TOWN OF BROOKHAVEN

INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING

RE: RONKONKOMA HUB

HELD VIA ZOOM VIDEOCONFERENCE

November 16, 2021
4:02 p.m.

MODERATED BY: HON. MARK COHEN

TRANSCRIPT OF PROCEEDINGS
APPEARANCES:

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 BEKOFSKY, 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.

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:

Martin G. Callahan III.

MR. CALLAHAN: Here.

MR. BRAUN: Felix J. Grucci, Jr.

MR. GRUCCI: Here.

MR. BRAUN: Gary Pollakusky.

MR. POLLAKUSKY: Here.

MR. BRAUN: Ann-Marie Scheidt.

MS. SCHEIDT: Here.

MR. BRAUN: And Frank C. Trotta.

MR. TROTTA: Present.

MR. BRAUN: A quorum is present.

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

Today's meeting has been convened in accordance with Chapter 417 of the New York
Laws of 2021, specifically Senate number 50001 and Assembly 40001 effective September 2, 2021 through January 15, 2022 permitting local governments to hold public hearings by telephone and videoconference.

Today's meeting is being held electronically via videoconference call instead of in person for the public to physically attend. Members of the public may watch, listen to and participate in the public hearing by making oral comments and/or by submitting written comments concerning the matters presented at the public hearing.

The public has been provided with the ability to view and participate in today's public hearing via both Zoom and telephone. The instructions for logging in and/or calling in have been provided in a public notice which was published in Newsday, mailed to affected property owners and published on the IDA's website for all to view.

I've been advised that the link for this public hearing is active and working.

Once again, you can log onto this
webinar by going to Zoom.us/join and entering
webinar ID 84317126270 and passcode 741056.
You can also call into the Zoom meeting via
telephone by calling 1-646-558-8656 and
entering the webinar ID 84317126270 and the
passcode 741056.

Let me repeat those instructions.

You can log into the webinar by going
to Zoom.us/join and entering webinar ID
84317126270 and passcode 741056. You can also
call into the Zoom meeting via telephone by
calling 1-646-558-8656 and entering the
webinar ID 84317126270 and the passcode
741056.

If you have any questions during the
hearing or about accessing the Zoom
videoconference, you can email Alan Belniak at
abelniak@vhb.com, vhb being Victor Hotel
Bravo.

Please note that this public hearing is
being recorded.

I will now introduce the IDA's counsel,
Mr. Harvey Besunder, to discuss the topics of
tonight's public hearing.
Thank you.

MR. BESUNDER: Thank you, Mr. Braun.

Good evening. My name is Harvey Besunder with the firm of Margolin Besunder LLP and we are counsel to the Town of Brookhaven Industrial Development Agency with respect to tonight's hearing.

Tonight's hearing is being held pursuant to Section 203 of the New York State Eminent Domain Procedure Law in order to outline the purpose, proposed location or alternate locations of a public project taking place near the Ronkonkoma station of the Long Island Rail Road.

We will also consider other pertinent information such as maps, descriptions of the properties which the IDA is considering acquiring and of adjacent parcels.

Any person in attendance shall be given a reasonable opportunity to present an oral or written statement and submit other documents concerning the proposed public project.

A record of the hearing shall be kept including written statements which are
submitted.

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.


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.

The issues to be discussed include one,
the public use benefit or purpose to be served
by the proposed project, the approximate
location of the proposed project and the
reasons for the selection of that location;
three, the general effect of the proposed
project on the environment and the residents
of the locality and four, such other factors
as the IDA considers relevant and you'll note
that I will refer to either the Industrial
Development Agency or the IDA.

The Board will hear from various
speakers regarding the public purpose, the
location and the environmental impact in
connection with the proposed acquisition of
property.

Documents will be offered for the
record which address those issues.

Speakers will include any members of
the public who wish to speak regarding the
relevant issues tonight.

The hearing will be kept open for a
period of 30 days until December 16, 2021 for
the Board to accept written comments from
anyone who wishes to submit them.
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.

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.

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.

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

I would like to submit that law into the record as Exhibit 1.
JUDGE COHEN: It's marked submitted.

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

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.

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

JUDGE COHEN: It's marked submitted.

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

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.

JUDGE COHEN: That's marked submitted
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.
(Exhibit 6, tax map of Ronkonkoma Hub study area, two pages, was marked submitted.)

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.

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

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.

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.

A transcribed record of tonight's
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.

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.

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

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

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

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
Long Island Rail Road.

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

When we arrive at the point in the hearing for public comments, 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.

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.

For anyone who is attending this hearing strictly by telephone as opposed to by
videoconference, you may dial *9 at any time
to be added to the list of speakers. At the
appointed time, I will call out your phone
number and alert you that you may begin to
share your comments. To become unmuted, you
will dial *6 at that time.

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

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

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

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.
To do so, please email them to
jlinse@brookhavenny --
gov or mail them to Town of Brookhaven
Industrial Development Agency, One
Independence Hill, Farmingville, New York
11738.

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

Tonight's first speaker is Mr. John
Wagner.

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

MR. WAGNER: Good afternoon.

My name is John M. Wagner. That's
I am an attorney and a member of Certilman Balin Adler & Hyman LLP, the attorneys for Ronk Hub, LLC, which is the Town designated master developer of the Ronkonkoma Hub project. My office is at 100 Motor Parkway, Hauppauge, New York.

The Town of Brookhaven Industrial 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.

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.

As the Board knows, as part of the condemnation process, the IDA, pursuant to Section 204 of the State Eminent Domain
Procedure Law, must ultimately prepare a
determination and findings as to, among other
things, one, the public use benefit or purpose
to be served by the proposed public project
and two, the general effect of the proposed
project on the environment and residents of
the locality.

I will speak as to these two issues.

First, with respect to the public use
benefit or purpose to be served by the
Ronkonkoma Hub project. Since approximately
2007, the Town of Brookhaven has recognized
that the Ronkonkoma Hub project area is in a
blighted condition and in urgent need of
comprehensive economic revitalization and
redevelopment.

To facilitate such redevelopment, the
town has evaluated the hub project area and
found that it was blighted and in need of
redevelopment, prepared and adopted several
comprehensive land use plans, studies and
zoning regulations to remediate the blighted
condition of the hub and also to define and
facilitate hub redevelopment; sought and
designated a private master developer for the hub and expressly empowered the IDA to effectuate and implement Town urban renewal projects and plans.

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

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

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.

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

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

On February 7, 2012, the Town Board
designated Trec Ronk Hub, LLC as master
developer for the Ronkonkoma Hub and in
September 2012, the Town executed a master
development designation agreement, an MDDA,
with Trec Ronk Hub, LLC for the Ronkonkoma
Hub, under which agreement the Ronk Hub, LLC
now serves as master developer.

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

At this point, I ask that Exhibit 7,
which is the first page of the blight study,
be put on the screen.

(Pause.)

MR. WAGNER: There we have it.

I will also note that a full copy of
this blight study that you see before you and
every other exhibits identified at this
hearing can be found and reviewed on the IDA's
website at brookhavenida.org. Once on the IDA
website, you can click the News & Events tab
and then scroll down and click on the link
titled 11-16-21 RONKONKOMA HUB EMINENT
That link will take you to a page showing each of today's hearing exhibits. Click on any one of the exhibit links to view a full copy of the exhibit.

I respectfully identify the entirety of the September 2012 blight study, the first page of which you see on the screen, as Exhibit 7 for this hearing.

Now going back to the chronology, it should be noted that the blight study identified several conditions in the Ronkonkoma Hub as evidence of blighted conditions in the hub. These conditions included vacant and partially vacant properties and buildings, significant underutilization of development potential, deteriorated buildings, inadequate curb and sidewalk areas, lack of appropriate drainage and sewage infrastructure and incompatible land uses and also aesthetic and visual character of the area.

The blight study specifically concluded that the Ronkonkoma Hub area, based upon field
observations and the data collected, is sufficiently blighted to warrant the preparation of an Urban Renewal Plan in accordance with Article 15 of the New York State General Municipal Law.

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

Now please bring up the next exhibit, which is number eight.

There you see the first page of the Urban Renewal Plan.

Following the blight study and the Town Board's Resolution 2012-804, the Town Board had prepared an Urban Renewal Plan for the Ronkonkoma Hub dated October 2013, the entirety of which I'd like to designate as Exhibit 8 for this hearing.

The stated purpose of the Urban Renewal Plan as set forth on page one of that plan was
to facilitate the redevelopment of the Ronkonkoma Hub area as a transit-oriented development, a TOD area, featuring a mix of higher density residential development, commercial, hospitality, institutional, office and retail uses, conference, entertainment and exhibition venues and public designated outdoor spaces. The Urban Renewal Plan further stated that such TOD development was designed to both complement and benefit from the presence of the Ronkonkoma railroad station and its associated commuter passenger volumes.

On page 24, the Urban Renewal Plan identified several so-called methods for implementation of the plan. These implementation methods included a recommendation of rezoning of the entire project area to a TOD district in order to facilitate the recommended redevelopment and two, acquisition of property within the project for redevelopment purposes including both the purchase of individual properties by the master developer and most significantly
for this hearing, possible use of eminent
domain by the Town.

Please bring up the next exhibit,
number nine.

Now in connection with proposed TOD
re zoning 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.

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

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.
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.

Please bring up the next exhibit, number ten.

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.

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

Please bring up the next exhibit, number 11.

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
condemnation of properties in the Ronkonkoma Hub.

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

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.

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.

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

The Ronkonkoma Hub project has already
been subjected to a comprehensive multi-year review pursuant to the New York State Environmental Quality Review Act, SEQRA for short, which has comprehensively identified and evaluated the potential environmental impacts of the project including on residents of the locality.

This comprehensive environmental impact review has been conducted by the Brookhaven Town Board acting as SEQRA lead agency and also by other agencies that are involved in the project including the Brookhaven Planning Board and the IDA.

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

On August 17, 2010, the Town Board issued a SEQRA positive declaration, which required preparation of a draft generic environmental impact statement or DGEIS to
evaluate the impacts of the Town's proposed adoption of a draft Ronkonkoma Hub transit-oriented development, draft land use and implementation plan, proposed adoption of a TOD zoning district for the Ronkonkoma Hub, rezoning of the Ronkonkoma Hub area into the new TOD zoning district and ultimate redevelopment of hub properties including those proposed for condemnation by the IDA in accordance with the land use and implementation plan and the TOD zoning district regulations.

Please bring up Exhibit 12.

The Town Board prepared a draft generic environmental impact statement or DGEIS for the Ronkonkoma Hub project dated September 2010, first page of which is on the screen. This DGEIS, among other things, evaluate a theoretical maximum development scenario for the hub in accordance with the proposed TOD zoning for the hub.

I would like to designate the entirety of this DGEIS dated September 2010 as Exhibit 12 for this hearing.
On September 21, 2010, the Town Board accepted the DGEIS as complete and adequate for public review.

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.

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.

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

Please bring up Exhibit 13.

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
review and I'd like to designate the entirety of this DSGEIS as Exhibit 13 for this hearing. Thereafter, on January 9, 2013, the Town Board held a public hearing on the DSGEIS.

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

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

Please bring up the next exhibit, number 14.

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.

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

Please bring up the next exhibit, number 15.

On June 24, 2014, the Town Board adopted a SEQRA Findings Statement for the Ronkonkoma Hub project. The Findings Statement is the final step in a SEQRA review
process involving an environmental impact statement.

Significantly, the Town Board in its Findings statement specifically certifies, among other things, that it has considered the relevant environmental impacts, facts and conclusions disclosed in the environmental impact statement for the project and also consistent with social, economic and other essential considerations, from among the reasonable alternatives available, the proposed action is one that avoids or minimizes adverse environmental impacts to the maximum extent practical and that adverse environmental impacts will be avoided or minimized to the maximum extent practical.

I would like to designate the entirety of the Town Board's SEQRA Findings Statement as Exhibit 15 for this hearing.

And now the next and last exhibit, number 16.

On November 18, 2015, the IDA, as a SEQRA involved agency and after review of relevant materials and the Town Board's SEQRA
Findings Statement, adopted the Town Board's SEQRA Findings Statement as its own after finding that the Town Board's Findings Statement accurately and adequately examined the environmental issues presented by the proposed action.

I would like to designate the entirety of the IDA's Findings Statement, the first page of which you see on the screen, as Exhibit 16 for this hearing.

The foregoing brief recap demonstrates that the environmental effects of the Ronkonkoma Hub have been thoroughly studied in coordination with multiple involved agencies during a comprehensive SEQRA review process extending over several years.

I respectfully request that the analyses and conclusions of this completed SEQRA process be incorporated in the record of this hearing and that the IDA consider such comprehensive analyses and conclusions in its determinations and findings for this proceeding.

In conclusion, it is evident that the
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.

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.

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.

This concludes my presentation today.

I respectfully request that Exhibit 7 through 16, which I have referred to in my
presentation, be made a part of the official record of today's hearing. As I explained earlier, these exhibits are available for viewing by the Board and the public on the IDA's website.

Thank you very much.

JUDGE COHEN: Exhibits 7 through 16 are marked submitted.

(Exhibit 7, Blight Study - The Ronkonkoma HUB Study Area September 2012, 86 pages, was marked submitted.)

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

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

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

(Exhibit 11, RONKONKOMA HUB Condemnation/Acquisition Agreement dated 2nd day
of August, 2021 between Ronk Hub, LLC and Town
of Brookhaven Industrial Development Agency with
attachments, 65 pages, was marked submitted.)

(Exhibit 12, Ronkonkoma Hub draft Generic
Environmental Impact Statement with attachments,
975 pages, was marked submitted.)

(Exhibit 13, draft supplemental Generic
Environmental Impact Statement with attachments,
1,231 pages, was marked submitted.)

(Exhibit 14, final Generic Environmental
Impact Statement, was marked submitted.)

(Exhibit 15, Brookhaven Town Board
Findings Statement June 24, 2014, 38 pages, was
marked submitted.)

(Exhibit 16, Town of Brookhaven
Industrial Development Agency's adoption of
Findings Statement November 18, 2015 with
attachments, 51 pages, was marked submitted.)

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

Our next speaker will be Mr. Jim
Coughlan.

MR. COUGHLAN: Okay. Am I unmuted?

MR. BELNIAK: Correct.
MR. COUGHLAN: Can you hear me?

MR. BELNIAK: Yes, we can.

MR. COUGHLAN: Okay, great.


I am a principal of TRITEC Real Estate Company and TRITEC -- an affiliate of TRITEC is the managing member of Ronk Hub, LLC, which is the master developer designated by the Town of Brookhaven for the Ronkonkoma Hub project.

I want to thank the members of the IDA Board for holding this important hearing. My role here is to give you some historical perspective, certainly of our involvement and of the development of this area.

Sort of by way of background, you know, my brother, Bob and I started TRITEC in 1986. We've been developing projects here in Suffolk County for over 35 years. We've been fortunate enough to be part of several transformative projects including New Village of Patchogue, Shipyard in Port Jefferson, The Wel in Lindenhurst and we've recently broken
ground on a large transformative mixed use project in downtown Bay Shore. But this project, Ronkonkoma Hub, is by far the most transformative project that we've been fortunate enough to be a part of because if you look at the other projects that I listed, they are all in existing downtown villages that needed a shot in the arm economically and with adding of new residents and businesses.

There is no downtown in Ronkonkoma, one does not exist and if you abide me, I'll just give a little bit of the history of why that's not -- why there are no downtowns there.

If you look at the central Suffolk population before the LIE came through, the majority of our population out here A, was sparse, was not in a very densely populated area and B, was more along the coastlines and that's where our downtowns and our villages are, but as Arthur Levitt created the first suburb, Levittown, in the post World War II era, this whole new idea of suburbia started to attract a west to east migration out onto Long Island and central Suffolk grew very
quickly through the '60s, '70s and '80s.

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
population grew for central Suffolk at a very
dramatic pace, so did the use of the LIRR and the train station through -- particularly through the '70s and the '80s, really started to become almost like a front door for the community. You had many of our residents going there every morning, coming home at night, often in the dark, sending them and their family members on trains to go to games and shows and inviting their relatives out from the boroughs or other areas to say come see what Long Island is like and it became very clear in the late 1980's that the local community, really led by the civics and the chambers of commerce, began to petition the Town to say, you know, this is our front door and we don't like it, you know, we're not proud of our front door, it's dirty, it's blighted, sometimes often unsafe and we really need to do something about making it a place that is -- doesn't bring our community down, but rather elevates and lifts up our community and the Town took that outcry from the community to heart and started to do studies
as John just laid out so eloquently with all the research and studies that they've done to determine what should be there and obviously what all those studies determined should be there is a downtown. A downtown that's walkable, inviting, friendly with public spaces and entertainment and essential retail and offices as well as denser housing.

So the Town undertook all those studies in the '90s and the 2000's and as John alluded to so articulately, you know, they adopted several results of those studies, particularly between 2010 and 2011 and in 2011 is when, as he pointed out, they decided to form a committee to try to get input for a private developer.

So they issued a request for an expression of interest in 2011 and I think they got, don't quote me on the amount, but they got many responses, I think it was a dozen responses from developers, both local and national developers. They had formed a committee of 18 people to assess these developers, the committee was made up of
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.

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.

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

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.

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.

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.

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
from this area and send it down to sewer
district number three on the south shore.

Ronkonkoma Hub, when it's fully built
out, will only need 400,000 gallons a day.
The extra 1.1 million gallons per day are
available to allow economic development in the
entire central Suffolk region and will also
provide a huge resource to take waste that's
currently going into our water supply and
removing it out to be treated.

For example, the MacArthur Airport is
on septic; I found that personally hard to
believe when I first learned that looking into
this project. That -- now that we are
complete with our regional facility, that
airport can connect and take waste out of the
ground and send it down to be treated and take
it out of our water supply.

Also to date, we've invested in
significant upgrades of the roads and
utilities around it; that total road
infrastructure is going to be north of
15 million.

I can tell you that there's no way that
we at TRITEC or any other developer could have attracted, you know, the 50 million for infrastructure and the high seven figures for planning and legal to start the project if there was no assurance that we could acquire all the property and the project could actually be completed. There would be absolutely no way to attract that capital, all of that private capital.

In addition, we were able to complete the Phase 1, the Alston Station Square, where we purchased four mostly vacant environmentally tainted industrial buildings and we converted them into six new buildings with 489 new homes with numerous amenities.

Without the Town's commitment, we would never have been able to attract $170 million of capital that was committed to that project to complete it and it's been a tremendous success, substantially beyond all projections and it's over 94 percent leased already and over 90 percent occupied.

We also closed on the financing for Phase 2A of the project, which incorporates
some of that downtown and I should revert back to Phase 1.

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.

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

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.

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.
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.

Also, you know, blighted old industrial
uses being turned into walkable mixed use environments with welcoming public spaces increases the value of the homes in this immediate area tremendously as it has in our other projects.

Obviously walking from your home if you live a few hundred yards from this project and walking to what is there now is not adding value to your home, but if there's a nice public green and highly amenitized and a fun place to go that you can walk home from after you enjoy whatever it is you want to enjoy downtown, that does add value to your home, just as it has in the areas that we've worked in in Patchogue, Lindenhurst, Port Jeff, et cetera.

So I think if you just look at the Phase 1 before and after photos, the obvious transformative impact of this type of investment is evident.

To date, we've acquired 14 parcels, all through private negotiation. You know, we've paid above appraised value, we've amended the pricing, the timing, the conditions of
purchase, to meet each and every seller's needs. We intend to continue private negotiations for every parcel in the project area.

Over the past nine years we have contacted every property owner. Some of the future phase owners haven't been spoken to in a few years, but right before the IDA set the public notice for this hearing, we sent out a letter to update each property owner to let them know that we are committed to continuing private negotiations and we will. However, there have been some property owners who have refused offers that are well above appraised value and some that have not negotiated in good faith and that is why we need this process to continue to move forward to ensure that this project can actually reach completion.

So I'll just step back for a second.

The project here overall has also enjoyed support at every single layer of government. So the State has committed $50 million for the parking infrastructure in the
overall project. The County worked with TRITEC on facilitating the sewer facility. The Town has led the way on all the rezonings and all the studies you just saw and the SEQRA review and the site plan analysis and approvals, building permits and countless other hurdles to get their vision implemented here. All of the local civic associations and chambers of commerce have been supportive and all of the regional business and labor organizations have been extremely supportive.

This is an amazing public/private partnership that was truly driven by the community’s outcry as being implemented by a master developer.

Again, we appreciate the IDA Board for holding this important hearing and we ask you to keep this important transformation moving forward.

Thank you.

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

We have now reached the portion in our hearing for public comment and I see that the
first person on our list of attendees who wishes to speak is identified as Mr. Tim McCarthy.

If we can, Mr. Belniak, can we enable Mr. McCarthy's microphone and I'm going to ask that he identify himself, give his address, spell his name and relate his connection to this project.

MR. McCARTHY: Good evening, can you hear me?

MR. BELNIAK: Yes, we can.

MR. McCARTHY: Excellent.

My name is Tim McCarthy, T-I-M M-C-C-A-R-T-H-Y. I'm a business representative with IBEW Local 25, which is located in Hauppauge, New York.

So I wanted to just voice my enthusiastic support for this project. Looking at the master plan here, it's really only just started. Like has been said, there have been commitments to allow this project to see its way through to completion and we absolutely wholeheartedly would like to urge the Board to continue the support for whatever
needs to be done to allow this project to see its final vision.

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.

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.

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.

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

JUDGE COHEN: Very good, thank you.

Our next speaker is identified as Ms. Jen Disipio.

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?

MR. DISIPIO: Hello, can you hear me?

JUDGE COHEN: Yes.

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

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

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.

JUDGE COHEN: Good evening, Mr. Disipio.

MR. DISIPIO: Good evening.

JUDGE COHEN: Thank you.
MR. DISIPIO: Okay.

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.

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.

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
past two years.

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.

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.

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.

I understand the purpose of the Ronkonkoma Hub is to improve the well-being of this area, but I have been doing this since
1999. I've continuously put pride, effort and dedication into improving the value of my property, a property that has served the community for over 20 years.

How can someone come along and take the worth of this property without fair compensation? How are small businesses not valued more in the Town of Brookhaven?

This is where the IDA needs to step in and advocate for those of us who have been doing our part to improve the community instead of letting this huge company with unlimited resources take advantage of us.

I've been in contact with TRITEC for three years now and have expressed all my concerns. I was told numerous times that I had nothing to worry about, that they were leaving me better than they found me, that they don't want to hurt my business or use eminent domain. Yet the only offer from TRITEC, this came just a few days before I received a letter of a possible condemnation.

The timing and the amount of this offer shows a complete lack of respect of my
property and business that I have worked so
hard to build.

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.

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

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

JUDGE COHEN: You can complete your
remarks.

MR. DISIPIO: Thank you very much.

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.

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.

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

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.

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.

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.

In a case like this where I am being
forced to sell my land that I paid for and
move my business, all of these factors
mentioned need to be considered when value is
being determined. There needs to be more of
an effort to meet our needs from TRITEC.

Members of the IDA, I'm afraid if you
grant the use of eminent domain, these needs
will never be met and my business may never be
able to recover. It has already suffered a
great deal since the pandemic and if I didn't
own my property during these troubling times,
I'm not sure I would have been able to keep
the doors open and continue to do what I love
to do and provide for my family and employees.

Board members of the IDA, this is our
community, they're our small businesses, these
are our people that help contribute to the
success of our Town. We are trying and with a
little support from you, I am certain we can
come to a reasonable agreement without using
esminent domain and destroying what I have
worked so hard for.

I truly thank you for your time and I
am hoping that together, we can all move
forward with a fair and reasonable outcome to
help protect small business in this community.

Thank you.

JUDGE COHEN: Thank you very much,

Mr. Disipio.

Our next speaker is indicated on the
screen as P. Sorrentino.

May we enable that person's microphone
and may I ask that person, when he or she
speaks, identify yourself, spell your name,
your address and your connection to this
property, please?

MR. SORRENTINO: Yes. My name is Phil
Sorrentino.

JUDGE COHEN: Good evening,

Mr. Sorrentino, how are you?

MR. SORRENTINO: I'm well, yourself?

JUDGE COHEN: Good.

MR. SORRENTINO: It's P-H-I-L
S-O-R-R-E-N-T-I-N-O. I live in Lake Grove,
New York, on Stony Brook Road and Ronkonkoma
Hub is our hub where we go into the city or my
children go into the city.

I've actually spoken about this project
when it first started. They did a wonderful
job, I love the first part of it, it came out
gorgeous and looking forward to the next
phases and kind of completing it.

We want to have a train station that's
safe to navigate, safe to come in. I have a
daughter who's 23, she's go into the city, she
goes sees her friends and whatever and I want
to be able to feel comfortable with her going
in and out of that train station.

I urge the Board to continue support on
it. I think it's very important for our
safety and for our children's safety and to be
able to make the Ronkonkoma Hub someplace that
you'd want to go and not avoid and I just I
wish that they keep on the support and we get
this project completed, whatever needs to get
done and move on.

Thank you.

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

Our next speaker is indicated on the
screen as, it looks like, pardon me, Artie
Cipoletti.

Would that person please identify
himself or herself, state your name, address
and connection to this project?

(No response.)

JUDGE COHEN: May we enable that
person's microphone?

MR. BELNIAK: Yes, they have. There
you go.

MR. CPIOLETTI: Good evening. This is
Artie Cipoletti, A-R-T-I-E C-I-P-O-L-E-T-T-I.

JUDGE COHEN: Good evening,
Mr. Cipoletti.

MR. CPIOLETTI: Thank you, IDA Board
members.

I have a business located in Islip, New
York. I was involved with the construction of
Phase 1 and I'd like to just speak briefly
about what I've seen and what I see in the
future of it.

TRITEC has already proven themselves
with the construction of Phase 1. Phase 1 has
shown meaningful strides to the benefit of the
community. Phase 2 and beyond are essential
to continue to further realize the vision of a
greater Ronkonkoma. I firmly believe that.
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.

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.

Thank you.

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

Our next speaker is Mario Mattera.

May we, when we enable his microphone,
ask him to please state his name, spell it and state his address and connection to this project?

MR. BELNIAK: Will do.

Just one more reminder for folks there, *9 on the telephone if you'd like to raise your hand, *9 does the same as raise hand and Mr. Mattera, you should have a command sent to you twice now to unmute, see if that works.

JUDGE COHEN: Thank you.

MR. BELNIAK: There you go.

JUDGE COHEN: Good, okay.

MR. BROOKS: Yes, hello. This is Richard Brooks, Mario Mattera forwarded over me the email.

JUDGE COHEN: You are Mr. Richard Brooks?

MR. BROOKS: Yes.

JUDGE COHEN: Go ahead.


JUDGE COHEN: And your connection to the project?
MR. BROOKS: I am -- first of all, I would like to thank the IDA Board.

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.

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.

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.

Myself and Plumbers Local 200 and members of families are in favor of this project to move forward with all phases. Thank you.
JUDGE COHEN: Thank you very much, Mr. Brooks.

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

(No response.)

JUDGE COHEN: Our next speaker on the list of people who have indicated they wish to speak is Anthony Confredo.

May we unmute his microphone and ask him to state his name, spell it and indicate his address along with his connection to this project?


JUDGE COHEN: Good evening, Mr. Confredo. Please provide us with your comments.

MR. CONFREDO: Yes.

How are you doing today, sir?

JUDGE COHEN: I'm very good.

MR. CONFREDO: I'd like to thank the IDA Board for everything that they're doing here today and I'd like to also thank TRITEC
for what they are bringing to Long Island.

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.

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.

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
our area.

The amount of jobs that they have created so far has been amazing. I mean actuality that the old saying the proof is in the pudding, I mean look at what they created. What has been done to Patchogue is amazing. Then you add The Wel in Lindenhurst, The Shipyard at Port Jeff, the list goes on and on and the first phase came out beautiful.

So I really look forward to continued success and to total change the Ronkonkoma and how nice it would be to go walk down there with your family and not worry about something happening. Very, very important to me and my family and I hope it's important to everybody else's family and I'd like to thank the IDA for their time and I wish TRITEC and their team continued success.

Thank you.

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

Our next speaker is indicated as Julia Floyd-Ventura.

May we unmute her microphone and ask
that she state her full name, her address and
if she could spell her name and her connection
to this property -- to this project?

MS. FLOYD-VENTURA: Good evening. My
name is Julia Floyd-Ventura, J-U-L-I-A
F-L-O-Y-D-V-E-N-T-U-R-A. I reside at 26
Cynthia Drive in Farmingville, New York.

Why I'm on this call is because I do
have a very, very good connection through my
son and the children of Sachem School
District. I actually have been taking that
Long Island Rail Road since it was a diesel
train and it was one little building, so I've
been seeing the up-and-coming changes of
Ronkonkoma and I don't think that's what my
friend, Micah, was saying.

I have to speak to Mr. Coughlan, if I
can, please, from TRITEC. I'm going to kindly
just use your words because you said best
talent, positive environment, that's what you
would like to bring to Ronkonkoma and we
welcome that, but I would like to say that my
son personally goes to that barbershop and
many, many children, many, many children have
learned, grown and if you want that in your environment, I think that is one of the best places that you could -- you would want in that area because you go into that environment and you have such a positive atmosphere and it's nothing that should be cut short, so I'm asking and I'm pleading you to please, when you lay your head on your pillow tonight, do the right thing for that family's business because I only go there as a business, but my son will go no other place, I feel safe leaving him there, I've been watching children and every event that they get involved in is family owned. That's what should be representing Ronkonkoma and that is a safe place, so yes, I know it does not look like what we want it to and we welcome a change, but if you can find it in your heart to help this family's business. If it's going to lose its business, you're affecting a family, so -- and many, many children that have special needs that choose to go to Mica D's Barber Shop because they feel welcome and they feel safe, so that's what I'm pleading for.
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.

That's all I have to say.

Thank you for my time.

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

Our next speaker is Jen Disipio. Would she please identify herself, spell her name, address and connection to the property?

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.

I, like many other people that have spoken tonight, am a proud member of the Town of Brookhaven. I grew up in Brookhaven, I
stayed in Brookhaven and I now raise my family
in Brookhaven.

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.

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

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.

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

Thank you.

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

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

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

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

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

MR. TINTLE: Good evening everybody. My name is Tom Tintle, T-O-M T-I-N-T-L-E. Sorry I wasn't able to be on the Zoom, but I wanted to call in so I had a chance to speak.
I live on Arlington Street in Patchogue. I just wanted to speak in favor of this project for TRITEC development.

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
anything about Patchogue and I would argue right now that Patchogue is one of the most buzzing areas to live in on Long Island between everything they have going on. I feel incredibly safe here, I look forward to raising my family here and a big thanks to that is to the guys at TRITEC and other developers in the area that came in and revitalized the downtown that so many people felt very negatively towards for so many years and I would happily sit and have a conversation with any of them about how great an area it has become, so I just feel very strongly that everything they're doing will resemble what happened out in Patchogue and it will be the best for the Ronkonkoma area, so thank you.

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

Our next speaker is indicated as Tom Cook.

Can we unmute his mike and Mr. Cook, if you would state your name, your address, spell it and state your connection to this project?
MR. COOK: Sure.

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.

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.

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.

JUDGE COHEN: Thank you.

You've concluded your remarks?

MR. COOK: I have concluded my remarks.

Thank you.

JUDGE COHEN: Very good.

Thank you so much, Mr. Cook.

All right. Our next speaker is
indicated as MJ.

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?


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.

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.
He's put a lot of blood, sweat and tears into his shop for the last 20 years. It is a wonderful place, he's a wonderful man. Even though he's my son-in-law, he's a wonderful man and I'm sure most people in the community would agree with me. He's very involved in the community, he's a man of faith and I'm just asking TRITEC for a fair compensation for his property that he owns.

Thank you very much.

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

Our next speaker is Mr. Ryan Marto.

May we ask Mr. Marto's microphone to be unmuted and Mr. Marto, if you would tell us your name, your address and your connection to this property and you'll spell your name, please?

MR. MARTO: Hello. This is actually Brandon, B-R-A-N-D-O-N, Marto, M-A-R-T-O, speaking on behalf of Ryan. I reside at 12 Ardito Court in Lake Ronkonkoma. I've lived in the Brookhaven township my entire life and you know, we own and operate a family business
that is pro the development at the Ronkonkoma Hub.

I think, you know, they would employ countless construction workers and engineers and auxiliary parties along with all the labor that would come through and the careers that would start through after the completion of construction and I think it's a great opportunity to revitalize and bring some sunshine to a cloudy spot that we've all grown accustomed to and that's all I have to say.

Thank you.

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

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

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?

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

(Pause.)

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

(No response.)

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

(Pause.)

MR. BELNIAK: There you go.

Thank you, Joe.

JUDGE COHEN: Very good.

Good evening. It's Mr. Lee?

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

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

Would you spell your last name; you
just did, U-R-B-A-N, yes?
MR. URBAN: Correct. That is correct.

JUDGE COHEN: And your address, please?

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

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

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

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

Also, the area on Hawkins Avenue south
of the Long Island Expressway looks like a slum, but that's because of the fact the Town of Brookhaven isn't maintaining it. If you go on the north side of the Long Island Expressway, you'll see it's a much different picture. The road has been repaved, the area that divides the north and southbound lanes is maintained and has nice bushes. The south side looks like a sewer and the Town doesn't maintain it. I mean this is as obvious as the nose on your face.

And then another thing is I'd like to know who's funding this project.

(No response.)

MR. URBAN: Who's funding this project?

(No response.)

MR. URBAN: Could I get an answer to that question; who is funding this project?

JUDGE COHEN: Mr. Urban, this hearing is to allow for people who are in attendance to make statements and questions will be answered at an appropriate time, but not at this point, so your question is now part of the record.
MR. URBAN: I appreciate that.
Thank you, that's all I have to say.

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

All right. Our next speaker is indicated as Mike K.

Can Mr. K. please, when his microphone is unmuted, identify himself and spell his name and give us his address in connection to this project?

MR. BELNIAK: Sure.

Give me one moment while I take care of Joe Urban because of the extra step we had to do. Pardon me for one moment.

Mike K., you should now be allowed to talk.

MR. KEAVENY: Can you hear me?

MR. BELNIAK: Yes, we can.


I just wanted to speak very briefly.

I grew up in Ronkonkoma, I went to
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. 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.
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 directed 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.

Thank you.

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

Our next speaker is Mr. Keith McNamara.

May we unmute Mr. McNamara's microphone and when we do, could you please state your
name, spell it and your address and your
collection to this project?

MR. McNAMARA: How you doing? My name
is Keith McNamara.

JUDGE COHEN: Good, how are you?

MR. McNAMARA: K-E-I-T-H
Taurgo Lane in Centereach, New York. I grew
up in Ronkonkoma, my parents still live there.

Like Mr. Coughlan alluded earlier, you
know, my family grew up in Queens. We
relocated out to Ronkonkoma to live the
suburban dream and have a piece of property
without a concrete lawn.

I remember my father telling me stories
when he was younger, he grew up in Brooklyn,
coming out to visit Lake Ronkonkoma and
staying in a bungalow for his vacation, so,
you know, obviously that landscape has
changed.

I graduated from Connetquot High School
and over the years growing up, I have seen
that area derogated and businesses go away,
businesses somewhat come, but it seems like
it's time that, you know, that this comes about and it cleans up the area.

My parents included and many of my friends and relatives still live in Ronkonkoma on both sides of the train tracks and whenever they want to leave or go out to dinner or entertainmentwise, they leave the community, so their hard-earned dollars are spent in someone else's community, you know, whether it be, you know, a different township, different locality, different area and I think that's just silly and you know, we've all seen the projects that TRITEC has done and the beautification of it, which we're not -- I don't think anyone is attesting and obviously the safety around the train station is sketchy and skeptical, so I think that will improve it and knowing TRITEC, you know, for several years now, I do feel confident that they will do the thing -- the right thing by the local businesses.

Mica D's Barber Shop has -- I've known that barbershop as well over 20 years, many of my friends go there and still go there, so I'm
confident that they will do the right thing, Micah, for your barbershop and other local business, if any, when the time comes to it, but, you know, I urge the IDA to move forward with this and you know, just continue the beautification of downtown Ronkonkoma and make it a spot where maybe people from other communities come spend their hard-earned money in ours.

That concludes my statement. Thank you for your time and I appreciate it.

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

That concludes the list of people who have indicated as attendees they wish -- oh, I have a new one. I'm going to recognize him in a minute, but may I urge anyone who wishes to speak who's not already spoken, if you wish to do so, just dial *9 to raise your hand.

And so our next speaker is Mr. Richard Macchio.

May we unmute him and when we do, may we ask Mr. Macchio if he would please state his name, spell it and state his address and
his connection to this project?

MR. MACCHIO: Sure. Good evening.

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.

JUDGE COHEN: Hello, Mr. Macchio.

Please give us your statement.

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

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

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.

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.
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.

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.

Thank you.

JUDGE COHEN: Thank you, Mr. Macchio.

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

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.

(Pause.)

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
address again -- jlinse@brookhavenny and it's
B-R-O-O-K-H-A-V-E-N-N-Y, one word, .gov and
you can, of course, mail them in hard copy to
Town of Brookhaven Industrial Development
Agency, One Independence Hill, Farmingville,
New York.

And I still see no additional attendees
and so I'm now going to turn the meeting back
over to Mr. Fred Braun for concluding
comments.

(Pause.)

MR. BRAUN: Thank you, Judge Cohen.

I will now entertain a motion to
conclude the meeting. However, the public
hearing will remain open for 30 days until
December 16, 2021, as mentioned earlier, to
accept only written correspondence sent to the
IDA at jlinse, L-I-N-S-E, @brookhavenny.gov.

I will now entertain a motion to
conclude the meeting.

MR. POLLAKUSKY: So moved.

MS. SCHEIDT: So moved.

MR. TROTTA: So moved.

MR. BRAUN: Please identify yourself.
MR. TROTTA: Frank Trotta.

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

JUDGE COHEN: Yes, thank you very much. Let's do this clearly, please.

MR. BRAUN: Who made the motion?

MS. SCHEIDT: Frank.

MR. TROTTA: Frank Trotta.

MR. BRAUN: Seconded by?

MS. SCHEIDT: Ann-Marie Scheidt.

MR. POLLAKUSKY: Gary.

MR. BRAUN: On the roll call, Mr. Callahan?

MR. CALLAHAN: Yes.

MR. BRAUN: Mr. Grucci?

MR. GRUCCI: Yes.

MR. BRAUN: Mr. Pollakusky?

MR. POLLAKUSKY: Yes.

MR. BRAUN: Ms. Scheidt?

MS. SCHEIDT: Yes.

MR. BRAUN: Mr. Trotta?

MR. TROTTA: Yes.

MR. BRAUN: Mr. Braun votes yes.
The motion passed. The meeting is concluded.

JUDGE COHEN: Thank you very much.

This does conclude our meeting.

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.

Good evening everyone.

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

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.

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JOANN O'LOUGHLIN
<table>
<thead>
<tr>
<th>EXHIBIT NUMBER</th>
<th>EXHIBIT DESCRIPTION</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Chapter 417 of New York Laws of 2021</td>
<td>10</td>
</tr>
<tr>
<td>8</td>
<td>Notice of public hearing November 16, 2021, three pages</td>
<td>10</td>
</tr>
<tr>
<td>10</td>
<td>Cover letter dated October 29, 2021 Dear Property Owner from Lisa M.G. Mulligan</td>
<td>11</td>
</tr>
<tr>
<td>13</td>
<td>AFFIDAVIT OF MAILING, copies of return receipts and several letters returned as undeliverable,</td>
<td>11</td>
</tr>
<tr>
<td>16</td>
<td>NEWSDAY AFFIDAVIT OF PUBLICATION, two pages</td>
<td>11</td>
</tr>
<tr>
<td>17</td>
<td>Tax map of Ronkonkoma Hub study area, two pages</td>
<td>12</td>
</tr>
<tr>
<td>19</td>
<td>Blight Study - The Ronkonkoma HUB Study Area September 2012, 86 pages</td>
<td>34</td>
</tr>
<tr>
<td>22</td>
<td>Urban Renewal Plan - Proposed Ronkonkoma Hub Transit-Oriented Development (TOD) October 2013, 138 pages</td>
<td>34</td>
</tr>
<tr>
<td>25</td>
<td></td>
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<td>EXHIBIT NUMBER</td>
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<td>PAGE</td>
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<tr>
<td>9</td>
<td>Land Use and Implementation Plan - Proposed Ronkonkoma Hub Transit-Oriented Development (TOD) October 2013,</td>
<td>53</td>
</tr>
<tr>
<td>10</td>
<td>Brookhaven Town Board Resolution 2021-368, two pages</td>
<td>34</td>
</tr>
<tr>
<td>11</td>
<td>RONKONKOMA HUB Condemnation/Acquisition Agreement dated 2nd day of August, 2021 between Ronk Hub, LLC and Town of Brookhaven Industrial Development Agency with attachments, 65 pages</td>
<td>34</td>
</tr>
<tr>
<td>12</td>
<td>Ronkonkoma Hub draft Generic Environmental Impact Statement with attachments, 975 pages</td>
<td>35</td>
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<tr>
<td>13</td>
<td>Draft supplemental Generic Environmental Impact Statement with attachments, 1,231 pages</td>
<td>35</td>
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<tr>
<td>14</td>
<td>Final Generic Environmental Impact Statement</td>
<td>35</td>
</tr>
<tr>
<td>15</td>
<td>Brookhaven Town Board Findings Statement June 24, 2014, 38 pages</td>
<td>35</td>
</tr>
<tr>
<td>EXHIBIT NUMBER</td>
<td>EXHIBIT DESCRIPTION</td>
<td>PAGE</td>
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</tr>
<tr>
<td>16</td>
<td>Town of Brookhaven Industrial Development Agency's adoption of Findings Statement November 18, 2015 with attachments, 51 pages</td>
<td>35</td>
</tr>
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