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TOWN OF BROOKHAVEN  
INDUSTRIAL DEVELOPMENT AGENCY

- - - - -x

PUBLIC HEARING

RE: RONKONKOMA HUB

HELD VIA ZOOM VIDEOCONFERENCE

- - - - -x

November 16, 2021  
4:02 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, IDA CHAIRMAN  
MARTIN G. CALLAHAN III, IDA TREASURER  
FELIX J. GRUCCI, JR., IDA VICE CHAIRMAN  
GARY POLLAKUSKY, IDA ASSISTANT TREASURER  
ANN-MARIE SCHEIDT, IDA SECRETARY  
FRANK C. TROTTA, IDA ASSISTANT TREASURER

**ALSO PRESENT :**

LISA M.G. MULLIGAN, IDA CEO  
ANNETTE EADERESTO, IDA COUNSEL  
HARVEY B. BESUNDER, ESQ., MARGOLIN BESUNDER  
ZACHARY D. DUBEY, ESQ., MARGOLIN BESUNDER  
ALLAN HYMAN, ESQ., CERTILMAN BALIN  
JOHN M. WAGNER, ESQ., CERTILMAN BALIN  
JAMES L. COUGHLAN, TRITEC  
JIMMY COUGHLAN, TRITEC  
KELLEY COUGHLAN HECK, TRITEC  
ROBERT J. COUGHLAN, TRITEC  
CHRISTOPHER KELLY, TRITEC  
ROBERT KENT, ESQ., TRITEC  
LINDA ROONEY LOBIONDO, TRITEC  
JENNIFER SOLOMON, CONSULTANT TO TRITEC  
ALAN BELNIAK, VHB  
LOUIS BEKOFISKY, VHB  
TERRI ELKOWITZ, VHB

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MR. BRAUN: Good afternoon. It is 4:02 p.m., Tuesday, November 16th. This is a meeting of the Town of Brookhaven Industrial Development Agency also referred to as the Brookhaven IDA.

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My name is Frederick C. Braun III and I am Chairman of the IDA. I am joined today by the following board members and please acknowledge that you are on the call:

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Martin G. Callahan III.

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MR. CALLAHAN: Here.

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MR. BRAUN: Felix J. Grucci, Jr.

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MR. GRUCCI: Here.

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MR. BRAUN: Gary Pollakusky.

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MR. POLLAKUSKY: Here.

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MR. BRAUN: Ann-Marie Scheidt.

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MS. SCHEIDT: Here.

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MR. BRAUN: And Frank C. Trotta.

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MR. TROTTA: Present.

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MR. BRAUN: A quorum is present.

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Also with us today is Lisa Mulligan, the IDA's Chief Executive Officer.

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Today's meeting has been convened in accordance with Chapter 417 of the New York

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Laws of 2021, specifically Senate number 50001

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and Assembly 40001 effective September 2, 2021

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through January 15, 2022 permitting local

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governments to hold public hearings by

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telephone and videoconference.

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Today's meeting is being held

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electronically via videoconference call

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instead of in person for the public to

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physically attend. Members of the public may

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watch, listen to and participate in the public

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hearing by making oral comments and/or by

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submitting written comments concerning the

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matters presented at the public hearing.

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The public has been provided with the

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ability to view and participate in today's

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public hearing via both Zoom and telephone.

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The instructions for logging in and/or calling

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in have been provided in a public notice which

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was published in Newsday, mailed to affected

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property owners and published on the IDA's

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website for all to view.

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I've been advised that the link for

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this public hearing is active and working.

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Once again, you can log onto this

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webinar by going to Zoom.us/join and entering

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webinar ID 84317126270 and passcode 741056.

4

You can also call into the Zoom meeting via

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telephone by calling 1-646-558-8656 and

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entering the webinar ID 84317126270 and the

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passcode 741056.

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Let me repeat those instructions.

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You can log into the webinar by going

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to Zoom.us/join and entering webinar ID

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84317126270 and passcode 741056. You can also

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call into the Zoom meeting via telephone by

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calling 1-646-558-8656 and entering the

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webinar ID 84317126270 and the passcode

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741056.

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If you have any questions during the

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hearing or about accessing the Zoom

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videoconference, you can email Alan Belniak at

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abelniak@vhb.com, vhb being Victor Hotel

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Bravo.

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Please note that this public hearing is

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being recorded.

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I will now introduce the IDA's counsel,

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Mr. Harvey Besunder, to discuss the topics of

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tonight's public hearing.

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Thank you.

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MR. BESUNDER: Thank you, Mr. Braun.

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Good evening. My name is Harvey

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Besunder with the firm of Margolin Besunder

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LLP and we are counsel to the Town of

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Brookhaven Industrial Development Agency with

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respect to tonight's hearing.

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Tonight's hearing is being held

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pursuant to Section 203 of the New York State

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Eminent Domain Procedure Law in order to

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outline the purpose, proposed location or

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alternate locations of a public project taking

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place near the Ronkonkoma station of the Long

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Island Rail Road.

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We will also consider other pertinent

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information such as maps, descriptions of the

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properties which the IDA is considering

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acquiring and of adjacent parcels.

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Any person in attendance shall be given

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a reasonable opportunity to present an oral or

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written statement and submit other documents

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concerning the proposed public project.

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A record of the hearing shall be kept

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including written statements which are

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submitted.

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Copies of the record will be available to the public for examination without cost during normal business hours at the principal office of the Brookhaven Industrial Development Agency located at One Independence Hill, Farmingville, New York 11738 and at the office of the Suffolk County Clerk located at 310 -- that's 310 -- Center Drive, Riverhead, New York 11901.

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Copies shall be made available on the Industrial Development's website, [www.brookhavenida.org](http://www.brookhavenida.org). Let me repeat that, [www.brookhavenida.org](http://www.brookhavenida.org) and produced upon written request and payment of the cost thereof.

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The purpose of the hearing is to present and gather information related to the potential acquisition of property located in the vicinity of the Ronkonkoma station of the Long Island Rail Road through the Industrial Development Agency's statutory authority and power of eminent domain.

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The issues to be discussed include one,

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the public use benefit or purpose to be served

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by the proposed project, the approximate

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location of the proposed project and the

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reasons for the selection of that location;

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three, the general effect of the proposed

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project on the environment and the residents

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of the locality and four, such other factors

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as the IDA considers relevant and you'll note

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that I will refer to either the Industrial

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Development Agency or the IDA.

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The Board will hear from various

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speakers regarding the public purpose, the

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location and the environmental impact in

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connection with the proposed acquisition of

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property.

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Documents will be offered for the

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record which address those issues.

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Speakers will include any members of

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the public who wish to speak regarding the

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relevant issues tonight.

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The hearing will be kept open for a

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period of 30 days until December 16, 2021 for

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the Board to accept written comments from

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anyone who wishes to submit them.

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All written comments should be mailed to the IDA's office at One Independence Hill, Farmingville, New York 11738 or emailed to jlinse@brookhavenny.gov. Let me repeat that. It is J as in Jacob L-I-N-S-E @brookhavenny.gov.

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After that 30-day period has elapsed, the Board will review the minutes of the hearing, the documents presented and will consider all of the oral presentations and written comments which have been submitted.

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Thereafter, based upon the record, the Board will vote on whether to take any action to acquire any of the property that is the subject of this meeting, consider the adoption of its determination and findings and publish same in accordance with the requirements of Section 204 of the Eminent Domain Procedure Law.

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As Mr. Braun mentioned, this hearing is being conducted by Zoom pursuant to Chapter 417 of the laws of 2021.

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I would like to submit that law into the record as Exhibit 1.

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JUDGE COHEN: It's marked submitted.

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(Exhibit 1, Chapter 417 of New York Laws of 2021, was marked submitted.)

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MR. BESUNDER: The IDA's legal notice requirements relative to the public hearing have been met by publishing the public notice in five successive issues of Newsday between October 31st and -- Sunday, October 31st and Thursday, November 4th and by mailing the public notice to each of the affected property owners by certified mail.

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I would like to submit the notice of the public hearing into the record as Exhibit 2.

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JUDGE COHEN: It's marked submitted.

(Exhibit 2, notice of public hearing November 16, 2021, three pages, was marked submitted.)

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MR. BESUNDER: The cover letters accompanying the notices of public hearing that were sent to the owners of the property being discussed at this hearing we would like to submit as Exhibit 3.

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JUDGE COHEN: That's marked submitted

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as well.

(Exhibit 3, cover letter dated October 29, 2021 Dear Property Owner from Lisa M.G. Mulligan, was marked submitted.)

MR. BESUNDER: An **AFFIDAVIT OF MAILING**, copies of the return receipts and several letters returned as undeliverable we would like to submit as Exhibit 4.

JUDGE COHEN: That's marked submitted.

(Exhibit 4, **AFFIDAVIT OF MAILING**, copies of return receipts and several letters returned as undeliverable, 88 pages, was marked submitted.)

MR. BESUNDER: The affidavit of publication from Newsday we would submit as Exhibit 5.

JUDGE COHEN: That's marked submitted.

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

MR. BESUNDER: And a map of the area that we'll be discussing will be submitted as Exhibit 6.

JUDGE COHEN: That's marked submitted as well.

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

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MR. BESUNDER: In addition to the publication and mailings, the Industrial Development Agency posted the public notice on its website on or about October 29, 2021 and the notice has remained posted through today.

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The following parcels will not be considered at this time and I will define them by tax map number:

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Tax map number 200-799-3-39; tax map number 200-799-3-36; tax map number 200-799-3-35; tax map number 200-799-3-34; tax map number 200-799-3-33.001 and tax map number 200-799-3-32.

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All the documents submitted to the Board at tonight's hearing will be available at the Town of Brookhaven Industrial Development Agency's office located again at One Independence Hill, Farmingville, New York 11738 and at the office of the Suffolk County Clerk located at 310 Center Drive, Riverhead, New York 11901 after tonight's hearing.

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A transcribed record of tonight's

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hearing will be available at the Industrial  
Development Agency's office, on the IDA's  
website and at the Suffolk County Clerk's  
office as well.

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Retired New York State Court of Claims  
Judge and former acting Supreme Court Judge  
Justice Mark Cohen is present to facilitate  
this public hearing as moderator. Please  
listen to him carefully as he will be giving  
important information for those who wish to  
speak and/or submit comments.

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Thank you very much. I will turn it  
over to Justice Cohen.

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

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Good evening. My name is Mark Cohen  
and I'll be moderating tonight's public  
hearing on behalf of the Board.

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As Mr. Besunder mentioned, tonight's  
public hearing is being held pursuant to the  
Eminent Domain Procedure Law to hear  
information and obtain public comment  
regarding the potential acquisition of real  
property near the Ronkonkoma station of the

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Long Island Rail Road.

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Anyone who would like to speak at this hearing should use the raise hand feature at the bottom of the Zoom screen.

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When we arrive at the point in the hearing for public comments, I will recognize persons wishing to make a statement. Please state your name, address and interest in the proceeding. We may ask you to spell your name as well. I will then announce your name as indicated on your Zoom profile and you will have three minutes to comment on the issues before the board.

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Please be mindful that you will have an opportunity to comment. If there are questions, you may state them and they'll be addressed at the appropriate time in the proceeding. However, direct questions to any Board member will similarly be addressed at the appropriate time during the hearing. In addition, those questions may be presented in your written submissions.

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For anyone who is attending this hearing strictly by telephone as opposed to by

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2 videoconference, you may dial \*9 at any time  
3 to be added to the list of speakers. At the  
4 appointed time, I will call out your phone  
5 number and alert you that you may begin to  
6 share your comments. To become unmuted, you  
7 will dial \*6 at that time.

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

16

17 As this hearing is being transcribed by  
18 a stenographer, when you're called upon to  
19 speak again, would you please state and spell  
20 your full name to ensure the accuracy of  
21 tonight's record.

21

22 Periodically the instructions for how  
23 to be added to the list of speakers will  
24 appear in the chat function of Zoom. The chat  
25 function in tonight's meeting is a one-way  
communication path. It's being used to given

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you information, but not to accept any

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information from attendees.

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Whether you wish to speak or not, the  
IDA has provided you with an opportunity to  
submit written comments to the IDA during the  
public hearing and within 30 days after it.

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To do so, please email them to

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jlinse@brookhavenny --

8

B-R-O-O-K-H-A-V-E-N-N-Y, that's one word --

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.gov or mail them to Town of Brookhaven

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Industrial Development Agency, One

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Independence Hill, Farmingville, New York

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11738.

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And finally, as Mr. Braun has already

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indicated, this public hearing is being

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recorded.

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Tonight's first speaker is Mr. John

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Wagner.

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Mr. Wagner, would you please introduce

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yourself, spell your name and begin your

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remarks?

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MR. WAGNER: Good afternoon.

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My name is John M. Wagner. That's

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spelled J-O-H-N, M as in Matthew, W-A-G-N-E-R.

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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.

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The Town of Brookhaven Industrial Development Agency, which I'll refer to as the IDA, is holding this hearing with respect to the IDA's proposed condemnation of several parcels for the Ronkonkoma Hub project which involves comprehensive redevelopment of approximately 54 acres of land within the Town of Brookhaven that include and surround the Ronkonkoma station of the Long Island Rail Road.

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The Ronkonkoma Hub project is generally bounded south by the Rail Road, west by Garrity Avenue and Hawkins Avenue, north by Union Avenue and east by the Fairfield at Ronkonkoma apartment complex.

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As the Board knows, as part of the condemnation process, the IDA, pursuant to Section 204 of the State Eminent Domain

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Procedure Law, must ultimately prepare a

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determination and findings as to, among other

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things, one, the public use benefit or purpose

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to be served by the proposed public project

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and two, the general effect of the proposed

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project on the environment and residents of

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the locality.

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I will speak as to these two issues.

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First, with respect to the public use

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benefit or purpose to be served by the

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Ronkonkoma Hub project. Since approximately

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2007, the Town of Brookhaven has recognized

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that the Ronkonkoma Hub project area is in a

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blighted condition and in urgent need of

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comprehensive economic revitalization and

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redevelopment.

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To facilitate such redevelopment, the

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Town has evaluated the hub project area and

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found that it was blighted and in need of

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redevelopment, prepared and adopted several

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comprehensive land use plans, studies and

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zoning regulations to remediate the blighted

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condition of the hub and also to define and

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facilitate hub redevelopment; sought and

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

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More specifically, in April 2008 and March 2009, the Town prepared a two-phase Ronkonkoma Hub planning study to revitalize the Ronkonkoma Hub area.

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

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Beginning in 2011, in an effort to ensure the Town's planning efforts would result in actual redevelopment of the blighted hub area, the Town Board decided to seek private developer input.

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In this regard, in January of 2011, the Town issued a request for expressions of interest, an RFEI, for that purpose.

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

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On February 7, 2012, the Town Board

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designated Trec Ronk Hub, LLC as master

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developer for the Ronkonkoma Hub and in

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September 2012, the Town executed a master

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development designation agreement, an MDDA,

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with Trec Ronk Hub, LLC for the Ronkonkoma

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Hub, under which agreement the Ronk Hub, LLC

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now serves as master developer.

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The Town Board, after review of

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preliminary plans received as part of the RFEI

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and RFQ processes, prepared a blight study for

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the Ronkonkoma Hub area dated September 2012.

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At this point, I ask that Exhibit 7,

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which is the first page of the blight study,

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be put on the screen.

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(Pause.)

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MR. WAGNER: There we have it.

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I will also note that a full copy of

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this blight study that you see before you and

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every other exhibits identified at this

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hearing can be found and reviewed on the IDA's

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website at [brookhavenida.org](http://brookhavenida.org). Once on the IDA

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website, you can click the News & Events tab

24

and then scroll down and click on the link

25

entitled 11-16-21 RONKONKOMA HUB EMINENT

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DOMAIN PUBLIC HEARING PUBLIC HEARING NOTICE.

3

That link will take you to a page showing each

4

of today's hearing exhibits. Click on any one

5

of the exhibit links to view a full copy of

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the exhibit.

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I respectfully identify the entirety of

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the September 2012 blight study, the first

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page of which you see on the screen, as

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Exhibit 7 for this hearing.

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Now going back to the chronology, it

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should be noted that the blight study

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identified several conditions in the

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Ronkonkoma Hub as evidence of blighted

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conditions in the hub. These conditions

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included vacant and partially vacant

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properties and buildings, significant

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underutilization of development potential,

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deteriorated buildings, inadequate curb and

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sidewalk areas, lack of appropriate drainage

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and sewage infrastructure and incompatible

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land uses and also aesthetic and visual

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character of the area.

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The blight study specifically concluded

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that the Ronkonkoma Hub area, based upon field

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observations and the data collected, is

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sufficiently blighted to warrant the

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preparation of an Urban Renewal Plan in

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accordance with Article 15 of the New York

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State General Municipal Law.

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After review of the blight study, the

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Town Board, on September 20, 2012 by

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Resolution 2012-804, designated the Ronkonkoma

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Hub as "appropriate for urban renewal pursuant

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to Article 15 of the New York State General

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Municipal Law" and further authorized

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preparation of an Urban Renewal Plan.

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Now please bring up the next exhibit,

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which is number eight.

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There you see the first page of the

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Urban Renewal Plan.

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Following the blight study and the Town

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Board's Resolution 2012-804, the Town Board

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had prepared an Urban Renewal Plan for the

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Ronkonkoma Hub dated October 2013, the

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entirety of which I'd like to designate as

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Exhibit 8 for this hearing.

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The stated purpose of the Urban Renewal

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Plan as set forth on page one of that plan was

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to facilitate the redevelopment of the

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Ronkonkoma Hub area as a transit-oriented

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development, a TOD area, featuring a mix of

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higher density residential development,

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commercial, hospitality, institutional, office

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and retail uses, conference, entertainment and

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exhibition venues and public designated

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outdoor spaces. The Urban Renewal Plan

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further stated that such TOD development was

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designed to both complement and benefit from

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the presence of the Ronkonkoma railroad

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station and its associated commuter passenger

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volumes.

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On page 24, the Urban Renewal Plan

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identified several so-called methods for

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implementation of the plan. These

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implementation methods included a

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recommendation of rezoning of the entire

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project area to a TOD district in order to

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facilitate the recommended redevelopment and

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two, acquisition of property within the

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project for redevelopment purposes including

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both the purchase of individual properties by

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the master developer and most significantly

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for this hearing, possible use of eminent domain by the Town.

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Please bring up the next exhibit, number nine.

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Now in connection with proposed TOD rezoning of the Ronkonkoma Hub to implement the Urban Renewal Plan, the Town prepared an updated Ronkonkoma Hub transit-oriented development, TOD, land use and implementation plan for the Ronkonkoma Hub dated October 2013, the first page of which you see on the screen.

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I would like to designate the entire land use and development plan as Exhibit 9 for this hearing.

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On June 24, 2014, the Town Board took several actions. Specifically it adopted the Urban Renewal Plan, adopted the land use and implementation plan, adopted the Ronkonkoma Hub TOD zoning district, which encompassed the entire Ronkonkoma Hub area including the parcels that are the subject of this condemnation hearing and adopted the Ronkonkoma Hub TOD zoning regulations.

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I note at this point that the Ronkonkoma Hub TOD zoning regulations can be found in Article XXIII -- that's XXIII -- of Chapter 85 of the Town code.

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Please bring up the next exhibit, number ten.

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Now 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.

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I would like to designate the entirety of Resolution 2021-368 as Exhibit 10 for this hearing.

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Please bring up the next exhibit, number 11.

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Lastly, on August 2, 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 cost of

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condemnation of properties in the Ronkonkoma Hub.

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I'd like to designate the entirety of that **Condemnation/Acquisition Agreement** as Exhibit 11 for this hearing.

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Moving now to the second criterion we mentioned at the outset, which is the effect of the Ronkonkoma Hub project on the environment and residents of the locality.

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

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

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The Ronkonkoma Hub project has already

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been subjected to a comprehensive multi-year

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review pursuant to the New York State

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Environmental Quality Review Act, SEQRA for

5

short, which has comprehensively identified

6

and evaluated the potential environmental

7

impacts of the project including on residents

8

of the locality.

9

This comprehensive environmental impact

10

review has been conducted by the Brookhaven

11

Town Board acting as SEQRA lead agency and

12

also by other agencies that are involved in

13

the project including the Brookhaven Planning

14

Board and the IDA.

15

To give just a few milestones of this

16

multi-year SEQRA review, on May 12, 2010, the

17

Town Board prepared a part one environmental

18

assessment form, otherwise known as an EAF, to

19

commence SEQRA review of the potential

20

environmental impacts of the Ronkonkoma Hub

21

project.

22

On August 17, 2010, the Town Board

23

issued a SEQRA positive declaration, which

24

required preparation of a draft generic

25

environmental impact statement or DGEIS to

1

2

evaluate the impacts of the Town's proposed

3

adoption of a draft Ronkonkoma Hub

4

transit-oriented development, draft land use

5

and implementation plan, proposed adoption of

6

a TOD zoning district for the Ronkonkoma Hub,

7

rezoning of the Ronkonkoma Hub area into the

8

new TOD zoning district and ultimate

9

redevelopment of hub properties including

10

those proposed for condemnation by the IDA in

11

accordance with the land use and

12

implementation plan and the TOD zoning

13

district regulations.

14

Please bring up Exhibit 12.

15

The Town Board prepared a draft generic

16

environmental impact statement or DGEIS for

17

the Ronkonkoma Hub project dated

18

September 2010, first page of which is on the

19

screen. This DGEIS, among other things,

20

evaluate a theoretical maximum development

21

scenario for the hub in accordance with the

22

proposed TOD zoning for the hub.

23

I would like to designate the entirety

24

of this DGEIS dated September 2010 as Exhibit

25

12 for this hearing.

1

2

On September 21, 2010, the Town Board accepted the DGEIS as complete and adequate for public review.

3

4

5

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

6

7

8

9

Now, because the densities recommended in the Town's 2013 urban renewal plan differed from those evaluated in the 2010 DGEIS, the Town Board prepared an updated part one environmental assessment form for the Ronkonkoma Hub project.

10

11

12

13

14

15

On October 1, 2013, the Town Board issued a SEQRA positive declaration, which required preparation of a supplemental DGEIS for the project.

16

17

18

19

Please bring up Exhibit 13.

20

21

22

23

24

There we see the first page of the draft supplemental generic environmental impact statement and I would like to point out that on November 12, 2013, the Town Board accepted this draft supplemental DGEIS or DSGEIS as complete and adequate for public

25

1

2

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

3

4

Thereafter, on January 9, 2013, the  
Town Board held a public hearing on the  
DSGEIS.

5

6

7

On February 10th -- I'm sorry, that was  
January 9, 2014, my apologies.

8

9

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

10

11

Please bring up the next exhibit,  
number 14.

12

13

In April of 2014, the Town Board filed  
a final generic environmental impact statement  
or an FGEIS for the Ronkonkoma Hub project and  
this is the first page of that document on the  
screen.

14

15

16

17

18

I'd like to designate the entirety of  
that FGEIS as Exhibit 14 for this hearing.

19

20

Please bring up the next exhibit,  
number 15.

21

22

On June 24, 2014, the Town Board  
adopted a SEQRA Findings Statement for the

23

24

Ronkonkoma Hub project. The Findings

25

Statement is the final step in a SEQRA review

1

2

process involving an environmental impact

3

statement.

4

5

Significantly, the Town Board in its Findings statement specifically certifies,

6

among other things, that it has considered the

7

relevant environmental impacts, facts and

8

conclusions disclosed in the environmental

9

impact statement for the project and also

10

consistent with social, economic and other

11

essential considerations, from among the

12

reasonable alternatives available, the

13

proposed action is one that avoids or

14

minimizes adverse environmental impacts to the

15

maximum extent practical and that adverse

16

environmental impacts will be avoided or

17

minimized to the maximum extent practical.

18

I would like to designate the entirety

19

of the Town Board's SEQRA Findings Statement

20

as Exhibit 15 for this hearing.

21

And now the next and last exhibit,

22

number 16.

23

On November 18, 2015, the IDA, as a

24

SEQRA involved agency and after review of

25

relevant materials and the Town Board's SEQRA

1

2

Findings Statement, adopted the Town Board's

3

SEQRA Findings Statement as its own after

4

finding that the Town Board's Findings

5

Statement accurately and adequately examined

6

the environmental issues presented by the

7

proposed action.

8

I would like to designate the entirety

9

of the IDA's Findings Statement, the first

10

page of which you see on the screen, as

11

Exhibit 16 for this hearing.

12

The foregoing brief recap demonstrates

13

that the environmental effects of the

14

Ronkonkoma Hub have been thoroughly studied in

15

coordination with multiple involved agencies

16

during a comprehensive SEQRA review process

17

extending over several years.

18

I respectfully request that the

19

analyses and conclusions of this completed

20

SEQRA process be incorporated in the record of

21

this hearing and that the IDA consider such

22

comprehensive analyses and conclusions in its

23

determinations and findings for this

24

proceeding.

25

In conclusion, it is evident that the

1

2

Town Board, in preparing and adopting the blight study, the Urban Renewal Plan, the land use and implementation plan, the TOD zoning code and associated documents, recognized the public need for revitalization of the Ronkonkoma Hub area.

7

8

9

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11

12

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

13

14

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22

Accordingly, I respectfully submit that pursuant to Section 204 of the State environmental -- I'm sorry, the State Eminent Domain Procedure Law, the proposed condemnations first 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 community.

23

24

25

This concludes my presentation today.

I respectfully request that Exhibit 7 through 16, which I have referred to in my

1

2

presentation, be made a part of the official

3

record of today's hearing. As I explained

4

earlier, these exhibits are available for

5

viewing by the Board and the public on the

6

IDA's website.

7

Thank you very much.

8

JUDGE COHEN: Exhibits 7 through 16 are

9

marked submitted.

10

(Exhibit 7, Blight Study - The Ronkonkoma

11

HUB Study Area September 2012, 86 pages, was

12

marked submitted.)

13

(Exhibit 8, Urban Renewal Plan - Proposed

14

Ronkonkoma Hub Transit-Oriented Development

15

(TOD) October 2013, 138 pages, was marked

16

submitted.)

17

(Exhibit 9, Land Use and Implementation

18

Plan - Proposed Ronkonkoma Hub Transit-Oriented

19

Development (TOD) October 2013, 53 pages, was

20

marked submitted.)

21

(Exhibit 10, Brookhaven Town Board

22

Resolution 2021-368, two pages, was marked

23

submitted.)

24

(Exhibit 11, **RONKONKOMA HUB**

25

**Condemnation/Acquisition Agreement** dated 2nd day

1

2

of August, 2021 between Ronk Hub, LLC and Town

3

of Brookhaven Industrial Development Agency with

4

attachments, 65 pages, was marked submitted.)

5

(Exhibit 12, Ronkonkoma Hub draft Generic

6

Environmental Impact Statement with attachments,

7

975 pages, was marked submitted.)

8

(Exhibit 13, draft supplemental Generic

9

Environmental Impact Statement with attachments,

10

1,231 pages, was marked submitted.)

11

(Exhibit 14, final Generic Environmental

12

Impact Statement, was marked submitted.)

13

(Exhibit 15, Brookhaven Town Board

14

Findings Statement June 24, 2014, 38 pages, was

15

marked submitted.)

16

(Exhibit 16, Town of Brookhaven

17

Industrial Development Agency's adoption of

18

Findings Statement November 18, 2015 with

19

attachments, 51 pages, was marked submitted.)

20

JUDGE COHEN: Thank you very much,

21

Mr. Wagner.

22

Our next speaker will be Mr. Jim

23

Coughlan.

24

MR. COUGHLAN: Okay. Am I unmuted?

25

MR. BELNIAK: Correct.

1

2

MR. COUGHLAN: Can you hear me?

3

MR. BELNIAK: Yes, we can.

4

MR. COUGHLAN: Okay, great.

5

So my name is James L. Coughlan, it's

6

C-O-U-G-H-L-A-N, James, J-A-M-E-S, L.

7

Coughlan.

8

I am a principal of TRITEC Real Estate

9

Company and TRITEC -- an affiliate of TRITEC

10

is the managing member of Ronk Hub, LLC, which

11

is the master developer designated by the Town

12

of Brookhaven for the Ronkonkoma Hub project.

13

I want to thank the members of the IDA

14

Board for holding this important hearing. My

15

role here is to give you some historical

16

perspective, certainly of our involvement and

17

of the development of this area.

18

Sort of by way of background, you know,

19

my brother, Bob and I started TRITEC in 1986.

20

We've been developing projects here in Suffolk

21

County for over 35 years. We've been

22

fortunate enough to be part of several

23

transformative projects including New Village

24

of Patchogue, Shipyard in Port Jefferson, The

25

Wel in Lindenhurst and we've recently broken

1

2

ground on a large transformative mixed use

3

project in downtown Bay Shore. But this

4

project, Ronkonkoma Hub, is by far the most

5

transformative project that we've been

6

fortunate enough to be a part of because if

7

you look at the other projects that I listed,

8

they are all in existing downtown villages

9

that needed a shot in the arm economically and

10

with adding of new residents and businesses.

11

There is no downtown in Ronkonkoma, one

12

does not exist and if you abide me, I'll just

13

give a little bit of the history of why that's

14

not -- why there are no downtowns there.

15

If you look at the central Suffolk

16

population before the LIE came through, the

17

majority of our population out here A, was

18

sparse, was not in a very densely populated

19

area and B, was more along the coastlines and

20

that's where our downtowns and our villages

21

are, but as Arthur Levitt created the first

22

suburb, Levittown, in the post World War II

23

era, this whole new idea of suburbia started

24

to attract a west to east migration out onto

25

Long Island and central Suffolk grew very

1

2 quickly through the '60s, '70s and '80s.

3

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25

Most of the people that came out along

with the LIE were, almost all of them,

including my family, were, you know, people

from the boroughs of New York who were leaving

New York to find this new suburbia lifestyle

and they did not want to live near apartments

and they did not want to live near density.

They were not creating any nodes of density as

the population filled in in the center of the

island and we don't have any downtown villages

in central Suffolk, the longest part of the

island and at the same time, the towns, you

know, an area in some of the towns, including

Ronkonkoma and the Town of Brookhaven, the

zoning around the train station was where they

put uses that people also didn't want to live

near, you know, truck repair and lawn chemical

companies and daily pay fee parking lots and

so there's, you know, an area there that was

sort of let's put stuff where people don't

want to live, we'll put things that people

don't want to live near.

But at the same time when all this

1  
2 population grew for central Suffolk at a very  
3 dramatic pace, so did the use of the LIRR and  
4 the train station through -- particularly  
5 through the '70s and the '80s, really started  
6 to become almost like a front door for the  
7 community. You had many of our residents  
8 going there every morning, coming home at  
9 night, often in the dark, sending them and  
10 their family members on trains to go to games  
11 and shows and inviting their relatives out  
12 from the boroughs or other areas to say come  
13 see what Long Island is like and it became  
14 very clear in the late 1980's that the local  
15 community, really led by the civics and the  
16 chambers of commerce, began to petition the  
17 Town to say, you know, this is our front door  
18 and we don't like it, you know, we're not  
19 proud of our front door, it's dirty, it's  
20 blighted, sometimes often unsafe and we really  
21 need to do something about making it a place  
22 that is -- doesn't bring our community down,  
23 but rather elevates and lifts up our community  
24 and the Town took that outcry from the  
25 community to heart and started to do studies

1

2

as John just laid out so eloquently with all

3

the research and studies that they've done to

4

determine what should be there and obviously

5

what all those studies determined should be

6

there is a downtown. A downtown that's

7

walkable, inviting, friendly with public

8

spaces and entertainment and essential retail

9

and offices as well as denser housing.

10

So the Town undertook all those studies

11

in the '90s and the 2000's and as John alluded

12

to so articulately, you know, they adopted

13

several results of those studies, particularly

14

between 2010 and 2011 and in 2011 is when, as

15

he pointed out, they decided to form a

16

committee to try to get input for a private

17

developer.

18

So they issued a request for an

19

expression of interest in 2011 and I think

20

they got, don't quote me on the amount, but

21

they got many responses, I think it was a

22

dozen responses from developers, both local

23

and national developers. They had formed a

24

committee of 18 people to assess these

25

developers, the committee was made up of

1

2

representatives from the Town of Brookhaven government, Town of Islip government, Suffolk County government, the IDA's from both towns, the IDA from the County, local civic groups, chambers of commerce as well as other community leaders.

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When they received those proposals -- not proposals, but responses to the RFEI, they whittled it down to a handful that they thought were best, most likely to be qualified and they issued a request for qualifications and I think it's super important to recognize that they did not issue a request for proposal, they weren't looking for a developer to come in and tell the Town what they thought should go there and what project the developer wanted to build, they were looking for a developer to show why it was the best developer to be qualified to come in and implement the vision of all the studies that John alluded to.

23

24

25

In 2012, that committee unanimously selected TRITEC as the master developer and we signed our master developer designation

1

2

agreement.

3

4

5

6

7

Paramount in that agreement from a developer's perspective is the Town was committed to use eminent domain, if needed, to assure that the entire project could actually get built.

8

9

10

11

12

13

14

15

16

We at TRITEC were committing to an awful lot of up-front expense including high seven figures of just planning, legal, studies, environmental reviews, design, et cetera to support all those studies that John put into the record, but also, lining up capital for the up-front public infrastructure that needed to go in to make this transformation possible.

17

18

19

20

We had to build approximately \$50 million worth of public infrastructure, mostly in the form of a sewer system and road improvements and utility improvements.

21

22

23

24

25

The sewer was over \$35 million. We've been investing in that infrastructure since 2012. The sewer's complete. That sewer, we were required to build a 1.5 million gallon per day sewer treatment facility to take waste

1

2

from this area and send it down to sewer

3

district number three on the south shore.

4

5

Ronkonkoma Hub, when it's fully built out, will only need 400,000 gallons a day.

6

The extra 1.1 million gallons per day are

7

available to allow economic development in the

8

entire central Suffolk region and will also

9

provide a huge resource to take waste that's

10

currently going into our water supply and

11

removing it out to be treated.

12

For example, the MacArthur Airport is

13

on septic; I found that personally hard to

14

believe when I first learned that looking into

15

this project. That -- now that we are

16

complete with our regional facility, that

17

airport can connect and take waste out of the

18

ground and send it down to be treated and take

19

it out of our water supply.

20

Also to date, we've invested in

21

significant upgrades of the roads and

22

utilities around it; that total road

23

infrastructure is going to be north of

24

15 million.

25

I can tell you that there's no way that

1

2

we at TRITEC or any other developer could have

3

attracted, you know, the 50 million for

4

infrastructure and the high seven figures for

5

planning and legal to start the project if

6

there was no assurance that we could acquire

7

all the property and the project could

8

actually be completed. There would be

9

absolutely no way to attract that capital, all

10

of that private capital.

11

In addition, we were able to complete

12

the Phase 1, the Alston Station Square, where

13

we purchased four mostly vacant

14

environmentally tainted industrial buildings

15

and we converted them into six new buildings

16

with 489 new homes with numerous amenities.

17

Without the Town's commitment, we would

18

never have been able to attract \$170 million

19

of capital that was committed to that project

20

to complete it and it's been a tremendous

21

success, substantially beyond all projections

22

and it's over 94 percent leased already and

23

over 90 percent occupied.

24

We also closed on the financing for

25

Phase 2A of the project, which incorporates

1

2

some of that downtown and I should revert back  
to Phase 1.

3

4

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Nobody would have invested in Phase 1  
if it was going to sit there at the tail end  
of an industrial blighted area. The people  
that invested in Phase 1 invested there  
because they knew that the project could be  
carried out, largely due to the commitment on  
eminent domain and that all of the future  
phases, which include the essential retail and  
the public green and the office space, that  
all of that was going to be able to be  
accomplished and we started a lot of that now  
in Phase 2. We closed on \$256 million of  
capitalization for Phase 2 back in August and  
Phase 2 will include a large village green  
open to the public, 73,000 square feet of  
retail, which will include both essential  
services, restaurants and entertainment venues  
and 388 new homes, highly amenitized,  
residential buildings and 16,000 square feet  
of office space.

24

25

We at TRITEC, we believe so much in the  
positive environment being created there that

1

2

we signed a lease with our partners for our company, TRITEC, to move all of our employees into that office space and we truly believe that that is going to provide us with an environment that allows us to attract and retain the absolute best talent available on Long Island and we really can't wait to move in.

4

5

6

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10

But again, we'd never get this \$256 million without an assurance that the whole rest of the area is not going to remain blighted.

11

12

13

14

So in total, TRITEC has brought more than \$435 million of investment into the Ronkonkoma Hub and when we're finished, that investment will certainly exceed 750 million.

15

16

17

18

This is and will be creating over 11,000 jobs, both temporary and permanent and based on our history and other downtown revitalization projects, you know, our 750 plus million is going to result in well over a billion dollars of economic activity in the Ronkonkoma Hub region.

19

20

21

22

23

24

25

Also, you know, blighted old industrial

1

2

uses being turned into walkable mixed use

3

environments with welcoming public spaces

4

increases the value of the homes in this

5

immediate area tremendously as it has in our

6

other projects.

7

Obviously walking from your home if you

8

live a few hundred yards from this project and

9

walking to what is there now is not adding

10

value to your home, but if there's a nice

11

public green and highly amenitized and a fun

12

place to go that you can walk home from after

13

you enjoy whatever it is you want to enjoy

14

downtown, that does add value to your home,

15

just as it has in the areas that we've worked

16

in in Patchogue, Lindenhurst, Port Jeff, et

17

cetera.

18

So I think if you just look at the

19

Phase 1 before and after photos, the obvious

20

transformative impact of this type of

21

investment is evident.

22

To date, we've acquired 14 parcels, all

23

through private negotiation. You know, we've

24

paid above appraised value, we've amended the

25

pricing, the timing, the conditions of

1

2

purchase, to meet each and every seller's

3

needs. We intend to continue private

4

negotiations for every parcel in the project

5

area.

6

Over the past nine years we have

7

contacted every property owner. Some of the

8

future phase owners haven't been spoken to in

9

a few years, but right before the IDA set the

10

public notice for this hearing, we sent out a

11

letter to update each property owner to let

12

them know that we are committed to continuing

13

private negotiations and we will. However,

14

there have been some property owners who have

15

refused offers that are well above appraised

16

value and some that have not negotiated in

17

good faith and that is why we need this

18

process to continue to move forward to ensure

19

that this project can actually reach

20

completion.

21

So I'll just step back for a second.

22

The project here overall has also

23

enjoyed support at every single layer of

24

government. So the State has committed \$50

25

million for the parking infrastructure in the

1

2

overall project. The County worked with

3

TRITEC on facilitating the sewer facility.

4

The Town has led the way on all the rezonings

5

and all the studies you just saw and the SEQRA

6

review and the site plan analysis and

7

approvals, building permits and countless

8

other hurdles to get their vision implemented

9

here. All of the local civic associations and

10

chambers of commerce have been supportive and

11

all of the regional business and labor

12

organizations have been extremely supportive.

13

This is an amazing public/private

14

partnership that was truly driven by the

15

community's outcry as being implemented by a

16

master developer.

17

Again, we appreciate the IDA Board for

18

holding this important hearing and we ask you

19

to keep this important transformation moving

20

forward.

21

Thank you.

22

JUDGE COHEN: Thank you very much,

23

Mr. Coughlan.

24

We have now reached the portion in our

25

hearing for public comment and I see that the

1

2

first person on our list of attendees who

3

wishes to speak is identified as Mr. Tim

4

McCarthy.

5

If we can, Mr. Belniak, can we enable

6

Mr. McCarthy's microphone and I'm going to ask

7

that he identify himself, give his address,

8

spell his name and relate his connection to

9

this project.

10

MR. McCARTHY: Good evening, can you

11

hear me?

12

MR. BELNIAK: Yes, we can.

13

MR. McCARTHY: Excellent.

14

My name is Tim McCarthy, T-I-M

15

M-c-C-A-R-T-H-Y. I'm a business

16

representative with IBEW Local 25, which is

17

located in Hauppauge, New York.

18

So I wanted to just voice my

19

enthusiastic support for this project.

20

Looking at the master plan here, it's really

21

only just started. Like has been said, there

22

have been commitments to allow this project to

23

see its way through to completion and we

24

absolutely wholeheartedly would like to urge

25

the Board to continue the support for whatever

1

2

needs to be done to allow this project to see  
its final vision.

3

4

5

These TOD's are really super  
intelligent use of the sites and these parcels  
and you know, just look at first phase, it's  
an amazing facelift to the area and we're  
really excited to see development through the  
area and continue with the instant  
beautification.

6

7

8

9

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12

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16

17

So these projects, you know, I'm sure  
people are going to get into the economic  
growth of it and the numbers, but as far as a  
labor standard is concerned, these projects  
have put countless hours, man hours, for our  
membership and our membership lives in the  
area.

18

19

20

21

22

23

So, you know, again, we support this,  
we'd like to see the Board do whatever it  
needs to do to continue with its process, be  
it eminent domain or permitting whatnot and  
again, thank you for your time and I'd like to  
see this through.

24

25

JUDGE COHEN: Thank you very much,  
Mr. McCarthy. That concludes your remarks?

1

2

MR. McCARTHY: That concludes my  
remarks. Thank you very much.

3

4

JUDGE COHEN: Very good, thank you.

5

6

Our next speaker is identified as  
Ms. Jen Disipio.

7

8

Ms. Disipio, can we unmute her  
microphone and may I ask you again if you  
would state your name, spell it for us, give  
us your address and your connection to this  
project?

9

10

11

12

MR. DISIPIO: Hello, can you hear me?

13

JUDGE COHEN: Yes.

14

15

MR. DISIPIO: It's actually Micah  
Disipio, I'm sorry, my wife --

16

17

JUDGE COHEN: Okay, no problem. So  
your name is Michael Disipio, good evening,  
how are you?

18

19

MR. DISIPIO: Micah, M-I-C-A-H  
D-I-S-I-P-I-O. Address is 67 Railroad Avenue,  
Ronkonkoma, I'm a property owner there.

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JUDGE COHEN: Good evening,  
Mr. Disipio.

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MR. DISIPIO: Good evening.

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JUDGE COHEN: Thank you.

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MR. DISIPIO: Okay.

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Good afternoon everyone. Again, I'd like to thank all of you for taking the time to listen to me and thank you for giving me the opportunity to voice my concerns and explain the value and worth of my property.

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As I said, my name is Micah Disipio and for the last 20 years I have been the proud property owner of 67 Railroad Avenue in Ronkonkoma. This is where I built and currently run Mica D's Barber Shop.

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I'd like to think that over the years we have become a staple in this community. Owning a property in this location has been a great blessing to me. Not only am I directly in front of the Ronkonkoma train station, but there's a lot of foot traffic and a lot of commuters, but I'm also located on the border of two major school districts: Sachem, where my four children attend and Connetquot School District. I've been very lucky to be able to serve these two wonderful communities. Both have been unbelievably supportive over the last two decades and even more so during these

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past two years.

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Since taking ownership over 20 years ago, I have employed many young men from these communities. Through my apprenticeship program, I have helped dozens get their apprentice and masters barber's license so they can start a business of their own.

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I have worked with many local youth sport teams and donated time, money and services to help support our young athletes. I've donated to many local schools with fundraising events and I've also been privileged enough to donate my time to several different St. Baldrick's events in the neighborhood.

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67 Railroad Avenue is way more than just a building. To me, it has become a place where all my employees and all my customers have become a family. Owning property within this general location is needed to ensure the protection of my entire family's future.

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I understand the purpose of the Ronkonkoma Hub is to improve the well-being of this area, but I have been doing this since

1

2

1999. I've continuously put pride, effort and

3

dedication into improving the value of my

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property, a property that has served the

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community for over 20 years.

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How can someone come along and take the

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worth of this property without fair

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compensation? How are small businesses not

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valued more in the Town of Brookhaven?

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This is where the IDA needs to step in

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and advocate for those of us who have been

12

doing our part to improve the community

13

instead of letting this huge company with

14

unlimited resources take advantage of us.

15

I've been in contact with TRITEC for

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three years now and have expressed all my

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concerns. I was told numerous times that I

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had nothing to worry about, that they were

19

leaving me better than they found me, that

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they don't want to hurt my business or use

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eminent domain. Yet the only offer from

22

TRITEC, this came just a few days before I

23

received a letter of a possible condemnation.

24

The timing and the amount of this offer

25

shows a complete lack of respect of my

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property and business that I have worked so hard to build.

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Why wasn't an offer made sooner? I have been ready to make a deal so I can go on doing business without interruption and continue to support my family and employees.

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JUDGE COHEN: Mr. Disipio, your time has expired, but I will allow you additional time to complete your remarks.

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MR. DISIPIO: Thank you very much, sir. Thank you very much.

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JUDGE COHEN: You can complete your remarks.

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MR. DISIPIO: Thank you very much.

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I've been ready to make a deal so I can go on doing business without interruption and continue to support my family and employees.

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The only offer I received wasn't even enough to buy a similar property in the area, let alone paying for the planning, building and relocation of a replacement property.

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Why should I have to start all over and spend money out of my pocket to build what I have already built and have already paid for?

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I'm not interested in renting. Leasing in the area would at least quadruple my overhead. By leasing a spot, I also lose the benefit of owning my land and lose the possibility of passing that land to one of my children.

Real estate prices are at an all-time high and people are routinely paying way over market value. This needs to be considered when coming up with a fair offer, allowing me to compete in the current market.

The cost of building and building supplies have also been seeing record highs. This, too, needs a lot of consideration to ensure a smooth relocation with no time out of work or money out of pocket.

I don't want to speak too much on other properties as I'm sure you will hear from some of them today; however, I will say this, in a case like this, each property should be individually assessed. We all have different uses for our buildings and homes and therefore, all have different needs moving forward. There should be consideration for

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those of us who have worked so hard to improve  
our property and contribute to our Town.

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There is a big difference between a  
small business who has served the community  
for over 20 years and an absentee landlord who  
has done nothing to better their property or  
their tenant or contribute to this area.

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I'm hoping the IDA will intervene and  
help advocate for the high overall value that  
some of these properties hold. It is  
important to acknowledge that some of these  
properties house the small businesses that  
help contribute to Brookhaven's economic  
growth.

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In closing, I would like to be clear  
that I'm not trying to stop this project, I am  
simply asking for what was promised, a fair  
deal, a place to own, someplace nearby to run  
my business without interruption. This  
property is worth way more than just an  
appraiser coming in and comparing it to other  
physical properties in the area.

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25

In a case like this where I am being  
forced to sell my land that I paid for and

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2

move my business, all of these factors

3

mentioned need to be considered when value is

4

being determined. There needs to be more of

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an effort to meet our needs from TRITEC.

6

Members of the IDA, I'm afraid if you

7

grant the use of eminent domain, these needs

8

will never be met and my business may never be

9

able to recover. It has already suffered a

10

great deal since the pandemic and if I didn't

11

own my property during these troubling times,

12

I'm not sure I would have been able to keep

13

the doors open and continue to do what I love

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to do and provide for my family and employees.

15

Board members of the IDA, this is our

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community, they're our small businesses, these

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are our people that help contribute to the

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success of our Town. We are trying and with a

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little support from you, I am certain we can

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come to a reasonable agreement without using

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eminent domain and destroying what I have

22

worked so hard for.

23

I truly thank you for your time and I

24

am hoping that together, we can all move

25

forward with a fair and reasonable outcome to

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2 help protect small business in this community.

3 Thank you.

4 JUDGE COHEN: Thank you very much,

5 Mr. Disipio.

6 Our next speaker is indicated on the

7 screen as P. Sorrentino.

8 May we enable that person's microphone

9 and may I ask that person, when he or she

10 speaks, identify yourself, spell your name,

11 your address and your connection to this

12 property, please?

13 MR. SORRENTINO: Yes. My name is Phil

14 Sorrentino.

15 JUDGE COHEN: Good evening,

16 Mr. Sorrentino, how are you?

17 MR. SORRENTINO: I'm well, yourself?

18 JUDGE COHEN: Good.

19 MR. SORRENTINO: It's P-H-I-L

20 S-O-R-R-E-N-T-I-N-O. I live in Lake Grove,

21 New York, on Stony Brook Road and Ronkonkoma

22 Hub is our hub where we go into the city or my

23 children go into the city.

24 I've actually spoken about this project

25 when it first started. They did a wonderful

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job, I love the first part of it, it came out

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gorgeous and looking forward to the next

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phases and kind of completing it.

5

We want to have a train station that's

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safe to navigate, safe to come in. I have a

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daughter who's 23, she's go into the city, she

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goes sees her friends and whatever and I want

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to be able to feel comfortable with her going

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in and out of that train station.

11

I urge the Board to continue support on

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it. I think it's very important for our

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safety and for our children's safety and to be

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able to make the Ronkonkoma Hub someplace that

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you'd want to go and not avoid and I just I

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wish that they keep on the support and we get

17

this project completed, whatever needs to get

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done and move on.

19

Thank you.

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JUDGE COHEN: Thank you very much,

21

Mr. Sorrentino.

22

Our next speaker is indicated on the

23

screen as, it looks like, pardon me, Artie

24

Cipoletti.

25

Would that person please identify

1

2

himself or herself, state your name, address

3

and connection to this project?

4

(No response.)

5

JUDGE COHEN: May we enable that

6

person's microphone?

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MR. BELNIAK: Yes, they have. There

8

you go.

9

MR. CIPOLETTI: Good evening. This is

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Artie Cipoletti, A-R-T-I-E C-I-P-O-L-E-T-T-I.

11

JUDGE COHEN: Good evening,

12

Mr. Cipoletti.

13

MR. CIPOLETTI: Thank you, IDA Board

14

members.

15

I have a business located in Islip, New

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York. I was involved with the construction of

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Phase 1 and I'd like to just speak briefly

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about what I've seen and what I see in the

19

future of it.

20

TRITEC has already proven themselves

21

with the construction of Phase 1. Phase 1 has

22

shown meaningful strides to the benefit of the

23

community. Phase 2 and beyond are essential

24

to continue to further realize the vision of a

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greater Ronkonkoma. I firmly believe that.

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TRITEC I also believe is the team that every township wants to partner with. Looking at past experience with Lindenhurst, Port Jefferson and Patchogue, those areas have been revitalized to make them destination locations and that's something that we all strive to have.

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I urge you, do not leave Ronkonkoma halfway. The blight is being replaced with beautiful walkable community and its proximity to rail and air transportation is poised to become the next destination location on Long Island, a true renaissance, something that can't be replaced. I strongly encourage you to continue to work with them to the greatest extent possible and look forward to the community revitalization and the beautiful community that's going to be brought forth by the TRITEC team.

21

Thank you.

22

23

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

24

Our next speaker is Mario Mattera.

25

May we, when we enable his microphone,

1

2

ask him to please state his name, spell it and

3

state his address and connection to this

4

project?

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MR. BELNIAK: Will do.

6

Just one more reminder for folks there,

7

\*9 on the telephone if you'd like to raise

8

your hand, \*9 does the same as raise hand and

9

Mr. Mattera, you should have a command sent to

10

you twice now to unmute, see if that works.

11

JUDGE COHEN: Thank you.

12

MR. BELNIAK: There you go.

13

JUDGE COHEN: Good, okay.

14

MR. BROOKS: Yes, hello. This is

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Richard Brooks, Mario Mattera forwarded over

16

me the email.

17

JUDGE COHEN: You are Mr. Richard

18

Brooks?

19

MR. BROOKS: Yes.

20

JUDGE COHEN: Go ahead.

21

MR. BROOKS: R-I-C-H-A-R-D B-R-O-O-K-S.

22

I live at 19 Franco Lane in Setauket, New

23

York, okay?

24

JUDGE COHEN: And your connection to

25

the project?

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MR. BROOKS: I am -- first of all, I would like to thank the IDA Board.

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I'm the financial secretary/treasurer of Plumbers Local 200. I represent approximately 1,100 members and 80 percent of my members have family live in the Town of Brookhaven.

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I feel we need this to continue this project, the Ronkonkoma Hub, for our region, economy and for all of Long Island. Also for construction jobs and permanent jobs to bring the proper growth to our community from a depressed area that needs the proper revitalization.

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TRITEC is the answer to help this revitalization for our future growth. TRITEC worked with the community, the fire department, Ronkonkoma Civic, Ronkonkoma Chamber and most importantly, Ronkonkoma community.

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Myself and Plumbers Local 200 and members of families are in favor of this project to move forward with all phases.

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Thank you.

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JUDGE COHEN: Thank you very much,

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Mr. Brooks.

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Our next speaker -- I'm sorry, yes?

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(No response.)

6

JUDGE COHEN: Our next speaker on the

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list of people who have indicated they wish to

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speak is Anthony Confredo.

9

May we unmute his microphone and ask

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him to state his name, spell it and indicate

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his address along with his connection to this

12

project?

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MR. CONFREDO: Hi. My name is Anthony

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Confredo, A-N-T-H-O-N-Y C-O-N-F-R-E-D-O. I

15

live at Two Bucknell, B-U-C-K-N-E-L-L, Lane in

16

Stony Brook, New York 11790.

17

JUDGE COHEN: Good evening,

18

Mr. Confredo. Please provide us with your

19

comments.

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MR. CONFREDO: Yes.

21

How are you doing today, sir?

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JUDGE COHEN: I'm very good.

23

MR. CONFREDO: I'd like to thank the

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IDA Board for everything that they're doing

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here today and I'd like to also thank TRITEC

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for what they are bringing to Long Island.

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As everybody has said along with the comments and what Mr. Coughlan has said is it's very important to revitalize what we have here today because we're trying to attract people to Long Island.

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Very important, which I think a lot of people are not remembering, is all the work that has been brought here with the sewers. I mean it's going to open up a whole new area for us with Veterans Highway, the airport, it's going to help with expansions of the south side of the railroad. I mean it's going to create a tremendous amount of tax revenue for the Town of Brookhaven and for Suffolk County. I mean these are all things that are very important.

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Let's not forget, what about the safety for our families, that we can travel, that we can go into Ronkonkoma, that we can travel in and out of the city and not only that, we can add more talent to Long Island where people could come from all over the place to come here and work and help bring their money into

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our area.

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Thank you.

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

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Our next speaker is indicated as Julia  
Floyd-Ventura.

25

May we unmute her microphone and ask

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that she state her full name, her address and

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if she could spell her name and her connection

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to this property -- to this project?

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MS. FLOYD-VENTURA: Good evening. My

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name is Julia Floyd-Ventura, J-U-L-I-A

7

F-L-O-Y-D-V-E-N-T-U-R-A. I reside at 26

8

Cynthia Drive in Farmingville, New York.

9

Why I'm on this call is because I do

10

have a very, very good connection through my

11

son and the children of Sachem School

12

District. I actually have been taking that

13

Long Island Rail Road since it was a diesel

14

train and it was one little building, so I've

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been seeing the up-and-coming changes of

16

Ronkonkoma and I don't think that's what my

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friend, Micah, was saying.

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I have to speak to Mr. Coughlan, if I

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can, please, from TRITEC. I'm going to kindly

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just use your words because you said best

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talent, positive environment, that's what you

22

would like to bring to Ronkonkoma and we

23

welcome that, but I would like to say that my

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son personally goes to that barbershop and

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many, many children, many, many children have

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2 learned, grown and if you want that in your  
3 environment, I think that is one of the best  
4 places that you could -- you would want in  
5 that area because you go into that environment  
6 and you have such a positive atmosphere and  
7 it's nothing that should be cut short, so I'm  
8 asking and I'm pleading you to please, when  
9 you lay your head on your pillow tonight, do  
10 the right thing for that family's business  
11 because I only go there as a business, but my  
12 son will go no other place, I feel safe  
13 leaving him there, I've been watching children  
14 and every event that they get involved in is  
15 family owned. That's what should be  
16 representing Ronkonkoma and that is a safe  
17 place, so yes, I know it does not look like  
18 what we want it to and we welcome a change,  
19 but if you can find it in your heart to help  
20 this family's business. If it's going to lose  
21 its business, you're affecting a family, so --  
22 and many, many children that have special  
23 needs that choose to go to Mica D's Barber  
24 Shop because they feel welcome and they feel  
25 safe, so that's what I'm pleading for.

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I don't know the terms of 17 and 16, Exhibit A, hubs or the LLC's, that's not what I'm calling about, I'll leave that to you, but I'm kindly asking you to help this family because it's the right thing to do.

7

That's all I have to say.

8

Thank you for my time.

9

10

JUDGE COHEN: Thank you very much, Ms. Floyd-Ventura.

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Our next speaker is Jen Disipio.

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Would she please identify herself, spell her name, address and connection to the property?

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MS. DISIPIO: Good evening. My name is Jennifer Disipio. Jennifer is J-E-N-N-I-F-E-R, Disipio is D-I-S-I-P-I-O. My address is 56 Crestwood Lane, Farmingville, New York and I have my interest in a property is the spouse of a property owner and a mother of children who benefit from the business run out of that property.

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I, like many other people that have spoken tonight, am a proud member of the Town of Brookhaven. I grew up in Brookhaven, I

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stayed in Brookhaven and I now raise my family  
in Brookhaven.

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Like the gentlemen that spoke from  
Brookhaven, Stony Brook, Setauket areas, they  
all want to see a safe environment, a thriving  
environment; I could not agree more.

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I don't disagree with the plans to  
better our local Ronkonkoma Hub, it can only  
benefit our family business.

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What I do disagree with is the fact  
that mostly everything we have heard tonight  
is in regards to the major evaluations and the  
major money that have been invested in this  
project and there's really been no talk of  
what's going to happen to the existing  
thriving businesses.

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Where are the cost analysis and the,  
you know, research plans, all of that for the  
families that own property currently? There  
hasn't been much talk of that. The only talk  
that we have heard of doesn't help our future,  
it doesn't fairly compensate us where we can  
even make a move of, you know, an equivalent  
situation.

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Again, we are not opposing this project, we are all for, you know, bettering our Town, bettering our surroundings. These are the place -- you know, this is place that we call home, this is the place that we want our children to be proud of, we want our children to feel safe in, but I think that some are failing to recognize that we have some of these values there that are already existing and it seems that nobody really cares about the small few businesses that are there and that are thriving and they should be incorporated in the future of this development, so . . . I know I'm running out of time and this was a last-minute decision to speak, but my point is truly that we want to see the environment, the area, everything do well, we're not opposed to, you know, all of the wonderful benefits that can come from this renovation.

However, it is our priority to be able to remain in this area and you know, enjoy some of the positive changes to come because this is the environment that we personally

1

2 have been dumping our time, our dedication,  
3 our energy, everything into for the last 20  
4 years, so please keep that into consideration  
5 when we are just shoved out of our current  
6 property.

7 Thank you.

8 JUDGE COHEN: Thank you very much,  
9 Ms. Disipio.

10 We have exhausted the list of attendees  
11 who wish to speak. However, if anyone wishes  
12 to speak, they should, as we indicated  
13 earlier, indicate \*9 and we will identify  
14 them.

15 Ah. I see some additional people who  
16 wish to speak.

17 The next speaker I see is a person who  
18 has a telephone number ending in 435.

19 Would that person please be unmuted,  
20 state your name, your address and spell it and  
21 tell us your interest in this project?

22 MR. TINTLE: Good evening everybody.  
23 My name is Tom Tintle, T-O-M T-I-N-T-L-E.  
24 Sorry I wasn't able to be on the Zoom, but I  
25 wanted to call in so I had a chance to speak.

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I live on Arlington Street in Patchogue. I just wanted to speak in favor of this project for TRITEC development.

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I about five years ago had to shut down, we had a place on Ronkonkoma Avenue that we did business out of, we actually got rid of that location just because of the decline happening within the area, so I personally feel strongly with everything TRITEC is trying to do with boosting the area, adding rental apartments and businesses to come in along with designing night life will really boost things in that area, give it the facelift that's needed where maybe we could have kept that location that we had to shut down five years ago.

On top of that, I lived in Levittown for about 28 years. I just moved out to Patchogue about two years ago now and when I bought the house out in Patchogue, everybody was telling me ten, 15 years ago how undesirable a place that was to live and my only response to them, well, you know, ten, 15 years ago I was in college, I didn't know

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anything about Patchogue and I would argue

3

right now that Patchogue is one of the most

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buzzing areas to live in on Long Island

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between everything they have going on. I feel

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incredibly safe here, I look forward to

7

raising my family here and a big thanks to

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that is to the guys at TRITEC and other

9

developers in the area that came in and

10

revitalized the downtown that so many people

11

felt very negatively towards for so many years

12

and I would happily sit and have a

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conversation with any of them about how great

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an area it has become, so I just feel very

15

strongly that everything they're doing will

16

resemble what happened out in Patchogue and it

17

will be the best for the Ronkonkoma area, so

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thank you.

19

JUDGE COHEN: Thank you very much,

20

Mr. Tintle.

21

Our next speaker is indicated as Tom

22

Cook.

23

Can we unmute his mike and Mr. Cook, if

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you would state your name, your address, spell

25

it and state your connection to this project?

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MR. COOK: Sure.

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Good afternoon. My name is Tom Cook,  
T-O-M C-O-O-K, as easy as they come. My  
address is 27 Alexander Avenue and I am in  
Blue Point.

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I'm calling to speak in support of the  
completion of this project. I use the  
Ronkonkoma train station quite often and just  
with Phase 1, you can really tell the positive  
impact it has had on the surrounding area and  
I am hoping to see it through to completion.

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I've worked with TRITEC in the past on  
their Lindenhurst project, I live a couple of  
blocks away from their Patchogue project and  
they are a top-notch company to work with and  
to deal with and you know, like I said, I'm  
hoping to see it through.

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JUDGE COHEN: Thank you.

You've concluded your remarks?

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MR. COOK: I have concluded my remarks.

Thank you.

23

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JUDGE COHEN: Very good.

Thank you so much, Mr. Cook.

25

All right. Our next speaker is

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indicated as MJ.

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May we unmute MJ's microphone and can that person please state his or her name, address, spell it, if you would, your name and your connection to this project?

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9

MS. BOURGAL: Yes. Hello. My name is Mary Jane Bourgal, M-A-R-Y J-A-N-E B-O-U-R-G-A-L. I live in Farmingville.

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15

I am calling to say I've watched this whole meeting and I'm very happy that TRITEC is using union labor. I come from a family of union members, my husband, my sons, my dad, so I'm happy to see that, it puts a lot of people to work, especially in these times.

16

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25

I also have a personal interest in one of the businesses in the hub, my son-in-law and I'm just asking TRITEC to give him fair compensation. He's a hard-working man, he has a family, he has four children, his wife is a nurse that dealt with a big portion of COVID and is still dealing with it. We are a hard-working family, my four grandchildren go to Sachem schools. I'm just asking for a fair price for my son-in-law. He deserves it.

1

2

He's put a lot of blood, sweat and tears into

3

his shop for the last 20 years. It is a

4

wonderful place, he's a wonderful man. Even

5

though he's my son-in-law, he's a wonderful

6

man and I'm sure most people in the community

7

would agree with me. He's very involved in

8

the community, he's a man of faith and I'm

9

just asking TRITEC for a fair compensation for

10

his property that he owns.

11

Thank you very much.

12

JUDGE COHEN: Thank you very much,

13

Ms. Bourgal.

14

Our next speaker is Mr. Ryan Marto.

15

May we ask Mr. Marto's microphone to be

16

unmuted and Mr. Marto, if you would tell us

17

your name, your address and your connection to

18

this property and you'll spell your name,

19

please?

20

MR. MARTO: Hello. This is actually

21

Brandon, B-R-A-N-D-O-N, Marto, M-A-R-T-O,

22

speaking on behalf of Ryan. I reside at 12

23

Ardito Court in Lake Ronkonkoma. I've lived

24

in the Brookhaven township my entire life and

25

you know, we own and operate a family business

1

2

that is pro the development at the Ronkonkoma  
Hub.

3

4

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6

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8

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12

13

Thank you.

14

15

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

16

17

Our next speaker is a person who's  
indicated as Joe Lee.

18

19

20

21

Would Mr. Lee's microphone be unmuted  
and could he please state his name, his  
address and connection to this property and if  
you'd spell your name, please?

22

23

24

25

MR. BELNIAK: One moment, Board. Joe  
is using an older version of Zoom, so I need  
to temporarily make Joe a panelist for the  
meeting, so, Joe, your screen is going to

1

2 flicker for a moment, you're going to  
3 temporarily be brought across as a panelist  
4 for your three minutes. So I'm going to send  
5 a command to you, you need to accept it in  
6 order to come across as a panelist.

7 (Pause.)

8 MR. BELNIAK: All right, Joe, you're  
9 across as a panelist, you should now be able  
10 to unmute.

11 (No response.)

12 MR. BELNIAK: Joe, to unmute, the  
13 command should be in the lower left corner of  
14 your screen.

15 (Pause.)

16 MR. BELNIAK: There you go.

17 Thank you, Joe.

18 JUDGE COHEN: Very good.

19 Good evening. It's Mr. Lee?

20 MR. URBAN: No, my name is Joe Urban,  
21 U-R-B-A-N.

22 JUDGE COHEN: Yes, good evening,  
23 Mr. Urban.

24 Would you spell your last name; you  
25 just did, U-R-B-A-N, yes?

1

2 MR. URBAN: Correct. That is correct.

3 JUDGE COHEN: And your address, please?

4 MR. URBAN: I live at 237 Carroll  
5 Avenue, which is in the midst of this project.  
6 I've lived here for close to 50 years. I own  
7 a home here and a good size piece of property  
8 and this whole project, I mean I'm hearing all  
9 the pluses, I'm hearing all about the good  
10 that TRITEC has done.

11 Now they talk about the blighted area.  
12 The blighted area was by the railroad, why did  
13 they start over by Mill Road if the blighted  
14 area was by railroad -- by the railroad,  
15 number one?

16 Why are property owners -- why aren't  
17 we permitted to develop our own property,  
18 okay?

19 Then they're showing blighted areas.  
20 They showed one area that's supposed to be  
21 blighted, which is the back of properties on  
22 Hawkins Avenue, which the Town should be  
23 maintaining and they're letting it turn into a  
24 sewer, which is only creating more blight.

25 Also, the area on Hawkins Avenue south

1

2

of the Long Island Expressway looks like a

3

slum, but that's because of the fact the Town

4

of Brookhaven isn't maintaining it. If you go

5

on the north side of the Long Island

6

Expressway, you'll see it's a much different

7

picture. The road has been repaved, the area

8

that divides the north and southbound lanes is

9

maintained and has nice bushes. The south

10

side looks like a sewer and the Town doesn't

11

maintain it. I mean this is as obvious as the

12

nose on your face.

13

And then another thing is I'd like to

14

know who's funding this project.

15

(No response.)

16

MR. URBAN: Who's funding this project?

17

(No response.)

18

MR. URBAN: Could I get an answer to

19

that question; who is funding this project?

20

JUDGE COHEN: Mr. Urban, this hearing

21

is to allow for people who are in attendance

22

to make statements and questions will be

23

answered at an appropriate time, but not at

24

this point, so your question is now part of

25

the record.

1

2

MR. URBAN: I appreciate that.

3

Thank you, that's all I have to say.

4

JUDGE COHEN: Thank you very much,

5

Mr. Urban.

6

All right. Our next speaker is

7

indicated as Mike K.

8

Can Mr. K. please, when his microphone

9

is unmuted, identify himself and spell his

10

name and give us his address in connection to

11

this project?

12

MR. BELNIAK: Sure.

13

Give me one moment while I take care of

14

Joe Urban because of the extra step we had to

15

do. Pardon me for one moment.

16

Mike K., you should now be allowed to

17

talk.

18

MR. KEAVENY: Can you hear me?

19

MR. BELNIAK: Yes, we can.

20

MR. KEAVENY: Good evening. My name is

21

Michael Keaveny, M-I-C-H-A-E-L, last name

22

K-E-A-V-E-N-Y. My address is 403 Avalon Pines

23

Drive in Coram.

24

I just wanted to speak very briefly.

25

I grew up in Ronkonkoma, I went to

1

2

school at Sachem High School. Like most people on here are saying, I think it's a no-brainer that the Ronkonkoma train station definitely needs a lot of attention and a facelift and I think this is a great project.

7

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However, as somebody who's been a customer of Mica D's Barber Shop for the past 20 years, you know, to hear the stories of that he could just be forced out and not compensated fairly breaks my heart. That barbershop has literally been a staple of our community, for Sachem School District, for Connetquot School District, my entire life. There isn't anybody in either of those school districts that doesn't know about Mica D's Barber Shop and all the great work they've done.

As somebody who also works in the building supply industry and sells building supplies every day, I have four to five emails every day about rising costs of material and I strongly, strongly ask you guys to consider all of that when compensating these businesses that you're leaving no choice.

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While yes, it's a great project, it's going to bring growth to the community, it's going to make my parents' house value in Ronkonkoma go up, it's going to employ, you know, thousands of people, it has so many good points, but we can't forget about the small businesses and the families that are going to be directly affected. You know, to not compensate somebody the way they should be so they could just go and open up their business elsewhere. They're not asking for anything crazy, they're asking for fair compensation and with today's rising building costs that are going up literally every single day as somebody's who in the industry, I strongly, strongly, strongly ask that to be considered when uprooting some of these businesses for the project.

20

Thank you.

21

JUDGE COHEN: Thank you very much,

22

Mr. Keaveny.

23

Our next speaker is Mr. Keith McNamara.

24

May we unmute Mr. McNamara's microphone

25

and when we do, could you please state your

1

2

name, spell it and your address and your

3

connection to this project?

4

MR. McNAMARA: How you doing? My name

5

is Keith McNamara.

6

JUDGE COHEN: Good, how are you?

7

MR. McNAMARA: K-E-I-T-H

8

M-c-N-A-M-A-R-A. I currently live at 12

9

Taurgo Lane in Centereach, New York. I grew

10

up in Ronkonkoma, my parents still live there.

11

Like Mr. Coughlan alluded earlier, you

12

know, my family grew up in Queens. We

13

relocated out to Ronkonkoma to live the

14

suburban dream and have a piece of property

15

without a concrete lawn.

16

I remember my father telling me stories

17

when he was younger, he grew up in Brooklyn,

18

coming out to visit Lake Ronkonkoma and

19

staying in a bungalow for his vacation, so,

20

you know, obviously that landscape has

21

changed.

22

I graduated from Connetquot High School

23

and over the years growing up, I have seen

24

that area derogated and businesses go away,

25

businesses somewhat come, but it seems like

1

2

it's time that, you know, that this comes

3

about and it cleans up the area.

4

5

My parents included and many of my friends and relatives still live in Ronkonkoma

6

on both sides of the train tracks and whenever

7

they want to leave or go out to dinner or

8

entertainmentwise, they leave the community,

9

so their hard-earned dollars are spent in

10

someone else's community, you know, whether it

11

be, you know, a different township, different

12

locality, different area and I think that's

13

just silly and you know, we've all seen the

14

projects that TRITEC has done and the

15

beautification of it, which we're not -- I

16

don't think anyone is attesting and obviously

17

the safety around the train station is sketchy

18

and skeptical, so I think that will improve it

19

and knowing TRITEC, you know, for several

20

years now, I do feel confident that they will

21

do the thing -- the right thing by the local

22

businesses.

23

Mica D's Barber Shop has -- I've known

24

that barbershop as well over 20 years, many of

25

my friends go there and still go there, so I'm

1

2

confident that they will do the right thing,

3

Micah, for your barbershop and other local

4

business, if any, when the time comes to it,

5

but, you know, I urge the IDA to move forward

6

with this and you know, just continue the

7

beautification of downtown Ronkonkoma and make

8

it a spot where maybe people from other

9

communities come spend their hard-earned money

10

in ours.

11

That concludes my statement. Thank you

12

for your time and I appreciate it.

13

JUDGE COHEN: Thank you very much,

14

Mr. McNamara.

15

That concludes the list of people who

16

have indicated as attendees they wish -- oh, I

17

have a new one. I'm going to recognize him in

18

a minute, but may I urge anyone who wishes to

19

speak who's not already spoken, if you wish to

20

do so, just dial \*9 to raise your hand.

21

And so our next speaker is Mr. Richard

22

Macchio.

23

May we unmute him and when we do, may

24

we ask Mr. Macchio if he would please state

25

his name, spell it and state his address and

1

2

his connection to this project?

3

MR. MACCHIO: Sure. Good evening.

4

5

My name is Richard Macchio, R-I-C-H,  
last name Macchio, M-A-C-C-H-I-O. I'm a  
resident in Bohemia, 1453 Pine Avenue.

6

7

JUDGE COHEN: Hello, Mr. Macchio.  
Please give us your statement.

8

9

MR. MACCHIO: Sure, I'll be brief.

10

I just wanted to echo the comments made  
by Micah Disipio, the business owner of Mica  
D's Barber Shop at 67 Railroad Avenue.

11

12

I was a resident in Lake Grove, grew up  
there, went to Sachem High School. I'm now a  
resident in Bohemia, my kids will go to  
Connetquot High School.

13

14

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20

21

I've been a customer of Micah's shop  
for about 21 years. Now my son, who's three  
years old, sees Micah about once a month, so  
again, I just want to echo the comments that  
Mr. Disipio made and I think a few other folks  
raised tonight just addressing the specific  
analysis, the impact to the small businesses,  
specifically Micah's shop at 67 Railroad  
Avenue.

22

23

24

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Just want to further understand where in the studies the specific analysis and research was done for the impact to the small businesses, the owners, the employees and their well-being.

7

8

9

10

So I hope things move forward with the project and I hope the right thing is done by the small business owners and I appreciate the time everyone's given to us tonight.

11

Thank you.

12

JUDGE COHEN: Thank you, Mr. Macchio.

13

14

All right. Again, we have exhausted the list of attendees who wish to speak.

15

16

17

18

19

If there are any additional attendees who wish to speak, you may do so again by indicating \*9 to raise your hand. I'll wait a few moments in order to see if there are any individuals who have not already spoken.

20

(Pause.)

21

22

23

24

25

JUDGE COHEN: I am seeing no additional individuals who have indicated they wish to speak and so with that, wait and you may email any meeting or project related documents or questions to -- and I'll provide the email

1

2

address again -- jlinse@brookhavenny and it's

3

B-R-O-O-K-H-A-V-E-N-N-Y, one word, .gov and

4

you can, of course, mail them in hard copy to

5

Town of Brookhaven Industrial Development

6

Agency, One Independence Hill, Farmingville,

7

New York.

8

And I still see no additional attendees

9

and so I'm now going to turn the meeting back

10

over to Mr. Fred Braun for concluding

11

comments.

12

(Pause.)

13

MR. BRAUN: Thank you, Judge Cohen.

14

I will now entertain a motion to

15

conclude the meeting. However, the public

16

hearing will remain open for 30 days until

17

December 16, 2021, as mentioned earlier, to

18

accept only written correspondence sent to the

19

IDA at jlinse, L-I-N-S-E, @brookhavenny.gov.

20

I will now entertain a motion to

21

conclude the meeting.

22

MR. POLLAKUSKY: So moved.

23

MS. SCHEIDT: So moved.

24

MR. TROTTA: So moved.

25

MR. BRAUN: Please identify yourself.

1

2

MR. TROTTA: Frank Trotta.

3

4

THE COURT REPORTER: Wait, excuse me,  
it's the court reporter. You have to be clear  
who's speaking.

5

6

JUDGE COHEN: Yes, thank you very much.

7

Let's do this clearly, please.

8

MR. BRAUN: Who made the motion?

9

MS. SCHEIDT: Frank.

10

MR. TROTTA: Frank Trotta.

11

MR. BRAUN: Seconded by?

12

MS. SCHEIDT: Ann-Marie Scheidt.

13

MR. POLLAKUSKY: Gary.

14

MR. BRAUN: On the roll call,

15

Mr. Callahan?

16

MR. CALLAHAN: Yes.

17

MR. BRAUN: Mr. Grucci?

18

MR. GRUCCI: Yes.

19

MR. BRAUN: Mr. Pollakusky?

20

MR. POLLAKUSKY: Yes.

21

MR. BRAUN: Ms. Scheidt?

22

MS. SCHEIDT: Yes.

23

MR. BRAUN: Mr. Trotta?

24

MR. TROTTA: Yes.

25

MR. BRAUN: Mr. Braun votes yes.

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The motion passed. The meeting is  
concluded.

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JUDGE COHEN: Thank you very much.

5

This does conclude our meeting.

6

7

Again, the public hearing will remain  
open for 30 days until December 16, 2021, as  
we've mentioned earlier, to accept written  
correspondence sent to the IDA.

8

9

10

Good evening everyone.

11

12

(Time noted: 5:45 p.m.)

13

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19

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.

22

23

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JOANN O'LOUGHLIN

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## E X H I B I T S

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4 EXHIBITS:

5

6	EXHIBIT NUMBER	EXHIBIT DESCRIPTION	PAGE
7	1	Chapter 417 of New York Laws of 2021	10
8	2	Notice of public hearing November 16, 2021, three pages	10
10	3	Cover letter dated October 29, 2021 Dear Property Owner from Lisa M.G. Mulligan	11
11	4	<b><u>AFFIDAVIT OF MAILING,</u></b> copies of return receipts and several letters returned as undeliverable, 88 pages	11
12	5	<b>NEWSDAY AFFIDAVIT OF PUBLICATION,</b> two pages	11
13	6	Tax map of Ronkonkoma Hub study area, two pages	12
14	7	Blight Study - The Ronkonkoma HUB Study Area September 2012, 86 pages	34
15	8	Urban Renewal Plan - Proposed Ronkonkoma Hub Transit-Oriented Development (TOD) October 2013, 138 pages	34
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## E X H I B I T S

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4 EXHIBITS: (CONTINUED)

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6	EXHIBIT	EXHIBIT	PAGE
7	NUMBER	DESCRIPTION	
8	9	Land Use and Implementation Plan - Proposed Ronkonkoma Hub Transit-Oriented Development (TOD) October 2013, 53 pages	34
10	10	Brookhaven Town Board Resolution 2021-368, two pages	34
12	11	<b><u>RONKONKOMA HUB Condemnation/Acquisition Agreement</u></b> dated 2nd day of August, 2021 between Ronk Hub, LLC and Town of Brookhaven Industrial Development Agency with attachments, 65 pages	34
16	12	Ronkonkoma Hub draft Generic Environmental Impact Statement with attachments, 975 pages	35
19	13	Draft supplemental Generic Environmental Impact Statement with attachments, 1,231 pages	35
21	14	Final Generic Environmental Impact Statement	35
23	15	Brookhaven Town Board Findings Statement June 24, 2014, 38 pages	35
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E X H I B I T S

EXHIBITS: (CONTINUED)

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	PAGE
16	Town of Brookhaven Industrial Development Agency's adoption of Findings Statement November 18, 2015 with attachments, 51 pages	35