square-foot per acre.
22 Keep in mind that an acre is about
23 43,000 square feet. And Heartland
24 is about 13,000,000 square feet
25 proposed there, on 452 acres; so

1 Special Town Board Meeting
2 that's about 30,000-square-foot
3 per acre. So that's just to give
4 us a feel of what we're looking at
5 on the paper.

6 So as planning commissioner
7 one of the things I look at is
8 what are going to be some of the
9 impacts on the Islip side that I'd
10 be concerned with. So I took a
11 look at the traffic study. I'm a
12 civil engineer, so I have a
13 familiarity and comfortability
14 with the traffic studies, and I
15 know this area pretty well. What
16 I noticed is that the
17 intersections that were studied in
18 the draft version of the plan are
19 mostly in Brookhaven. Actually, I
20 think they are all in Brookhaven.

21 So what I said to myself
22 was, "Okay, if I'm in Islip and
23 I'm going to go up to the Hub to
24 dine, or that's where I work, how
25 am I going to travel up there?"

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Cont'd.

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So, I went from Vets Highway to Lakeland, and normally I'd make a right on Smithtown Avenue, head up over the bridge and take one of the turns into that north area. But the intersection of Smithtown Avenue and Lakeland wasn't in the study. So, what I'd be concerned with is if there's an impact at that light, if I need another turning lane, if I need to widen it a little bit, if I need a different type of traffic light head, how do I get that mitigation into the thoughts of the people who are putting the impact study together. So, that's one intersection.

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Cont'd.

The other intersection that I was concerned with was going up Ocean Avenue, where Ocean crosses Johnson, where the 7-Eleven is. That's a major thoroughfare that would go right into the Hub, but

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1 Special Town Board Meeting
2 that intersection wasn't really
3 studied. And where Pond Road
4 crosses, there's also a signal
5 there. It's much less of a
6 signal, but it's a signal
7 nonetheless. And then, if we
8 consider a lot of that traffic
9 will go up to the Expressway, what
10 happens where Ocean Avenue crosses
11 the Expressway, I'd like to see if
12 there's an impact on that
13 intersection as well.

F2
Cont'd.

14 So what we might do is ask
15 Brookhaven to take a look at those
16 intersections to see how much
17 traffic is going to be increased
18 at those intersections; do we need
19 an additional landing, do we need
20 an additional head, do we need to
21 upgrade the equipment there, is
22 there an impact on Islip?

23 I just want to note on here
24 (indicating), too, the blue line
25 is Brookhaven. So you can see

F3

1 Special Town Board Meeting
2 that the southwest corner of
3 Brookhaven is right where Pond
4 Road and Johnson cross, so what
5 this tells me is that, you know,
6 two sides of the Hub project
7 are -- you know, are impacting
8 Islip, so we really have to take a
9 look at how the project does lead
10 and affect that side.

F3
Cont'd.

11 I've only talked about
12 Ronkonkoma so far. I still want
13 to take a look at what's going on
14 on the Holbrook side, because I
15 have Railroad Avenue, you know,
16 south of the tracks into Holbrook,
17 and we all know that people in
18 Holbrook use that route to get the
19 back way into the train station.
20 And if there's going to be more
21 attractions on the north side of
22 the track, I'm sure some of the
23 traffic patterns are going to
24 change in that area, where
25 Holbrook residents that are in

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Special Town Board Meeting
Islip might cross the tracks and
come over from that direction. So
I want to take a look at the
signalized intersections there and
see how that area is impacted.

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Cont'd.

Something I learned
yesterday, this (indicating) is
the parking lot on Islip side.
You can see all the cars. On the
north side of the tracks, there
are some parking lots that are
shown as buildings on the plan.
So, one of the things that they
identified in the study is that
there will be some displaced
parking. And what we noticed is
in this figure, the red areas on
the north side of the tracks are
areas that will be displaced, and
we're noticing they will be
displaced to the wooded area on
the south that are under County
control. And not that that's a
bad idea for the planning concept,

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Special Town Board Meeting

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2 but we really want to take a look
3 at if there's a thousand parking
4 spaces that were once on that side
5 of the tracks and they will now be
6 on our side of the tracks, what's
7 the impact on our roads and our
8 intersections? Do we need to add
9 a lane to the road? Are we going
10 to have pavement that is going to
11 wear out quicker? So there might
12 be some mitigation measures that
13 we'd like to see in the report as
14 an impact of that development.

F5
Cont'd.

15 The last parts of this
16 slide are the conceptual
17 renderings that are included in
18 the Planning Commissioner of
19 Brookhaven's presentation. These
20 are just kind of the pictures of
21 the three-, four- and five-story
22 buildings, what the area will look
23 like. I don't know if everyone
24 had the opportunity to see the
25 Brookhaven presentation, but

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2 Tullio was kind enough to provide
3 those to us, and I'm just going to
4 peel through those real quick.

5 This (indicating) is kind
6 of a view of some of the
7 streetscape. These (indicating)
8 are three-story buildings. It
9 looks like they have residences
10 above, and some type of mixed use
11 below, whether it's retail or
12 restaurant use.

13 This (indicating) starts to
14 get into some four-story looks.
15 The tower there (indicating) is
16 about five stories. You can see
17 the plaza area for the public.
18 This (indicating) is part of the
19 four- and five-story area as well.
20 You can see some of the
21 streetscapes that they are
22 proposing. This (indicating)
23 streetscape is three stories on
24 the right-hand side, four stories
25 on the left-hand side. You can

Special Town Board Meeting

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2 get a sense of scale.

3 These (indicating) are some
4 of the residential units that are
5 three stories, and another concept
6 (indicating) for some of the three
7 stories, and finally, this last
8 picture, on the left-hand side,
9 it's going to be a view from our
10 side of the tracks over to the
11 Brookhaven development. So you
12 can see on the left-hand side, you
13 can see where it's developed; on
14 the right-hand side you can see
15 the familiar parking lot that we
16 have on the south side of the
17 tracks. That needs some
18 attention, I would say.

19 And that concludes my brief
20 presentation just giving us a
21 feel. I wanted to warm people up
22 to the project. What I'm really
23 interested in doing is collecting
24 everyone's concerns, getting them
25 on the record, and being able to

Special Town Board Meeting

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2 deliver them timely to Brookhaven.
3 So, if you use your time wisely at
4 the microphone, I think we'll be
5 able to get a lot of comments over
6 to the town.

7 Thank you.

8 (Applause.)

9 MR. HOFMEISTER: At this
10 point, I will ask if there are any
11 comments or questions from the
12 Board for Mr. Zapolski?

13 MR. COCHRANE: Yes.

14 Commissioner, one thing
15 that pops up right off the bat
16 which hasn't been addressed is has
17 the FAA been contacted about the
18 height of these buildings. On the
19 Islip side we're always concerned
20 about the height of the corridor
21 about having two-story buildings.
22 Why on the same distance away in
23 Brookhaven is it they can have a
24 five-story? The FAA controls that
25 area; correct?

F6

Special Town Board Meeting

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2 MR. HOFMEISTER: Yes,
3 that's air space.

F6
Cont'd.

4 MR. COCHRANE: Has that air
5 space been reviewed?

6 MR. ZAPOLSKI: I don't know
7 that right now, but that's a good
8 question to ask as part of the
9 comment period.

10 MR. HOFMEISTER: Ms. Bergin
11 Weichbrodt?

12 MS. BERGIN WEICHBRODT:
13 Thank you.

14 I just wanted to say I know
15 that Councilman Flotteron has said
16 in his statement earlier, but I
17 just want to reiterate because I
18 think it's very important, it is
19 very important for us tonight that
20 we get all of your concerns and
21 comments. As far as asking
22 questions up here tonight, we're
23 kind of limited in the ability to
24 answer all of them. Richard is
25 going to do his best, but this is

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2 not our project. We have
3 absolutely no voting capacity on
4 this project. So, we will try to
5 help you out, but I want to make
6 sure that the dialogue that goes
7 back and forth tonight is not
8 everybody here thinking we're in
9 the driver's seat of this, because
10 we're not. We are asking as many
11 questions to Brookhaven as you are
12 going to be asking tonight.

13 I just wanted to make sure
14 everybody was clear on that.

15 Thanks.

16 MR. HOFMEISTER: Councilman
17 Flotteron?

18 MR. FLOTTERON: Okay,
19 again, you might not know this
20 answer. Is the 1,400 apartments,
21 are they all apartments or is part
22 of it ownership, or did they give
23 an indication of that?] F7

24 MR. ZAPOLSKI: Right now
25 they are just calling them

1 Special Town Board Meeting
2 residential units. I think we
3 have the same experience in the
4 Town; sometimes they are
5 residential, sometimes they are
6 ownership, and sometimes there
7 might be options. I'm not sure
8 that it's defined by this
9 rendition.

10 MR. FLOTTERON: Just a
11 couple of things, and I know a lot
12 of people will be bringing up that
13 traffic study, so I just wanted
14 to -- you know, there's a real
15 diversity of housing, if this is
16 going to happen, some ownership,
17 so there's permanent residency
18 there.

19 Another thing I noticed in
20 the Supplementary DGEIS is again,
21 as you pointed out, 900 parking
22 stalls moved to the south side. I F8
23 know in a lot of the
24 redevelopment -- we've had success
25 with the development of the former

Special Town Board Meeting

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2 psychiatric center -- the
3 developers sometimes have
4 mitigation things to improve
5 things in the community, such as
6 downtowns, downtown storefronts,
7 parking.

8 And for example, one thing
9 that's blaring out here even from
10 one of your conceptual renderings,
11 is what sad shape the parking is
12 on the south side, and again, how
13 do we make sure there's mitigation
14 fees or whatever to make sure
15 these things are improved, because
16 we're getting all this parking and
17 traffic, and nothing is being
18 improved by the developer. That,
19 to myself, is a major concern.

F8
Cont'd.

20 And again, this is the
21 first time I'm learning about all
22 these cars, besides all the
23 traffic development we'll have, is
24 again, all the increased parking
25 that again the wear and tear will

F9

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2 be on our own local roads, and who
3 will be improving the entrance
4 into that parking area and all the
5 roads leading up to it; is it the
6 taxpayers of the Town of Islip or
7 is it the developer doing the
8 upgrade and maintenance?

F9
Cont'd.

9 Those are my questions for
10 now. Thank you.

11 MR. HOFMEISTER: Okay, now
12 we'll open up the public comment
13 period of this forum. I will
14 remind all speakers -- and I have
15 people that have filled out
16 forms -- all speakers, there is a
17 three-minute limit. We would ask
18 that you have comments which will
19 be incorporated into the record
20 which will be submitted into the
21 Town of Brookhaven under this
22 process. I will ask that the
23 crowd remain orderly and act as
24 ladies and gentlemen, if you
25 would, please. We will not stand

1 Special Town Board Meeting
2 for this forum getting out of
3 control, and with that, I will
4 call up the first person that
5 signed up, Artie Cipoletti?

6 MR. A. CIPOLETTI: Correct.

7 MR. HOFMEISTER: Sir, name
8 and address for the record, and
9 again, just a reminder, three
10 minutes to speak.

11 MR. A. CIPOLETTI: Artie
12 Cipoletti, 27 True Harbor Way,
13 West Islip, New York.

] F10

14 I live in the Town of
15 Islip, my main office is in the
16 Town of Islip, and I am very
17 familiar with it. I am also
18 thankful to the Board for having
19 this forum tonight. I'm very
20 surprised that the opening
21 comments that the Town would say
22 that they are just learning
23 information from reading the
24 Newsday, because when they had a
25 public hearing, that means

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2 everybody is invited, and all that
3 information is available.

4 And then along the way,
5 too, there was a comment that
6 TRITEC was invited to come here to
7 speak, but obviously they already
8 had their statements read into the
9 public record, so for them to come
10 here to speak would be detrimental
11 to the job, so I would respect
12 that they made the right decision
13 in not attending this.

14 That said, I have about 60
15 employees that live and work
16 within the Town. They work for
17 me. I own several pieces of real
18 estate within the Town of Islip.
19 I love it here, and I see this as
20 a very positive thing for the Town
21 of Islip to be part of.

22 I prepared a little brief
23 statement. I'm here in support of
24 the Ronkonkoma Hub project and the
25 developer, TRITEC. They have

Special Town Board Meeting

1 proven themselves to be
2 visionaries and quality builders
3 who adapt to the needs of the
4 areas they work in. It's proven.
5

6 Their most recent project
7 in Patchogue is an example of
8 quality construction and renewal
9 to an area that was in desperate
10 need of it. That area in
11 Ronkonkoma is blighted. There's
12 no doubt that it needs it, and you
13 have chosen the right people to
14 spearhead that movement.

15 I fully expect the same
16 result for this Ronkonkoma
17 expansion. The project will put
18 Ronkonkoma back on the map as a
19 destination location, and provide
20 much needed housing for our youth.
21 I strongly encourage you to
22 support them in their efforts and
23 be part of the revitalization of
24 that area.

25 And then, just a comment on

Special Town Board Meeting

1
2 Mr. Zapolski's little brief right
3 there. When he did the comparison
4 of other projects and he was
5 comparing density to projects that
6 haven't been improved yet that are
7 in the Town, there is some
8 relevance; it is good to
9 understand to the layman that
10 there are other jobs out there
11 that have more or less square
12 footage, but it's true relevance.
13 I'm not sure about how much really
14 it's relevant, considering none of
15 these jobs are built at this time,
16 and none of them -- you know, it's
17 all conceptual. We're here to
18 listen and learn. I'm for the
19 project. I encourage the Town
20 Board to be for this project also.

21 Thank you.

22 (Applause.)

23 MR. HOFMEISTER: Very good.

24 Thank you, sir.

25 Our next speaker is Bud

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Special Town Board Meeting

Cipoletti. We will keep it in the family to start.

MR. B. CIPOLETTI: Bud Cipoletti. I live at 970 Main Street in West Islip, New York.

] F11

I'm here tonight generally (a) in support of the project, but (b) more as part of the concerned youth of Long Island. It's good there's a lot of young faces here tonight. I was at the Brookhaven hearing, and there was no young faces whatsoever.

Everybody knows that if we don't have work, there's really not too much options on Long Island as far as moving forward in life. I'm currently 25 years old. I'm on the cusp of trying to create a career. Places like this make me take a step back when I look at the concepts. Long Island should be a place of evolution for people like us who graduated right

1 Special Town Board Meeting
2 in the middle of a recession. So
3 as I come out of trying to
4 struggle and scrape and make a
5 living for myself, trying to come
6 into my prime business-wise, I
7 like to see projects like this
8 even brought up in public forums
9 like this. It gives me a chance
10 to maybe have some work, start a
11 family, to have the same
12 opportunities all you guys have
13 had to have a family in the Town
14 of Islip.

15 Generally, construction I
16 see wanting to move eastward on
17 Long Island as it sprawls, and
18 this is one sprawl that is deemed
19 as a regionally significant
20 project. I hope that everybody is
21 careful as this project develops,
22 but most of all, I hope this
23 project I see happening in the
24 very near future, so thank you for
25 taking my comments.

1 Special Town Board Meeting

2 (Applause.)

3 MR. HOFMEISTER: Thank you,
4 sir.

5 Okay, our next speaker is
6 Chris Ragusa. Sir, name and
7 address for the record, please.

8 MR. RAGUSA: My name is
9 Chris Ragusa. I live at 626
10 Chester Road in Sayville. I'm a
11 proud member of Plumbers Local
12 200. I'm an instructor as well.
13 I deal with quite a bit of the
14 youth that come through our
15 programs at Local 200, and it can
16 be disheartening at times to hear
17 the -- I think the best way to put
18 it is the disappointment of what
19 we haven't had to offer these
20 young men and women.

21 This project represents
22 growth. I'm for growth as an
23 Islip resident, as a Local 200
24 member, and as an Islander.

25 Thank you.

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Special Town Board Meeting

(Applause.)

MR. HOFMEISTER: Thank you,
sir.

Our next speaker that
signed up is Mary Calamia. Sorry
if I said that wrong.

Just, name and address for
the record, please.

MS. CALAMIA: It's Mary
Calamia, 161 Shelby Avenue,
Holbrook.

I want to thank you for
having this meeting. I reside in
Holbrook very close to the site of
the Ronkonkoma Hub. I've spoken
with most of you about the project
and met with the Brookhaven Town
officials and the developer on
several different occasions. I am
still not satisfied that this
project does anything for the
Islip side of the tracks, other
than becoming a financial and
logistical burden for us.

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Special Town Board Meeting

We're not opposed to redevelopment, but the density of this project is extreme. We are concerned about the strain on our roads, our schools, our infrastructure, our services, and quite frankly, our wallets.

F13
Cont'd.

As an aside, I'm also going to say that we are very concerned about the issue, or the possible issue of eminent domain being used to take properties, private properties, to give to a developer.

F14

Islip taxpayers are going to be called upon to bear their fair share of the taxes, the tax burden, to cover the tax abatements, and yet the Islip residents have no voice. I want to know how it is that a project could receive a designation of "regionally significant" and not involve representation from the

F15

Special Town Board Meeting

entire region. I think it's a very important point that we need to bring up with everybody involved, including, I think, the Long Island Regional Planning people.

F15
Cont'd.

I have serious doubts that this vision is a realistic one. Tullio Bertoli told me himself, "Let's face it, the Ronkonkoma Hub is an experiment." Those were his words.

I do not want my community to be used as a guinea pig. All we want is a voice here, and all we want is a seat at the table.

I do have one question that you probably can answer. Who votes on the sewage treatment plan? Is that an Islip board vote?

MS. BERGIN WEICHBRODT: No. County.

MS. CALAMIA: County, okay.

1 Special Town Board Meeting

2 And if anybody is
3 interested, I have letters, form
4 letters for Islip residents to the
5 Brookhaven board asking for a
6 voice for the Islip residents, if
7 anybody would like a copy and
8 wants to see me after the meeting.

9 Thank you.

10 (Applause.)

11 MR. HOFMEISTER: Thank you
12 very much.

13 Mr. Larry Farrell? Just
14 name and address, Mr. Farrell, for
15 the record, please.

16 MR. FARRELL: Larry
17 Farrell, 332 Collington Drive,
18 Lake Hills, Ronkonkoma.

19 Good evening. My name is
20 Larry Farrell, and I represent
21 myself, Diane Mottola, in the room
22 here tonight, and Steven Ratuglia
23 (phonetic spelling). We are Islip
24 residents, and we are from the
25 greater Ronkonkoma community. We

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Special Town Board Meeting
would like to first thank the Town
Board for holding this forum on
the Ronkonkoma Hub.

The Ronkonkoma Hub is a
regionally significant development
by all accounts. It has the
potential, based on the size and
density, to impact residents of
Islip and Brookhaven. We want to
be very clear on this next point
that we are neither opposed nor in
support of the Ronkonkoma Hub;
however, we are opposed to the
failure on the part of the Town of
Brookhaven to properly include
Islip residents in the process,
and the failure of Town of
Brookhaven to properly analyze
potential impacts to Islip
residents.

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Development on Long Island
is littered with examples of how
not to plan, IDAs shipping jobs
from one town to another without

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Special Town Board Meeting
any increase in the size of the
economy, miles of commercial
sprawl and recognized impacts to
our ground and surface waters
resulting from unsustainable
density increases.

The Ronkonkoma Hub provides
the perfect opportunity to do
things differently. It's a
regionally significant application
that demands a regional approach.
Unfortunately, instead of
recognizing the need to think
regionally, Brookhaven has instead
repeated the mistakes of the past,
and developed a plan which does
not include, does not ever
consider impacts in a land use
consideration within the Town of
Islip.

We are asking that Islip
work with the Town to ensure that
whatever development is planned
for the Ronkonkoma Hub is done in

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Special Town Board Meeting
the right way. That means that
both towns must be involved in the
planning process, that zoning and
land use must also be considered
in the Town of Islip. Half a
plan, which is what we have now,
makes no sense.

F18
Cont'd.

In addition to both towns
being involved in the planning
process, it's essential that
residents from both towns be
included in the process. The
process in Brookhaven has been
going on for several years, and
this is the first time someone has
asked Islip residents to
participate in the process.

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Finally, it is critical
that any review process also
properly analyze political
potential impacts from the -- from
this massive proposal. This
project involves a density of over
48 units to an acre at a time

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Special Town Board Meeting
where our streets are already
choked with traffic, where our air
quality is already the worst in
the state, and at a time when the
impacts to our groundwater and
surface waters are already well
documented.

F20
Cont'd

Development should improve
our quality of life, not make it
worse. The legacy we leave our
children shouldn't be traffic,
high taxes and beaches where the
water is too polluted for
swimming.

Please contact the
Brookhaven Town Board and ask them
not to approve this Hub project
until it has been expanded to
include Islip residents. We are
going to be impacted just like
everyone in Brookhaven, and we
deserve to be included in the
process just like the Brookhaven
residents.

1 Special Town Board Meeting

2 Please don't continue to
3 repeat the same mistakes of the
4 past. We are your residents.
5 Please protect us.

6 Thank you.

7 (Applause.)

8 MR. HOFMEISTER: Thank you,
9 Mr. Farrell.

10 Diane Mottola?

11 Name and address for the
12 record.

13 MS. MOTTOLA: Hi. I'm
14 Diane Mottola. I reside at 8321
15 Julia Goldbach Avenue, Ronkonkoma.
16 I'm an Islip resident.

17 Okay, I was -- wrote my
18 speech -- I by chance thought
19 TRITEC and the Town of Brookhaven,
20 somebody would have been here for
21 them, but I'll just continue on.

22 I'm representing here my
23 neighbors and friends of
24 Brookhaven and Islip sides, the
25 people that are directly impacted

1 Special Town Board Meeting
2 by the entire Ronkonkoma Hub
3 project. I want to thank the Town
4 of Islip, and its board members
5 for setting up this public forum
6 and participating in the 30-day
7 period and considering our
8 comments for the Ronkonkoma Hub
9 project. I also would like to
10 thank Mr. Cilmi for participating
11 in the 30-day period, addressing
12 the traffic and congestion issues
13 on Ocean Avenue and Lakeland
14 Avenue.

15 Well, I'm writing, but I'll
16 say it to you guys, I want to
17 congratulate TRITEC Developers for
18 having an interest in Ronkonkoma
19 and the Long Island Rail Road
20 station. I totally support
21 economic growth and the need for
22 jobs and housing. I feel that
23 smart planning and public
24 involvement are just as important,
25 and I wish to make the Town of

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Special Town Board Meeting

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2 Brookhaven aware of what
3 Ronkonkoma of Islip has inventory
4 of presently. We are an active
5 community with 19,000 residents.
6 Our community has four schools and
7 school bus routes that travel the
8 roads. We have commercial
9 development in the corridor to the
10 Long Island Rail Road.

11 Recently, the Long Island
12 Rail Road had conducted a traffic
13 study on Ocean Avenue, Lakeland
14 Avenue, and estimated 33,000 cars
15 per day. Long Island Rail Road
16 also currently runs 72 trains a
17 day. Our traffic and congestion
18 undeniably exists. With a very
19 active railroad and gate
20 activities, our mobility is
21 frustrating. Our population of
22 residential homes, school, police,
23 fire department should be
24 considered and comply with the
25 agreement of this development.

F21
Cont'd.

Special Town Board Meeting

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2 The lack of studies and the
3 scope of this massive project
4 should not be ignored. This has
5 been quoted -- and I've been
6 reading for years, just the
7 newspaper articles about the
8 partnership going on. One of the
9 quotes was "The Town of Brookhaven
10 and Islip formed a partnership to
11 support their efforts to seek
12 federal, state and local funding
13 for the infrastructure
14 improvements that will be
15 necessary for this redevelopment.
16 Several enhancements should be
17 considered for our community that
18 would support the Ronkonkoma Hub
19 project. Benefits of the
20 expansion to this capacity must be
21 analyzed through a draft
22 environmental study to include a
23 radius of both towns."

24 Another quote I read,
25 "Senator Charles Schumer was at

F22

1 Special Town Board Meeting
2 the Ronkonkoma train station
3 September 26, 2011 and said he was
4 assisting the towns in arranging
5 appropriate federal funding for
6 the Hub development to help create
7 jobs while improving the
8 infrastructure. In reference to
9 the proposed transit-oriented
10 development around the train
11 station, the senator said, 'We're
12 now really thinking smart here on
13 Long Island.'

14 MR. HOFMEISTER: Ma'am,
15 I'll ask you to try to wrap it up.
16 Your three minutes is coming up.

17 MS. MATTOLA: I am wrapping
18 it up.

19 Okay, we ask for this
20 project to be well balanced
21 between two townships, and make a
22 commitment in addressing what
23 supporting a massive project and
24 the negative impacts we will have
25 on a community. If we can meet

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Special Town Board Meeting
and exceed these requests, I would
support such a project that will
benefit all parties.

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Cont'd.

Thank you.

(Applause.)

MR. HOFMEISTER: Thank you.

Kevin Harvey, name and
address.

MR. HARVEY: Kevin Harvey,
21 Belford Lane, Smithtown, New
York.

F23

Good evening, members of
the Town Board. I am the business
manager for Local Union 25. I
represent roughly 350 Islip
residents who live, work and play
in the Town of Islip. About 600
of my members live in the Town of
Brookhaven where the project is
physically located.

I am a lifelong Long
Islander some 63 years. The
Island has been a great place to
earn a living and raise a family,

1 Special Town Board Meeting

2 but the winds of change are in the
3 air. Many, and I mean many, of
4 our young people are leaving
5 because they don't want to just
6 survive day-to-day here on Long
7 Island, but they want to be able
8 to live and raise their families.
9 All three of my children no longer
10 reside on Long Island.

11 These mixed-use urban
12 development projects, or Hubs, are
13 geared toward centralizing and
14 making more affordable the
15 American dream right here in our
16 backyard. They have been
17 sprouting up all over the country
18 in the last five to ten years.

19 Long Island has always been
20 home to the Levittown development
21 mentality. During today's times,
22 in an area where it is too
23 expensive to live, that model
24 doesn't apply. The Hub will serve
25 to attract not only young couples,

1 Special Town Board Meeting

2 but also an older generation who
3 maybe want to sell their home and
4 retire and stay right here on Long
5 Island, and enjoy all the
6 amenities that the Hub has to
7 offer. Those seniors can downsize
8 to a smaller house, enjoy the
9 ability to live close to a rail
10 station and commute to the city.

11 This project, in scope and
12 size, is very similar to other
13 projects. More specifically, the
14 new village at Patchogue or
15 Bartone Plaza in Farmingdale, and
16 these retirees can be secure in
17 knowing that they can still enjoy
18 retirement on Long Island.

19 This particular project has
20 many benefits, such as major
21 access to transportation choices,
22 revitalizing a deteriorating area,
23 the addition of all permanent and
24 temporary jobs, and revenue
25 streams for tax collection.

1 Special Town Board Meeting

2 The Town of Brookhaven, the
3 County of Suffolk, the Long Island
4 Regional Planning Council have
5 either supported the project in
6 its entirety or determined that it
7 is a project of regional
8 significance. I would hope the
9 Town of Islip sees that in the
10 same light. Future generations of
11 Long Islanders will greatly depend
12 upon projects like this. They are
13 the next generation of community
14 development. Don't let this
15 opportunity pass us by.

16 As a Long Islander and a
17 representative for my members who
18 will live in this town, I strongly
19 encourage the Town Board to
20 support this project in its
21 entirety. Thank you for your
22 attention and your cooperation.

23 (Applause.)

24 MR. HOFMEISTER: Thank you.

25 Our next speaker is Neil

1 Special Town Board Meeting

2 Rosenberg. Just name and address
3 for the record, sir.

4 MR. ROSENBERG: Neil

5 Rosenberg, 202 Wind Watch Drive,
6 Hauppauge. Thank you for the
7 opportunity to have this meeting.
8 Thank you, Commissioner, for the
9 presentation.

10 I just want to say, I was
11 previously -- the previous
12 Ronkonkoma Civic Association, I
13 was vice president for 25 years,
14 and for those 25 years I was
15 involved and saw the controlled
16 growth that the Civic Association
17 in the Town recommended and worked
18 together with the Civics, and
19 controlled growth during those
20 boom-time years of the late '80s
21 from West Equi-Park to the Foreign
22 Trade Zone through the early '90s,
23 I was very involved. I saw Ocean
24 Avenue and Lakeland Avenue get
25 widened, I saw Johnson Avenue get

Special Town Board Meeting

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2 widened, and I built a building on
3 the south side of the railroad
4 tracks in Ronkonkoma, and I'm here
5 to say we need controlled growth.
6 We need to make sure Brookhaven
7 knows how we feel. We -- during
8 those years, we had problems with
9 the post office, and I want to get
10 into the record that the business
11 owners in Ronkonkoma, Holbrook,
12 the Vets Highway corridor,
13 Bohemia, that have post office
14 boxes, many hundreds of post
15 office boxes at the Ronkonkoma
16 post office, which covers the
17 three towns in 11779, all share
18 the same zip code.

19 During those years, it took
20 close to 45 minutes each way to go
21 from Vets Highway and Lakeland
22 Avenue to the post office during
23 the construction boom, during the
24 narrower streets before they were
25 widened. And I feel very much

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Special Town Board Meeting
that the automobile traffic, the
55-foot tractor trailers that will
be feeding the Hub, and the
buildings and commercial property
at the Hub all has to be looked
at, and the Commissioner mentioned
the intersections that have to be
looked at, and we really have to
see that.

F24
Cont'd.

I also want to just
mention, I respect the union and
the members here. I'm a former
Local 3 Union union member, and I
just wanted to get that into the
record.

Thank you very much.

(Applause.)

MR. HOFMEISTER: Thank you,
Mr. Rosenberg.

I just want to remind the
audience that all these comments,
in their entirety, will be
submitted as part of our comments
to the Town of Brookhaven, so

1 Special Town Board Meeting

2 thank you, Mr. Rosenberg.

3 The next speaker is James
4 F. Pena.

5 Your name and address for
6 the record, sir. Thank you.

7 MR. PENA: Hello, my name
8 is James Pena. I'm from 20 West
9 Madison, East Islip, New York, and
10 I want to thank the Board for the
11 opportunity to speak.

12 I tell 'ya, I look across
13 and I see a picture, and I see a
14 picture of progress, and with that
15 progress is a lot of concerns.
16 And the concerns are: Is anything
17 going to get left behind? If what
18 the engineer that goes into these
19 mega jobs, if we don't think for a
20 minute all of that is being
21 thought of, we're mistaken.

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22 I see also a future. I see
23 a future for our younger
24 generation, and lately with all
25 the snow, I'm starting to see a

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Special Town Board Meeting
future for myself in one of these
units. I can only tell you that
our goal here should be in the
growth ways that can retain our
young people who often move to
other places because of the high
cost of living here.

I would like to give them
the opportunity, this generation,
to stay here and flourish with
these communities. I drive by the
Patchogue area, and I see what
TRITEC has done over there, and
it's exciting, it's beautiful, and
I can see exactly the same thing
that's going to take place here.
I hope we give them the
opportunity to build, not only for
ourselves, but for our younger
generations.

F26

I want to thank you for
your time and for the opportunity
to speak.

(Applause.)

Special Town Board Meeting

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2 MR. HOFMEISTER: Thank you,
3 Mr. Pena.

4 Michael Perez is the next
5 speaker, please.

6 MR. PEREZ: Good evening,
7 Board. My name is Michael Perez.
8 I reside at 24 Ashton Road in
9 Medford.

] F27

10 My concern is more like a
11 comment, you know? I see nothing
12 but good coming out of this. I
13 grew up in Central Islip. I now
14 reside in Holbrook. I'm a proud
15 member of Local 25, so I'm for the
16 project itself in all aspects.

17 For the community, I see
18 nothing but this being a positive
19 thing. I remember speaking a
20 while ago at the Town of
21 Brookhaven for the courthouse
22 building, and I remember some
23 members and concerns -- and I
24 understand the concerns of the
25 residents. I have family on Long

1 Special Town Board Meeting

2 Island, I've been here my whole
3 life. I remember concerns at the
4 time was that the building was too
5 big and you can see it from the
6 Robert Moses Causeway, and my
7 comment at the time was "The
8 seagulls live on the Causeway."
9 So, tough as that may sound, what
10 that project has done alone, I'm
11 glad that's past.

12 Long Island is growing, you
13 have to face that. We are very --
14 it's overpopulated, and we know
15 that, you know? But this would
16 help the community especially with
17 the transit, you know, so I'm
18 going to keep my comment brief,
19 and I'm going to thank the Board
20 for letting me speak.

21 (Applause.)

22 MR. HOFMEISTER: Thank you,
23 Mr. Perez.

24 Our next speaker is Bob
25 French.

Special Town Board Meeting

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2 MR. FRENCH: Good evening,
3 ladies and gentlemen, members of
4 the Board. My name is Bob French.
5 I currently reside at 115 Bucknell
6 Road in West Sayville, New York.
7 I'm also a council representative
8 for the carpenters for the
9 Northeast Regional Council of
10 Carpenters, and, you know, I'm
11 sitting back and I'm listening to
12 a recurring theme here, and I've
13 attended many Town Board meetings,
14 and it's repetitive. It really
15 concerns our youth, the
16 opportunities, both economically
17 and housing-wise. There are not a
18 lot of opportunities in any of
19 those areas for our youth.

20 Young Mr. Cipoletti brought
21 a good point out. You know, we
22 have our young people graduating
23 from college, and you know, they
24 unfortunately can't come back to
25 Long Island because the

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Special Town Board Meeting
opportunities aren't there.

My son is serving in the
military right now, and he has
expressed to me that he doesn't
really foresee an opportunity to
come back to New York. He's
exploring other places, which is
sad. He grew up here. Sayville
is a great community, but
unfortunately, you know, there's
not a lot of opportunities for our
youth, and I think this is a Smart
Growth project, and it makes
sense, and it will provide a lot
of opportunities for both our
young and our older generations,
as well, and I think that the Town
Board should consider it in a
positive way.

F28

But I also would like to
see our Town Board heard as well,
and I think you deserve a seat,
you know, at the table to discuss
the opinions of the residents and

F29

Special Town Board Meeting

F29
Cont'd.

1
2 our concerns.

3 Thank you.

4 (Applause.)

5 MR. HOFMEISTER: Thank you,
6 Mr. French.

7 Our next speaker is Mario
8 Mattera.

9 MR. MATTERA: Do you mind
10 if I give you these (indicating)?

11 MR. HOFMEISTER: Sure, just
12 hand them to the clerk.

13 MR. MATTERA: (Handing
14 documents to clerk.)

15 MR. HOFMEISTER: Name and
16 address for the record, please.

17 MR. MATTERA: My name is
18 Mario Mattera, 2123 Fifth Avenue
19 in Ronkonkoma; 375 Central Avenue,
20 and 380 Central Avenue also. We
21 have three apprentice schools
22 there also. I'm very, very proud
23 that we have three buildings that
24 Plumbers Local 200 owns in the
25 Town of Islip. I made sure when

F30

1 Special Town Board Meeting

2 we were looking for buildings,
3 that we came over to Islip for a
4 lot of reasons; tax structure was
5 one of them, and a great area to
6 have our membership have a home.

7 My name is Mario Mattera.

8 I am the business agent for
9 Plumbers Local 200. I represent
10 approximately 1,100 members, which
11 365 of the members live in this
12 great Town of Islip township. I'm
13 here to speak in a positive way on
14 this great project, Ronkonkoma
15 Hub.

16 Just to give a quick note
17 about -- I know we were talking
18 about the FAA. Just to give a
19 heads up, the height of the
20 current garage is six stories
21 plus, which the buildings here
22 would be one story lower than the
23 proposed [sic] current garage,
24 just to give everybody a heads up.
25 So, with the FAA, that obviously

1 Special Town Board Meeting
2 passed for a lot of years. That's
3 been there a long, long time.

4 Smart Growth, very, very
5 important for us. We need to keep
6 our children, our middle age and
7 our seniors -- obviously,
8 everybody's been talking about
9 this here tonight.

10 It's a very positive
11 situation where it's located. We
12 have mass transit, we have the
13 Long Island Expressway right in
14 the backyard, couldn't ask for any
15 better way to get to New York City
16 and out to Montauk Point. We have
17 a lot of young people working in
18 Manhattan right now, that finally
19 have a chance to live in these
20 great apartments.

21 You know, a couple of
22 people were speaking on the
23 village square, Patchogue Village
24 property. Anybody needs to do a
25 tour, TRITEC, open arms, will let

1 Special Town Board Meeting

2 anybody go and tour --

3 (Whereupon, audience
4 members speaking.)

5 MR. MATTERA: Excuse me,
6 I'm talking.

7 -- a tour of the facility
8 over there. You know, I actually
9 went the other day and brought a
10 statesman with us, and I showed
11 him because he was concerned. I
12 don't need to mention his name.
13 He couldn't believe what a great
14 project Patchogue Village is. I
15 commend Mayor Pontieri for what
16 his vision was for that. 15 years
17 ago I wouldn't even go down to
18 Patchogue Village, wouldn't even
19 consider it. Now you go, you
20 wine, you eat, you dine, you are
21 going to work, eat, sleep, play
22 there, the people that will be
23 living in these beautiful
24 apartments; Granite tops,
25 beautiful, beautiful cabinetrys.

Special Town Board Meeting

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2 Just to give a heads up,
3 right now, there's 350 apartments
4 in that facility. There's 2,000
5 applicants already, so people
6 don't have to live in basement
7 apartments.

8 You know, I have a lot of
9 my apprentices here tonight. I
10 wanted to bring our young, and I
11 am very, very proud of them. When
12 I had a meeting with them last
13 year, I said, "Guess what, guys,
14 get together." We had a project
15 that was going. I go, "You guys
16 are the backbone of this Local to
17 get jobs, to get a decent wage, a
18 decent healthcare, a decent
19 pension. You need to fight. Out
20 of the 150, how many of you men
21 and women are living home?" --
22 sorry. I mean, "How many of you
23 are renting?" Five of them raised
24 their hand that they owned a home.
25 How many rent? Ten of them. The

1 Special Town Board Meeting
2 rest live home with Mom and Dad.
3 With Mom and Dad. This gives an
4 opportunity for them to finally
5 get out into the world with
6 somebody to live, and finally
7 explore the future of their --
8 their future.

9 MR. HOFMEISTER:
10 Mr. Mattera, I'll ask you to wrap
11 up.

12 MR. MATTERA: Okay.
13 I'm here today -- we need
14 this project desperately. Please,
15 please. I understand you guys
16 with the Brookhaven town. Yes,
17 there should be an open dialogue.
18 I know there will be open
19 dialogue, because I just gave you
20 a piece of paper with all the
21 meetings that TRITEC has held with
22 Civic groups, politicians, and
23 fire departments.

24 Thank you very much.

25 (Applause.)

Special Town Board Meeting

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2 MR. HOFMEISTER: Thank you,
3 Mr. Mattera.

4 Our next speaker is Rose
5 Vanguilder, and I would ask the
6 audience to give each of the
7 speakers the same respect that you
8 received while speaking, so if you
9 would keep your chatter down.

10 MS. VANGUILDER: Hi. Good
11 evening. Thank you for the
12 opportunity to speak. My name is
13 Rose Vanguilder. I'm president of
14 the Alliance for Independent Long
15 Island. I live in West Sayville,
16 New York. I've also lived in
17 Ronkonkoma and Oakdale and a few
18 other locations.

19 I also am a licensed real
20 estate broker, and I got my
21 license in 1982, and I also know
22 the builders. I conducted some
23 business with them, and I believe
24 that they are very honorable
25 builders. I was speaking with him

1 Special Town Board Meeting
2 earlier. I know them very well,
3 and I believe they will build a
4 very good Hub.

5 I looked at the project,
6 and I love the two-story
7 buildings. I am not in favor of
8 three-story buildings, four-story
9 buildings or five-story buildings.
10 I was in Patchogue yesterday, and
11 I saw the four-story buildings. I
12 believe they are not in line with
13 the character of Patchogue. This
14 is not what the suburbs are about.

15 We love Long Island, the
16 character of Long Island. This is
17 why people from Brooklyn, Queens,
18 and all the other locations moved
19 out to Long Island. They wanted
20 the beaches, they wanted to go
21 fishing, they wanted to go to all
22 these beautiful areas, Montauk,
23 the firehouse, the Montauk Points.
24 This is what Long Island is about.
25 We don't want to transform it back

F31

F31
Cont'd

1 Special Town Board Meeting
2 into New York City.

3 (Applause.)

4 MS. VANGUILDER: This is
5 the part that I am not pleased
6 with the plan. I love the plan. F31
7 I love progress. I love growth. Cont'd.
8 I am in favor of the Keystone
9 pipeline because it will produce
10 43,000 jobs. I wanted to go to
11 Canada and help President Obama to
12 pass that bill. I love growth. I
13 want to get jobs for Long Island.
14 I want to help the unions to have
15 jobs, but you have to draw the
16 line at some point. I want to
17 help them to build more units, but F31
18 on another parcel of land where we Cont'd.
19 don't have four-story units.

20 I live in a senior citizen
21 community. They are all two
22 stories high. We love being a
23 community, but we don't want to
24 have four-stories-high units. And
25 another reason the college

1 Special Town Board Meeting
2 students do not come back to Long
3 Island? Blame LIPA, because we
4 have the highest electric rates in
5 the nation.

6 MR. HOFMEISTER: I'm going
7 to ask you to wrap up, ma'am.

8 MS. VANGUILDER: That's
9 basically it in the nutshell.

10 And by the way, \$1,300 for
11 a studio is not affordable
12 housing.] F32

13 MR. HOFMEISTER: Sorry,
14 before you finish, can we get your
15 address? I don't think you
16 mentioned it.

17 MS. VANGUILDER: 5
18 Greenview Circle, Greenview at
19 West Sayville. And I'm on Google,
20 if anybody wants to look. I got a
21 new kind of assessment for the
22 Islip-Hauppauge Landfill, because
23 it was contaminated, and it is on
24 Google.

25 MR. MATTERA: You go, Girl.

Special Town Board Meeting

1
2 Give me a hug.

3 (Applause.)

4 MS. VANGUILDER: I will get
5 you land. We'll work together.

6 MR. HOFMEISTER: If you
7 folks want to take that out into
8 the hall, that would be great,
9 please.

10 The next speaker is Thomas
11 Harran, or Herron? Again, I would
12 just ask the audience to give
13 everybody an opportunity to speak,
14 and keep the chitchat to a
15 minimum.

16 MR. HERRON: That's a tough
17 act to follow. My name is Thomas
18 Herron. I'm an Islip resident. I
19 live at 13 Breslau Street in Bay
20 Shore, New York. I'm also a
21 council representative for the
22 Northeast Regional Council of
23 Carpenters. Our skilled and
24 trained carpenters need this
25 project. Like myself, we count on

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Special Town Board Meeting
these local jobs to support our
families and to help our
communities. Our members are
still hurting from these last few
years of slow economy.

I have two grown daughters
who are looking for an apartment
at this time. I'm hoping they
will stay close to home. A
project like this will be a good
fit for a lot of families just
like mine. Seniors could also
downsize to an apartment and a
young couple could buy their home.

Islip is a great place to
work and live, but you have to be
working in order to live here, and
I would like to thank you for the
time to speak.

Thank you.

(Applause.)

MR. HOFMEISTER: Thank you,
sir.

Mr. Bruce Edwards is the

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Special Town Board Meeting
next speaker that signed up.

Just, name and address for
the record, sir.

MR. EDWARDS: My name is
Bruce Edwards, 2325 Sycamore
Avenue, Ronkonkoma, Town of Islip.

I am the vice president of
the Ronkonkoma Civic Association,
and I am representing them here.

F34

The Ronkonkoma Civic
Association has been reviewing the
many reports and studies that have
been put forth by the Town of
Brookhaven regarding the
Ronkonkoma Hub project. In our
opinion, the Ronkonkoma Hub
project will have an adverse
effect for the residents of
Ronkonkoma. Due to the form-based
zoning that is used by the Town of
Brookhaven on this project, it
will have a density that is much
greater than the standard zone.

F34
Cont'd.

Under the guise of

1 Special Town Board Meeting
2 transit-oriented development, the
3 expectation by the Town and
4 developers is that there will be a
5 reduction in traffic in the study
6 area. This expectation is
7 unfortunately misguided.

8 To begin with, the study
9 area does not include any of the
10 roads outside of the Town of
11 Brookhaven. And while the project F35
12 is literally on the border of the
13 Town of Islip, this aspect has not
14 been taken into consideration. As
15 part of this project, much of the
16 commuter parking which is
17 currently on the Town of
18 Brookhaven side will become part
19 of the development. This commuter
20 parking is expected to transfer to
21 the Islip side of Ronkonkoma train F36
22 station, using land owned by
23 Suffolk County adjacent to
24 existing commuter parking. Again,
25 these studies have not included

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Special Town Board Meeting
all the reduction of all the
parking as per the developer's
plans and not providing enough
commuter parking. The burden of
additional traffic will be borne
by the residents of the hamlet of
Ronkonkoma.

F36
Cont'd.

F37

These are just a few of the
issues that we feel are aspects of
the development that is too large,
as well as being landlocked by
Long Island Rail Road tracks,
Ronkonkoma Station and the Town of
Islip. In response, we have been
told that the benefits to the Town
of Islip and its residents will be
a sewage treatment plan; however,
we say, "No amount of sewage
capacity will make up for the
damage that this project will
cause to the hamlet of
Ronkonkoma."

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For these reasons, the
Ronkonkoma Civic Association

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Special Town Board Meeting
cannot support the Ronkonkoma Hub
project in its current form, and
ask for your help in addressing
our current concerns to the Town
of Brookhaven.

A couple of other items
that Mr. Zapolski, Commissioner
Zapolski brought up was the
parking, and he noted that there
were 3,600 new parking spaces. In
that, 1,600 of which will be
dedicated to the new buildings,
the residential, and I guess 2,000
designated to, we don't know what,
but not commuter, due to the need
for parking for
industrial/commercial. We don't
know the numbers, but we assume
that to be the case.

We also have spoken to the
Lakeland Fire Department, with the
commissioners, and they are not
directly related to this project,
but due to the mutual aid

F39

1 Special Town Board Meeting
2 situations that fire departments
3 use, they would actually be closer
4 to the Hub than the Ronkonkoma
5 Fire Department. Their equipment
6 is not currently able to handle
7 that height of buildings. Some of
8 the equipment is just too old for
9 that, and we feel that the Town of
10 Islip and Ronkonkoma then would be
11 on the hook, so to speak, for the
12 cost of this, because it's not
13 coming from state aid.

F39
Cont'd

14 And just to -- I just need
15 to speak to the union members
16 here. I'm a retired Local 3
17 member. I've been 30 years with
18 Local 3. I do understand
19 construction; I do understand
20 building. But unfortunately the
21 developers have not been
22 forthcoming with the fact that
23 these IDAs that are going to be
24 used will be coming basically out
25 of the taxpayers' pocket, so you

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Special Town Board Meeting
will be paying for this job as
well.

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Cont'd.

So I would like to thank
you for the time.

(Applause.)

MR. HOFMEISTER: Thank you.

Our next speaker is
Legislator Tom Cilmi.

MR. CILMI: Thank you very
much, Mr. Supervisor. I'm happy
to be here tonight. Certainly
thrilled that you have given folks
the opportunity to join you here
and comment on this very important
proposal.

I'm glad to see my friends
from labor here, folks who
represent members who in many ways
are desperate for jobs as a result
of a poor economy here for years,
and I'm very happy to see all the
folks, my friends from Ronkonkoma
here who are desperately concerned
about the future of their

1 Special Town Board Meeting
2 community.

3 I wanted to make three
4 points. First, because the
5 proposed Hub project is within the
6 Town of Brookhaven, residents and
7 businesses in the Town of
8 Brookhaven have had numerous
9 opportunities to interact with the
10 Town and with the developer, and
11 unfortunately residents in the
12 Town of Islip have not had that
13 same opportunity. There have been
14 some opportunities, but not to the
15 extent there has been in
16 Brookhaven, and that's
17 unfortunate, because of the
18 project's regional significance,
19 its proposed size, and its
20 proximity to Islip.

21 I believe it would be
22 irresponsible for Brookhaven to
23 continue to move forward without
24 working hand-in-hand with the Town
25 of Islip and its residents, so I

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Special Town Board Meeting
urge you to do whatever is
possible to engage our neighbors
to the east as well as the
developer in a meaningful
dialogue.

F41
Cont'd.

Second, I have several
concerns relative to the project's
density, building size,
affordability, marketability, and
overall size, all of which I
believe are addressed in the Draft
EIS from the Town of Brookhaven.
Nevertheless, I am concerned about
the viability of such an ambitious
project, but it's naturally my
hope that my fears are unfounded
and that the project is
tremendously successful.

F42

That said, one of the most
significant impacts associated
with the Hub proposal is traffic.
Given the proposed number of
residential units combined with
the variety of commercial, retail,

F43

Special Town Board Meeting

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2 institutional and
3 entertainment-related space, there
4 will be a significant increase in
5 vehicular traffic, including
6 commercial traffic, in and around
7 the Hub area. This is underscored
8 by the proposed volume of proposed
9 parking at the Hub, which exceeds
10 5,000 spots, representing a more
11 than 300 percent increase than
12 what's currently there.

F43
Cont'd

13 The Draft EIS proposes a
14 variety of mitigation measures to
15 deal with the increased traffic at
16 ten different intersections. The
17 traffic study, however, neglected
18 to address Lakeland Avenue, County
19 Route 93, which is linked to
20 Hawkins Avenue by way of Johnson
21 Avenue, and therefore provides
22 direct access to the Hub area.

F44

23 County Route 93 is a
24 popular north/south artery
25 intersecting Sunrise Highway,

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Special Town Board Meeting
Veterans Memorial Highway and the
LIE at Exit 59, and is a primary
route for commercial vehicles.
There is every reason to believe
that County Route 93 will be
utilized extensively to and from
the Hub. This portends a
significant increase in traffic
exasperated by the Rail Road's
double track project.

F44
Cont'd.

Furthermore, County Route
93 is proximate to a number of
schools and dissects a vibrant
residential community, adding to
the traffic burden. My comments
relative to traffic have been
submitted to the Town of
Brookhaven, and I have asked that
the Final Impact Statement
incorporate appropriate mitigation
measures.

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Last, originally the County
considered constructing a sewage
treatment plant to serve the Hub.

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Special Town Board Meeting

It has come to my attention that the County is now considering connecting to the Southwest Sewer District. That means there will be some construction impact along the roads where the pipes will be located. I've asked our Commissioner of Public Works for a construction plan and a summary of all potential impacts to residences and businesses. I will, of course, share that plan with -- share the Department's response with the community and with the Town, and also ask our commissioner to make full presentations where appropriate.

The bottom line here is this, ladies and gentlemen: If done properly, with cooperation between the Town of Islip, Town of Brookhaven, the residents, labor, everybody involved, this project could yield significant rewards to

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Special Town Board Meeting
our area in the way of jobs, in
the way of tax base, in the way of
housing particularly for our young
people, but it also represents
great risks. Only by working
together can we mitigate those
risks and end up with a
development which is beneficial to
the entire region.

F47
Cont'd.

Thank you all very much.

(Applause.)

MR. HOFMEISTER: Thank you,
Legislator Cilmi.

Our next speaker is Joe
Montalbano. Name and address for
the record.

MR. MONTALBANO: Joe
Montalbano, 113 Old Orchid Road,
Wading River, New York.

F48

I represent Greater New
York LECET. I do provide labor
management and legislative affairs
for General Building Laborers
Local 66.

Special Town Board Meeting

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2 I'd like to say right now,
3 for the record, that General
4 Building Laborers Local 66 is for
5 this project, and we support it
6 entirely. We think it's a great
7 project not only for our young
8 members, like Mario said, the
9 apprentices would love to live in
10 a place like that. A lot of my
11 members that are apprentices also
12 live in basements, and we think
13 it's a great project for the area.
14 It would be a great economic
15 engine for Islip as well.

16 Thank you.

17 (Applause.)

18 MR. HOFMEISTER: Thank you.

19 Our next speaker, Nick
20 Delvano.

21 MR. DELVANO: Good evening.
22 My name is Nick Delvano. My
23 office is at 305 Knickerbocker
24 Avenue, Bohemia, New York. I'd
25 like to give you this (indicating)

F49

1 Special Town Board Meeting
2 to be entered into the record.

3 MR. HOFMEISTER: Yes, give
4 it to the Town Clerk, please.

5 MR. DELVANO: (Handing.)

6 I also have three good
7 points to make. This is not just
8 a union issue. My company is a
9 nonunion company, but together
10 blue collar and white collar
11 workers support this project. I
12 ask the Town to go take a look at
13 this site. Do it at night. It's
14 blighted, and it's unsafe.
15 Something like this totally needs
16 to go through, because I don't
17 think the Town would appreciate
18 the way it is right now, and I
19 don't think anybody should be
20 there at night.

21 The third thing is
22 restaurants. There's not many in
23 the local area. Small businesses,
24 we have a diner, an Applebee's,
25 which is not -- and a MacDonald's.

1 Special Town Board Meeting
2 Finally an Anthony's Coal Fired
3 Pizza has shown up. It would be
4 nice to have some local
5 restaurants where I can take
6 clients to and spend local money.

7 The Town needs to support
8 this project. Even though it is
9 not their say, it's important that
10 they get behind this thing for the
11 growth of Long Island.

12 Thank you.

13 (Applause.)

14 MR. HOFMEISTER: Thank you,
15 sir.

16 Doug Smith?

17 MR. SMITH: Good evening.
18 I'm here tonight on behalf of
19 Assemblyman Graf. The Assemblyman
20 is heading back from Albany. He
21 had several hearings today.

22 MR. HOFMEISTER: Please
23 give your name and address for the
24 record, sir.

25 MR. SMITH: I'm

1 Special Town Board Meeting
2 representing New York State
3 Assemblyman Al Graf.

4 MR. HOFMEISTER: We need
5 your name and address, sir.

6 MR. SMITH: Doug Smith, 771
7 Bermuda Road, West Babylon, New
8 York.

9 MR. HOFMEISTER: Thank you.

10 MR. SMITH: The Assemblyman
11 wanted to put a few things on the
12 record tonight. He wanted to
13 thank the Islip Town Board for
14 holding this hearing. He
15 anticipated TRITEC would not
16 attend this hearing, and he's
17 disappointed that they would not
18 come and give the presentation to
19 the Islip Town Board.

20 So, we attended several
21 hearings that occurred and public
22 forums where the developer and
23 Town of Brookhaven presented the
24 project, and many of the
25 testimonies provided here tonight,

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Special Town Board Meeting
the Assemblyman has also heard, so
tonight we're here to listen to
what residents on the Islip side
have to say, so we want to say
thank you.

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Cont'd.

MR. HOFMEISTER: Thank you.

(Applause.)

MR. HOFMEISTER: Our next
speaker is Matt Francisco.

MR. FRANCISCO: Matt
Francisco, 118 Johnson Avenue,
Sayville, New York.

I have a couple of comments
and a couple of questions. You
know, I'm all for new development,
and a lot of people keep talking
about being for the youth and
opportunities. I wasn't aware the
American dream went from owning a
home to living in a
stack-'em-and-pack-'em rental
apartment with no privacy, working
a retail job trying to pay off a
college debt. I feel like the

1 Special Town Board Meeting

2 whole idea is a little wrong here.

3 But my main reason for
4 coming up here is I had a couple
5 of questions. The Brookhaven side
6 of the Ronkonkoma Hub, based on my
7 research -- and I could be
8 wrong -- is number one, just one
9 small project out of many. This
10 is just the beginning to
11 urbanization of Long Island. And

12 number two, if only 50 percent of
13 the actual Ronkonkoma Hub -- like,
14 I was under the impression we were
15 coming here today -- maybe I
16 misread the flyer -- was that we
17 were going to talk about -- or you
18 guys were going to talk about what
19 was happening on the Islip side,
20 because based on what I found --
21 and maybe I'm wrong -- there were
22 plans to develop our side of the
23 tracks, too, with a recreation
24 center and other buildings, and
25 who knows what, which have been in

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Special Town Board Meeting

F52
Cont'd.

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2 the plans since the '90s. And I
3 just want to know if stuff like
4 that, if it's true, would be
5 addressed.

6 And also I found
7 information about the fact they
8 are building all these
9 transit-oriented developments,
10 right, at Ronkonkoma Hub, and
11 other train stations. Now, I
12 found information they are going
13 to do it -- not that they are
14 going to do it, but that it's
15 planned to be done in Sayville,
16 which is where I live, and I don't
17 want it in Sayville, and they are
18 going to do it in all the other
19 train stations.

20 So, I think all this stuff
21 needs to be addressed at maybe
22 another meeting held, if that's
23 true. And if that's not true,
24 fine. So -- yeah, that's about
25 it.

1 Special Town Board Meeting

2 (Applause.)

3 MR. HOFMEISTER: Thank you
4 for your comments.

5 Our next speaker is Theresa
6 McNamee.

7 MS. MCNAMEE: Theresa
8 McNamee, 1994 Louis Kossuth
9 Avenue, Ronkonkoma, the Islip
10 side.

11 It hasn't been addressed
12 yet, but I am doing the numbers.
13 1,450 units -- I guess I should be
14 asking, they are studios,
15 one-bedroom, and two-bedroom
16 apartments; is that correct?

F53

17 MR. HOFMEISTER: I believe
18 the plan just lists residential
19 versus a breakdown types of units.

20 Is that correct,
21 Mr. Zapolski?

22 MR. ZAPOLSKI: There is a
23 mix. Right now the draft states
24 that 750, or half of the 1,450
25 will be rentals, half of them will

Special Town Board Meeting

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2 be ownership. They give about an
3 average rental rate, and they give
4 an average sale price, but it's
5 very early on in the planning
6 study to develop that detail. So,
7 as the plans go on and the final
8 and then it gets designed, we'll
9 get more of that detail back.

10 MS. BERGIN WEICHBRODT: Mr.
11 Zapolski, can you expand on that a
12 little? Because I know we keep
13 hearing the term "affordable
14 housing." Can you tell us, do you
15 know what the rent would be or
16 purchase price would be?

17 MR. ZAPOLSKI: The most
18 detailed they get in the book is
19 the average rent -- so keep in
20 mind they will be one-, two- and
21 three-bedroom apartments, is
22 \$2,700. Now, you have to keep in
23 mind that's average, and the build
24 dates are way out, so they do
25 project the rentals out into the

1 Special Town Board Meeting
2 future, so you want to be mindful
3 of that. That number might seem
4 high right now, but it might not
5 be five years from now; right?

6 (Audience laughing.)

7 MS. BERGIN WEICHBRODT: So
8 approximately \$2,700 a month for
9 rent?

10 MR. ZAPOLSKI: That's what
11 they are saying is average.

12 MS. BERGIN WEICHBRODT:
13 Okay, thank you.

14 MS. MCNAMEE: I guess, so
15 my concern is I know the purpose
16 for keeping young people on the
17 Island to work and live here.
18 Young people have children, and
19 they don't have 1.5 cars per
20 apartment, either, so I don't see
21 how those numbers work with 1,600
22 parking spots and 1,450 units, and
23 some of those units being three
24 bedrooms.

25 I take my experience from

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1 Special Town Board Meeting
2 history. I live very close to the
3 Heatherwood Apartments at Peconic.
4 It is a lovely place, very pretty,
5 very nice, but there are families
6 with children going to the school
7 that has an impact on the
8 Connetquot School District; that
9 in one-bedroom apartments and
10 two-bedroom apartments. I know
11 some of them personally.

12 My concern is -- well,
13 first off, Sachem. Can Sachem
14 handle, generally speaking, 500
15 new children in the next five to
16 ten years? Where did I get 500? F55
17 For 1,450 units, if there's one
18 kid in one-third of the
19 apartments, that's 500 kids. Can
20 Sachem handle that? And what
21 happens if they can't handle it?

22 (Audience members
23 speaking.)

24 MR. HOFMEISTER: Excuse me,
25 ma'am.

1 Special Town Board Meeting

2 Please give her the respect
3 everybody else got, the respect to
4 speak with quiet and so we can
5 hear what she has to say. So
6 please lend her this respect,
7 please.

8 MS. MCNAMEE: Thank you.

9 My concern for Islip is
10 will, down the line, Sachem and
11 Connetquot, which are both in
12 Ronkonkoma, Lake Ronkonkoma on the
13 Brookhaven side, which is Sachem; F56
14 Connetquot, Ronkonkoma on the
15 Islip side, will it redistrict and
16 will some of those children be
17 moving into the Connetquot
18 District?

19 I urge the Islip Town Board
20 to please ensure that that doesn't
21 happen in the future, because I
22 see burden, but I don't see
23 benefit for Islip. So that's my
24 concern.

25 Change is good. It -- lots

1 Special Town Board Meeting
2 of jobs, lots of new space, it's a
3 desolate area that -- 90 percent
4 agreement in this room, but, you
5 know, looking down the path,
6 please, take a look at the items
7 in Islip, the housing complexes in
8 Islip, what they proposed and
9 where they are now, because that's
10 what's going to happen.

11 Thank you.

12 (Applause.)

13 MR. HOFMEISTER: Thank you
14 for your comments.

15 Angela McCabe, our next
16 speaker, please. Name and address
17 for the record.

18 MS. MCCABE: My name is
19 Angela McCabe. I live at 100
20 Eastview Road, the very last
21 street in the Town of Islip in the
22 suburbs of Ronkonkoma, and I hate
23 to beat a dead horse, because
24 we've all been saying the same
25 thing over and over again. I live

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Special Town Board Meeting
in the suburbs, and this is urban
development, and they are talking
about four stories. And, of
course, I have the same concerns
we all have with the traffic and
the impact it has.

I own a business in
Ronkonkoma. I also have several
family members who are unemployed
from your Locals, so I feel for
you and I understand we need jobs,
I understand that. But our
concern as residents is the
overpopulation that this is going
to bring, and the traffic.

I commute from Rosedale
Avenue down Lakeland Avenue to my
business on Vets Highway, and I
can tell you the traffic is
horrendous during rush hour both
there and on the way home. This
project is going to impact that
significantly. And when we travel
in the morning and the arms come

F57

1 Special Town Board Meeting
2 down on the train and the school
3 buses, every one of them has to
4 open and close the doors, it takes
5 even longer. Add that on to our
6 second track we're going to be
7 getting, and that's also going to
8 pose a problem.

F57
Cont'd.

9 I am all for development.
10 I started commuting on Long Island
11 Rail Road when there was one
12 track, and we walked over that
13 track and we sat in folding chairs
14 with the guy who owned the coffee
15 truck, and we all knew everybody's
16 name. His name was Harry. God
17 rest his soul. So I am all for
18 this project. What I am not for
19 is the amount of homes that they
20 are putting in there, and that's
21 all I'm going to say.

22 Thank you.

23 (Applause.)

24 MR. HOFMEISTER: Thank you
25 very much for your time.

1 Special Town Board Meeting

2 Our next speaker is Jan
3 Williams. Name and address for
4 the record, please.

5 MR. WILLIAMS: My name is
6 Jan -- J-A-N -- Williams. I
7 reside at 125 Smithtown Boulevard,
8 Nesconset, New York, in the Town
9 of Smithtown. I also have
10 property at 29 Hardey Road in Lake
11 Ronkonkoma, Brookhaven town.

12 I wasn't going to speak
13 today, but I represent a lot of
14 people, people I know on Louis
15 Kossuth and those areas over
16 there, I do know, and I saw
17 another gentleman get up. I was
18 going to give the courtesy to the
19 Islip residents to speak, but I
20 decided to speak.

21 A few things, points, that
22 I wrote down quick I wanted to
23 speak about. I am self-employed
24 for many years, 40 years. I have
25 the unique experience -- and I

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Special Town Board Meeting
want to refute a few points that
aren't exactly clear.

In talking to customers, I
like to talk with them, they have
children, et cetera, that may be
not home right there, we talk
about their children. Their
children are leaving Long Island
out of college. They found better
jobs, more affordable housing and
work, period, in other states.
So, I want to refute the fact that
not necessarily will this project
keep the young people here at all.

And the rents are up to, as
you said -- I was going to talk
about that -- 1,300 to 2,500,
2,700 dollars, and you may have to
pay part of one of the utilities.
I'm not questioning the -- a lot
of things about it except the
density of it. I will question
the TRITEC story of 750 rentals,
and 750 ownerships. That's

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Special Town Board Meeting

1 something new. We're pretty up on
2 this. That's a very small
3 percentage of people that own.
4

F58
Cont'd.

5 This is going to present a
6 lot of retail jobs. Once these
7 jobs are done, they are going to
8 move on, and I don't know if these
9 people could very well afford
10 being in here. I feel for you. I
11 want you to work, I want
12 everything to work.

13 And as an aside from that,
14 the last situation I had, speaking
15 to my union carpenter, TRITEC
16 doesn't want no part of it. I
17 don't know if you guys have
18 something going with him, but he's
19 never had --

20 MR. HOFMEISTER: Sir, you
21 need to address the Board, not the
22 audience.

23 MR. WILLIAMS: Okay, just
24 an aside. Sorry, sir.

25 These people are delegated,

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Special Town Board Meeting

1 to our understanding, 1.1 parking
 2 spaces. You will still need a car
 3 or two or three. The last time I
 4 had a situation like that was a
 5 few months ago. I went into
 6 Ridgewood, I went to park my car,
 7 two blocks away and I forgot where
 8 I parked it. I don't know where
 9 all these cars are going to be
 10 parking; okay?
 11

F59
Cont'd.

F59
Cont'd.

12 The other thing I'd like to
 13 address as something to think
 14 about is the housing in Sachem.
 15 As according to the Long Island
 16 housing index, this many units, by
 17 statistics, if you believe in
 18 statistics, will be 300 children
 19 added as a minimum. We don't know
 20 where that's going to go. And
 21 this project is going to get an
 22 abatement; they are not going to
 23 pay the full taxes.

F60

24 Now, I want to get a
 25 personal story why I speak. In

Special Town Board Meeting

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2 Nesconset on 125 Smithtown
3 Boulevard, I invite you, come out
4 of my flag lot shared with three
5 people, stand on Smithtown
6 Boulevard, five minutes to get
7 through that traffic there. If I
8 can go east, I go east. That's
9 where I wanted to go. Down
10 Smithtown Boulevard east, follow
11 the same cars, Rosedale Avenue to
12 Ocean Avenue, there we go,
13 plodding along at 10, 15 miles per
14 hour, right to the Expressway,
15 right to Ocean Avenue. So
16 there is going to be a traffic
17 problem, and I'm like two miles
18 away.

F61

19 So that's something else to
20 be taken into consideration. I
21 thank you for your time.

22 (Applause.)

23 MR. HOFMEISTER: Thank you.

24 Okay, no one else has
25 signed up this evening. I would

1 Special Town Board Meeting
2 like to -- before I turn it over
3 and ask any board members to make
4 comments before we close, I would
5 like to take the opportunity to
6 thank the audience, one, for
7 coming down this evening, and two,
8 for being orderly. You guys have
9 been very respectful to all the
10 other speakers, and given the
11 opportunity to get their comments
12 on the record, which again will be
13 submitted to the Town of
14 Brookhaven, as a result of this
15 comment period which will be
16 closing out sometime later this
17 month.

18 So with that, I'd like to
19 ask the members of the Town Board
20 if they would like to make
21 comments before we adjourn this
22 meeting?

23 BOARD MEMBERS: No.

24 MR. HOFMEISTER: Do we need
25 a motion to adjourn?

Special Town Board Meeting

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2 MR. CICALÉ: It is a public
3 meeting.

4 MR. HOFMEISTER: Okay, so I
5 would ask for a motion to adjourn
6 the meeting.

7 MR. COCHRANE: I make a
8 motion to adjourn.

9 MR. HOFMEISTER: By Mr.
10 Cochrané.

11 Second?

12 MR. SENFT: Second.

13 MR. HOFMEISTER: By
14 Councilman Senft.

15 All in favor?

16 (Whereupon, all respond in
17 the affirmative.)

18 MR. HOFMEISTER: The
19 meeting is closed.

20 Thank you very much.

21 (Time noted: 8:37 p.m.)

22 Respectfully submitted,
23 Lori Anne Curtis,
Court Reporter

24 -----
OLGA H. MURRAY
25 Islip Town Clerk