

FINAL ENVIRONMENTAL IMPACT STATEMENT

for

THE PRESERVE AT ISLANDIA Change of Zone Application

**Village of Islandia, Town of Islip
Suffolk County, New York**

NP&V Project No. 07246

September 30, 2008

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APPENDICES

- A** **Transcript of Public Hearing**, Village Board of Trustees, August 5, 2008
- B** **Letter on Behalf of the Suffolk County Planning Commission**, Suffolk County Department of Planning, September 2, 2008

In pouch at rear:

Alternate Layout Plan, Entrance Location at Schley Place, R&W Engineers, PC, Nov. 2007

SECTION 1.0

INTRODUCTION

1.0 INTRODUCTION

1.1 Purpose of this Document

This document is the Final Environmental Impact Statement (FEIS) for the Preserve at Islandia project. This FEIS represents the penultimate step in the New York State environmental review process, which is intended to provide the public and governmental review agencies with information regarding the proposal under review, as well as analyses of its potential environmental effects. This FEIS incorporates the DEIS by reference, so that the combination of these two documents constitutes the entire Preserve at Islandia EIS. This document fulfills the State Environmental Quality Review Act (SEQRA) requirements for an FEIS.

The site is presently occupied by an equestrian center. The project involves an application to rezone a 9.87-acre parcel of land in Islandia from AG-Agriculture to MF-Multifamily Residence, to allow for the development of 72 condominium units, with a pool, one-story clubhouse, tennis courts and other recreational facilities, and a sanitary wastewater treatment facility. The applicant is the Pinewood Development Corporation, of Hicksville. A petition for the zone change has been submitted to the Village Board of Trustees, and the project has been designed to conform to the requirements of the MF zone, with the exceptions of Floor Area Ratio (FAR) and the front yard setback for the accessory tennis courts (a maximum of 0.35 is allowed but 0.378 is requested, and at least 50 feet is required but only 33 feet would be provided, respectively). Two variances are requested.

It is noteworthy that the project description and impact analyses contained in this document are based upon a slightly revised site plan from the version on which the DEIS was written. This revised plan is known as the “Alternate Layout Plan”, and is presented in a pouch at the end of this document. The nature of the revisions are minor, and are the consequence of moving the site vehicle access northwards, to utilize a small portion of the right-of-way (ROW) for Schley Place. This alternate plan was described and analyzed previously in the DEIS as “Alternative 4”, as required by SEQRA. This alternate plan has become the applicant’s preferred plan as a result of public and agency input received after the DEIS was accepted and during the public hearing (see below). As a result of these minor plan revisions, the current proposal will:

- slightly improve the levels of traffic safety and efficiency at the site’s vehicle access point by increasing sight distance along Old Nichols Road for traffic exiting the site (particularly the exiting left turn movement), as well as for construction vehicle traffic;
- continue to fully conform with the Village Zoning Code with respect to bulk, height and setback requirements, and require the same variance for the tennis court setback from Old Nichols Road;
- include a slightly greater amount of Village property in the Schley Place ROW to be abandoned, purchased and added to the project site. It is noted that the prior plan would have required the applicant to purchase 0.25 acres of the 0.54-acre ROW (for a project site of 10.12 acres), while the Alternate Layout Plan will require purchase of the entire undeveloped portion of the ROW, to yield a site that is 10.41 acres in size;
- slightly decrease the project density, from 7.1 units/acre to 6.9 units/acre;
- involve the same number, sizes and distribution of residences and amenities as the prior plan;
- result in a slightly more impervious surface and landscaped areas as compared to the prior plan;

- generate the same number and distribution of vehicle trips as the prior site design;
- require the same volume of public water for domestic purposes as the prior plan, and a slightly greater volume of water for irrigation purposes;
- generate a slightly greater volume of recharge at a slightly lower nitrate concentration than the prior plan;
- generate the same numbers of total residents, senior residents and school-age children as the prior plan;
- generate the same total taxes and the same substantial tax revenue benefits to taxing jurisdictions as the prior plan; and,
- generate the same types and amounts of solid waste.

With respect to the need for a supplement to a DEIS in those cases where a project changes after a DEIS is accepted, SEQRA regulations embodied in Title 6 of the New York Code of Rules and Regulations (6 NYCRR), Part 617.9(a)(7) states as follows:

The lead agency may require a supplemental EIS, limited to the specific significant adverse environmental impacts not addressed or inadequately addressed in the EIS that arise from:
(‘a’) changes proposed for the project

The document, “Environmental Impact Review in New York”, (Gerrard, et al, LexisNexis publ., revised 2007) states (Section 3.13[2][a]):

In some cases, a change may be proposed in the project or action by its sponsor after preparation and circulation of the EIS. When this occurs, the lead agency must evaluate whether the change may give rise to a potentially significant *adverse* effect and must separately determine whether the previously prepared EIS addressed that environmental effect adequately enough to allow the lead and involved agencies to make an informed decision. The mere fact that that a project or action has been changed does not necessarily give rise to the need for preparation of a supplemental EIS. However, a court has stated that when confronted with a change to a project, the lead agency cannot sit idly by and ignore the implications of the change, particularly if it affects key elements which are “at the heart of the environmental objections to the project.” As a practical matter, a change to a project or action can come at almost any time during the environmental review process, and even after initial approval of the project. Whenever the change arises, the lead agency should evaluate the change in order to ascertain whether it could give rise to potentially significant adverse environmental effects. The evaluation process to be used is analogous to the initial environmental review of the action, albeit more focused because the lead agency has the benefit of having prepared either a DEIS or FEIS. If the change poses the potential for a significant adverse effect that was not previously addressed in the draft or final EIS, a supplemental EIS will be required.

As noted above, the nature, yields and amenities of the Preserve at Islandia project have not changed from those described and analyzed in the DEIS; only the layout of the project has changed, and only in a slight degree to accommodate the relocation of the development’s access. The revised project plan is discussed and described in **Section 1.3** of this document, and impacts are analyzed in **Section 1.4** in a form and to an extent directly related to the analyses contained in the DEIS. In this way, the lead agency has substantial information to determine the potential impacts of the revised plan. This fulfills the applicant’s and lead agency’s needs for proper,

complete and timely information on the project so that the requirements of SEQRA are satisfied, and an informed decision can be made.

The Preserve at Islandia DEIS document was submitted to the Village Board of Trustees in April 2008 and, after revisions performed after a review of its contents conducted under jurisdiction of that body (as lead agency under SEQRA), was accepted as complete by that entity in July 2008. A public hearing was held on the change of zone application and DEIS on August 5, 2008, and the lead agency accepted written public and agency comments through August 29, 2008. It is noted that no written comments on the DEIS were submitted. After the close of this comment period, a letter from the Suffolk County Planning Commission (SCPC) was received; it has been included in this document. As required by SEQRA, this document addresses all concerns and comments provided by the public, as well as the comments of the SCPC letter.

The responses provide the information necessary for the Lead Agency (the Village of Islandia Board of Trustees) and other involved agencies to make informed decisions on the specific impacts of the project. After acceptance of the FEIS, there will be a minimum 10-day period of consideration for preparation and adoption of a Findings Statement, prior to a decision on the change of zone application. This document fulfills the obligation of the Lead Agency in completing an FEIS based upon 6 NYCRR Part 617.9 (b)(8).

1.2 Organization of this Document

Appendix A contains a copy of the transcript of the public hearing, and **Appendix B** contains the SCPC letter. As required by SEQRA, only those comments that are “substantive” in nature merit a response; comments which are directed to a specific portion of the DEIS or other aspect of the project have a response (general statements of opposition or support are not considered to be substantive). There were a total of 51 separate comments. Each comment has been delineated and numbered sequentially, as A-1 through A-50, and B-1. The numbering system indicates the subsection of **Section 2.0** where the response can be found.

Because a number of the comments are similar to, closely related to and/or duplicate other comments, it was decided to group these related comments together, so that only one response would be necessary for each grouping. As a result, 17 different groups of comments were established. Each subsection of **Section 2.0** addresses one of these groups of comments referenced above. The comment numbers to which the response refers are listed in each subsection so that the reader may refer back to the appendix to review the comments in their original form.

1.3 Description of the Alternate Layout Plan

The SEQRA process anticipates that changes to the project may occur in response to comments and community input as the review process proceeds, and as updated information and related evolutionary changes in the project are made. The basic concept of the project remains the same;

it is a comprehensively planned, multi-family residential development featuring age-restricted and non age-restricted units in an attractive setting served by appropriate amenities and services. The following is a listing of the changes to the plan:

- The location of the vehicle access has been shifted northwards along Old Nichols Road approximately 230 feet, to occupy a portion of the existing Schley Place ROW. This access would be Stop-controlled for exiting movements.
- The entire 0.54 acres of the Schley Place ROW would be abandoned by the Village and bought by the applicant, to extend the depth of the rear yard setback for the units in the site's northern area. However, there as with the prior plan, no roadway connection between Old Nichols Road and the cul de sac at Sampson Avenue/Schley Place is proposed.
- Minor realignments of six of the units, as well as that portion of the internal roadway at the entrance were made.
- The amount of paved surfaces on the site would be slightly increased due to the slightly longer new access roadway.
- The amount of landscaped area would be slightly increased by the increased depth of rear yards on the north.
- As requested by the Village, a Phase I Environmental Site Assessment (ESA) will be prepared to determine the presence, character and extent (if any) of recognized environmental conditions; this document will be provided to the Village prior to the issuance of the Statement of Findings.

Table 1-1 provides a list of the coverages and physical characteristics of the subject site for the project as originally proposed (in the DEIS) and conditions for the Alternate Layout Plan (as described in this FEIS).

It is expected that the construction phase for the Alternate Layout Plan would closely follow the processes and schedule as described in the DEIS for the prior proposal, as well as its permitting requirements. As the Alternate Layout Plan includes the same uses as that of the prior proposal, it is expected that it would also require the same permits and approvals as the prior layout.

1.4 Comparative Impact Analysis

1.4.1 Soils and Topography

Impacts to the soils and topography of the site would be the same or similar as those of the prior plan, since the design, building configuration and landscaped areas of the Alternative Layout Plan are very similar to those of the prior plan. Given the minor constraints on development posed by the site's soils as determined in the analysis presented in the DEIS and the similarity in this regard with the Alternate Layout Plan, no significant adverse impacts to the site's soil resources are expected. The areal extent and depth of grading operations (to be undertaken during the construction phase) are anticipated to be similar to those of the prior proposal. As was the case for that prior plan, grading operations for the Alternate Layout Plan are not anticipated to result in significant adverse impacts. The grading envisioned will be the minimum necessary to provide for the development, with soils reused for fill and landscaping to the greatest extent practicable.

Table 1-1
SITE AND PROJECT CHARACTERISTICS
Project Described in DEIS vs. Project Described in FEIS

Parameter	Proposed Project per DEIS	Proposed Project per FEIS*
Use & Yield	Residential: 72 units, as 47 age-restricted units & 25 non age-restricted	
Coverage (acres):	---	---
Buildings/Impervious	4.65	4.83
Pervious	--	---
Successional Field	--	---
Landscape/Lawn (fertilized) ⁽¹⁾	5.47	5.58
TOTAL	10.12 ⁽²⁾	10.41 ⁽³⁾
Water Resources:	---	---
Sanitary Wastewater (gpd) ⁽⁴⁾	14,925	14,925
Landscape Irrigation (gpd) ⁽⁵⁾	4,538	4,630
Total Water Use (gpd)	19,463	19,555
Recharge Volume (gpd)	36,408	36,751
Nitrogen Conc. (mg/l)	5.29	4.95
Miscellaneous:	---	---
Total Residents ⁽⁶⁾	170	170
Age-Restricted Unit Residents ⁽⁶⁾	99	99
School-Aged Children ⁽⁷⁾	10	10
Solid Waste (lbs/day) ⁽⁸⁾	507	507

* Previously described and analyzed in the DEIS as Alternative 4 (Alternative Site Access).

- (1) Includes Drainage Reserve Areas
- (2) Subject site increased by 0.25 acres by appending additional area of Schley Place ROW to project site, for rear yard setback.
- (3) Subject site increased by 0.54 acres by appending all of Schley Place ROW to project site, for vehicle access and rear yard setback.
- (4) Based on 300 gpd-non age-restricted units, 150 gpd-age-restricted units and 0.10 gpd/SF-clubhouse.
- (5) Assuming an irrigation rate of 5.5 inches per year for the period May to September.
- (6) Based on 2.09 resident/age-restricted unit (47) and 2.83 residents/ non age-restricted unit (25).
- (7) Based on 0.39 school-aged children/non age-restricted unit (25).
- (8) Based on 2.3 lbs/capita for residential unit and 3.12 lbs /100 SF-Clubhouse.

1.4.2 Water Resources

The domestic flow of this scenario would be the same as the prior proposal, as the numbers and types of units are identical; however, the slightly greater landscaped area of the Alternate Layout Plan will require slightly more irrigation and fertilization. However, the slightly greater property area is sufficient to cause a slightly lower nitrogen concentration in recharge than the prior plan. Like that previous plan, this concentration is less than the NYS Drinking Water standard for nitrogen of 10 mg/l, and as a result, no significant adverse impact is expected. In addition, the volume of recharge generated on-site would be slightly greater than that of the prior project.

As there are no natural surface water bodies or wetlands on or tributary to the subject property, appropriate drainage facilities will be used, and the level of drainage system engineering review provided by the Village, no impacts surface water or drainage characteristics are anticipated.

The design, installation and operation of the Cromaglass system will be subject to review and approval of the Suffolk County Department of Health Services (SCDHS), ensuring that the proper level of groundwater protection is provided. The project will control all runoff in an on-site drainage system and will provide for proper maintenance of the Cromaglass system, as required by the SCDHS.

Based on the results presented above, it is anticipated that the Alternate Layout Plan will have a beneficial impact on the quality of groundwater underlying the subject site and in the surrounding area due to a reduced concentration of nitrogen in recharge as compared to current conditions. No significant adverse groundwater impacts are expected.

1.4.3 Ecological Resources

Like the prior plan, the Alternate Layout Plan would require that the site be cleared; however, very little vegetation currently exists on the site, so that no significant impacts to habitat area would occur. Because this scenario is slightly larger in area than the previous plan, it provides a slightly greater area for the establishment of landscape vegetation.

1.4.4 Transportation

The trip generations and patterns of this scenario would be the same as those of the prior proposal, as the same number of units and the same unit breakdown would be provided. As a result, the impacts on local roadways and intersections would be the same as well. As intended by the lead agency, this proposal would provide sight distances for exiting drivers that are in excess of the minimum required, thereby enabling safe turning movements. In this regard, the TIS stated:

As requested by the Village of Islandia, an alternative access off of Old Nichols Road via the existing Schley Place ROW was considered. These two driveway locations were analyzed from the standpoint of safety, location and design. Sight distance measurements were performed at both access points and compared with the recommendations contained in the reference, A Policy on Geometric Design of Highways and Street published in 2004 by AASHTO. It was determined from the review of the sight distance data that the measured sight distances from both driveways will exceed the recommended sight distance criteria for left turn and right turn vehicles exiting the site. However the Schley Place ROW location will provide better sight lines for left turn vehicles exiting the site.

Thus, both the prior plan and the Alternate Layout Plan would provide for safe exiting left turning movements, though the access in the latter would provide better sight lines for exiting left turns.

1.4.5 Land Use, Zoning and Plans

This alternative would require the same change of zone from the current AG-Agriculture to MF-Multi-family as the previous plan, and would not be consistent with the Village's land use plan. Nevertheless, this scenario will help to meet the Village's goal of providing more multi-family housing opportunities. Overall, the land use, zoning and plan impacts associated with the Alternate Layout Plan would be the same as those of the prior proposal, since the differences in these two scenarios are not related to land use, zoning or conformance to the Village Plan.

1.4.6 Community Facilities and Services

Tax generation and benefits to taxing jurisdictions will be the same as the prior proposal, since the same number and type of units is planned. Water use would be slightly more for the Alternate Layout Plan due the increase in landscaped area, which requires greater irrigation. Police, fire and ambulance response times would be comparable, as the new site access would not be at a significantly greater distance from these service providers than is provided in the previous plan. Solid waste generation and energy consumption would be the same as well.

1.4.7 Aesthetic Resources and Community Character

The visual character of the site for observers on Old Nichols Road vary for the Alternate Layout Plan as a six unit structure will occupy an area in the central frontage of the site whereas this area was dominated by the entrance and parking on the prior plan. A detailed landscape plan will be developed for the Alternate Layout Plan at the time of site plan review for approval which will consider privacy for these units as well as the overall aesthetics of the development as seen from Old Nichols Road.

1.4.8 Cultural Resources

As established in the DEIS, the subject site has been subject to significant prior development and resulting disturbance, and is not located within, abutting or in the vicinity of an area designated by the OPRHP as having known or suspected cultural resources. As a result, no impact to such resources is expected to occur as a result of either the prior plan or the Alternate Layout Plan.

1.4.9 Construction-Related Impacts

Because the two development scenarios are very similar in layout, their construction activities are not anticipated to result in any difference in short-term transportation, noise, dust, aesthetic and erosion impacts.

1.4.10 Cumulative Impacts

In general, the cumulative impacts of other development projects in the vicinity, in conjunction with those of the proposed project, may potentially result in impacts that are significantly greater than the individual impacts from each project. However, the Village of Islandia indicates that no other developments were identified and, as a result, no cumulative impacts are expected in connection with either the prior proposal or the Alternate Layout Plan.

1.4.11 Adverse Impacts That Cannot Be Avoided

In the same manner as for the prior proposal, some impacts may exist with respect to the Alternate Layout Plan for which no mitigation is available. These may include:

- Temporary increases in the potential for fugitive dust and construction traffic and noise during the construction period.
- Loss of the equestrian use on the subject property.
- Change in visual character of the site.
- Displacement and/or loss of the limited number and diversity of wildlife species which are expected to inhabit or utilize the site.
- Increase in vehicle trips generated on the site and on area roadways.
- Increase in the number of school-aged children who may attend the Central Islip UFSD.
- Increased potential need for emergency (fire and police) services; increased need for public services including solid waste disposal and water and energy utilities.
- Costs of increased need for public educational, police and fire protective services are expected to be fully offset by increased property tax allocations to these services.

1.4.12 Irreversible and Irretrievable Commitment of Resources

Similar to the prior plan, the Alternate Layout Plan will result in irreversible and irretrievable commitments of resources. However, the impacts of these commitments are not anticipated to be significant, as the magnitude of these losses is not substantial:

- Material used for construction on the site, including but not limited to: wood, asphalt, concrete, fiberglass, steel, aluminum, etc.
- Energy and resources used in the operation and maintenance of this project, including fossil fuels, electricity and water.

1.4.13 Growth-Inducing Aspects

The growth-inducing aspects of the original proposal were defined and discussed in the DEIS. In that document, it was determined that the use, yield and configuration of the prior plan would not cause growth in the vicinity, in consideration of the project's conformance with the applicable plans and zoning, existing infrastructure availability, need for senior and family

housing and support and benefit to services and businesses through new residential occupancy. Similarly, it is expected that the Alternate Layout Plan would also not induce growth in the area, as it is identical in use and yield to the prior proposal. The following are brief discussions of the aspects of the Alternate Layout Plan that would tend to minimize its potential to induce growth in the vicinity:

- There are no other similar properties in the vicinity available for development or redevelopment, so the project would have little potential to induce growth in the area.
- The site would be rezoned for a residential use complementary to that of the area, at a yield that would conform with the allowed yield for the property under the requested zoning. In this way, there would be no inducement established to seek development at yields higher than allowed by the proposed zoning.
- The Preserve at Islandia is expected to be occupied by an estimated 170 residents, of which 99 would be seniors; neither population group would be considered a significant number in consideration of area demographics.
- There are service businesses and retail stores in the area that may benefit from an incrementally increased customer base.
- The 47 age-restricted units are expected to attract senior residents from the area and the remaining 25 non age-restricted units would attract families in the area. As there is a regional demand for quality housing for both senior citizens and families, the project is expected to be attractive to these buyers and not cause growth inducement, but serve a need in the community and the area.
- The primary impact that may occur is based on the creation of construction jobs. In the short-term, a limited number of construction jobs will be directly created, and a few jobs may be indirectly created, based on increased patronage of material suppliers, shops and the like. These job opportunities will not require relocation of specialized labor forces or an influx of large businesses from outside the area to provide construction support. As a result, construction-related growth-inducing aspects of the proposed project are expected to be not significant. The existing four full-time and four part-time jobs will be lost with the closure of the equestrian center, but it is expected that there would be a comparable number of new jobs associated with the operation of site facilities and demand for private maintenance services (i.e. landscaping, home maintenance, etc.).
- The site is also well served by existing roads, water mains, gas service and other infrastructure. Development of the site will result in an increased usage of these utilities. Electrical service is generally available throughout Long Island, and water mains are adjacent to the site; therefore, significant expansions of these utilities are not expected. The proposed project may lead to the improvement of community services in the area as stimulated by the increased taxes generated by the project. This will add to the fabric of the community and support existing programs and special districts without adding significantly to growth potential.

Overall, the Alternate Layout Plan is feasible and provides a more desirable layout as compared to the prior plan evaluated in the DEIS (due to its enhanced access location and resulting improvement in sight distance for safe left turn movements). As illustrated in this section, the Alternate Layout Plan is comparable to the project plan analyzed in the DEIS and will not result in significant adverse environmental impacts.

The following section addresses questions and concerns expressed during the hearing on the DEIS and Change of Zone and comments from the SCPC.

SECTION 2.0

COMMENTS AND RESPONSES

2.0 COMMENTS AND RESPONSES

2.1 Miscellaneous Site Access-Related Comments

Comments A-1, A-6, A-11, A-12, A-13, A-23 & A-27:

These comments request clarification and/or confirmation in regard to the location of the site's vehicle access, the presence and length of a deceleration lane on Old Nichols Road, whether and where an emergency vehicle access ("crash gate") would be located, and whether Schley Place will be improved for its entire length or only a short distance.

Response:

The preferred access, and the access proposed as part of the revised project as described in Section 1 of this FEIS, is in line with Schley Place (a currently unimproved paper street). (This access scenario was presented as Alternative 4 in the DEIS, and was the preferred plan by the Village and is therefore now the proposed plan by the applicant). To achieve this, the entire undeveloped portion of the Schley Place right of way (ROW) (0.54 ac) will be acquired by the applicant making the subject property 10.41 acres. Only the western portion of the ROW will be paved to accommodate the access driveway (approximately 124 feet) and the remainder will increase the depth of the landscaped rear yards for the units abutting the ROW (units 7-24).

Regarding the need a deceleration lane on Old Nichols Road, the analysis completed in the TIS found that no signals, turning lanes or changes to timing of existing signals in the vicinity of the proposed project are warranted for the proposed development. The amount of right turn traffic entering the site access (Schley Place) from Old Nichols Road during peak traffic (AM and PM peak hours) is projected at 4 to 11 vehicles. A total of 11 vehicles over a period of one hour are unlikely to disrupt traffic flow on Old Nichols Road, hence a deceleration lane for vehicles entering the site is not anticipated to be necessary. If the Village decides that a turn lane or a traffic light are necessary to improve vehicle and pedestrian safety in the vicinity of the project, such improvements could be evaluated and details finalized during the site plan review process necessary for the project. It should be noted that the results of the traffic analyses show no significant traffic impacts at Schley Place (site access) and Old Nichols Road. The access point will be configured for all movements, and Stop-controlled; it would not be signalized.

As indicated in the public hearing, an emergency access point along Old Nichols Road was preferred by the Village over the Sampson Avenue-Schley Place intersection at the rear of the property. The Village was concerned that establishing an emergency access at Sampson Avenue-Schley Place would direct emergency vehicles in a more circuitous route, which does not appear to be advantageous as compared with an emergency access point off of Old Nichols Road. The applicant would consider any reasonable emergency access that provides improves safety; however, the proposed location from Old Nichols Road is believed to be most appropriate. The ultimate location for the emergency access to the site will be determined during the site plan review of the proposed project.

2.2 Off-Site Roadway Impacts and Improvements

Comments A-7, A-22, A-35, A-39, A-40 & A-44:

These comments suggest signal timing changes at the intersection of Old Nichols Road/Veterans Memorial Highway and a traffic signal at the site entrance, and indicate a number of concerns with respect to existing or perceived future local roadway impacts, including northbound and southbound left turns into South Bedford Drive and Erhardt Way, respectively, and left turns out of South Bedford Drive during rush hour.

Response:

The results of the traffic analyses reveal that the proposed project will not significantly impact the operation of the intersection of Old Nichols Road and Veterans Highway. Veterans Highway at Old Nichols Road is a State signal; therefore the need to modify the signal timing will be determined by the New York State Department of Transportation (NYSDOT). The TIS analysis determined that the minimal amount of traffic projected to be generated by the project will not warrant the installation of a traffic signal at the site access. Traffic making left turns out of the site will be able to take advantage of gaps created by the traffic signal at Johnson Avenue. The estimated number of vehicles from the proposed project traveling through Old Nichols Road at South Bedford Drive and Erhardt Way was 11 northbound vehicles and 6 southbound vehicles over a period of one hour (rush hour). A total of 17 vehicles over a period of one hour will not significantly impact northbound left turns into South Bedford Drive, southbound left turns into Erhardt Way and left turns out of South Bedford Drive during rush hour.

The TIS included in the DEIS indicated that the proposed project is expected to generate a total of 32 AM Peak Hour trips and 47 PM Peak Hour trips. The increase in traffic is not expected to have an adverse effect on the Level of Service (LOS) at intersections studied in the report. Since no impacts to the LOS were attributable to the proposed project, no traffic mitigation measures were recommended.

The location of the site access point at Old Nichols Road and Schley Place provides better sight distances and improved safety as compared to the previously proposed access point from Old Nichols Road. Left and right turn exits from the site will be stop-controlled.

2.3 Estimates of Assessed Value and Taxes

Comments A-2, A-18, A-47 & A-50:

These comments request confirmation on the project's estimated assessed value, estimated tax generation (both total and per-unit) and allocations, particularly schools.

Response:

The following table, taken from the Draft Environmental Impact Statement, provides an estimate of tax generation and allocation for the proposed project. Projected taxes are based on an estimated assessed value, which is derived from the estimated sales price of the units. It is estimated that the proposed multi-family units for this particular site will have an approximate

sales price of \$525,000 per unit. Actual sale prices will vary depending on market conditions at the time of completion of the project. Multiplying the estimated market value by the current Residential Assessment Rate, as determined by the State of New York, of 9.18% yields an assessed value of \$48,195 per unit. This creates a total assessed value for the project of \$3,470,040. On average, each unit will generate approximately \$10,829 in taxes; however, taxes will be based on assessed value and two bedroom units will be assessed at a lower rate than three bedroom units.

The proposed project will significantly increase the assessed value of improvements on the project site, with the result that the property taxes generated will also be increased significantly. **Table 2-1** presents the estimated tax generation for the project based upon current tax rates, along with the projected distribution of taxes to the various jurisdictions. As discussed below, this property tax increase (approximately \$755,887 annually) will help offset the increase in costs to public agencies providing services to the site.

Table 2-1
ESTIMATED PROPERTY TAXES
Proposed Project

Taxing Jurisdiction	Existing Taxes (\$/yr)	Anticipated Taxes (\$/yr)	Increase in Taxes (\$/yr)
Central Islip UFSD	17,727.74	580,666.38	562,938.64
Central Islip Library District	578.95	18,963.32	18,384.37
County General Fund	225.57	7,388.47	7,162.90
SCPD	2,364.88	77,460.88	75,096.00
General Town	553.89	18,142.49	17,588.60
NYS Real Property Tax Law	276.04	9,041.60	8,765.56
Central Islip Fire District	831.21	27,226.01	26,394.80
Village	1,245.68	40,801.84	39,556.16
TOTAL	\$23,803.96	\$779,691.00	\$755,887.04

As indicated, the Central Islip UFSD would be allocated approximately \$580,000 annually, which is more than sufficient to cover the additional costs that will be incurred for the estimated 10 school-age children that the proposed project will generate. **Table 2-1** also identifies projected increases in revenue for all other taxing jurisdictions. As noted, these projections will vary somewhat depending on the assessed value of the units.

2.4 Perceived Impacts on Aesthetics and Quality of Life

Comments A-9, A-14, A-28 & A-45:

These comments express the belief that the proposed project represents a significant adverse visual and land use impact on the existing rural aesthetic of the area. Additionally, specifics in regard to landscape buffers for neighboring homes, an estimate of the selling prices of the units, a commitment to make the terminus of Sampson Avenue a cul de sac, and an explanation as to how the project would improve the quality of life for area residents are requested.

Response:

As noted in the DEIS, “[t]he project is consistent with existing land uses in the surrounding areas, particularly the multi-family development located adjacent to the west. The proposed development would provide a similar multiple-family zoned parcel to this existing use, and would affirm the multi-family development pattern in the southern portion of the Village of Islandia. The proposed project is an appropriate use for the property given that residential nature of the Village and surrounding lands, coupled with the existing multi-family use near the site. The site is located on an existing arterial road in the Village, and is in a mixed land use area including single family, vacant open space and utility uses along with the nearby multi-family use. Given this mixed land use pattern, the Old Nichols Road corridor, and the current primarily cleared and impacted condition of the site (with respect to natural resources), the proposed zoning and intended project are believed to be a compatible addition to the Village land use pattern that will provide housing opportunities on a parcel appropriate for such use. .”

Adequate landscaped buffers will be provided to maintain the integrity of open space parcels located to the south. In consideration of the existing predominantly residential uses of varying densities adjacent to the north, east and west, the proposed land use change is not expected to represent a significant overall impact to land use or character of the community. Hydroseeded buffers will be provided along the majority of the property boundary. The hydroseed mix would contain native grasses and wildflowers with reduced fertilizer dependence and will be mowed at least twice per growing season. Street trees (Sweet Gum, Pin Oak and Red Maple) will be provided along the looped internal driveway and the entranceway. Street trees will also be provided along Old Nichols Road to “soften” the appearance of the site and provide visual screening; these will be planted on 20-foot centers, as required by the Village Code. Screen plantings including Arbor Vitae and White Pine will be strategically placed in the area of the Cromaglass system, near the community building parking area and at the end of Schley Place. Specific locations and species of the shrubs to be planted will be depicted on the Landscape Plan, as part of the Site Plan review process. However, it is anticipated that junipers, rhododendrons, hollies and azaleas will be used.

There is no way to be certain at this time of the selling prices of the units as it all depends on the cost of labor and materials and market conditions in the future. As estimated sale price of \$525,000 was provided in the DEIS.

The project engineer has indicated that enough land area is not available to create a cul-de-sac at the terminus of Sampson Avenue.

The proposed development will be provided with attractive landscaping and architectural features that will blend with and enhance the aesthetics of surrounding uses. The project would result in increased taxes to the Village that could be used to support projects in the Village that may enhance the quality of life of residents.

2.5 Covenants & Restrictions

Comments A-3, A-16 & A-46:

These comments question if the units will be owner-occupied and if children would be prohibited in the development. Additionally, the comments question what mechanism would ensure that the units are sold to and occupied by individuals 55 and older in the future.

Response:

An offering plan will be prepared for the proposed development and filed with the State Attorney General, which will include requirements that all units be owner occupied and that future sales of the age-restricted units remain to those 55 and older. Additionally, due to the Suffolk County Department of Health Services (SCDHS) restrictions on the design of the Cromaglass sanitary waste water treatment system, covenants will also need to be filed to assure 47 of the units remain age restricted. As discussed in Section 1.4.4 of the DEIS, the Cromaglass system is capable of treating a maximum of 15,000 GPD. Using the proposed unit breakdown of 47 age-restricted units and 25 non age-restricted units at 150 GPD and 300 GPD, respectively, ensures wastewater generation does not exceed 15,000 GPD. Covenants will be filed with the Village of Islandia and the SCDHS to ensure that the 47 proposed age-restricted units do not convert to non age-restricted use in the future, thereby impacting water use and the performance of the sanitary treatment facility. The offering plan will also reflect these stipulations.

No school aged children would be permitted to reside in the 47 age restricted units. Children would be permitted to reside in the 25 non-age restricted units and as discussed in Section 3.3.2 of the DEIS, an estimated 10 school aged were conservatively projected to reside in the development. The condominium association offering plan and covenants filed on the property would also include the restriction for no school aged children in the 47 age-restricted units.

2.6 Affordable Housing

Comment A-10:

“My issue is, what about affordable housing? I have a half a dozen nieces and nephews that have had to move out of this area from Islip because they couldn’t afford to live here. What about giving these people a place to live, young families? The only way this village of Islandia is going to grow and up and coming is if we keep young people here. And what’s happening is we’re driving them out. They can’t afford to stay here, sir.”

Response:

At this time, no units are proposed to be offered as affordable housing units as providing affordable units is not required by Village code.

2.7 Design, Operation and Potential Impacts Associated with STP and Drainage System

Comments A-4, A-19, A-20, A-21, A-26, A-31, A-34, A-36, A-37 & A-38:

These comments request additional information on the design (including odor control and landscaping) of the proposed Cromaglass STP planned for the project, as well as a discussion of the factors that determined its location on the site. In addition, a description of the drainage system is requested, along with a discussion of the potential for impacts of these systems on the quality of water in Connetquot River.

Response:

As described in Section 1.4.4 and Section 2.2.2 of the DEIS, all sanitary wastewater will be treated in the proposed on-site sanitary wastewater treatment facility (the “Cromaglass” system) planned for the southwest corner of the property. The proposed system is a Cromaglass modular treatment method, and is based on a Sequencing Batch Reactor (SBR) design that has been accepted by the NYSDEC and the SCDHS for similar applications. Positive features of this system include, but are not limited to; easy expansion, noise- and odor-free operation, easy installation and reduced leaching field size requirements. This method of wastewater treatment requires no chemicals, which eliminates the possibility of spills. This form of disposal is acceptable provided the projected wastewater design flow does not exceed standards established by the SCDHS for the entire site. Suffolk County Department of Health Services (SCDHS) approval will be required for the proposed Cromaglass treatment system. The entire Cromaglass system will be underground and can process a maximum of 15,000 gpd of wastewater which will be recharged to groundwater via a system of leaching pools. The proposed Cromaglass sewage treatment facility and 300 SF control building will be located in the western portion of the property adjacent to Old Nichols Road and the proposed recreation area. Except for the control building, the entire system will be located underground. Landscaping along Old Nichols Road and the southern property boundary will reduce visual impacts of the control building.

The siting of the proposed Cromaglass sewage treatment facility is discussed in detail in Section 2.2.2 of the DEIS. Based on groundwater modeling by SCDHS, the central portion of the subject site contributes to this wellfield; however, the west and extreme east part of the site are not within the groundwater contributing areas of the well. As a result, the proposed Cromaglass system and discharge are proposed to be located in the extreme west part of the site, so as to avoid impact to this wellfield from recharge of sanitary effluent. The eastern portion of the site was not selected for the Cromaglass system because this would locate the system adjacent to Town parkland and the headwaters of the Connetquot River, which would tend to increase the potential for adverse impact to river water quality. The location of the STP discharge in this area of the site, coupled with the treatment of sanitary wastewater to less than 10 mg/l, ensures that no significant water quality impacts or impacts to the wellfield will occur as a result of the project.

The proposed drainage system is described in detail in Sections 1.4.2 of the DEIS. In conformance with Village of Islandia requirements, all stormwater runoff generated by impervious surfaces will be retained on-site, to be recharged to groundwater in the proposed drainage reserve areas. The system will be sized and designed to accommodate the volume of runoff resulting from a 2-inch rainfall. The drainage system will consist of an interconnected system of roadside catch basins and leaching pools. The site will be graded to direct stormwater to appropriate storage and recharge features. Stormwater generated by roofs will be directed to subsurface leaching pools, while roadside catch basins will collect runoff from paved surfaces and landscaped areas that will then be directed to subsurface leaching pools for recharge. The development will require a NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities, including a detailed Erosion Control Plan prior to the start of construction. The Village of Islandia will be required to review and approve the detailed drainage plan prepared during site plan review.

As described in Sections 2.2.1 and 2.2.2 of the DEIS, groundwater flow in the area of the subject property is generally to the south. The subject site has adequate depth to groundwater to ensure proper leaching of wastewater and stormwater recharge to the subsurface. Treated sanitary effluent and stormwater will recharge beneath the site and will be attenuated by soil before entering groundwater. This natural attenuation will further minimize the impacts of the subject property on groundwater quality. The proposed Cromaglass sanitary wastewater treatment system will be the subject of an engineering report, and design and specification review and approval by the SCDHS and Suffolk County Sewer Agency, with issuance of a SPDES permit by SCDHS as an arm of the NYSDEC. Such systems are required to meet discharge limitations under the SPDES permit effluent requirements; Cromaglass plants are designed to meet the total nitrogen limit of 10 mg/l, which is also the drinking water standard. In addition, the system will be operated by a NYS licensed operator, and will be required to file discharge monitoring reports (DMRs). Sewage Treatment Plants are subject to inspection by personnel and are regularly maintained to ensure safety and ability to meet discharge limitations. As a result, no significant adverse impacts are expected to the Connetquot River, located more than 5,000 feet south of the Cromaglass sanitary wastewater treatment system on the site.

2.8 Potential Lighting Impacts on Neighbors

Comment A-15:

“Two, there’s going to be lighting issues. It will obviously reflect into their homes. So, they’re now going to have brighter lights shine into their windows every day so I don’t know what kind of landscape buffer you’ve planned, but I guess we’d like clarification on that.”

Response:

The internal roadway and the exterior of the community building will be illuminated. As described in Section 1.4.5 of the DEIS, a total of 36 twelve-foot high lighting fixtures are proposed for the development. Each fixture will be fitted with a 70 watt high pressure sodium lamp that emits 6300 lumens. The photometric analysis presented in the DEIS shows that no

light impacts will extend beyond the property boundary from these fixtures. Lighting will be provided consistent with the locations, pole heights and specifications of the type and power of fixtures (“luminaire”) typically required by the Village for residential developments.

The applicant will ensure that only dark sky compliant luminaires will be used; this type of fixture is equipped with a “full cut-off” shroud that directs all illumination downward or, at most, laterally. By use of such fixtures, the potential for adverse impacts to the visibility of the nighttime sky is minimized. Additionally, a full lighting plan will be reviewed by the Village during site plan review of the proposed project.

2.9 Local Job Creation

Comment A-17:

“Secondly--or thirdly, you mentioned jobs to the community or increased jobs to the community, but I recognize the local businesses having increased business for their food, things of that nature, but are any of these jobs that you’re talking about specifically targeted for community members or is it just unions come in? How does that work? Because we didn’t really get a clear answer in that.”

Response:

Job creation from the project is anticipated to result from use of local restaurants, stores and services by the new residents. Construction workers will be hired at the discretion of the contractor/developer.

2.10 Site Maintenance Costs and Common Fees

Comment A-5:

This comment questions whether road and drainage maintenance would be paid for by a home owners association and whether any increase to Village services would be anticipated.

Response:

A Condominium Association will be established to maintain common areas, roadways (street sweeping, snow removal, paving and other maintenance), drainage features and the Cromaglass sewage treatment facility, thereby relieving the Village of this responsibility and expense. Additionally, a waste removal service will be contracted by the association.

2.11 Availability of Public Utility Services

Comments A-24 & A-25:

These comments question whether the existing utilities are adequate to service the proposed project or if improvements would be necessary to infrastructure to service the project.

Response:

As discussed in Section 3.3.2 of the DEIS, the site is presently served by public water by the SCWA, which maintains a 12-inch water main along Old Nichols Road which is anticipated to be utilized for the proposed project's water service. The SCWA indicated by letter dated December 12, 2007 (included in Appendix E of the DEIS), that adequate supply is available for the proposed project's domestic and fire protection purposes. The water supply infrastructure necessary for the proposed project will be developed during the site plan preparation of the project and will require review and approval by the SCWA, SCDHS and Village.

LIPA currently supplies electricity to the subject property and will also serve the proposed development. National Grid maintains natural gas pipes along NYS Route 454 and along portions of Old Nichols Road. Improvements will be necessary to connect the proposed development to natural gas. If such an expansion is undertaken, natural gas will also be available to other homes and businesses in the area. The cost to extend or tap into existing infrastructure will be assumed by the developer.

2.12 Location of Construction Vehicle Access and Potential Construction-Related Impacts on Neighborhood

Comments A-8 & A-41:

These comments voice concerns regarding the potential for impacts during the construction phase of the project including the location of the proposed construction entrance, truck traffic, noise and vermin relocating from the site.

Response:

Construction access is anticipated to be in the location of the proposed driveway (Schley Place at Old Nichols Road). The details of the proposed construction activities, scheduling and protection measures taken during construction activities are discussed in Section 1.5 of the DEIS. Specifically, it is anticipated that the LIE and Veterans Memorial Highway (NYS Route 454) will be the two major routes taken to access the site. Local construction vehicle impacts will be limited to Old Nichols Road. For trucks exiting the site, "rumble strips" (which cause truck tires to shed any mud trapped within the tire treads) will be placed at the construction vehicle entrances, to prevent soil on truck tires from being tracked onto adjacent roadways. All construction equipment and worker vehicles will be parked and loaded/unloaded within the site. To minimize sediment and debris transported off-site by stormwater runoff and the impact to local water quality, erosion and sedimentation controls will be provided during construction activities associated with the project. An Erosion Control Plan incorporating measures such as silt fencing, storm drain inlet protection, hay bales, water sprays, groundcovers and good housekeeping procedures is indicated with this change of zone information as this will be updated as necessary during the site plan review process. The Erosion Control Plan will be designed to contain sediment, debris, and pollutants from traveling off site by utilizing sediment barriers and sound construction practices.

Demolition and demolition activities will generate noise but work will be limited to daytime hours. As noted in the DEIS “Construction activities are not proposed outside weekday daytime hours (8 AM to 5 PM), and will conform to applicable Village regulations regarding construction noise generation and hours by restricting construction activities to weekdays.”

Animals currently housed at the property will be relocated prior to construction. All feedstock associated with these animals will be removed as well. According to the SCDHS/Division of General Sanitation, there are no regulations regarding removal of vectors prior to construction. However, an extermination survey will help to determine if vectors exist on the site and appropriate steps will be taken to eliminate them prior to demolition if present.

2.13 Potential Re-Use of Buildings if Project not Completed

Comments A-29 & A-30:

These comments question the timeframe for construction of the project and voice concerns that due to limitations in financing, that the project may only get partially built.

Response:

Financial institutions that support the proposed development will be made aware of the potential costs associated with the project. An agreement to support a project will be in force until the project is fully complete. The possibility that a financial institution will withdraw its support during a project is unlikely; therefore, it is anticipated that once started, the project will continue until it is completed.

2.14 Potential Alternative Public Uses of the Subject Site

Comments A-32, A-33 & A-42:

These comments question the possibility of the village or community purchasing the property and either retaining the existing agricultural use, or using it for some other alternative use that would not yield the perceived impacts that would occur with the proposed project.

Response:

No interest has been expressed in acquiring the subject property by the Village of Islandia, the Town of Islip, Suffolk County or any other agencies at this point.

2.15 Presence of “Wasteland/Waterland” in Adjacent Town Park

Comment A-43:

“Joyce Ehrhardt: I have two questions. One is about wasteland. Do they realize it’s a wasteland back there?”

Mayor Dorman: Do they realize that it’s wasteland?”

Joyce Ehrhardt: It's water, waterland. It's on the town of Islip just over the hill which comes into, I would say, the property you're thinking of developing."

Response:

There are no freshwater wetlands located in proximity to the subject property. The Connetquot River and associated wetlands, located east and south of the subject property are designated by the New York State Department of Environmental Conservation as wetland area C-3. As noted in the DEIS, it is not anticipated that the proposed project will have any impact on the Connetquot River and its associated wetlands due on site drainage retention and physical separation of the site by the elevated berm associated with LIRR tracks located between the subject property and these features.

2.16 Potential Incorporation of "Green" Principals in Project

Comments A-48 & A-49:

"At this stage of the development plans, is there any interest on the developer to sort of build in a green manner by building energy efficient homes, perhaps solar powering some areas, perhaps recycling the waste water for irrigation use?"

"All of the excavation that's going to be going on—obviously, you'll be moving a lot of dirt out of there—is there a way to keep some of the materials there? If you're going to be using concrete, I know there's a lot of sand on the property, could you sort of take the material that's there rather than ship it out onto Old Nichols Road and bring in a couple hundred pounds of sand in? Maybe looking at the materials that's already there and try to recycle it."

Response:

The development will be Energy Star complaint and the development will give consideration to other environmentally conscious building materials and practices while keeping costs and affordability in mind. This will be addressed during detailed site plan preparation, when more detailed information on architecture and building design are prepared.

The subject property was altered to accommodate past agricultural uses and the present equestrian center. The majority of the site is generally flat except for a low ridge located centrally in the property and, as a result, extensive cut and fill operations are not anticipated. Every attempt will be made to balance cut and fill in an attempt to reduce the export and import of material and limits trucks entering and leaving the site during construction. Additionally, consideration will be given to the creation of berms on the perimeter of the property if excess cut material is generated by grading operations.

2.17 Conditions for Approval from SCPC

Comment B-1:

This letter notes that there "...is no apparent significant county-wide or inter-community impact" associated with the Change of Zone application, and that the SCPC considers the application to be a matter for local determination. Attached to the letter is SCPC Resolution ZSR-07-46 (dated September 5, 2007), which approved the application subject to adherence to four Conditions for Approval. This Resolution also included a number of comments on the project, which were considered during preparation of the DEIS.

Response:

In its role as a referral agency, preliminary review of the proposed project was undertaken by the Suffolk County Planning Commission (SCPC) and in a letter dated September 5, 2007 that provided comments on the application. The SCPC resolved to approve the project with conditions. The SCPC suggested that an access other than Old Nichols Road be provided and suggested that Sampson Avenue would be appropriate. An alternate plan has been prepared with an entrance located at Schley Place, which the Village requested and which the client deems as more appropriate. Details regarding an emergency access from Old Nichols Road will be finalized during the site plan approval process with input from the Village engineer and Fire Marshal. The SCPC also suggested that a 50-foot buffer be established between the project site and the Town owned property to the south. The SCPC pointed out that relocating the drainage reserve areas to the southern property boundary and planting with native vegetation will achieve the required buffering. A 25-foot wide buffer has been provided on the Alternate Layout Plan in the area behind the residences which conforms to the proposed zoning. The project engineer evaluated providing a 50-foot wide buffer along the southern property boundary, but found that this would reduce the buildable area of the property by almost one acre and make site layout confined. Moving the drainage reserve areas to the southern property boundary will have the same effect as providing the 50-foot wide buffer. The SCPC suggested that a fence be provided along the southern property boundary to define the Town owned Greenbelt property from the subject property in the same area that will allow wildlife to move freely between the buffer area and the Greenbelt parcel. The site plan depicts a retaining wall that extends for 415 feet along the southern property that will serve to delineate the subject parcel from the adjacent parkland (Greenbelt). The SCPC also suggested that 20 percent of the units be set aside as affordable. No affordable units are proposed at this time as such a provision is not a requirement of Village Code.

APPENDIX A

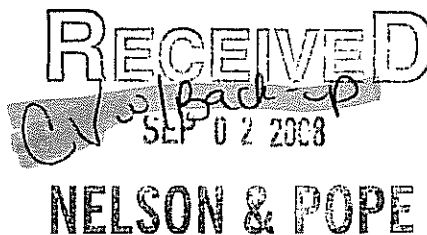
TRANSCRIPT OF PUBLIC HEARING

Village Board of Trustees

August 5, 2008

|||
Village of Islandia
|||

1100 Old Nichols Road
Islandia, New York 11749
Tel: 631-348-1133
Fax: 631-348-7650



August 26, 2008

***PROPOSED CONDOMINIUM
SCTM #0504-17-03-07 & 08
The Preserve at Islandia***

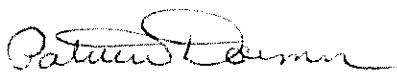
Mr. Larry Davis
Davis & Prager, P.C.
175 Oak Street
Patchogue, New York 11772

Dear Mr. Davis:

Enclosed please find a copy of the minutes of the meeting of Tuesday, August 5, 2008 regarding the above mentioned project.

If we can be of further assistance to you regarding the above project, please do not hesitate to call.

Sincerely,


Patricia Dorman
Village Clerk

VILLAGE OF ISLANDIA PUBLIC MEETING

1100 OLD NICHOLS ROAD, ISLANDIA, NY 11749

Tuesday, August 5, 2008, 7:32 p.m.

PRESENT: Mayor Dorman
Trustee Olk
Trustee Peters
Trustee Leonardo

Also present: Village Clerk - Patricia Dorman
Attorney - Joseph Prokop
Engineering - Joseph Iannucci

MAYOR DORMAN: As I said, I want to thank everybody for coming this evening and again, you're welcome to come the first Tuesday and the last Tuesday of every month to see what we're doing for our municipality, for our village. We're doing everything we can possible to make it a better place.

I would appreciate it as we move on just to set the rules a little bit so we have an organized meeting. The background and the hooting and hollering and all that stuff isn't going to get it. Have the courtesy for

Part of the procedure of this whole procedure is to review the Environmental Impact Statement, the abandonment of part of Schley Place and the change of zones. So it's three topics. So they're going to cover all three in their presentation and we'll follow through with that and you can ask your questions.

The applicant has ten days to submit written answers to your questions. If they're not satisfied, if you're not satisfied -- in fact, they have to do it anyway, right?

JOSEPH PROKOP: Yes.

MAYOR DORMAN: They have to do that anyway. So they have ten days to do that, but I'm not telling you to keep it short. Say what's on your mind, but have consideration for everybody else because with a crowd like this, we can be here a long time.

Emma is only one person that's clicking away to make sure we have accurate minutes, okay? So one person at a time is who she's

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the people who are speaking and give them a chance to explain, whether you agree with them or you don't. Everyone has a right to an opinion. It's going to be done in an orderly manner. What we're going to do before we get into the agenda, when we start the -- the Preserves of Islandia is the first thing on the agenda. The applicant will give a presentation on their application and their project and they're going to present it to the community.

Upon their completion of that -- and that's part of the requirement. Upon completion of that, the Board will ask the applicant some questions if we have any and from that, we'll open it up to public questioning. What you have to do is you have to walk up to this podium, give us your name and where you live so that Emma can make it a matter of record. Address your concerns or your questions to the Board and if we need the applicant or expert opinion, we will ask them. Otherwise, everything gets addressed to the Board.

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going to listen to. So if we have a bunch of people talking out there, she's not going to focus on you and you're not going to get your point across. It's just going to drag it out, all right?

Up first are the representatives of the Preserves of Islandia. Who's the spokesman? Just state your name to Emma for the record.

LARRY DAVIS: Good evening, Mr. Mayor, members of the Board, counselor, madam clerk. My name is Larry Davis. I'm from the law firm of Davis and Prager, located at 175 Oak Street in Patchogue and I represent the applicant this evening.

The applicant has made an application for a change of zoning from agriculture use to multifamily use. The use proposes a mixed use of market rate condominiums and planned resident community condominiums as well. The property consists of just under 10 acres and is located on the east side of Old Nichols Road approximately 640 feet south of Johnson Avenue.

The proposed plan will provide for 72

total units. Of that, 25 would be of market rate and 47 would be of planned retirement type. In addition to the units, the applicant proposes to build a self-contained sewage treatment plant that's a chroma glass system to provide for all the waste -- to provide to contain the waste on site.

The community will also have a clubhouse for the residents and their guests. The community shall be a gated community that shall provide for its own garbage removal, snow removal and road repair, road lighting and therefore will only have a minimal impact on the village and town services.

In addition to the just under 10 acres, the applicant is also looking to abandon Schley Place. It's a street that runs along the northerly property line of the property itself to increase the size of the property to just over 10 acres, actually 10.71 acres. The abandonment of Schley Place would give half of the road to the applicant and the other half of the road would go to the neighbors that would also be involved in the

abandonment of the road.

At this time, I'd like to introduce Mr. Chick Voorhis of Nelson, Pope and Voorhis, an engineering firm that prepared all the environmental information on the site to elaborate more on the project and we'll open it up for questions after Mr. Voorhis.

CHIC VOORHIS: Good evening, Mayor, members of the Board. As Larry says, my name is Chic Voorhis, that's a nickname for Charles. I'm the managing partner of the firm Nelson, Pope and Voorhis and we are environmental planning consultants and have been in the business for about 30 years on Long Island and I'm certified as an environmental planner and environmental professional. I'm pleased to be here this evening. We are the primary authors of the Draft Environmental Impact Statement. Also here tonight is Michael Williams of R & W Engineering, who prepared the site plan and Nelson, Pope prepared the traffic study. That's really the subject of tonight's hearing, but Mr. Davis indicated the nature

of the change of zone and I'll just summarize briefly a couple of things.

The current zoning of the property is AG. We're proposing to rezone it to MF. As Larry said, the property is 9.87 acres in size and would be used by the community as was described. We have a track of architectural design that's been incorporated into the project. We've actually looked at alternatives to the project that seek to explore other configurations that are also very suitable for this particular site. I have an aerial photograph that's down here on the floor, but I think most of us are familiar with the site.

It's currently an equestrian center. It's disturbed. There are very few trees existing on the property at this time and we do see this as a site that is appropriate for redesignation of the zoning for some use that's compatible with the community.

What we're proposing is a 72-unit residential community that we believe is a transition between the Old Nichols Road

corridor, medium density residential zoning to the north. There's greenbelt lands to the south so our neighbors to the south would not be affected. And there are other similar projects and similar settings in the village and as a result, we believe that the zoning as well as the planning of this community is appropriate for the site.

As Larry said, there will be a sanitary waste treatment facility. It's a small packaged plant. The majority of it would be underground and it will be designed by our firm and we've got things in the works with respect to that application, but at this time, we're at the change of zone phase. We look forward to proceeding with a full application for that facility.

About 5.47 acres would be landscaped. We have some extensive buffering around the perimeter of the property. There's vegetation at the end of Schley Place for the purpose of buffering. There's attractive landscaping along the frontage so that the property would be screened. We look forward

to going through site plan review for further development of a site plan that has the most appropriate architecture, landscaping and so forth on the property.

The site would be certified public water which is conveniently available to the site. There will be one access at Old Nichols Road.

MAYOR DORMAN: I have to interrupt you on that. You have to correct me if I'm wrong. You have the wrong plan up. You have a different plan up there than I have here. We had a previous discussion when you first came to me with this project about an entrance on Old Nichols Road. That's not going to happen. We spoke about -- was it Schley Place? That about 50 or 60 feet of that, that in the front of Old Nichols Road -- if this was to pass -- in the front of Old Nichols Road, there will be a turning lane going into that street, Schley Place. You'd make a right turn heading north. You'd make a right turn onto Schley Place and then you would go into the condominium community. That would take the traffic off of Old

Nichols Road onto the paper street and that doesn't reflect that.

CHIC VOORHIS: I can explain that. It's in the Draft Environmental Impact Statement. It's an alternative and Mr. Williams has prepared a sketch that portrays that. We can pull that out and clip it up on the board.

MAYOR DORMAN: You have one?

CHIC VOORHIS: Yes.

MAYOR DORMAN: I don't want to be showing the public something that isn't going to be because the first time -- so everybody knows, not to confuse this, a lot of times developers will come to the mayor and they want to sit down and talk to me and get a feel for things. I told them right away I wouldn't want this to go -- I said right away that you've got to get the traffic off Old Nichols Road. That's the one we spoke about. So I said that paper street, we have no intentions of building a street because the residents on Sampson Avenue, down Winding and Oak Forest, they don't want a street

going through there and they're not going to get one. They don't want it, so we have no intentions of building a street. If they take 50 or 60 feet and just make the right-hand turn, go in there and go into the community, which keeps all that traffic off of Old Nichols Road.

CHIC VOORHIS: We feel it's an excellent suggestion. It's more than a suggestion. It's what the Board is looking for.

MAYOR DORMAN: It's an idea but we need to make sure the public sees that, not an entrance on Old Nichols Road.

CHIC VOORHIS: For the purposes just for clarification, the Environmental Impact Statement includes alternative four, which is an alternative site access and that's the plan I just presented to you and the one that's up on the board.

MAYOR DORMAN: Can you just point it out what we were just talking about for the people out in the audience, the turning lane and --

MICHAEL WILLIAMS: The plan that was

rendered had the entrance almost in the center of the property where the old plan was prepared as a response to a comment which was made by the village's engineers as an entrance up at Schley Place which was the road that would be abandoned under this plan.

CHIC VOORHIS: And that's the exact purpose of an Environmental Impact Statement. It's to look at alternatives, to improve the project.

MAYOR DORMAN: To control the traffic.

CHIC VOORHIS: And to control the traffic is a huge portion of that, yes. So I hope that clarifies that and we've been responsive to that request. And I'm glad you asked right away.

AUDIENCE MEMBER: Where is Bedford Avenue?

MAYOR DORMAN: You'll get a chance to talk when it's your turn, please. Thank you. Go right ahead.

CHIC VOORHIS: There are a number of benefits that we believe accrue from this project that the Board -- we would hope that

the Board would take into consideration. The proposed project, we believe, is a compatible land use. As I described the surrounding area, it's basically a transitional parcel. This would situate a compatible residential community in a residential area along a road that shares similar uses in the vicinity. It provides a mix of housing types as Larry Davis mentioned within the village. It would be privately maintained and as a result, the roads, the highway department and a number of facilities and services that are required typically for residential subdivision with dedicated roads would not require that care and maintenance.

The waste water treatment facility would contain the waste on site, treat it to below drinking water standards for the purpose of nitrogen removal and the drainage system would be designed such that it would contain all storm water on site. And there are a number of new requirements that have been emerging for proper containment of storm water. Proper analysis, erosion control,

storm pollution prevention plans, all of those would have to be complied with.

The development of the project would create jobs during the construction phase and it would create ongoing jobs for the maintenance of the facility and it also provides consumers for businesses in the area. Really not insignificant is the tax revenue that would result in this. We did projections. Ultimately, the assessment is determined by the assessor, but based on our projections, we're expecting in the range of three quarters to a million dollars total in tax revenue from this project, over which about \$580,000 would be available for the school district.

We have a mix of senior units that would not generate any school aged children. That's 47 units versus 25 three-bedroom condominium units and so the number of school aged children is very small. We expect the surplus of revenue to the school district. We're in the Central Islip School District and that is typically an important

consideration. The other districts would get about \$170,000 in tax revenue. That would include police, fire and other services.

So we do believe there are a number of benefits and we documented them in the Environmental Impact Statement and we hope you'll take those into consideration.

I'm here tonight mostly to listen to public comments. As I said, we prepared the draft DEIS. The process from now forward involves this hearing process. You'll keep the public written comment period on the draft DEIS open for a period of time so the public can further respond. We look forward to working with your consultants. I've been speaking with Joe Iannucci and Mike Buso just with regard to the process so we will assist as directed by the village to respond to comments and prepare what's known as the Final Environmental Impact Statement that would have to be reviewed by this Board, accepted and it's not until that's complete that you can even make a decision. So, we recognize that this is an important step in

the process, but there is a period of time and a process that must take place after this.

So comments such as alternative access, we've explored the alternative design as I mentioned before that re-configures it in a less linear form. We think it's actually a pretty nice design. That's an alternative in the draft DEIS. We can explore that as well. We're looking for a change of zone on the property and ultimately go through further site plan review.

Just in closing, your comprehensive plan talks about a balanced and diversified housing stock in Islandia to meet the needs of all its residents and we believe that this goes a long way towards serving that goal of the plan and providing for the needs of the citizens. So, we look forward to comments and we do have our team here for questions and we do understand that we'll have to respond in writing to all substantive comments. So, again, we'll answer questions at your direction, but typically we would do

1 17
2 that in writing as well.
3 MAYOR DORMAN: Let me ask you
4 something. Not to put you on the spot, the
5 assessed value, do you have a guesstimate of
6 what they would be assessing at?
7 CHIC VOORHIS: I don't have an
8 assessment, but our tax revenue projection is
9 probably in the range of four to \$6,000 per
10 unit and that's based on an assessment that I
11 can compute for you, but that's probably the
12 number that you're looking for.
13 MAYOR DORMAN: Four to \$6,000?
14 CHIC VOORHIS: In that range.
15 JOSEPH PROKOP: Total taxes?
16 CHIC VOORHIS: Per unit.
17 TRUSTEE LEONARDO: Are you going to give
18 a pictorial overview of the site at all?
19 CHIC VOORHIS: I have the aerial
20 photograph here and I'd be happy to describe
21 that in a little more detail. Someone had
22 asked where Bedford Avenue is. Bedford
23 Avenue is right here. This is an aerial
24 photograph of one inch equals 100 feet.
25 North is up. It is current I believe we're

1 18
2 at 2004. The Suffolk County aerals are not
3 available yet for 2007, but it's pretty up to
4 date in terms of the area.
5 Veterans Highway is here, Long Island
6 Railroad to the south, the Expressway to the
7 north. This is Old Nichols Road coming down
8 from the Expressway and Bedford Avenue is
9 here. Schley Place that we mentioned before,
10 we're proposing to be abandoned and, of
11 course, the project site is in the center of
12 the aerial photograph that shows the existing
13 conditions on the site and the existing use
14 of the building (indicating).
15 TRUSTEE LEONARDO: Can you show our
16 residents the picture of what some of your
17 units would look like?
18 AUDIENCE MEMBER: Can we move the podium
19 because I can't see from here.
20 CHIC VOORHIS: This is the architectural
21 drawings of the style that we're
22 contemplating for this development. It
23 incorporates a number of different surface
24 treatments, the broken roof line, nice gable
25 treatment. In my mind, that's a very

1 19
2 attractive unit.
3 AUDIENCE MEMBER: How many people can
4 live in those units?
5 (Several people speaking at the same
6 time.)
7 MAYOR DORMAN: You have to let him
8 finish first.
9 CHIC VOORHIS: It's multi-residences per
10 unit. Michael will look it up and we'll
11 answer the question at the discretion of the
12 Mayor. This is the pictorial arranger of
13 what it would look like basically an oblique
14 bird's eye view that shows the recreational
15 facilities and the entrance, which obviously
16 would be relocated, and how it would be
17 placed as an attractive residential
18 community, roads, landscaping, drainage,
19 recreational facility and so forth.
20 MAYOR DORMAN: Will we be able to hold
21 on to that, those two copies? I mean, it's
22 up to you. If we could after the meeting
23 maybe stick them somewhere so people can take
24 a look at it. We can maybe put it out in the
25 hallway so you can really take a look at it

1 20
2 and what we'll do is hang this up in the
3 hallway for anybody to view it at any time if
4 you want to come here and look at it. We'll
5 leave it up for about a week so everybody can
6 look at it and we'll get it back to you in
7 about a week, but this way, people can see
8 it.
9 Who else is going? Mike or is that it?
10 Do you have anything to talk about?
11 MICHAEL WILLIAMS: No. I'd rather
12 respond to engineering comments on the
13 drawings if there are any questions.
14 MAYOR DORMAN: From our engineer or from
15 the public?
16 MICHAEL WILLIAMS: From the public or
17 from the Board.
18 CHIC VOORHIS: Anything of a technical
19 nature that Mike can answer.
20 MAYOR DORMAN: That's fine. Does
21 anybody on the Board have any questions for
22 the applicant?
23 TRUSTEE LEONARDO: No.
24 MAYOR DORMAN: I know I do. You're
25 talking about 55 and over community of about

45 units?

CHIC VOORHIS: 47 units.

MAYOR DORMAN: And those are two bedrooms?

CHIC VOORHIS: Those units are two bedrooms for the 55 and older.

MAYOR DORMAN: And three for the 25.

CHIC VOORHIS: That's correct.

MAYOR DORMAN: Just for my thought and everybody else's thought, if this were passed covenants and restrictions would probably -- we would probably want you to have it owner occupied, that's number one. We don't want anyone renting these out. And number two, whatever they are, if they were sold, that they would have to be sold that way. Meaning, if they're a 55 and older condominium, it has to be sold as 55 and over because otherwise then you lose the density and you'd have more kids and --

CHIC VOORHIS: That's what we're presenting to you.

MAYOR DORMAN: Do you know what I mean?

LARRY DAVIS: Mr. Mayor, let me just

elaborate. It may help the whole situation. As part of the -- if the Board would seek favorably on the rezoning and the site plan, we would have to prepare an offering plan through the State Attorney General that would outline all these criteria. You would have to establish covenants because of the waste water treatment plant because we are only allowed so many gallons per day and part of that requirement is the fact that we have the 55 and older. They're going to require that we covenant those as well so there are safeguards in place to ensure that they will stay that way.

MAYOR DORMAN: The location of the sewage treatment plant, is that chosen by you or were you told to put it here?

CHIC VOORHIS: It's on the southwest corner of the lot. There's a Suffolk County Water Authority well field north of the site and one of the important things to observe with respect to well fields is not place a point or source of discharge within the capture zone of the well. So, the county has

done some sophisticated monitoring over the years that looks at ground water flow and pumping of wells and determines the capture zone and it basically goes through the central portion of the property, so the extreme east and the extreme west would be possible locations. We felt that the southwest portion really was the most appropriate location so as not to disrupt the community and it would be outside the capture zone of the well field.

AUDIENCE MEMBER: Can you point that out, that area of where it's going to be?

CHIC VOORHIS: On the plan, it's in this area (indicating). There are setbacks that need to be observed with respect to the sewage treatment plant and Suffolk County Department of Health Services will review all of these. We use the term sewage treatment because that's what it does, but, in fact, this is a chroma glass system where the majority of it is underground. It's a very common technology and the county has approved a lot of these plants. They function very

well. They minimize odors to the absolute maximum extent. The purpose of the setbacks and the design, the monitoring and everything that goes into it is to address the concerns that the neighbors may have. I would guess to say that there are similar facilities in the neighborhood that people don't know that they're there.

MAYOR DORMAN: Pertaining to the condominium community, you build your own roads, you plow your snow, pick up your own garbage and the street lights are yours? We don't do anything?

LARRY DAVIS: That's correct.

MAYOR DORMAN: That's all in the covenants and restrictions. I guess the common fees pays for everything else. The only thing that the village gets out of that is the taxes?

LARRY DAVIS: Correct.

MAYOR DORMAN: So it's just like every other condominium community in this village. We have three other condominium communities in the village. The village doesn't pay to

do anything in there. They take care of their own community. We have Towne House Village, we have Silverwoods and we have Ariel Court. They pay common fees. They have their own little community, their own board. They take care of everything. They still have to adhere to the village laws and codes but everything else, they're self-sufficient and that's what people pay for because they don't want to mow the lawns and they don't want to do anything. That's good I guess, but it won't be an added expense because you take care of yourself and you just pay the taxes.

LARRY DAVIS: That's correct.

MAYOR DORMAN: The clubhouse, you mentioned a pool. Is that indoor or outdoor?

CHIC VOORHIS: There's a pool and patio here. As long as we understand the access issue, this shows it a little better. There's a tennis court in the community and a recreation area, the community building and a pool and patio.

MAYOR DORMAN: So it's outdoor?

CHIC VOORHIS: It is an outdoor pool.

MAYOR DORMAN: I'm just asking questions that people have actually thrown at me so I made sure I had it written down.

It's zoned agriculture. It's not zoned equestrian. We cleared that up, which means it's actually a farm. I'm sure I have more. The Board, you're good?

TRUSTEE LEONARDO: Yes.

MAYOR DORMAN: You're good for now?

TRUSTEE PETERS: Yes.

TRUSTEE OLK: Yes.

MAYOR DORMAN: You have to understand, this is an informational meeting. We're not making any decisions tonight. We won't make decisions on this for a while. There's a lot of things that have to be given to us, the engineers and the attorneys, the other departments. So it's an informational meeting so we want to hear from you. If you can just raise your hand, we'll do it in an orderly manner. Come up here, state your name and address. Come on up, sir.

AUDIENCE MEMBER: I vote no.

(Several people speaking at the same time.)

MAYOR DORMAN: You can only do it one at a time and I'll tell you why. This is a legal proceeding and all the questions have to be documented by this young lady here and she's not a machine although she's got one in front of her so she has to listen to each individual. Everybody can stand up here and ask a question, that's fine, but we have to do it one at a time.

JOHN WATSON: I'm not really asking a question. John Watson, I live at 18 South Bedford in Islandia. I'm not really asking for an answer to a question. I would like to just bring up some issues on some notes that I've been taking for two weeks and I'll just read them out. Issues that concern me, single lane or widening on Old Nichols Road? Single lane or widening? Believe me, I'm not asking for an answer.

MAYOR DORMAN: You don't want an answer?

JOHN WATSON: Not really.

MAYOR DORMAN: Okay.

JOHN WATSON: Where is the entrance to the complex? I see all these little ouiji boards going on over there, but I wear glasses and I can't really make them out especially from the back and I know there's people back there that can't make them out either. So where is the entrance to the complex?

The traffic control on Old Nichols Road and Bedford, I'm concerned about the light cycle at Old Nichols Road and Vets Highway because that is -- the traffic on Old Nichols Road is already bumper to bumper. So if you don't do something about the light cycle, that's just going to screw everything up before the construction even starts.

Construction traffic entrances, where are they? What about fire protection? Is it sufficient? Do we need a new firehouse? What about the commercial property that it's adjoining? The old deli, remember that, that used to be there? That's defunct. What's

going to happen to that?

What's going to happen to my property value? What about tax increases? I don't buy that. What about the loss of the country setting? You know, people like to come here and kind of like -- it's not the big city. Those who ride horses, what happens to those people? What about the people who stable their horses? Where are they going to go? What about -- how much do these houses -- these condos go for? Give me a quick answer to that.

MAYOR DORMAN: Excuse me.

JOHN WATSON: 350, 400?

MAYOR DORMAN: Excuse me, excuse me. Your questions are here.

JOHN WATSON: Okay, I'm sorry. 350, 400?

MAYOR DORMAN: I can't answer you. You told me not to answer your questions.

JOHN WATSON: Touche. My issue is, what about affordable housing? I have a half a dozen nieces and nephews that have had to move out of this area from Islip because they

couldn't afford to live here. What about giving these people a place to live, young families? The only way this village of Islandia is going to grow and up and coming is if we keep young people here. And what's happening is we're driving them out. They can't afford to stay here, sir. I guess that's my gig. See you at the next driving lesson.

MAYOR DORMAN: Anybody else?

PATRICIA KELLNER: My name is Patricia Kellner. I reside at 22 Oak Forest in Islandia. I am not opposed to this project. However, I honestly don't understand based on your drawings that were presented. If you could just stand on the other side and give us a little bit of clarity. Like, for instance -- can I walk over there?

MAYOR DORMAN: You have to ask us questions.

PATRICIA KELLNER: Okay. I don't know where -- what we're looking at and where it is because truthfully they stood in front of it and I couldn't make it out.

MAYOR DORMAN: If you could just stand on the other side.

CHIC VOORHIS: Certainly.

MAYOR DORMAN: And just name the main road and go from there.

CHIC VOORHIS: These are oriented the same as the plans. This is the project site. North is up and this is Old Nichols Road. This is Vets Highway (indicating). So, the property is 9.87 acres. Village hall is obviously up to the north and Bedford is one of the landmarks as is Schley Place as discussed.

MAYOR DORMAN: It's not built. It's a paper street.

PATRICIA KELLNER: That's the street next to Debbie's house and the horse farm that we met near, the tree?

MAYOR DORMAN: That's at the end.

PATRICIA KELLNER: I didn't know it had a name.

CHIC VOORHIS: This is a larger view of that property, same orientation. North is up. This is Old Nichols Road and this is

Schley Place and the entrance would be at Schley Place once it's abandoned. We don't own it currently, but we're proposing to abandon it, come into the community and basically provide this residential community with a recreation center and the waste facility and landscaping.

MAYOR DORMAN: It's right next to the water department. Where the water department is, that's Schley Place.

PATRICIA KELLNER: But I thought -- thank you, but if you can remain. No, no, if you can remain there. I thought that when we met at the tree, it was discussed that a road or a turn lane would be cut into the property on the north side of the property on Old Nichols. I don't see that reflected there at all. I just see it cut into Schley Place.

CHIC VOORHIS: Right in this location is what we've been talking. This is the existing paper road. It could be built by the village, but it doesn't really have to go anywhere. It's -- we're proposing that it be abandoned and the access be placed in that

location.

MAYOR DORMAN: What you would do is if you were going north on Old Nichols Road, as you got to Schley Place, there would be a turning lane somewhere in there so that would take traffic off of Old Nichols Road and you would make a right on Schley Place which is right by the water department. Then you would go into the community. You wouldn't go in off of Old Nichols.

PATRICIA KELLNER: So all access to this property is from that Schley Place?

MAYOR DORMAN: Yes.

PATRICIA KELLNER: Then I misunderstood because I think at the tree many of us believed that they would cut --

MAYOR DORMAN: Here we go with the tree.

PATRICIA KELLNER: Some of us met at a community meeting at a tree on Schley Place recently. So you're not cutting on the north end of this property to make a turning lane, if you're heading towards the expressway? So if you're coming up Vets and you're heading towards the expressway --

MAYOR DORMAN: Right.

PATRICIA KELLNER: Our understanding -- and I guess we got it wrong -- is that there would be an access road on Old Nichols Road but on their property?

MAYOR DORMAN: Yes. It's a turning lane on their property. It's going to be a right-hand turn lane. I don't know how many feet, but it would be a right-hand turn lane and then it would go into Schley.

PATRICIA KELLNER: How long will that right-hand turning lane be?

CHIC VOORHIS: We would have to work it out during site plan review, but basically it would involve a slip-off from Old Nichols Road to access this site.

PATRICIA KELLNER: May I approach that drawing? Thank you. I just want clarity because we all live here and we want to know what's going on. Is this turning lane going to be approximately here and then turn into Schley Place? And I'll tell you the reason for my question. Because there's going to be obvious increased traffic on Old Nichols

Road. If you just have them turning here, there's not enough time to take care of the traffic flow. If you have more of the turning lane on the property, it cuts down what we're going to encounter on Old Nichols Road.

MAYOR DORMAN: And a possible traffic light that they're going to put up.

PATRICIA KELLNER: So you are going to cut through a bulk of that property?

MAYOR DORMAN: All of that --

MICHAEL WILLIAMS: Just for clarity -- and I think you were going to say the same thing. This is -- these plans that are up here before you, although they're accurate as far as how our proposal goes, they haven't been approved. The village's engineers are going to review this. If a turning lane, a deceleration lane, which is ultimately what it is, was warranted, we're going to provide it. We're smart to provide it. The people who are going to live here aren't going to want people coming up their rear end on Old Nichols Road. They want to be able to get

off, decelerate and turn into their community.

MAYOR DORMAN: That would be reviewed at the site plan when we go through that stage, if we get there.

PATRICIA KELLNER: All right. We're just looking for clarity and understanding.

Secondly, I'm concerned for some of my neighbors because on that Schley Place where Debbie and Bob live -- I'm not real sure. I couldn't tell again because you gentlemen were blocking, but I don't know how much landscaping you will have there for a few reasons. One, so that we're not staring at all the backsides of these units. Even though they're nice looking units, the backside of properties has never been as nice as the front.

Two, there's going to be lighting issues. It will obviously reflect into their homes. So, they're now going to have brighter lights shine into their windows every day so I don't know what kind of landscape buffer you've planned, but I guess

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we'd like clarification on that.

MAYOR DORMAN: Right.

PATRICIA KELLNER: So that's something I would like to hear more on.

JOSEPH PROKOP: Normally what the village does -- if I can just interject for a second. Those kinds of things are discussed at what we call a site plan stage if it gets that far. That will be down the line, but what this Board has done with every project that comes before it is we actually covenant things like that. Things like buffering and light reduction and things like that, those are important things to the neighbors and because of that reason, we've always actually covenant those requirements and restrictions so they actually become part of the deed and they can never become violated.

PATRICIA KELLNER: Okay. I guess on our end, we'd like to hear what those covenants and restrictions are so we know what we're looking at, but I appreciate that.

Secondly -- or thirdly, you mentioned jobs to the community or increased jobs to

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the community, but I recognize the local businesses having increased business for their food, things of that nature, but are any of these jobs that you're talking about specifically targeted for community members or is it just unions come in? How does that work? Because we didn't really get a clear answer on that.

MAYOR DORMAN: That's a very good question because a lot of times the developers come in and half of the people that are building this stuff don't live around here and once they put it in, they're gone and c'est la vie. But we can talk about that. I don't have the answer for it, but we can talk about that. And just like every project that's come before the Board, Walgreen's, 7-Eleven, couple of other ones, even Stop & Shop, this Board has always recommended to them to let Islandia residents apply for those jobs, if they have the qualifications, to give them first preference. It depends on the job and the skills involved, but I'm in favor of that.

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I'm sure we have laborers that know how to do this type of work. We usually find out later on that if they have their own business, they may not have the proper insurance and papers and all that stuff that goes along with it. But that's something that we'd definitely look into if we get that far.

PATRICIA KELLNER: In reference to the tax issue that was brought up, it was mentioned approximately three quarters of a million would come to the village?

MAYOR DORMAN: No. It's four to \$6,000 per unit.

PATRICIA KELLNER: Somebody presented a number and --

MAYOR DORMAN: Some of it is school, some of it is town. The town gets a piece, the school gets a piece. The village gets a little piece.

JOSEPH PROKOP: It was stated that it was 750,000, but then the calculation doesn't come out right. It's going to have to be reviewed.

PATRICIA KELLNER: I know what was also

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discussed at the tree the fact that -- but it was discussed that there might be tax breaks given to certain purchasers of this property, for instance, seniors. So that at least should be -- I'm not against that honestly. I think that seniors are overtaxed across the board anyway. I really do. At least we ought to know all the details. That's what I'm saying because one number was thrown out. I did hear 750. Then you said it was sort of revised with 4 to 6 --

JOSEPH PROKOP: If it's \$4,000 a unit and there's almost 50 units, then it has to be, what, almost a million dollars, right?

CHIC VOORHIS: Basically the calculations would be in the range of \$10,000 per unit.

MAYOR DORMAN: \$10,000? But majority of it is school.

CHIC VOORHIS: Roughly 65 percent of that is school, correct.

JOSEPH PROKOP: So maybe the number you said is probably going to the school, the 750.

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CHIC VOORHIS: It might have been the assessed value.

AUDIENCE MEMBER: He said 580 to the school.

MAYOR DORMAN: The village taxes aren't high. The village taxes are low and I might add that they haven't been increased in three years. They're low, but majority of it is picking up garbage. That's part of your taxes so they're not going to benefit from that because they're picking up their own garbage. So, everything we get is gravy.

PATRICIA KELLNER: My last point is, could they, when they revise a plan, submit as you have suggested hanging on the wall so that we can come in and see what the actual thing looks like?

MAYOR DORMAN: Absolutely. What we're going to do in the meantime is we're going to take some of those nice drawings and put them in the hall. You're welcome to come anytime you want to take a look at it. We'll leave it up and we'll guard them with our lives and just take a look at it. This is the

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beginning of a process that's going to take a while, so you can come up here anytime to look at it. When we get into the site plan approval stage, if we get that far, you'll see more of the landscaping, this and that and all that other stuff.

PATRICIA KELLNER: I do have one other thing. Again, sirs, I didn't -- I couldn't see through you. Where exactly is this whole waste basin? I don't know what the correct terminology is.

CHIC VOORHIS: Southwest portion of the property adjoining Old Nichols Road is a proposed waste water treatment facility.

MAYOR DORMAN: Do you know where the enhancement is on the corner of Ehrhardt and Old Nichols Road? It's right there, the one thing behind it.

PATRICIA KELLNER: Thank you very much.

MAYOR DORMAN: Good questions, very good questions. Go ahead.

JERRY TRAPONI: My name is Jerry Traponi and I'm with Friends of Connetquot State Park Preserves. I just had a question if anyone

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had looked at the environment of putting that sewer plant there, how the water runs into the river because we're in the process of doing a study now. If there was a fuel spill on Vets Highway, it would only take one hour to get to where the fish hatchery is. We don't want to compromise the river.

MAYOR DORMAN: Do you have an answer? Do you want to address that?

CHIC VOORHIS: Yes. That ground water flow is toward the south. Connetquot River is south and east of this property. In fact, ground water in this area does flow toward the Connetquot River. The key thing to consider is the discharge that takes place on a piece of land. In this case, the primary area of concern would be fertilization of lawns and minimize the use of nitrogen in fertilizer. The sanitary waste water treatment facility, which in this case has to treat the sewage affluent of less than ten milligrams per liter of nitrogen, that's one of the primary concerns with respect to fresh water bodies and unification and so forth and

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would be reviewed by the health department. We would design the plant to meet those standards.

And the third is storm water. As I mentioned before, the storm water pollutant prevention plan and requirements and really just a lot of aid available on Long Island soils and their ability to attenuate pollutants. In the type of recharge system that we're proposing here, we don't expect a significant ground water impact. That's our analysis in the DEIS. It is subject to the review and approvals, further consideration and the public comments and other agencies such as the health department that will review this.

MAYOR DORMAN: So you're working in conjunction with the health agency, the water department and other people like that to make sure that --

CHIC VOORHIS: That it's not going to impact the Connetquot River. We are a distance from the river, but there are safeguards in place.

HUGH O'FLAHERTY: Hugh O'Flaherty, O-'F-L-A-H-E-R-T-Y. I live at 49 Ehrhardt Way in Islandia. The first question I have is I was looking at the builder's website and it shows two proposed Islandia locations. It says the Preserves at Islandia One and the Preserves at Islandia Two and I'm curious as to -- because they already have it posted on their website as things that they are going to do, you know, and it shows two locations. Like I said, the Preserves at Islandia One and the Preserves at Islandia Two, two distinct separate locations and I was curious if anyone can answer my question as to what that is, why it is, where it's proposed.

MAYOR DORMAN: I think where you're getting that from is at one time the village was looking at municipal property for the possibility of doing something with it, either a recreation field or some proposal. So the proposal went out to get feelers -- not only in the community, mostly outside of the community -- from professionals on what avenues could we possibly -- the village

could possibly go through, what direction. It's not favorable to do anything at this moment or anywhere in the near future. It's more of an up in the air type thing. I'm in favor of utilizing some of this property. This property that you're on right now is about 12 and a half acres and it's keeping the possums warm and the squirrels happy and that's about it. We pondered on some ideas, recreation fields, stuff like that, something for the community and we haven't come up with anything really. I don't see it happening in the near future. In talking with developers, they come up with ideas, Islip comes up with ideas. I know we're having a problem with the park across the street, it's too small and the traffic. So we're trying to put something together for that. So, that should answer that question.

HUGH O'FLAHERTY: So it was presumptuous on their part?

MAYOR DORMAN: Yeah, I think more on their part, but an idea we questioned somebody to come up with, what are the

possibilities, through our engineers and everybody else. What could it do? What are the possibilities of doing something like this? There are residents who have come up to me and asked me -- they're more or less telling me that they're at the stage of their lives that they're semi-retired, 55 and over, they love the community, they don't want to leave the community, but they can't keep up with their house anymore. So are there 55 and over communities where they can go and don't have to mow the lawn anymore and still live in the area. So that idea generated from that. There are people that have come to me and said to me that that park -- although Islip has the park, they don't really maintain it. They maintain the baseball area, but everything else is garbage. If you've ever driven back there, you'll see things on the floor that you don't want your kids to see and at night, there's all kinds of things going on. So I have engineers looking into that, people looking into that, to see what possibilities we can

do with that property even though it's not ours, but that takes money, all right?

Mostly residents are coming to me for 55 and over. I've had other developers come to me in other parts of the village that say the same thing and there's a demand for it. There's mostly a demand from our residents. They're at the point where they want to stay in the area, but they don't want to mow the lawns. So, you know, it's more or less -- I wouldn't be concerned about it because there's really nothing materializing, but it's something to think of.

I'm the type of guy, I throw a lot of things out there. I'll throw it out and get a feel for it from the community and you get the vibe and if the vibes are good, we head in that direction. If the vibes are no good, we don't head in that direction. You know, we're here to serve the public and we're here to protect the Village of Islandia and that's what we're going to do. You have to think outside of the box. You have to have an open mind with this stuff, otherwise you don't get

1 anything and everything just passes you by
2 and you never made a difference, you never
3 contributed anything back to the community,
4 which is why we're here. That's why we ran
5 and I know you've seen a difference in this
6 community for the past three and a half
7 years. I know you have.

8 HUGH O'FLAHERTY: I agree.

9 MAYOR DORMAN: And it will get better
10 and better and better and that's what we want
11 to do, but it takes ideas. It takes a lot of
12 energy and it takes a lot of feedback from
13 the community so we know which direction to
14 head in.

15 HUGH O'FLAHERTY: Has there been an
16 alternate assessment for the sewage treatment
17 plant?

18 MAYOR DORMAN: Alternate assessment?

19 HUGH O'FLAHERTY: As far as location.
20 Do they have a plan B for that?

21 MAYOR DORMAN: I don't know. I think it
22 was in the corner, right?

23 CHIC VOORHIS: It was. And based on the
24 well field location, we feel that this is the
25

1 most appropriate site.

2 MAYOR DORMAN: I think they wanted it
3 there, the water department.

4 HUGH O'FLAHERTY: I'm just asking
5 because --

6 MAYOR DORMAN: It was in that corner.

7 HUGH O'FLAHERTY: If you look here and
8 here, nobody lives here. I live right here
9 (indicating). So, that's going to be right
10 in my backyard, plus this is the middle of
11 the neighborhood. I don't see how putting it
12 here is esthetically pleasing to anybody.

13 I also don't understand how -- we
14 addressed northbound traffic, but southbound
15 traffic coming this way (indicating) --

16 MAYOR DORMAN: You're going to have to
17 come over here.

18 HUGH O'FLAHERTY: Southbound traffic,
19 we're not going to widen --

20 MAYOR DORMAN: Let's do the first one,
21 the sewage treatment plant. It's a sewage
22 treatment plant. It treats sewage. It's not
23 going to lay there so you can smell it
24 because it's treated and that whole process
25

1 they can answer for you because I sure as
2 heck can't, but it was already moved from one
3 corner to the other, but I'm sure you'll find
4 out the answer to that. I'm sure there's a
5 technical answer. I doubt very much that
6 somebody said, We don't want it here, put it
7 by this guy's house.

8 HUGH O'FLAHERTY: No. My point being
9 that you can hide it in the back if indeed --

10 MAYOR DORMAN: It's not a matter of
11 hiding it. I think it's a matter of where is
12 the best location for it. Any time they
13 build projects like this, it's what is the
14 best location for it, not a matter of hiding
15 it. It's a matter of what's the best for
16 this project, that sewage treatment. I know
17 that because we have other projects within
18 the village that are like that and sewage
19 treatment plants treat the sewage.

20 The other question as far as addressing
21 the traffic going south, well, that's a whole
22 other issue. That goes right into what we
23 were talking about at the tree and you were
24 there.
25

1 HUGH O'FLAHERTY: I was there.

2 MAYOR DORMAN: If we're going north, I
3 said the possibility that we might need a
4 traffic light too. All possibilities. And
5 that traffic light will control the traffic
6 going north and you have the turning lane and
7 put a turning lane in the abandoned property
8 into their community. If you're going south,
9 you may have to have a traffic light with a
10 green light -- green arrow, going straight
11 and one with a turning arrow in sequence with
12 the one on Old Nichols Road and Johnson
13 Avenue. You'll have two there giving the
14 people enough time to turn left into their
15 community and at the same time allowing
16 people to go straight because we're not going
17 to widen Old Nichols Road. Not going to
18 widen Old Nichols Road. So for somebody to
19 stay there and wait to make a left turn,
20 you'll have a backup past the LIE. It's
21 traffic control is more what I'm looking at
22 because you're going to have traffic. You're
23 going to have a little more traffic. The
24 fact that you have a 55 and over community
25

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with 47 units, you're not going to have as much traffic during peak hours, peak time, as you would if there weren't 55 and over. People who are 55 and over -- I'm 58. When I get up -- I'll tell you right now, at six o'clock, I'm not in my car going to work. Those days are over. So now, 8:00, 9:00, something like that. So, the traffic will be there, but it's not at the height of your peak time going to work.

It's more traffic control than anything else and that can be addressed. That can all be addressed. And I think if you -- if everyone just thinks more traffic control than of traffic -- I'll give you an example. I go to Stop & Shop this afternoon because my wife gives me a list and as a good husband, I do as I'm told. Coming back on Old Nichols Road heading north, it's bumper-to-bumper. Quarter to 4. I'm like quarter to 4 and it's bumper-to-bumper and I'm like this, like this, like this. You want to know why it was bumper-to-bumper? Because our speed sentry was by the horse farm exactly where you turn

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to go in there and it said 30 miles an hour limit. You know what everybody was doing? 18. Do you know why? Because around the bend, they don't know what's there. Maybe police officers were around the bend. Everybody was obeying the law. Well, I'll be damned and there you are in traffic bumper-to-bumper. This is no good. It said 30 miles an hour. So you want people to drive the speed limit, but in all honesty if everybody does 18 miles an hour on Old Nichols Road, we're not going anywhere. So you have to maintain speed limit. I mean traffic comes in different ways is what I'm saying. You have to think more traffic control than anything else.

HUGH O'FLAHERTY: It's not a retirement community. It's 55 and over. To me, when you say 55 and over, it doesn't change much. 55 isn't old. It's not 90, you know.

MAYOR DORMAN: Absolutely not. I'm 58 years young.

HUGH O'FLAHERTY: So, you know, it's kind of thrown out there, but I don't think

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it makes much of a difference.

MAYOR DORMAN: 55 and over community makes a difference, not to the degree that you're thinking retirement.

HUGH O'FLAHERTY: I mean in context, though.

MAYOR DORMAN: It's the way of life that changes. I retired from my job and I do other things. It's the life-style. It's the way you live is different. You don't get up at 5 or 6 in the morning. You're not in that rush hour. You're doing other things. You may get a job -- you can say to yourself, I used to get up at 5 in the morning all these years. I'm not getting a job getting up at 5:00 in the morning anymore. I'm getting a job where I don't have to be there until 10. This is how you think. At least that's how I think.

HUGH O'FLAHERTY: I mean that still brings sons, daughters, grandchildren, I mean they're still --

MAYOR DORMAN: Everybody has a family and everybody wants a good thing for their

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family.

HUGH O'FLAHERTY: I'm just asking questions that I think is important to everybody, you know.

MAYOR DORMAN: Absolutely. I think your questions are realistic.

HUGH O'FLAHERTY: Someone is going to sell their house at 450 and move to a condo down the block and it's 650, I don't know. I mean, I don't know. I'm just, you know --

MAYOR DORMAN: Well, the point that that gentleman brought up, I mean affordable housing -- people hear affordable housing and they start to cringe a little bit and you shouldn't. Our kids are leaving and I did everything I could do to keep my daughter on Long Island. She was going to go to North Carolina. I don't want her in North Carolina. I didn't raise my kid to lose her to North Carolina. Maybe if something was to pan out, we can try to do something where it is affordable for a reasonable price where everybody's happy. If it's not reachable for people, it's not going to sell. The way I

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1 feel, the market will dictate it because if
2 you have it too high, they're not going to
3 sell. You have to have them reasonable. I
4 think that gentleman brought up a good
5 point. Our young people need a break. They
6 need a break. Most people that go into
7 two-bedroom condos -- my daughter is one of
8 them. She lives out east. I won't tell you
9 where. You know, it's just two people. You
10 start to have kids, you're not going to stay
11 in a condo. You're going to move in a home.
12 So, it's a stepping stone and on the other
13 hand, with the 55 and over, it's an ease back
14 stone so it's a little bit of both, but
15 affordability is very important. It's very
16 important to a blue collar neighborhood,
17 which is what we are.

18 HUGH O'FLAHERTY: I mean, he went from
19 \$4,000 to \$10,000 tax.

20 MAYOR DORMAN: They don't know.

21 HUGH O'FLAHERTY: I mean, from \$4,000, I
22 mean that doesn't fall into affordable.

23 MAYOR DORMAN: Well, that's tax.

24 HUGH O'FLAHERTY: No, I understand that,
25

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1 but we're talking 60 percent difference.
2

3 MAYOR DORMAN: That's not village
4 taxes. That's the town taxes, that's your
5 school taxes. It's not the village tax. So
6 he can't predict the tax, but when you get
7 assessed, that's what happens.

8 HUGH O'FLAHERTY: I understand that he
9 can't predict it, but from one to hundred,
10 you know, that's a pretty broad range.

11 MAYOR DORMAN: Then you have veteran
12 grants. I get a Veterans grant, a break with
13 the town and I actually get a little bit more
14 because I was in the Marine Corps in Vietnam,
15 you know. Thank you, that was great. It was
16 worth it, but it's something. It's better
17 than nothing. And you have the Star program
18 and they try to make it easy.

19 We were even talking, a possibility down
20 the road, that we would look at village
21 incentives, not for this particular project,
22 for any project that came through that would
23 help our residents.

24 HUGH O'FLAHERTY: The proposed
25 development, there would be absolutely no

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1 access on the back end by the tree? So no
2 fire road or --

3 MAYOR DORMAN: They call it a crash
4 gate. If there's a crash gate, it will be on
5 Old Nichols Road and I'll give you the
6 reasoning why. And I'm just saying that. I
7 haven't really talked to them about it. I'm
8 just telling them, in my view, if the fire
9 station is across the street, I can't see the
10 fire truck coming out making a left turn, go
11 down Johnson Avenue making a right turn, go
12 down Winding Road make another right turn, go
13 to Sampson Avenue and make another right turn
14 to go through that dead end to get into there
15 because they couldn't get into there. Why
16 don't you just make the crash gate right
17 across and they can just go across.

18 HUGH O'FLAHERTY: Sure, that makes
19 logical sense.

20 MAYOR DORMAN: In my view and my feeling
21 is that the residents down Sampson Avenue and
22 Winding and Oak Forest -- I live on Sampson
23 on the other side, there won't be an access
24 into the street. That would change the
25

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1 quality of life of our residents and that's
2 not why we're here.

3 HUGH O'FLAHERTY: So everything will be
4 directed towards Old Nichols Road at some
5 point on Old Nichols Road?

6 MAYOR DORMAN: The crash gate, the
7 openings -- that paper street is not the
8 entrance. It's a direction to get in and
9 then there's the entrance so it gives you a
10 buffer in case there was a backup or
11 whatever. Can we move on? Are you all
12 right?

13 HUGH O'FLAHERTY: Yeah, I think so. I'm
14 sure I have plenty more but --

15 MAYOR DORMAN: I don't want to cut you
16 off. If you do have more and it doesn't get
17 answered tonight, 1800 AI, just call me right
18 here and I'll answer your questions. I'm
19 just kidding about that number.

20 HUGH O'FLAHERTY: When was the Board
21 first contacted by the developer for this
22 project?

23 MAYOR DORMAN: I think last year you
24 guys came in.
25

HUGH O'FLAHERTY: June, July, April, May? They came to you.

MAYOR DORMAN: Like every developer does. We'd like to sit down with you, get your opinion on this and that and they throw all this stuff in front of you. And they think you're a rocket scientist and you can figure this out. You're not. That's why we have engineers, you have attorneys, you have accountants and you have all this stuff and the village has that. The village has access to all of that so we use every out source services so we can get professionals involved and they protect your interests. The best part of that is, we don't pay for it. Isn't that amazing? The village doesn't pay for it. There's a trust and agency fund that's put up by the applicant and the applicant pays our engineers to protect our interests. Only in America.

HUGH O'FLAHERTY: Just one question to the engineers and I'll stop. The utility infrastructure that already exists, be that telephone, water, electric, the utility

infrastructure that exists on Old Nichols Road, all the power poles, all that stuff, are they sufficient enough at this point to carry a neighborhood of that size or will that all have to be addressed up and down Old Nichols Road?

MAYOR DORMAN: I think they bring it in and you guys will run it under the ground?

MICHAEL WILLIAMS: Everything will be underground.

MAYOR DORMAN: It will be the same situation as Winding, Oak Forest and Sampson. Everything is under the ground.

MICHAEL WILLIAMS: We're required to get letters of availability from Suffolk County Water Authority for the electric and in those letters of availability, they do an analysis of what they provide at the street.

HUGH O'FLAHERTY: Right now as it stands, would you guys be able to tap into everything that's there or would it have to be much broader than that?

MICHAEL WILLIAMS: We believe we can.

HUGH O'FLAHERTY: As it exists right

now, say, between Veterans Highway and the expressway, you wouldn't have to run any new lines, any new water? I understand it would be concentrated at the development site, but would it disrupt a broader area up and down Old Nichols Road?

MICHAEL WILLIAMS: I don't believe it will.

HUGH O'FLAHERTY: You don't believe it will or it won't?

MICHAEL WILLIAMS: I don't believe it will, but we're not at that stage. Let's recall that this is not the final site plan.

HUGH O'FLAHERTY: I understand that.

MICHAEL WILLIAMS: There's a process.

MAYOR DORMAN: It's all on the site. That's down the road.

HUGH O'FLAHERTY: And it will all be self-contained waste, no sewers or anything?

CHIC VOORHIS: No sewers.

HUGH O'FLAHERTY: I thank you.

MARLENE EVANGELISTA: I'm Marlene Evangelista. You want the address?

MAYOR DORMAN: If you want.

MARLENE EVANGELISTA: It doesn't matter I guess. All I want to know is a ball park of what the cost of the condos would be.

MAYOR DORMAN: Do you have a range?

LARRY DAVIS: It's kind of tough.

MAYOR DORMAN: If you don't, you don't. Because if you say it and then raise it, then you're in trouble.

LARRY DAVIS: It's not that. We're under strict guidelines with the attorney general's office. We can't start talking about price until our application has been submitted and approved by the attorney general. We really can't talk about prices.

MAYOR DORMAN: What he's telling you is the process that we're in right now, the stage that we're in right now, is an the informational stage and it's more or less to let you know about the zoning, what they're looking to do and to get your questions. That question, he's not allowed to answer because I think it might influence a decision, right?

LARRY DAVIS: Possibility.

MAYOR DORMAN: So we can't answer that or they can't answer that right now. I don't know what the numbers are. So as soon we find that out, if we get that far --

MARLENE EVANGELISTA: We'll have another meeting?

MAYOR DORMAN: Yeah. I'll call you up and tell you.

MARLENE EVANGELISTA: Since that's 55 and over, does that mean it will be less expensive?

MAYOR DORMAN: Unless they think we have more money. Let me tell you something, they better not think we have more money. I don't know what to tell you. I don't know.

LARRY DAVIS: Typically the units are smaller.

MAYOR DORMAN: It's two-bedrooms and not three bedrooms.

MARLENE EVANGELISTA: Can they be bigger and cheaper?

MAYOR DORMAN: I'll call you. I don't know.

JOHN PROBST: My name is John Probst. I

live at 184 Serpentine. If they keep telling you approximately what the taxes are going to be on the house, how come they can't tell you what the price is going to be on the house? How can they give you an estimate of the taxes without having an estimate of the cost value of the house?

MAYOR DORMAN: It's a good question.

CHIC VOORHIS: We did include a projection because we really do need to have some basis on the estimation of projected taxes and for that purpose -- and, again, these will be market driven at the time they're built. And as Larry said, at the end of the process, we can turn over the description and everything. We can't disclose too much now, but we had to have something and we used roughly \$5,000 to \$15,000 as a basis for an analysis and computing some estimates after tax revenue.

MAYOR DORMAN: That's the number that you used?

CHIC VOORHIS: Yeah. And it was an average. It didn't really consider the size.

MAYOR DORMAN: That was not for 55 and over units or --

CHIC VOORHIS: It's really a blanket average. But again, that's not necessarily the sale price.

MAYOR DORMAN: I'm going to go on the basis that the market is going to dictate it. You don't know what it's going to be. By the time -- if they were to get this -- they're not going to do it for a while.

JOHN PROBST: I have second question. If there is any revision in the plans, that they should never be able to put in more than the 72 units that they're now proposing.

MAYOR DORMAN: I understand.

JOHN PROBST: On the east side of this building right here, they proposed to put in 80 units and they had a revised plan. They wanted to put in 320. We beat it in court.

MAYOR DORMAN: Where was this?

JOHN PROBST: Right behind here. The foundations were in and everything.

MAYOR DORMAN: When was this?

AUDIENCE MEMBER: In the '70s.

MAYOR DORMAN: I understand what you're saying and that's involved in all the covenants and restrictions and all that stuff. You wouldn't want them to build more, you wouldn't want them to get rid of the 55 and over and sell them as not 55 and over because, you know, that's the community.

JOHN PROBST: What I'm really looking at is, they're saying 72, let them put in 72, not 172.

MAYOR DORMAN: I hear you, sir.

JOHN PROBST: Thank you.

JOSEPH PROKOP: Can I ask a question? The chroma glass system is only available for 55 and over housing, right?

CHIC VOORHIS: No. The chroma glass systems are limited in their volume that they can treat. It's 15,000 gallons and you compute the sewage design flow based on the type of units. So, let's say the units have less flow than a three-bedroom condominium unit and we've made sure that everything fits into the size of the unit, it's approvable by the health department.

MAYOR DORMAN: What are the gallons per day?

CHIC VOORHIS: It's under 15,000 per day.

MAYOR DORMAN: Yes, ma'am?

ERIN BERGLUND: My name is Erin Berglund, B-E-R-G-L-U-N-D. I live on 96 South Bedford Avenue in Islandia. Would a petition from the village opposing this stop it?

MAYOR DORMAN: I don't know.

ERIN BERGLUND: Could we try?

MAYOR DORMAN: You're here, you're talking and we're here to listen.

ERIN BERGLUND: What could stop it? What could we do to stop it? Like, if everyone signed a petition opposing it, would that have any...

MAYOR DORMAN: Well, if everyone wants to stop it.

ERIN BERGLUND: How many would it take? What's the percentage?

MAYOR DORMAN: I couldn't give you that. I wouldn't know. I think the fact

you're here and you're expressing the way you feel, okay, is a start. I think what you have to realize -- let me try to help you out a little bit, okay? Stopping it or moving it on, we're at a listening stage right now and all the information hasn't been given to us. We have to review them with the professionals. So, we're very open to this. We're hearing what you want and what you don't want. It takes more than one meeting, coming to one meeting to get a point across also. I think what you have to do is if you -- is express your feelings. We're going to consider everything and we'll weigh out our decision later on. There isn't a set thing that's going to stop or start anything.

ERIN BERGLUND: Since you're going to call this lady with the price of the condos --

MAYOR DORMAN: Well, I'm being nice.

ERIN BERGLUND: -- could you call me and tell me when I should get a petition going to stop it?

MAYOR DORMAN: I can't do that. I have

an impartial thing here right now. I have to follow this process. You have to understand, I hear you and I hear you loud and clear. My job is to make sure the process is followed right now, to make sure you're heard and they're heard, the village is protected. When the process is not followed and you're not heard and they're not heard, the village is in jeopardy and I can't do that. So, I have to follow this process right now.

Yes, ma'am?

DEBBIE AMBRICO: My name is Debbie Ambrico, A-M-B-R-I-C-O, 2 Sampson Avenue. I live at the last house right next to where Schley Place is. You reassured us that Schley is not going to be cut through from that end.

MAYOR DORMAN: No.

DEBBIE AMBRICO: Where the property ends right now, where the fence is at the end of the horse farm, is that the end of their property per say or do they go further back? Are they going to be building any further back than that?

MAYOR DORMAN: Well, they have setbacks from that. From that fence, they have setbacks.

What are your setbacks going to be?

DEBBIE AMBRICO: Is that the railroad's property behind that or is that --

MAYOR DORMAN: No, no. I'm talking about if you look from your house to the fence of the farm, that fence, there are setbacks to the property.

Is it 25 feet you said?

MICHAEL WILLIAMS: That's the building setback.

MAYOR DORMAN: So from that fence is about 25 feet. The important thing is from your perspective, I guess, is to see where the units are so you're not looking at units.

DEBBIE AMBRICO: I would be looking at the last section here.

MAYOR DORMAN: That dead end street, a suggestion was for it to be a cul-de-sac, not a T, okay, for a number of reasons. One of the reasons is because people are hanging out there in the corner. In a cul-de-sac, they

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won't. Very obvious. They hang out on that corner by the dead end street by the park and they walk in the park or come out of the park and create problems. So if that was a cul-de-sac and it was landscaped and all that other stuff, you know, you won't be able to see much in there. I don't know if it's below grade or above grade so that's a whole other issue.

DEBBIE AMBRICO: If there's less access to the park, I wouldn't have as many people hanging out.

MAYOR DORMAN: You won't have any access to that park. You won't because if there's a cul-de-sac -- even if there wasn't a cul-de-sac, we're going to close that out. People should not be walking from there onto that paper street because that's what it is and then hanging out over there and go back to the park and doing what they're doing. There should be a fence there and that should be the end of it.

DEBBIE AMBRICO: And when they're cutting into Schley Place from the other end,

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how far in are you going to be coming -- I mean from Old Nichols Road.

MAYOR DORMAN: What's that, 58 feet, 60 feet?

1:15 MICHAEL WILLIAMS: I missed the question.

DEBBIE AMBRICO: When Schley coming off of Old Nichols Road, how far in that going to be?

MICHAEL WILLIAMS: I believe by scale it's 60 feet.

MAYOR DORMAN: 58.56.

DEBBIE AMBRICO: One thing that we discussed at the tree was if it was approved, are you going to set a time frame that they would have to start building? Because, say, they all of a sudden run out of money and it's already been rezoned to residential and nothing gets build on it, would there be a time frame --

MAYOR DORMAN: I understand your concern. We would sit down -- if we did this thing, the developments that we have going on right now, there's a time frame from when you

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start to finish. They tell us how long it's going to take. Some of them have to put up bonds for roads and things like that. That's all protected. What I can tell you is this, it will be protected where we're not stuck with half of nothing or stuck with a road that we don't need and all that other stuff. The Board, your Board, would not do that. I can tell you that right now, but we haven't gotten that far. When we get that far, you'll know it, all right?

DEBBIE AMBRICO: Okay.

WILMA ARMSTRONG: I have a question. Wilma Armstrong. I live on Serpentine Lane and South Bedford is my street there too. I have a couple of questions and one is when was this tree meeting? Because none of us knew about it.

MAYOR DORMAN: I'm telling you now, you're going to have a tree meeting next. You're going to get it in the mail. On Saturday, I'll be on St. Marks and South Bedford. It's a cup of Joe with the Mayor. I sent a flyer out. Now, don't tell me

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nobody got it.

WILMA ARMSTRONG: I didn't get it.

MAYOR DORMAN: I sent it out a few weeks ago. About three or four weeks ago, I sent out a flyer, a cup of Joe with the Mayor. You come here. I bought Dunkin' Donuts coffee and this kind of stuff here.

WILMA ARMSTRONG: That wasn't at the tree.

MAYOR DORMAN: Hold on. I had a dozen people here. Some of them are here tonight. We spoke about everything. It was a great thing. It's really good. Then I started to hear some stupid rumors about this project and all these other things going on. You know, that cup of Joe with the Mayor really works. This time, I'm going to go to them because I want to talk to more people, not just a handful of people. So I set up a cup of Joe on Winding and Sampson Avenue. Saturday morning, I pulled up in my Blazer, opened up the cab, had a thing of coffee and before you know it, you looked around and it was like watching that movie Twilight Zone,

those people walking in the street. The zombies? Well, I don't want to say zombies, but they got closer and closer and before you know it, we had a good 20, 25 people on some guy's lawn making a mess. We answered questions and spoke. That went well.

I had another cup of Joe in the Silverwoods Condominium community. They brought chairs, beach chairs and stuff, and sat around and we had another two-hour conversation about everything, all kinds of things. I will be on South Bedford. If you want to throw rocks, I will be on South Bedford and St. Marks with decaf and caffeinated Dunkin' Donuts coffee. No donuts.

ROSEMARY SPECIALE: When?

MAYOR DORMAN: 10 o'clock, Saturday. I'll be there with the Blazer.

(Several people speaking at the same time.)

WILMA ARMSTRONG: I get the impression -- and I don't know if anyone else does -- that this is a done deal.

MAYOR DORMAN: You know where you get that from? You get that from people who are saying things that really don't know what they're saying because people are frustrated, people have different opinions, the people are not familiar with the process and that's how that happens. I know when I was on the other side, I was running around the neighborhood saying all kinds of things. I didn't understand the whole process. I have a better understanding of it now and I still don't have an understanding of the whole process and that's why I rely on the attorney, I rely on the engineers and the professionals.

WILMA ARMSTRONG: I personally am here for myself and my family. I've lived here over thirty plus, almost forty years. So our community has always been a community. That's why we moved here ages ago so that we can do that and the way I see it is that everything has come up. You know, everything is being brought up. The congestion is outrageous and now we're planning this, which

is going to contribute to that and I'm not happy about it. I don't know how everybody else feels, but that's me. Just so you know, because I'm so annoyed right now.

MAYOR DORMAN: Don't get annoyed. This is the beginning of a process. Don't take it --

WILMA ARMSTRONG: You know what, this is the beginning, but I get the impression that it isn't.

MAYOR DORMAN: You're getting the impression from whom?

WILMA ARMSTRONG: Excuse me, I'm coming here for the first meeting. Because you had the tree meeting that I didn't know about, are there going to be other meetings that we're not going to know about and all of a sudden, there's going to be a building in front of my block?

MAYOR DORMAN: Let me put it this way, when you got the invite for a cup of Joe to come here, why didn't you come here?

WILMA ARMSTRONG: I didn't get it.

MAYOR DORMAN: We mailed out 1100

notices.

HUGH O'FLAHERTY: I didn't get it, but I heard it through word of mouth and I showed up.

WILMA ARMSTRONG: There you go.

MAYOR DORMAN: We mailed out 1100 notices. I had twelve people come here. So now, I decided to go to you. So it's not like there's secret meetings somewhere and all this other stuff. Now, you're starting to go another way.

WILMA ARMSTRONG: I'm just walking in and I'm just letting you know what I'm observing.

MAYOR DORMAN: It has a lot to do with you walking in here more often. I'll be honest with you, you should. You should come to more meetings. You should talk to us more often and you'll get a feel of what's going on and it will clear up the whole thing you're thinking about.

WILMA ARMSTRONG: The reason is because I saw that sign as I'm driving to work at 5:30 in morning and I'm like, what the heck

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1 is this?

2 MAYOR DORMAN: Well, that's the
3 procedure. They have to post the sign.

4 WILMA ARMSTRONG: I understand and I
5 appreciate that, otherwise I wouldn't be
6 here.

7 MAYOR DORMAN: It's the law. They have
8 to post a sign and we have to have a public
9 meeting. This is what this is all about.
10 It's all a process.

11 WILMA ARMSTRONG: I understand that.
12 I'm just giving you my opinion. I don't know
13 how everybody else feels about it, but I'm
14 just letting you know.

15 MAYOR DORMAN: Thank you.

16 We just want to make sure, on the
17 record, that we received the affidavits of
18 mailing, the return receipts, the cards we
19 received for the mailing that went out.

20 Anybody else? Give your name, address,
21 blood type.

22 ROSEMARY SPECIALE: Rosemary Speciale,
23 195 Silverleaf Lane, O positive, universal
24 donor.
25

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1 Who's the applicant? I mean these are
2 the attorneys and engineers who represent
3 them.
4

5 CHIC VOORHIS: Pinewood Development.

6 MARY SPECIALE: Are they here?

7 LARRY DAVIS: Yes.

8 ROSEMARY SPECIALE: I just thought it
9 was somebody that we didn't know. From a
10 banker point of view, raising money for a
11 speculative development can be very
12 difficult. One of my concerns is that this
13 project would get only partially completed
14 and funding not be available and we'd be left
15 with half of something.

16 A second observation is we have 18- or
17 24-month supply of real estate for sale right
18 now in this community that's not moving.
19 Adding in 72 more units is not going to help
20 us move our homes. Although if the prices
21 are higher, maybe that will make ours more
22 attractive. I really don't know. It's just
23 something of concern. A lot of people ask
24 great questions so I was keeping my hand down
25 to let other people -- I'd like the

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1 opportunity if we could view it all the
2 documents that are turned in. Is that
3 something that is normal in this process
4 now?
5

6 MAYOR DORMAN: What documents?

7 ROSEMARY SPECIALE: You know, the site
8 plans and all the studies.

9 MAYOR DORMAN: Everything's available.
10 You have to FOIL it, but you can view so you
11 don't have to make copies.

12 ROSEMARY SPECIALE: No, no, no, because
13 a lot of this for us --

14 MAYOR DORMAN: That's why I said we're
15 going to put that in the hallway. You'll
16 have this proposal in the hallway so you can
17 look at it.

18 JOSEPH PROKOP: The applicant has a
19 website. They should put it on the website,
20 an accurate rendering of --

21 ROSEMARY SPECIALE: Can we have that
22 website?

23 MAYOR DORMAN: Well, you can put it on
24 the website but not everybody has access. So
25 it has to be available. We'll make it

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1 available for you, but I'm letting everybody
2 know that it will be in the hallway.

3 ROSEMARY SPECIALE: That's great.
4 That's really great. I think for a lot of us
5 it's the fear of the unknown. My observation
6 about sewage treatment, we have a sewage
7 treatment thing over in the Islandia Shopping
8 Center. It stinks and we can hear it grind
9 and I don't think Hugh wants to smell that
10 either.
11

12 MAYOR DORMAN: Is the stink coming from
13 that or from the transfer station?

14 ROSEMARY SPECIALE: If you ever go to
15 Dave and Busters and park there, you can
16 smell it. I'm saying if we're going to do
17 it, let's protect it for Ehrhardt Way and the
18 folks over there, our neighbors over there.
19 Let's put some trees around it and I don't
20 know what kind of trees will grow with that
21 stinky-poo but let's do that.

22 Who owns that property south --

23 JOSEPH PROKOP: One second. There's a
24 comment about the noise from some other type
25 of system. Can you identify that and compare

it to your system?

CHIC VOORHIS: I don't want to speculate on it, Joe. I'm not that familiar with the system, who designed it, when it was designed. I really don't want to speculate on it.

ROSEMARY SPECIALE: It was probably '89 that it was built.

CHIC VOORHIS: I can tell you that it's a system that the county approves all the time.

ROSEMARY SPECIALE: So we want to make sure that that doesn't harm any of our neighbors.

Who owns the property that's like southwest of the farm? How is that zoned? That red lined area, that's the farm. Who owns that land? Is it the Town of Islip?

MAYOR DORMAN: That's Islip. When you call them up, they say it's us because they want us to clean it.

ROSEMARY SPECIALE: Is there any chance of us getting that property and doing something with it?

MAYOR DORMAN: What do you want to do?

ROSEMARY SPECIALE: I don't know. Build a park. I think what a lot of people that I've spoken to would like to see is a development may be a little on a smaller scale, something for us, for our kids or whatever. We were talking about the Islandia residents and our ability to -- and Allan, good for you. When I turn 55, I can't retire. I'm not going to be able to -- like you say, like, the traffic at 55, hey, a lot of us are going to be out there at 67, 69, 72 to afford to -- so I'm not buying this less traffic because they're 55. You know what I mean? Because I'm going to be working for, you know, whatever. I'm lying about my age, but we're not sworn in or anything, are we? Any consideration to giving preferable pricing to people in the village? Just something to throw out there. Thanks for, you know, welcoming all of us here and talking about this. A lot of it is the fear of the unknown. We want to be informed. This gentleman mentioned the foundations,

which was a nightmare.

MAYOR DORMAN: We'll have to talk about it some more.

ROSEMARY SPECIALE: At the tree, Saturday. Thank for your time.

DEBRA KAUFFUNGER: Debra Kauffunger, K-A-U-F-F-U-N-G-E-R. I live at 20 South Bedford. My impression was that that property was already sold.

MAYOR DORMAN: Whose property?

DEBRA KAUFFUNGER: The farm, that it was already sold because I know people who had horses there, that they had to get their horses out and I know a lot of the horses, they were trying to be saved from being slaughtered. I guess this was last year. So who bought that property?

MAYOR DORMAN: It's private property. I don't know if it was sold once or twice.

DEBRA KAUFFUNGER: So you don't know if this company has purchased this property?

MAYOR DORMAN: They have the applicant. That man there is the attorney for the applicant.

DEBRA KAUFFUNGER: So they have not purchased the property yet?

JOSEPH PROKOP: What is your status?

LARRY DAVIS: We're contract vendee.

JOSEPH PROKOP: So they have a contract to purchase the property.

DEBRA KAUFFUNGER: Okay, thank you.

MAYOR DORMAN: Did you get your answer?

DEBRA KAUFFUNGER: I was under the impression that it was already sold from the people who boarded horses there because they had to get their horses out because they sold the property.

MAYOR DORMAN: There's horses there now.

DEBRA KAUFFUNGER: They brought some horses back because it fell through, but originally the horses had to be gotten out because they sold the property. Thank you.

MAYOR DORMAN: Yes?

PATRICIA YAEGER: I'm Patricia Yaeger, 48 Sagebrush Lane, Islandia. With reference to the waste disposal, am I right in looking at that and in my vision I see it as opposite across the street from the back of the

firehouse?

MAYOR DORMAN: No. More towards -- you know where the Verizon box is where we put the fence and the flowers and the trees?

PATRICIA YAEGER: So you're talking more towards the old deli?

MAYOR DORMAN: Yeah, on the other side.

PATRICIA YAEGER: Where they fancied up the corner. Why there? Why do we, as the people who have been here for thirty or more years, have to look at something like that? Why can't the people who are moving in there look at it?

MAYOR DORMAN: I think -- in other words, you're saying because it's by Old Nichols --

PATRICIA YAEGER: That stretch of property right there is murder when you come there at any time during rush hour. It's a murder spot trying to get out of South Bedford during the rush hour. I'm retired and I try not to go there during rush hour, but there are times when you have to. And it's murder to get out there and I have to

get out -- I force myself to go out on Johnson Avenue by the traffic light.

MAYOR DORMAN: Correct me if I'm wrong. I think once this thing is in, it's covered up and there's trees and all that stuff, you don't see any of it.

AUDIENCE MEMBER: But the stink is not covered up.

PATRICIA YAEGER: I think the stink will be coming up.

(Several people speaking at the same time.)

PATRICIA YAEGER: He just said it will be minimal, the smell, but my point is the horses were minimal, but I knew at least what I was smelling. I just don't understand why it has to be put there. Why can't it be put at the back of the development, not in the front?

MAYOR DORMAN: Maybe they should look at that. Thank you.

PATRICIA YAEGER: Thank you.

JOSEPH BANDALOS: I'm going to interrupt for one second.

MAYOR DORMAN: Give your name.

JOSEPH BANDALOS: Joseph Bandalos.

MAYOR DORMAN: Why don't you hold off, Joe, because we have a lot of questions here.

JOSEPH BANDALOS: I don't know if addressing them would answer a lot of them. So it's up to you. You're in charge.

MAYOR DORMAN: I think we should let them ask the questions.

AUDIENCE MEMBER: I'd like to hear from him right now for a couple of minutes.

MAYOR DORMAN: If everybody who's raising their hands doesn't mind, then come on up here.

JOSEPH BANDALOS: Joseph Bandalos, 3 Beech Drive, Ronkonkoma. I'm going to turn around and address them if that's okay.

MAYOR DORMAN: Absolutely.

JOSEPH BANDALOS: My name is Joseph Bandalos. There's a few of you that I recognize, not all of you. I've been here most of the -- most of the evening, one of the first people here. And I have to be

honest with you, I'm very disappointed in what I've been hearing this evening. My heart is breaking. It really is and I'll tell you why because nobody wanted that horse farm more than I did. I invested two million dollars, my family. I invested my house, everything I had for that horse farm. So, yeah, I'm the owner. I still own it. I'm in contract. We're looking to develop it and it's breaking my heart because you people come here -- the first guy that came up here, John, he comes up here -- like almost everybody I've seen here tonight, like I've seen here for the past several years, you'll come here for a meeting to oppose something, but you won't come here to support something. Why? I don't understand that. Self-centered. You want to know what's going on in your backyard, but you don't care to support anything to make sure it's done the right way. I'm going to answer your questions, but please let me just speak first. Is that okay with you?

MAYOR DORMAN: The questions will be

1 93
2 addressed to the Board. Just make your
3 statement and we'll move on.
4 JOSEPH BANDALOS: Let me make my
5 statement. A couple things that were brought
6 up. Let's see, traffic lights and traffic
7 flow and several of the other opinions, when
8 I was there for the six and a half, eight
9 years I was there, I worked seven days a
10 week, 365 days a year. I'd like to see one
11 person who has done that for six years
12 straight and had never taken one day off.
13 JOHN PROBST: Right here.
14 JOSEPH BANDALOS: Thank you. And how
15 many else is behind you?
16 JOHN PROBST: I have nine children.
17 I've fathered nine children and I have a
18 wife. I'm married 55 years. I'm 79 years
19 old.
20 JOSEPH BANDALOS: That's one of you out
21 of 80.
22 JOHN PROBST: You made your life, not
23 us.
24 MAYOR DORMAN: Joe, you just got to make
25 your statement. We have to move on because

1 94
2 there's a lot of questions.
3 JOSEPH BANDALOS: Listen, you had
4 complaints about -- I hear people coming up
5 here, it's disappointing, what you're not
6 getting. I put Christmas parades in your
7 community. Have I ever gotten a letter from
8 you?
9 ROBERT GERARDI: You were just talking
10 about traffic flow a second ago and you
11 changed subjects.
12 JOSEPH BANDALOS: Traffic flow, good
13 point. Let's address traffic flow.
14 ROBERT GERARDI: That's my issue. I
15 want to hear about that.
16 JOSEPH BANDALOS: You know what, I had
17 65 boarders there and 200 students a week.
18 You think there was no traffic flow then?
19 You know what, my guy was out there and got
20 killed by a car. My worker was killed right
21 in front of the general store. I didn't see
22 you or anybody else come here to support a
23 traffic light going up then. That was two
24 and a half years ago.
25 (Several people speaking at the same

1 95
2 time.)
3 JOSEPH BANDALOS: I didn't see any of
4 that. Traffic flow is a concern. It was my
5 concern for eight years. None of it was
6 addressed. And there's going to be less
7 traffic flow now that you have 72 units as
8 opposed to 200 students a week and 65
9 horses. There was a lot of traffic. We had
10 tractor trailers pulling in and out of
11 there. We had commercial trucks pulling out
12 of there.
13 (Several people speaking at the same
14 time.)
15 MAYOR DORMAN: Joe, Joe, it's all
16 right. Listen to me. I understand your
17 frustration. I'm sure everybody does. We
18 can't lose control of this meeting. It's
19 going to turn into a big anxiety attack on
20 everybody and we just can't have that. We
21 have to keep control of the meeting, keep
22 going the way we're going and get to the end
23 of this meeting and that's it.
24 AUDIENCE MEMBER: Just with all due
25 respect, if he had a business decision and it

1 96
2 wasn't a good business decision for him, I'm
3 sorry, but we all have to have a business
4 decision here for all of us. I think
5 basically that's the point. I have some
6 quick questions and one big one.
7 MAYOR DORMAN: Did you give your name
8 and address?
9 DENISE ANNONA: Oh, my name is Denise
10 Annona, A-N-N-O-N-A. And I'm in
11 Silverwoods. A couple things. I didn't hear
12 anything about -- will any of these or all of
13 these units have basements?
14 MAYOR DORMAN: You have to ask the
15 Board. Do they have a basement?
16 LARRY DAVIS: Yes.
17 DENISE ANNONA: Any or all of them?
18 MAYOR DORMAN: All?
19 LARRY DAVIS: Again, it depends on the
20 health department.
21 DENISE ANNONA: Is it a gated
22 community?
23 MAYOR DORMAN: Yes.
24 DENISE ANNONA: Common charges, I
25 haven't heard that.

MAYOR DORMAN: Yes, they will. The common fees, what they're going to cost, that's going back to price again and they can't talk about it.

DENISE ANNONA: I didn't hear the builder. You might have mentioned it.

MAYOR DORMAN: Pinewood Development.

DENISE ANNONA: I have a couple of people here obviously with me from Silverwoods and I think our main concern is that we've been here in the town, we've been helping with the Islandia commerce. We put our money into the businesses and things like that. We have condominiums and we're hearing that the taxes could be 4,000 to 6,000 to 10,000, no decision. We know that in our community probably the cheapest that anybody is paying with Star is about six grand. We're kind of curious as to why four grand is even being flirted with on two- or three-bedroom condominiums.

MAYOR DORMAN: I think you're going to have to take these numbers with a grain of salt. I don't think anybody really knows

what the taxes are going to be until they're assessed and you're not going to know what they're assessed at until they're built. The assessor has to do all of that and the village actually goes by the assessment of the town of Islip.

DENISE ANNONA: Right. How we feel about it, obviously because we've put a lot of money into our condos, we don't expect the taxes to be lower than ours because they're new buildings.

MAYOR DORMAN: It's going to be higher. Everything is assessed high.

DENISE ANNONA: We just want to know that there's not going to be -- if this does come to be, that there's not some kind of deal made -- I'm not saying you're going to make a deal -- that, you know, we'll only charge X amount for taxes because we want to get your business. You know what I'm saying though?

MAYOR DORMAN: I understand what you're saying.

DENISE ANNONA: We don't want to be put

out of business to find out that these things go up right next to us and the taxes are lower and the common charges are lower and we can't even sell our condos and we've been here. That's what we're concerned about.

MAYOR DORMAN: I don't know of a building that's ever gone up that was assessed lower and had lower taxes than the people who are already here.

DENISE ANNONA: I'm holding you to it.

MAYOR DORMAN: The house down from me sold for \$600,000 and their taxes are far more than ours.

DENISE ANNONA: That's basically what our concern is. We don't want to know that we can't sell our condos if we want to move. Thank you.

MAYOR DORMAN: I understand.

RENO STAFFA: Reno Staffa, 226 Sampson Avenue, Islandia. I'm a little confused here. I wasn't at the tree. I didn't get a notice. I heard about the coffee meeting here. I didn't hear about a tree. I'm just curious, I got this thing.

MAYOR DORMAN: So did I. That's a flyer with misinformation.

RENO STAFFA: It's misinformation?

MAYOR DORMAN: That's how some people do things. I understand the frustration of why they did it, but there's an easier way.

RENO STAFFA: Condominiums, do they get less taxes than a regular home?

MAYOR DORMAN: They're assessed less than a home. They are assessed less.

RENO STAFFA: So a two-bedroom condominium would be a lot cheaper --

MAYOR DORMAN: It's assessed lower than your house, my house. Townhouses and condos are assessed at a lower rate.

RENO STAFFA: That's my question. Thank you.

BILL PRINCE: My name is Bill Prince, 18 Oak Forest. I have a couple of questions about the package plant. First thing they were saying was that it's only doing 15,000 gallons per day and they were also talking about storm water runoff as well. So that's a combined system instead of a sanitary sewer

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system?

MICHAEL WILLIAMS: No, that's not correct.

CHIC VOORHIS: It's two separate systems.

BILL PRINCE: But the storm water is being treated as well?

CHIC VOORHIS: The storm water will be reviewed by the building engineer's standards. The design we have now is discussed in the DEIS, contemplates forwarding two inches of runoff over the entire site.

The sanitary system is just for waste from the residential homes on the site. It will be sent to the plant and treated and discharged to leaching pools at the sewage treatment plant. So there's two completely independent systems.

BILL PRINCE: So you're going to have an equalization tank for the storm water runoff? Are you going to have pump stations for the sanitary sewers?

CHIC VOORHIS: We're going to need pump

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stations for the sanitary sewage to convey to the plant where it would be treated. As far as storm water, it will most likely be gravity and as we said, Mike Williams is here. He'll be designing it if we go through site plan review and the village engineers will be reviewing it. I would expect the storm water to be gravity flow to the low points. They would be recharged to the subsurface.

BILL PRINCE: You said that the department of health are the ones who will be mandating where the plant is going to be and not DEC?

CHIC VOORHIS: The department of health acts as an honor of the DEC for the purpose of speedy's permits. So, they look at the siting of the location of the sewage treatment facility with respect to the well field because of the work that the county has done over the years and they basically take over the function of the state as to the speedy's permit. So, yes, we will be dealing with the county.

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BILL PRINCE: Because if the pump station fails, then it's running into the wetlands. That's my major concern.

CHIC VOORHIS: There's no wetlands directly adjacent to the site.

BILL PRINCE: The river is there. (Several people speaking at the same time.)

MAYOR DORMAN: What is the possibility of putting the sewage treatment plant down on the end?

CHIC VOORHIS: We would have to look at it. I really can't say at this time.

MAYOR DORMAN: Does it make a difference?

BILL PRINCE: Absolutely it makes a difference. The reason that it makes a difference is that no pump stations are needed so there are no pumps to fail. It's a gravity system. Not to be vulgar, but everything runs downhill and it's collected at the plant. If you have pump stations that have to pump it uphill and those pumps fail, then it just runs where it's going to run.

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MAYOR DORMAN: So it's better where it's going to be than --

BILL PRINCE: No. It's better at the bottom.

MAYOR DORMAN: You might want to look at that. It's up to you.

BILL PRINCE: Thank you.

(At this time, a short recess was taken.)

ROBERT GERARDI: Robert Gerardi, 200 Sampson Avenue. First of all, I just want to make a comment -- I have a comment and a question. My comment is I'm completely against all of this. I would much rather see a horse farm there. Esthetically, it's better looking, it's where we live, it's what we are. I think Old Nichols Road is way too congested as it is. I am a motorcycle rider. Making a left turn in and out of there on this paper street does not make me happy. I don't know, you said you're not going to widen the road. So, putting a light somewhere over there, making a left coming from the expressway, how anybody can go

around --

MAYOR DORMAN: They don't.

ROBERT GERARDI: Then you're just going to have a backup?

MAYOR DORMAN: The recommendation, if you put a traffic light, is that going south on Old Nichols Road, you have an arrow, a green arrow, to make a left turn. So the people making a left make a left and the people going straight can go straight at the same time so no one is going around using the shoulder. If I can make Old Nichols Road one lane, I would do it because I think the wider the road, the more traffic you're going to get. So the smaller the road, the less traffic, but you can't. You don't want people using the shoulder so you have to control the traffic, traffic control, with the devices that they give you and that would be a traffic light.

ROBERT GERARDI: Adding 72 units to me just adds to the traffic and that's just my opinion on it. You know, left turns in and out of there, I still think is going to be a

problem. Any kind of turns on and off Old Nichols Road -- as it is now, I can't even park in 7-Eleven to get my coffee. And I need my coffee. I get it everyday. There's about six spaces there. I go to Marty's every single day, 7-Eleven that is. If people, buses, trucks all parked alongside, accidents constantly over there, people stopping, nose diving, I don't know. Regardless of who lives in this community, whatever age group, it doesn't matter. I still think that -- I mean, there's no way of predicting that rush hour they're going to come out and not going to come out. They're going to come out whenever they want. That's my opinion. And it's just adding -- you have 72 units. Some are going to be 55 and over so that's couples. They're each going to have a car. The other ones that are three bedrooms that -- they're going to have families. At some point, they're going to have two cars each. That's a lot of cars.

And Joe, I always supported the horse farm. I came in for Italian ices all the

time.

JOSEPH BANDALOS: And I remember you, but out of 90 people --

(Several people speaking at the same time.)

ROBERT GERARDI: On my behalf -- I can't speak for everybody here, but on my behalf, that farm to me, you pass by it, it's a pretty sight. I'm sorry to see the general store not working and operating but --

JOSEPH BANDALOS: You want to know why? Because I had 22 summonses and \$25,000 and nobody was here supporting it when -- and not from this regime, but the last one, they gave me 22 summonses and you probably worked too much to come here to support me when I had 22 summonses.

AUDIENCE MEMBER: But nobody knew about it.

JOSEPH BANDALOS: You didn't come to the meetings.

(Several people speaking at the same time.)

MAYOR DORMAN: We can't do this again.

ROBERT GERARDI: That was my opinion. I'm opposed to it and I do not want the extra traffic. Thank you.

(Several people speaking at the same time.)

MAYOR DORMAN: One meeting, please.

BRADLEY DICHTER: My name is Bradley Dichter, D-I-C-H-T-E-R, 51 Sutton Place, Islandia. My questions involve the transition or construction phase, what would the impact be in terms of trucks, noise, possible other things that may be coming off that property and onto other areas, let's say for argument's sake, vermin or whatever might be coming off the property to other areas? I'm sure with all the construction, they'll head for the hills as they say. So I wondering how that might happen.

MAYOR DORMAN: I'll let the applicant talk about that. In other words, in the construction phase -- well, it's actually putting the cart before horse for this meeting, but I'd like -- do you have some controls that you can put in place during the

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 2 construction? He's talking about the rodents
 3 and --
 4 CHIC VOORHIS: There is a section of the
 5 draft DEIS that deals with construction and
 6 operations. We can look at that in more
 7 detail. As you said, we're a long way off
 8 before we start the construction and if there
 9 is a concern with respect to rodents and
 10 vectors and so forth, there could be a vector
 11 control program instituted before
 12 construction starts. I would expect that
 13 staging would occur within the property. We
 14 would have to phase the development in a way
 15 that you can kind of build your way out, keep
 16 off the road, make sure that there's a
 17 protection and typically a water truck is on
 18 site to wet down soils if it's dry. You try
 19 not to expose soil, but I think we know the
 20 site currently has exposed soils on it and
 21 basically we'd be going through the
 22 landscaping and, you know, basically
 23 stabilizing the --
 24 MAYOR DORMAN: So you have some control
 25 in place for the rodents?

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 2 CHIC VOORHIS: It's discussed in the
 3 DEIS. We'll get into more detail, but
 4 typically construction impacts are temporary
 5 and short term. There has to be some
 6 recognition that truck deliveries take
 7 place. We'll try to stage it so it doesn't
 8 interfere with traffic. We'll be making
 9 minor inconveniences for short periods of
 10 time, but once it's done, it's done.
 11 MAYOR DORMAN: I can tell you this, if
 12 you got that far, we would be involved in
 13 that, monitoring that. We wouldn't let -- if
 14 there was an influx of rodents going all over
 15 the place, we wouldn't let it get that far.
 16 BRADLEY DICHTER: I'm not saying that
 17 there's a zillion of them.
 18 MAYOR DORMAN: I understand exactly what
 19 you're saying.
 20 BRADLEY DICHTER: I'm trying to relate
 21 to a question that was brought up by another
 22 person. You said you weren't sure about the
 23 quantity of names that were required for a
 24 petition. There shouldn't be any reason, as
 25 far as I know, where she can't start a

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 2 petition, accumulating names, and then
 3 hopefully you'll be able to make a
 4 determination of the limit names -- numbers
 5 of names will be required to make --
 6 MAYOR DORMAN: I don't know -- the way I
 7 look at it is this: If a petition was
 8 brought in front of me, it's brought in front
 9 of me. It could have two names on it, it
 10 could have a hundred names on it. It's a
 11 petition and this is part of that petition
 12 right here if you think about it.
 13 BRADLEY DICHTER: But if she wants to
 14 start a petition to start accumulating names,
 15 why can't she start today?
 16 MAYOR DORMAN: I didn't say she
 17 couldn't.
 18 BRADLEY DICHTER: It seemed like you
 19 were implying that she couldn't.
 20 MAYOR DORMAN: No, no. You're implying
 21 that --
 22 BRADLEY DICHTER: I'm sorry.
 23 MAYOR DORMAN: -- I'm not.
 24 BRADLEY DICHTER: The other question I
 25 had was --

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 2 JOSEPH PROKOP: Let me just say one
 3 thing. At the point here -- just to state it
 4 again, the point really of tonight for
 5 everyone who's for or against this is really
 6 to give -- hopefully as specific as you can
 7 -- comments about things like impacts like
 8 people were talking about, traffic or
 9 whatever kind of impact you think it
 10 potentially has. Your opinion is welcomed.
 11 It's valued by the Board, but we're -- by
 12 law, we're sort of refined now. We were
 13 hoping that people would come up with
 14 specific comments about the project and then
 15 the applicant -- and the next step according
 16 to the law is the applicant has to respond to
 17 them. Your opinions are valued and you
 18 should express it, but just try to keep in
 19 mind as many detailed comments as we can get
 20 would be really helpful because basically
 21 what you're doing is forcing the applicant to
 22 respond to all those comments because they
 23 have to respond to each and every comment.
 24 That's why we have the stenographer here.
 25 BRADLEY DICHTER: The only other thing I

had sort of unrelated, you had come up with the name of a cup of Joe with the Mayor --

MAYOR DORMAN: That's for another time. Stick with this subject. If you want to talk to me after this meeting about the cup of Joe with the Mayor, I'll be glad to talk to you about it.

BRADLEY DICHTER: It just seemed too informal that no one bothered to attend it when something important was actually discussed there. Just a name didn't carry a certain weight that --

MAYOR DORMAN: There's a meeting here the last Tuesday of the month and the first Tuesday of the month. If you attend those meetings, it's about as formal as you're going to get. The cup of Joe with the Mayor is me reaching out to the community talking to people. And I love talking to people and I talk to them. I reach out to them. I listen, I learn and I make decisions, opinions and everything else. That's the cup of Joe with the Mayor.

BRADLEY DICHTER: People were saying

that they missed that meeting like it was an important thing --

MAYOR DORMAN: That meeting was only meant for a certain group of people in that area, just like the cup of Joe at Silverwoods and the other one on Saturday at 10:00 by St. Marks and South Bedford. And we'll have another one and after that, we'll have another one. Do you have anything pertaining to this project?

BRADLEY DICHTER: The only question would be more of a question for the seller of the property. Has he considered other uses for -- he wants to sell his property, I understand.

MAYOR DORMAN: I'm not here to sell his property.

BRADLEY DICHTER: If we're opposed to this construction, then what are the alternatives? If he's trying to sell and they've come forward to purchase the land, I would appreciate that, but if everybody else has a say in that purchase in sale, then what's the other alternative if we don't have

a 72 unit condo --

MAYOR DORMAN: Wait a minute. Who has a say in the sale?

BRADLEY DICHTER: Why are here if we don't have a say in it?

MAYOR DORMAN: For rezoning. This isn't for the sale of someone's property.

BRADLEY DICHTER: If there was another purchaser that would stick with the agriculture zoning, then we would have less complaints, I would imagine.

MAYOR DORMAN: I guess we wouldn't be here.

BRADLEY DICHTER: Are there other applicants that will stick with the agriculture -- you don't know?

JOHN PROBST: Can you tell me what's going to happen tomorrow?

BRADLEY DICHTER: I understand.

MAYOR DORMAN: You can ask the owner whatever you want.

BRADLEY DICHTER: I'm just saying people are unhappy with the progress or the greater congestion that's happening in Islandia, but

if we don't have an alternative to this property, there's nothing else that can be done. Don't you think --

MAYOR DORMAN: I don't want to get into the guy's personal business -- is he still here?

BRADLEY DICHTER: It's sort of a question to the audience. If there's no other alternative and this person obviously wants to sell his property, and if no one else is going to come forward and say, okay, everybody in Islandia, if we don't like the idea of a condo, everybody pitch in \$5,000 or whatever it's going to take, we buy the land and keep it as a ranch.

MAYOR DORMAN: You can leave me out of that one.

BRADLEY DICHTER: You have to appreciate this person's business needs. He wants to sell the property and if no one else is coming forward to purchase it, then...

MAYOR DORMAN: You have a valid point. It's his property and I'm sure if a farmer came up to him and offered him double the

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 2 amount of money or something, I'm sure we
 3 wouldn't be here. I don't know.
 4 BRADLEY DICHTER: I understand.
 5 MAYOR DORMAN: This is what he's got.
 6 This is what he's doing. This is the
 7 applicant's request. This is what we're
 8 dealing with. You bring up a valid point.
 9 Maybe we wouldn't be here talking about.
 10 Obviously, he's made a decision. I'm going
 11 to assume, which is dangerous, that that was
 12 a decision based on -- it's his most
 13 intelligent decision to make for his benefit,
 14 I guess, and his family. I'm going to assume
 15 that's what he did or he's doing. You're
 16 right, if there's no other alternative, then
 17 the alternative now is just to weigh what's
 18 in front of us and make a decision on that.
 19 BRADLEY DICHTER: Would it be fair for
 20 the village to hold up the purchase -- the
 21 rezoning because he obviously wants to sell?
 22 Maybe he has something else in mind to
 23 purchase elsewhere. Obviously if he's
 24 selling, he's going to be going to some other
 25 community.

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 2 MAYOR DORMAN: I think legally --
 3 JOSEPH PROKOP: Just in terms -- again,
 4 just to try to pull you back to the framework
 5 of tonight, we're really talking about what's
 6 called an Environmental Impact Statement and
 7 that's the large book that Al has in front of
 8 him and one of the things that needs to be
 9 addressed in the Environmental Impact
 10 Statement -- hopefully Mr. Davis agrees with
 11 me -- is alternative uses of the land. I
 12 think the Environmental Impact Statement is
 13 required to analyze alternative uses for the
 14 property under the existing zoning code and
 15 also under the zoning codes if it's changed.
 16 So your comments are relevant to that
 17 extent. Because they were made on the record
 18 now, the applicant will have to go through
 19 that as part of the process.
 20 BRADLEY DICHTER: It just seems that if
 21 no one else comes forward to purchase it,
 22 you're almost forced to rezone to let the
 23 sale go through.
 24 MAYOR DORMAN: No, no, not at all.
 25 We're not forced to rezone.

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 2 BRADLEY DICHTER: Then he's stuck with
 3 the land and he can't move. I understand.
 4 MAYOR DORMAN: We're not forced to
 5 rezone. We're not forced to do anything.
 6 That's why we're sitting here listening to
 7 everybody. This is America.
 8 (Several people speaking at the same
 9 time.)
 10 TRUSTEE LEONARDO: Sir, can I ask you a
 11 question? I was wondering, did you frequent
 12 also the horse farm?
 13 BRADLEY DICHTER: No, I did not.
 14 TRUSTEE LEONARDO: I'm one of those
 15 people too. When my daughter and
 16 granddaughter came up, I would frequent the
 17 farm for pony rides and ices and I buy corn
 18 stark in the fall, but I only frequented it
 19 like four or five times a year, if that. I'm
 20 just wondering all of us now want the horse
 21 farm and --
 22 (Several people speaking at the same
 23 time.)
 24 BRADLEY DICHTER: Not necessarily a
 25 horse farm, but something less built up.

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 2 They want to avoid the congestion. I moved
 3 to Islandia for a lower congestion area and I
 4 want to preserve that nature. Now, it
 5 doesn't necessarily have to be a horse farm
 6 but something else of similar pastoral --
 7 TRUSTEE LEONARDO: That's agriculture.
 8 BRADLEY DICHTER: Right. That would be
 9 nice, but unless someone comes forward, you
 10 still have to face reality.
 11 MAYOR DORMAN: The reality is we're at
 12 this point right now to listen to people and
 13 take it from there. That's the reality. It
 14 hasn't gone any further than that, okay?
 15 BRADLEY DICHTER: Okay, great. Thank
 16 you.
 17 MAYOR DORMAN: Thank you. Yes, ma'am?
 18 ROSANNA DEVERGALIS: Rosanna
 19 Devergalis. I live on Dean Street, 55 Dean
 20 Street. I live directly across from the
 21 water authority on Dean Street which is next
 22 door to the 7-Eleven store. I'm retired. I
 23 often go around the corner for coffee on
 24 foot. I often have to walk in the street
 25 because there are tractor trailers parked and

there are landscaper trucks parked and whatever in that strip just before and after. I am walking in the street. There's a narrow side in each place. I'm totally concerned with what's going to happen. I also have to try to come out of my street. To get onto Nichols, I never go out of Dean. I go around and I go to the stop sign -- to the traffic light to be able to get out. So that area is tight. It is a concern. It's dangerous. I'm well aware that I can't even walk on the sidewalk because the trucks have overhanging mirrors and everything. I'm afraid they're going to open their door and throw me into the bushes. So it's a problem as it stands right now and I shudder to think with more congestion what it's going to be.

MAYOR DORMAN: I'll add to that. I actually think Dean Street where Old Nichols is, just the way they built that originally, no vision, no nothing.

ROSANNA DEVERGALIS: Exactly.

MAYOR DORMAN: It's so tight to the road. You can't make a left turn into --

ROSANNA DEVERGALIS: I can't even make a right into my own street because the guys are right on top of me from the expressway. I have to make a right onto my street and I signal way ahead of time to get over into the shoulder in order to turn into my street. So there's a lot going on in that area.

MAYOR DORMAN: It's a problem. As far as the trucks being parked there, we've been working trying to reduce that. It's very difficult. Truck drivers come in, they stop and they have the right to do whatever they want. That's what they're told in their heads sometimes. And they go and do whatever they want. I dealt with trucks for 28 years as a manager of UPS. The mentality is they can do whatever they want and that's what they do. The landscapers coming out on Pacific Street by 7-Eleven, there's a piece of property there that we're gating up. We started that today because they're hanging out in the back. We're gating that up so they don't hang out. Pacific Street is the next road that will be done along with South

Bedford and some other streets so that's going to be incorporated in there to make it look nice. By gating it out, it pushes people out so they can't hang out in the back. I've been working with Mike in the Code Enforcement in coming up with a plan to monitor that so we don't have a hundred landscapers there by 7-Eleven waiting for work. Not that there's anything wrong with them, but they just can't do that because it gets too congested. So, gating it off is the beginning of that.

ROSANNA DEVERGALIS: It's just going to push it out forward.

MAYOR DORMAN: It's going to push it out and forward and we're going to get rid of it. It's not going to happen.

ROSANNA DEVERGALIS: That's my comment on the environmental impact. Thank you.

MAYOR DORMAN: Yes?

JOYCE EHRHARDT: My name is Joyce Ehrhardt. I live at 71 Ehrhardt Way, Islandia. I have two questions. One is about wasteland. Do they realize it's a

wasteland back there?

MAYOR DORMAN: Do they realize that it's wasteland?

JOYCE EHRHARDT: It's water, waterland. It's in the town of Islip just over the hill which comes into, I would say, the property you're thinking of developing.

MAYOR DORMAN: That will be one of the things that you have to answer. What is the other question?

JOYCE EHRHARDT: The other one is towards the traffic. We're on Ehrhardt Way which is across on an angle from South Bedford. Coming out now from Ehrhardt Way going south is horrendous. It's like a disaster. It doesn't matter what time of the day. You go to your right and you have traffic all over. When my granddaughter was going to school in CI, they would go around her, the bus stop, right around her. It almost clipped her one day so you put in the -- I call it the suicide lane because it comes this way from Vets Highway to make a left into South Bedford and the other is

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coming at the same time going left into Ehrhardt Way. You don't know how many times I've gotten clipped. We call it the suicide lane.

MAYOR DORMAN: That was done a long time ago.

JOYCE EHRHARDT: Yes, but what would happen now with the extra traffic?

MAYOR DORMAN: I think a suggestion would be -- we talked about the possibility of a traffic light to the entrance of this community. It may need -- I don't want to keep saying traffic. We need traffic control. I know that when we start the repavement of Old Nichols Road, which I'm hoping will be this year -- I'm waiting for the state approval to tell us when to start it. We had planned to take care of those arrows that are pointing to someone's backyard or whatever. I don't know where this guy came from. We're going to address that problem, but there would have to be, in sequence, traffic controls in that whole area. I can tell you that when you come out

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of South Bedford and you want to make a right turn to go to Vets, you can see all the traffic coming towards Vets, but you can't see traffic coming north. That deli, which is an eyesore all together, which we can talk about at another time, which I have a suggestion on what to do with, is we have to make like a turning lane in there to let people ease into that direction. So, traffic control is more of a concern over there and I'm sure that will be added. Even without this, that will be addressed.

JOYCE EHRHARDT: Because that traffic going south is like --

MAYOR DORMAN: It will be controlled. It has to be with or without it.

Yes, sir?

CHRISTEN SVENDSEN: Good evening, Mayor, Members of the Board. My name is Christen Svendsen, S-V-E-N-D-S-E-N, 39 Winding Lane. I just want to say to that lady that when you start your petition, make sure you stop by my house. My wife and I -- Tanya back there -- we moved out here from Queens back in 1998 to

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get away from stuff like this.

MAYOR DORMAN: Stuff like what?

CHRISTEN SVENDSEN: Congestion, the population, you know, the craziness. You know, right here, it's not one hundred percent country, but it's like a semi country life and I feel like here, we are -- again, our backs up against the wall, we gotta move again. What do we have to do, move further out east to get that quality of life back again? And you said they have to address all of our questions, right?

MAYOR DORMAN: They have to answer all your questions. They may not answer them tonight, but they're going to answer them.

CHRISTEN SVENDSEN: I'd just like to know how is this going to increase, for the current residents, our quality of life? I think it's impossible. I challenge them to answer that. It seems as though it's for the benefit of the developer, the people that's going to move in there. But for the current residents, my question is -- the only question I want to know is, how is that going

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to increase our current quality of life even one percent?

MAYOR DORMAN: That's a good question.

CHRISTEN SVENDSEN: I don't think it will. I don't think they're going to be able to do it.

(Several people speaking at the same time.)

MAYOR DORMAN: Hold on everybody. Go ahead.

CHRISTEN SVENDSEN: It seems everybody is trying to sugarcoat -- you know, I call things what it is, you know. The traffic on Old Nichols is going to be a nightmare. I don't care about the traffic lights. I don't care about that little road they're going to put on Schley. It's all BS. It's all BS. It's going to be a nightmare. There's no ifs, ands or buts. You don't have to have a college degree to see that. You don't have to be a rocket scientist. It's going to be a total nightmare. If this goes in, I might have to consider selling my house because this is crazy.

And last but not least, if we don't want it, the current residents, if we don't want this, how can it go through? I want to know what's the procedure that it can still go through even if we don't want it.

MAYOR DORMAN: The way it works, okay, -- and this is going to teach you a lesson too because if you come to the meetings -- last Tuesday of the month is a Work Session. The first Tuesday of the month is a Public Meeting -- you get an idea for the system and how it does work. In this community, the Board is the planning board in this community and that means here we'll vote on it whether you want to do it or you don't want to do it. As your elected officials -- this is why we're here -- our number one interest is you. That's the bottom line. It's the community. What will benefit the community? That's our number one interest. That's why we're here. When you get involved in government, you go to elections and you elect people to be the mayor, to be trustees, things like that. On this level, as a

village, you have to trust the judgement of these people. There's a process in place. You know, you can ask Bill Clinton that. You can ask Hilary Clinton that. There's a process in place. And if you don't like something and you don't think people are doing their jobs, then the polls reflect that.

The system is simple. Your board, elected officials, vote and we decide whether we accept this or we don't based on the information we're receiving tonight, the information we've been receiving and information we're going to be receiving and we try to make the best decision possible. One of the advantages of having a board like this in this village, in this municipality, is you have to be a resident to be on this board. I've been here thirty years. I'm not about to give up my quality of life either and everybody else has a lot of years here and my children grew up here so we have a lot invested. So whatever decision we make on anything, not just on this project, any

project -- there's a lot of them that come before us, more than you think -- we try to make the best decision possible.

We know that if our hands are tied in a particular case, well, what can we get out of that builder for the community? What can we get them to give back to the community when we knew they were going to put up another 7-Eleven, like the one on Veterans Highway? So, esthetically we had them -- you know the one we're talking about? Who wanted another 7-Eleven? We already have two. Now, we have three, but we couldn't stop them from coming in, but what could we make them do? Well, they enhanced it. They put a nice fence, the landscaping, the sidewalk, they got all this other stuff and they made it look nice.

If you go across the street, there's a bank that just moved in, correct? Same thing, who needs another bank? We've had proposals in this village for a total of ten banks. You've got to be nuts. We have that much money that we need all these banks? But there's a market for it. So that particular

bank across the street from 7-Eleven, look at the enhancements, look at the landscaping. You've been here a long time. You've never seen landscaping like that. That's a lot of money. We make them do that Walgreen's, we make them do that. Landscaping is going up. That other thing is going up, the Mavis. We got sued -- the village got sued before I was the mayor. They didn't want to let them come in. They got sued and it went up to the State Supreme Court. They're in. We said, okay, now we're stuck with it. We're not just going to let them put it in. This isn't Jericho Turnpike. This isn't Hempstead Turnpike. We're going to make it nice. So they're going to do all the landscaping and invest in the beauty of the community. That's what we try to do.

JOSEPH PROKOP: We also restricted the hours of operation.

MAYOR DORMAN: And we also restricted the hours of operation. Sundays, they're closed and I think one night a week they're open until 7, so there's a lot of

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restrictions there. These are the things we do. So we can't stop them. We try to control them and we say to ourselves, what can we get for the community out of that project, whether it's this or anywhere else.

To answer your question, you're looking at the decision makers here and our decisions are based on everything that we're told by everybody.

CHRISTEN SVENDSEN: So when we're stuck in traffic on Old Nichols, we can have some nice landscaping to look at while we're stuck in traffic?

MAYOR DORMAN: You can look at it that way. You can look at it that way, but you got to look at it in the intention of the way I meant it. Landscaping may be a little thing to you. It's not. Landscaping enhances the community. Any enhancement in your community increases your property value. There's nothing worse than looking at a house or a piece of property that's run down. There's nothing worse than looking at a piece of property with no lawn, with no

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flowers, no flower bed, with no driveway. There's nothing worse than seeing six cars parked on a lawn in front of a house. Your property value goes down. My priority is to make sure that doesn't happen. Those enhancements that I talk about, while you're sitting in traffic going bumper-to-bumper and you're looking at nice trees and stuff like that, at least you're looking at nice trees and stuff like that. You know the point I'm trying to get at? There is something to gain and we try to make the best decision that we can.

CHRISTEN SVENDSEN: We don't want it, though. We don't want none of it, the landscaping, none of it.

MAYOR DORMAN: You don't want landscaping?

CHRISTEN SVENDSEN: I don't want them there. I don't want the landscaping. I'm not sugarcoating it. I'm a hundred percent against it. It serves no purpose, no benefit to us. It makes no sense. I don't understand. Maybe I'm retarded. It doesn't

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make any sense to me. I can't even go and explain it to my 15-year-old daughter, the same way I can't explain her math homework to her. But these questions I have, when will I get my answers?

MAYOR DORMAN: Is it ten days?

JOSEPH PROKOP: They have 30 days -- actually, there's no limit on the amount of time. They can take as long as they want, as much time they feel they need.

CHRISTEN SVENDSEN: Where do we get the answers from?

MAYOR DORMAN: They're going to submit the answers to us and you can come in and it will be available for your review. If you have the patience to read all this stuff, good for you.

CHRISTEN SVENDSEN: Thank you for your time.

MAYOR DORMAN: Thank you for coming up. I appreciate it.

AUDIENCE MEMBER: Could we have a meeting to discuss the results?

MAYOR DORMAN: Yeah, at the final.

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We'll send out a notice when we decide when we're going to do this or when we'll vote on it.

LORRAINE HUMPHREY: Lorraine Humphrey, 59 Snowberry Lane, Islandia. I have to tell you something, I moved here and I'm an original owner so I'm here 43 years. Veterans Highway was nothing but gas stations and I'm sure some people here remember that and in regard to you who moved from the city out here, it's still really not like the city and if a condo comes in, it's still not like the city. My address would be for the impact for our taxes here. In regard to the 55 and over complex, would children be prohibited to live in those condos?

MAYOR DORMAN: If like grandpa had a grandkid there? Is that what you're saying?

LORRAINE HUMPHREY: No. Their children. At 55, a lot of people still have children of school age. So my question would be -- that's where it would impact on our taxes. As you know, our school taxes are extremely high.

MAYOR DORMAN: Okay. I don't know. I'll find that out.

LORRAINE HUMPHREY: What would be the impact in regard to our schools which will affect everybody in regard to money?

MAYOR DORMAN: The money end of it is --

LORRAINE HUMPHREY: If they're moving in and it's children, what would the impact be on our school district and how much would it cost all of us?

MAYOR DORMAN: You have that?

CHIC VOORHIS: It's in the draft DEIS in great detail.

MAYOR DORMAN: Anything else?

LORRAINE HUMPHREY: No. Thank you. And I just feel sorry for the poor gentleman who wants to sell his property. He has the right to sell his property and people do have to take that into consideration.

AUDIENCE MEMBER: But it's zoned agriculture.

(Several people speaking at the same time.)

AUDIENCE MEMBER: Can I just say

something?

MAYOR DORMAN: You have to come up and give your name again.

ROSANNA DEVERGALIS: Rosanna Devergalis from Dean Street. You said something about an owner suing to overturn a board's decision, a zoning board's decision.

MAYOR DORMAN: No, no. I was talking about Mavis next to Dave & Buster's. You see that building that's going up?

ROSANNA DEVERGALIS: Yeah.

MAYOR DORMAN: That's Mavis Tire. Before we even came about, they sued this village. The village didn't want them in here for whatever reason. I don't even know why. They didn't want them in here. They had a right to be there. It's their property. They sued the village and they actually went to the Supreme Court upstate and they have a right to be here.

ROSANNA DEVERGALIS: Could this happen in this situation, if the Board decided that the zoning was not acceptable?

JOSEPH PROKOP: Whatever decision is

made by the Board can be reviewed by the court.

ROSANNA DEVERGALIS: So this gentleman could take it further and have a lawsuit?

MAYOR DORMAN: Oh, yeah. Let me get back to that for a second. A bad situation was -- we had to turn it around a little bit. So to be honest with you, a new mayor on the block, they came at me with all these plans.

ROSANNA DEVERGALIS: You made lemonade.

MAYOR DORMAN: I looked at it and said turn the building around. I don't know what I'm talking about. I just said turn the building around. I figured if Dave & Buster's can do it, let them do it and we wouldn't have to look at it. They assured me, the engineers, that it's impossible with the way the property is so they sold me on that. And then I made -- we made them landscape and this thing and that thing and the hours of operation and all that other stuff. We got smarter as we were going on. We figured we were stuck with it. Now, we

have to protect your interests. We're stuck with it, but we still have to protect your interests. What can we get out of it? So now we try to get out of them whatever we can get out of them for the community. That's what we've done with that.

ROSANNA DEVERGALIS: But you don't have the final word?

MAYOR DORMAN: Well, he just told you.

ROSANNA DEVERGALIS: That was my question. Thank you.

MAYOR DORMAN: There's always a higher -- there's always somebody higher.

ROSEMARY SPECIALE: Rosemary Speciale. The Mavis situation didn't require a zoning change?

MAYOR DORMAN: No.

JOSEPH PROKOP: But it did require a variance from the village.

ROSEMARY SPECIALE: But that was zoned commercial retail?

MAYOR DORMAN: Yeah.

Yes?

PATRICIA KELLNER: Patricia Kellner, 22

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Oak Forest Drive. Just a quick question in reference to selling these units at what would really be high price cost -- can't help but this is Long Island. What would be a marketing plan? I would think that would be an environmental impact because if they can't sell these units, then you do have something that's sitting. So I'd like them to address in their write-up what are their plans are for selling it, how they're going to market them, who their target audience is. Those kinds of things should be written and considered so we know it's not just sitting. Thank you.

ROY HUBER: My name is Roy Huber, H-U-B-E-R, 331 Sampson. At this stage of the development plans, is there any interest on the developer to sort of build in a green manner by building energy efficient homes, perhaps solar powering some areas, perhaps recycling the waste water for irrigation use?

MAYOR DORMAN: That's a good question.

ROY HUBER: It's a bad situation, but

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there are ways to make it better. It will probably be more expensive on the builder's side, but, you know, solar power, extra insulation, you know, really green using the most progressive technology with all the new materials out there, is there any interest on the builder's side to build in such a manner?

LARRY DAVIS: The only thing I can tell you right now is that we will be building under the Energy Star Package. That's something we've agreed to do. As far as going beyond that, we will look at potential energy saving items and also environment conscious items as we go along. Again, as you said, it will affect price and it will affect affordability. So we will look at packages as we go forward.

ROY HUBER: All of the excavation that's going to be going on -- obviously, you'll be moving a lot of dirt out of there -- is there a way to keep some of the materials there? If you're going to be using concrete, I know there's a lot of sand on the property, could

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you sort of take the material that's there rather than ship it out onto Old Nichols Road and bring in a couple hundred pounds of sand in? Maybe looking at the materials that's already there and try to recycle it.

MICHAEL WILLIAMS: I can answer that to the extent that the developer -- to truck materials off the site costs money. The engineers will try to balance the site as far as costs. We'll try to establish elevations, the existing property elevations. So, there are homes here from Old Nichols Road to the rear of the property that steps down the property. Again, we will try to establish the finished floor elevations while trying to balance the cost. It costs money for the developer to truck materials off site and then bring import back in.

LARRY DAVIS: And along the edges I know we're going to try to use some berms as natural barriers and things like that as far as the landscaping.

ROY HUBER: Thank you.

MAYOR DORMAN: Does that satisfy you?

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ROY HUBER: Yes.

FRED HOEFFNER: Fred Hoeffner, 219 North Shafter. Keeping them aside, but with the powers that you have with the ideas that he just mentioned, possibly make it more marketable to really pump this thing up green, to go beyond just earth berms, go beyond a couple of solar panels, but really put some effort into it to make it something noteworthy in the county. The different communities that are cropping out of the United States going green, maybe you could put something into your building codes to accommodate such. Just a thought.

MAYOR DORMAN: I understand.

ROY HUBER: How about one hundred percent recyclable siding?

MAYOR DORMAN: I understand exactly what you're saying. It's not an impossibility, but we're not even there yet. We'll see if the road goes there and if we go there, that's an attractive direction to go.

FRED HOEFFNER: How about with everyone's opposition, the benefits of this

1 145
 2 to the village would be tax revenues, right?
 3 MAYOR DORMAN: That's one.
 4 FRED HOFFNER: And you make a study of
 5 what does the agricultural dollar value come
 6 in at to the village?
 7 MAYOR DORMAN: The taxes are hard.
 8 FRED HOFFNER: But you don't have any
 9 burden on the schools with additional
 10 students?
 11 MAYOR DORMAN: You've got to weigh it.
 12 FRED HOFFNER: The weights and balances
 13 of it whereas maybe getting -- we have a flow
 14 problem with traffic and the number of units
 15 here, 72, but because they're condominiums,
 16 they're reduced tax basis.
 17 MAYOR DORMAN: They're assessed at a
 18 lower rate.
 19 JOSEPH PROKOP: Here's the thing. All
 20 real estate is assessed based on its value.
 21 So, there's no special tax on condominiums or
 22 anything like that or a special tax rate.
 23 There's nothing like that. It's just
 24 whatever the value is, that's what it's going
 25 to be assessed at.

1 146
 2 FRED HOFFNER: A condominium would be
 3 less value than a home?
 4 JOSEPH PROKOP: Right.
 5 MAYOR DORMAN: But we have condominiums
 6 that have less taxes than homes.
 7 FRED HOFFNER: Because they're assessed
 8 at a lower value?
 9 MAYOR DORMAN: Maybe I'm saying it
 10 wrong.
 11 JOSEPH PROKOP: A condominium that's
 12 worth \$500,000 should pay exactly the same
 13 taxes as a home that's worth \$500,000.
 14 There's no special deal or anything like
 15 that.
 16 MAYOR DORMAN: I'd debate that.
 17 FRED HOFFNER: Well, if you're debating
 18 that --
 19 MAYOR DORMAN: Well, there's a
 20 condominium in the community here that
 21 doesn't pay a lot of taxes.
 22 FRED HOFFNER: Because of their
 23 assessed value being lower than a typical
 24 residential home?
 25 MAYOR DORMAN: That's not the only

1 147
 2 reason. There must be another reason. I
 3 don't know. I'm going to find out what that
 4 is.
 5 TRUSTEE OLK: It could be different
 6 school districts.
 7 MAYOR DORMAN: It could be that. We'll
 8 see. I'll look into that.
 9 FRED HOFFNER: If your theory held
 10 water and you could get more taxes out of
 11 residential single dwelling units, well, what
 12 would be the balance factor of taking away
 13 the 72 and putting in 50 single standing
 14 units?
 15 MAYOR DORMAN: That's not what's before
 16 us.
 17 FRED HOFFNER: But for the benefit of
 18 the village for tax revenues --
 19 MAYOR DORMAN: I understand, but that's
 20 not the application that's before us.
 21 FRED HOFFNER: Okay. Thank you.
 22 MAYOR DORMAN: I think we're going to
 23 close the public portion of this, right?
 24 JOSEPH PROKOP: Yes.
 25 TRUSTEE OLK: I'll make a motion.

1 148
 2 TRUSTEE LEONARDO: I'll second the
 3 motion to close the public portion.
 4 PATRICIA DORMAN: Trustee Munro,
 5 absent.
 6 Trustee Leonardo?
 7 TRUSTEE LEONARDO: Aye.
 8 PATRICIA DORMAN: Trustee Peters?
 9 TRUSTEE PETERS: Aye.
 10 PATRICIA DORMAN: Trustee Olk?
 11 TRUSTEE OLK: Aye.
 12 PATRICIA DORMAN: Mayor Dorman?
 13 MAYOR DORMAN: Aye.
 14 (At this time, a short recess was taken
 15 from 10:07 p.m. to 10:27 p.m.)
 16
 17
 18 MINUTES
 19
 20
 21 MAYOR DORMAN: You have the minutes for
 22 June 24th. We have to accept them. You had
 23 a week to review it. Can we get a motion to
 24 accept them? Any exceptions?
 25 TRUSTEE LEONARDO: I'll make a motion to

accept the minutes of June 24th.

TRUSTEE OLK: I'll second.

PATRICIA DORMAN: Trustee Munro,
absent.

Trustee Leonardo?

TRUSTEE LEONARDO: Aye.

PATRICIA DORMAN: Trustee Peters?

TRUSTEE PETERS: Aye.

PATRICIA DORMAN: Trustee Olk?

TRUSTEE OLK: Aye.

PATRICIA DORMAN: Mayor Dorman?

MAYOR DORMAN: Aye.

ABSTRACT

MAYOR DORMAN: Abstract 607, you got
them last week. I need a motion to accept
them.

TRUSTEE LEONARDO: I'll make a motion to
accept them.

PATRICIA DORMAN: Trustee Munro,
absent.

Trustee Leonardo?

TRUSTEE LEONARDO: Aye.

PATRICIA DORMAN: Trustee Peters?

TRUSTEE PETERS: Aye.

PATRICIA DORMAN: Trustee Olk?

TRUSTEE OLK: Aye.

PATRICIA DORMAN: Mayor Dorman?

MAYOR DORMAN: Aye.

Abstract 608.

TRUSTEE LEONARDO: I'll make a motion.

TRUSTEE PETERS: I'll second.

PATRICIA DORMAN: Trustee Munro,
absent.

Trustee Leonardo?

TRUSTEE LEONARDO: Aye.

PATRICIA DORMAN: Trustee Peters?

TRUSTEE PETERS: Aye.

PATRICIA DORMAN: Trustee Olk?

TRUSTEE OLK: Aye.

PATRICIA DORMAN: Mayor Dorman?

MAYOR DORMAN: Aye.

MAYOR'S UPDATES

MAYOR DORMAN: I need the Board's
approval, a motion to -- the residents in the
Sampson Avenue, Winding, Oak Forest area, we
had a meeting by a tree. They're having some
problems over there with nonresidents parking
in the street all hours of the night,
creating a lot of noise and havoc in the
neighborhood. One of the solutions was a
recommendation from one of the residents was
to post no parking sign, no standing signs,
residents only parking 4 p.m. to 6 a.m. seven
days a week. The question was brought up
that if you have a party or something and
your friends are coming to your house or
whatever, a recommendation was that the
village would establish visitor passes to
give to the residents so if they want 6, 7 or
8 passes, if they're having a party at their
house, they can do this. The idea is to get
more control on the amount of cars that are
parked late at night in this area from people
who do not live in the community. I've asked

-- they've also recommended that we have a
village insignia of some type to identify
their car being a resident. So our code
enforcement and police wouldn't ticket any of
the residents who park their car there. So I
want a Public Hearing for this. I want to
post it in the paper and then we're going to
have a Public Hearing for this for the 26th
of August, which gives us plenty of time.
So, we have to post it 10 days before and
have the Public Hearing on the 26th and we
can vote on it.

JOSEPH PROKOP: What street is this?

MAYOR DORMAN: This is Sampson Avenue,
Winding and Oak Forest. I'll need a
resolution on the 26th. I need a motion to
put out a public notice, the new parking
regulations on Sampson Avenue, Winding and
Oak Forest.

TRUSTEE OLK: I'll make a motion.

TRUSTEE PETERS: I'll second.

JOSEPH PROKOP: I'm sorry, what are the
hours?

MAYOR DORMAN: 4 p.m. to 6 a.m.,

1 153
 2 resident only parking.
 3 PATRICIA DORMAN: Trustee Munro, absent.
 4 Trustee Leonardo?
 5 TRUSTEE LEONARDO: Aye.
 6 PATRICIA DORMAN: Trustee Peters?
 7 TRUSTEE PETERS: Aye.
 8 PATRICIA DORMAN: Trustee Olk?
 9 TRUSTEE OLK: Aye.
 10 PATRICIA DORMAN: Mayor Dorman?
 11 MAYOR DORMAN: Aye.
 12 I want to propose to the Board that the
 13 Board give myself, the mayor, and the village
 14 attorney the authority to negotiate the
 15 purchase of the property on the corner of
 16 South Bedford and Old Nichols Road. It's a
 17 deli, an empty deli. The residents have come
 18 to me from all over this community and asked
 19 me to do something with this horrible looking
 20 rundown building. It's bringing down the
 21 price of real estate in our area. It doesn't
 22 look good. It doesn't conform to the
 23 landscaping that we've been doing in the
 24 community to increase property value. If
 25 anything, it hurts it. Now, I would like the

1 154
 2 Board to give me that so Joe and I can
 3 negotiate something. It doesn't mean we're
 4 going to buy it though because we may say
 5 it's not realistic and we're not going to
 6 head -- we won't do that, but at least allow
 7 us to approach and see what it's all about
 8 and then we'll present to the Board whatever
 9 we come up with and we can make a decision on
 10 that. I need a motion to give the mayor and
 11 the village attorney permission to negotiate
 12 the purchase of that property.
 13 TRUSTEE PETERS: I'll make a motion.
 14 TRUSTEE LEONARDO: I'll second.
 15 PATRICIA DORMAN: Trustee Munro,
 16 absent.
 17 Trustee Leonardo?
 18 TRUSTEE LEONARDO: Aye.
 19 PATRICIA DORMAN: Trustee Peters?
 20 TRUSTEE PETERS: Aye.
 21 PATRICIA DORMAN: Trustee Olk?
 22 TRUSTEE OLK: Aye.
 23 PATRICIA DORMAN: Mayor Dorman?
 24 MAYOR DORMAN: Aye.
 25 Get a motion to adjourn?

1 155
 2 TRUSTEE LEONARDO: I just have one
 3 question. I had one question to the
 4 attorney. I was just wondering if you
 5 drafted something about the adult
 6 entertainment. We were going to put
 7 something into the code to get rid of it.
 8 JOSEPH PROKOP: I have a preliminary
 9 draft of a local law and we'll do a public
 10 notice. It will be on for August -- the next
 11 August meeting.
 12 TRUSTEE LEONARDO: Thank you.
 13 JOSEPH PROKOP: There's a section of our
 14 code that's about a page long that describes
 15 uses of adult entertainment and corresponding
 16 uses and what we're looking to do is
 17 eliminate that section from the code and
 18 adult entertainment will be banned and not be
 19 a legal use anymore.
 20 MAYOR DORMAN: That's next month?
 21 JOSEPH PROKOP: I can send you the draft
 22 right away.
 23 TRUSTEE LEONARDO: We can do that on
 24 August 26th?
 25 JOSEPH PROKOP: There will be a Public

1 156
 2 Hearing in August.
 3 MAYOR DORMAN: We'd have to put that in
 4 the paper then?
 5 JOSEPH PROKOP: Yes.
 6 MAYOR DORMAN: Can we do that on the
 7 same day -- on the 26th?
 8 JOSEPH PROKOP: Sure. If you want to
 9 have a formal Public Hearing on it, you can
 10 vote on that tonight.
 11 MAYOR DORMAN: So we need a motion to
 12 have a Public Hearing to...
 13 JOSEPH PROKOP: It's a Public Hearing on
 14 a local law amending the zoning code to ban
 15 adult entertainment in the Village of
 16 Islandia.
 17 TRUSTEE LEONARDO: I'll make a motion.
 18 TRUSTEE OLK: I'll second.
 19 PATRICIA DORMAN: Trustee Munro, absent.
 20 Trustee Leonardo?
 21 TRUSTEE LEONARDO: Aye.
 22 PATRICIA DORMAN: Trustee Peters?
 23 TRUSTEE PETERS: Aye.
 24 PATRICIA DORMAN: Trustee Olk?
 25 TRUSTEE OLK: Aye.

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PATRICIA DORMAN: Mayor Dorman?

MAYOR DORMAN: Aye.

We spoke before about video cameras, filming these meetings.

JOSEPH PROKOP: The law on tape recorders and video cameras is that you have to let someone videotape or tape-record a public meeting as long as they don't interfere with the meeting. The exception to that is if you have a local law which bans them.

MAYOR DORMAN: That bans the filming or taping of meetings?

JOSEPH PROKOP: Either one or both. So you can't say to somebody you can't tape-record a meeting unless you have a public law that says it's illegal to tape-record the meeting.

MAYOR DORMAN: I would recommend to the Board -- we have to have a Public Hearing on it, correct?

JOSEPH PROKOP: Yes.

MAYOR DORMAN: -- that we set up a Public Hearing on the 26th of August on this

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matter, okay? And you would put a public notice that we'll have a hearing on this to ban the filming or taping of Public Meetings. I think we can do that to protect ourselves. Can we get a motion?

TRUSTEE OLK: I'll make a motion.

TRUSTEE PETERS: I'll second.

PATRICIA DORMAN: Trustee Munro, absent. Trustee Leonardo?

TRUSTEE LEONARDO: Aye.

PATRICIA DORMAN: Trustee Peters?

TRUSTEE PETERS: Aye.

PATRICIA DORMAN: Trustee Olk?

TRUSTEE OLK: Aye.

PATRICIA DORMAN: Mayor Dorman?

MAYOR DORMAN: Aye.

So those are three legal notices that have to go out. Then we need three resolutions that day.

We're back to public comments (No response.) With that, I'll say thank you and I'll make a motion to close the public comments.

TRUSTEE OLK: I'll make a motion.

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TRUSTEE PETERS: I'll second.

PATRICIA DORMAN: Trustee Munro, absent. Trustee Leonardo?

TRUSTEE LEONARDO: Aye.

PATRICIA DORMAN: Trustee Peters?

TRUSTEE PETERS: Aye.

PATRICIA DORMAN: Trustee Olk?

TRUSTEE OLK: Aye.

PATRICIA DORMAN: Mayor Dorman?

MAYOR DORMAN: Aye.

I'll make a motion to adjourn.

TRUSTEE LEONARDO: I'll second.

PATRICIA DORMAN: Trustee Munro, absent. Trustee Leonardo?

TRUSTEE LEONARDO: Aye.

PATRICIA DORMAN: Trustee Peters?

TRUSTEE PETERS: Aye.

PATRICIA DORMAN: Trustee Olk?

TRUSTEE OLK: Aye.

PATRICIA DORMAN: Mayor Dorman?

MAYOR DORMAN: Aye.

Public Meeting was adjourned by 10:39 p.m.

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CERTIFICATION

I, Emma Badger-DeRienzi, a Notary Public in and for the State of New York, do hereby certify:

THAT the foregoing is a true and accurate transcript of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of August, 2008.

EMMA BADGER-DeRIENZIS

APPENDIX B

LETTER ON BEHALF OF THE SUFFOLK COUNTY PLANNING COMMISSION

Suffolk County Department of Planning

September 2, 2008

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

THOMAS ISLES, AICP
DIRECTOR OF PLANNING

September 2, 2008

Inc. Village of Islandia
1100 Old Nichols Rd.
Islandia, NY 11722
Attn: Village Clerk

Applicant: Village of Islandia
Zoning Action: Amendment to Sections 177-11 and 177-12
Local Law No.: C-2006
SCTM No.: 504-17-03-07
SCPC File No.: Is-07-02

Dear Sir or Madam:

Pursuant to the requirements of Sections A 14-14 to 23 of the Suffolk County Administrative Code, the above referenced application, which has been submitted, to the Suffolk County Planning Commission is considered to be a matter for local determination as there is no apparent significant county-wide or inter-community impact(s). A decision of local determination should not be construed as either an approval or disapproval.

Comment: Please see change of zone conditional approval attached.

Very truly yours,

Thomas Isles, AICP
Director of Planning

Andrew P. Freling
Chief Planner

APF:cc

File No. Is-07-02

Resolution No. ZSR-07-46 of the Suffolk County Planning Commission
Pursuant to Sections A 14-14 to 23 of the Suffolk County Administrative Code

WHEREAS, pursuant to Sections A 14-14 to 23 of the Suffolk County Administrative Code, a proposed zoning action was received at the offices of the Suffolk County Planning Commission on July 27, 2007 with respect to the application of the "Islandia Partners, LLC" for a change of zone from Agricultural (AG) to Multi-Family (MF) on land situated on the southeast corner of Old Nichols Road and Schley Place in the Inc. Village of Islandia, and

WHEREAS, said application was considered by the Suffolk County Planning Commission at its meeting on September 5, 2007 and now therefore, Be it

RESOLVED, that the Suffolk County Planning Commission hereby approves and adopts the report of its staff, as may be amended, as the report of the Commission, Be It Further

RESOLVED, that said application is approved subject to the following conditions:

1. An alternate means of access to the proposed development shall be provided.

The proposed site plan includes no alternate or emergency access into the condominium project. An alternate means of access must be provided for all development of this type to insure access by emergency and service vehicles. Where a second street for an alternate means of access can not be provided a special right-of way must be created for this purpose. While the chance of a sole means of access becoming blocked is extremely remote, it is nevertheless possible, especially during hurricane season. Sampson Ave., a Village street, intersects Schley Place at the north east corner of the subject site and would be a logical location for an alternate access point into the proposed development.

2. A 50' easement/conservation buffer shall be established between the project site and Town of Islip land to the south.

Only a minimal attempt at buffering the Town of Islip Greenbelt property to the south of the subject site is put forth in the site plan. It is Commission policy that a buffer or conservation easement at least 50 feet in width be established along the common boundary line between private property and public open land to help preserve the natural vegetative succession within the public open space. The proposed "Drainage Reserve Area(s)" proposed in the plan should be combined into a re-landscaped natural buffer area (limited to indigenous plantings) creating un-fragmented and contiguous open space along the common boundary with the Town greenbelt land.

3. A fence, in accordance with zoning requirements as to height and type, shall be erected by the applicant along the common boundary of this project and the Town of Islip property.

The fence will help to avoid any conflicts that may arise between the future residents and users of the Town Parkland who may unknowingly enter upon private property if the property line is not fenced. The fence, by defining the boundary line between the properties, will also help prevent encroachment onto the Town property by future residents. The fence should also be of a type that will not be a complete barrier and hazard to wildlife.

4. Twenty percent (20%) of the proposed units shall be set aside for affordable purposes pursuant to Article XXXVI of the Suffolk County Administrative Code.

Comment:

It is the belief of the Suffolk County Planning Commission that the proposal is a logical request for the change of zone but as proposed, may constitute the unwarranted over-intensification of the use of the premises. The proposed site plan depicts a yield of 7.4 units per acre including the street to be condemned.

by the village and the area conveyed to the applicant. No traffic impact analysis was provided with the Environmental Assessment Form or any referral materials that examined the trip generation and site distance issues associated with the construction of 75 non-age restricted condominium units. The proposed access point to Nichols Road is located at a curve in the roadway with relatively high motor vehicle speeds. It is not known if any traffic control or congestion management mitigations are necessary that would mitigate any potential decreases in the level of service or safety to Nichols Road.

Of the provided parking stalls one-hundred fifty (150) are in garages and driveways. Garages have been found by the Commission to be unsatisfactory off street parking stalls as they tend over time, to be converted to storage or living space. There appears to be ample overflow parking stalls in the proposed conceptual layout, however, alterations to the layout as outlined above may reduce the excess parking stalls and thereby make the conversion of garage space more relevant. It is noted that the internal street right-of-way width is only 25 feet wide and not readily dedicatable to the Village highway system. The Village should address maintenance and snow removal issues via the requirement of the formation of an HOA. In addition, on street parking in front of units with converted garages may cause circulation issues for emergency and service vehicles in such a narrow right-of-way.

The Suffolk County Planning Commission is aware of a "heliport" located within one mile of the subject premises. All prospective owners of units within this condominium should be advised that this development is located within an active heliport area and therefore, may be subjected to noise from aircraft flying overhead or nearby. Moreover, all residential structures that are erected within this development should be constructed using materials and techniques that will reduce interior noise levels in accordance with the Department of Housing and Urban Development or other authority that has promulgated standards for reduction of interior noise levels.

The Village of Islandia is reminded that in accordance with NYS GML 239 and the Suffolk County Administrative Code Section A14-14 that the detailed Site Plan application is required to be referred to the Suffolk County Planning Commission for review at the time it is submitted to the Village for approval.

Motion by: Commissioner Goodale

Seconded by: Commissioner Roberts

Commission Vote: Present – 11

Ayes	11
Nays	0
Abstentions	0

Dated: September 5, 2007

Legislative Auditorium, Hauppauge, NY

Suffolk County Planning Commission

APPENDICES

POCKET

