
APPENDIX A

PUBLIC HEARING TRANSCRIPT

October 26, 2024 & November 14, 2024

APPENDIX A-1
FIRST PUBLIC HEARING TRANSCRIPT
October 26, 2024

OFFICIAL TOWN OF BABYLON SPECIAL TOWN BOARD
PUBLIC MEETING MINUTES

PROCEEDINGS AND VERBATIM DISCUSSIONS OF THE
TOWN OF BABYLON SPECIAL TOWN BOARD PUBLIC
MEETING, HELD ON THE 26TH DAY OF OCTOBER, 2024
AT 10:02 A.M. AT THE TOWN OF BABYLON TOWN
HALL, 200 EAST SUNRISE HIGHWAY, LINDENHURST,
NEW YORK.

PRESENT:

RICHARD SCHAFFER, SUPERVISOR
DWAYNE GREGORY, COUNCILMAN
TERRANCE MCSWEENEY, COUNCILMAN
ANTONIO MARTINEZ, COUNCILMAN
ANTHONY N. MANETTA, COUNCILMAN
JOSEPH WILSON, TOWN ATTORNEY
GERALDINE COMPITELLO, TOWN CLERK

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) SUPERVISOR SCHAFFER: Please rise
(3) for the pledge.
(4) [PLEDGE OF ALLEGIANCE.]
(5) SUPERVISOR SCHAFFER: Please
(6) remain standing for a moment of silence,
(7) I'd ask that you keep in your thoughts
(8) and prayers the brave men and women who
(9) are serving our country both here and
(10) abroad.
(11) [MOMENT OF SILENCE.]
(12) SUPERVISOR SCHAFFER: Thank you,
(13) please be seated.
(14) Good morning, this is a special
(15) Town Board meeting for Saturday,
(16) October 26th, at 10:00 a.m., if you're
(17) here in person, I've gone over the
(18) instructions, but if you're watching us
(19) on our YouTube channel live at
(20) 10:00 a.m. on October 26th, you can
(21) click on the link, that will take you to
(22) today's agenda.
(23) There are two public hearings
(24) scheduled regarding the Suffolk
(25) Technology Park Bristol application. If

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) you are interested in submitting
(3) comments to the Board, just utilize that
(4) link, and you can send us a question, a
(5) comment or concern, we'll be happy to
(6) get back to you. If you're watching
(7) this at a future -- on a future date and
(8) time, that link is still live, and you
(9) can utilize that to send us question or
(10) comment. You also can send us questions
(11) and comments regarding any other matter
(12) concerning Town government or Town
(13) services, not necessarily related to
(14) this application. And again, that link
(15) will remain live after today,
(16) October 26th at 10:00 a.m.

(17) With that, we'll ask the Clerk to
(18) call the role.

(19) MS. COMPITELLO: Councilman
(20) Manetta.

(21) COUNCILMAN MANETTA: Here.

(22) MS. COMPITELLO: Councilman
(23) Martinez.

(24) COUNCILMAN MARTINEZ: Here.

(25) MS. COMPITELLO: Councilman

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(2) McSweeney.
(3) COUNCILMAN MCSWEENEY: Here.
(4) MS. COMPITELLO: Councilman
(5) Gregory.
(6) COUNCILMAN GREGORY: Here.
(7) MS. COMPITELLO: Supervisor
(8) Schaffer.
(9) SUPERVISOR SCHAFFER: And I am
(10) here. So, all five are present, we have
(11) a quorum present. I'm going to read the
(12) public hearing. Public Hearing in
(13) reference to Town Board Environmental
(14) Determination Acceptance of Draft
(15) Environmental Impact Statement and
(16) Notice of SEQR Public Hearing for
(17) Bristol Suffolk LLC, Application
(18) 24-13ABE, SCTM No.
(19) 0100-038.00-01.00-001.000,
(20) 0100-010.00-04.00-044.00,
(21) 0100-010.00-04.00-043.000, and
(22) 0100-011.00-01.00011.000, northeast
(23) corner of Little East Neck Road and the
(24) Long Island Railroad Right-of-Way,
(25) Wyandanch, New York 11798.

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) So with that, I'm going to ask
(3) Rich Grell to come forward. And I just
(4) want to state for the record that Rich
(5) Grell, his team as well as our planning
(6) team, under the direction of our former
(7) Commissioner, Rachel Scelfo, and now our
(8) Commissioner, Denise Graziano, as well
(9) as all of the Town departments have
(10) really worked extremely hard and well on
(11) putting this presentation together
(12) today. I think this serves as a
(13) model -- I don't want to jolt planning
(14) at all that -- but it certainly is a
(15) model for how we move things going
(16) forward. And you're to be commended for
(17) the work that you've done in getting
(18) this to this point here as quickly as
(19) you have. So, I'll turn it over to you,
(20) Rich.

(21) MR. GRELL: Thank you,
(22) Mr. Supervisor and good morning, all.
(23) This is the -- this first portion of the
(24) public hearing is to receive verbal
(25) comments on the draft environmental

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) impact statement for the Bristol Suffolk
(3) Technology Park development. We thank
(4) our Town Supervisor, Rich Schaffer, and
(5) the Town Board and all of the additional
(6) support staff for scheduling this
(7) Special Town Board meeting in order to
(8) provide the maximum amount of public
(9) input on the project.

(10) This is a component of the State
(11) Environmental Quality Review Act
(12) process. This is a public hearing on
(13) the draft EIS, and that is to solicit
(14) comments, any concerns from the public.
(15) The DEIS made the access on the Town
(16) website under departments, environment
(17) control documents. We also have a few
(18) documents on hand for the public, you
(19) can help yourself, they're right up
(20) there (indicating). It is a very
(21) comprehensive document, it's very long,
(22) But it covers all the environmental
(23) issues, in our opinion.

(24) The Town Board is the lead agency
(25) for the project, they have the broadest

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) authority, and they have required a very
(3) detailed, comprehensive, concise
(4) environment impact statement review.
(5) Additionally, the lead agency will
(6) provide another opportunity for verbal
(7) comment at the November 14th Town Board
(8) meeting. That will be at 3:00 in this
(9) room. You may also send written
(10) comments into the Town until
(11) November 25, 2024. And there's also --
(12) Rich, there was a link that they can
(13) send comments to also, okay.

(14) SUPERVISOR SCHAFFER: And that
(15) link is on the Town website.

(16) MR. GRELL: It's on the Town
(17) website also. And we can accept verbal
(18) comments to our department, however you
(19) want to express any concerns, you may do
(20) so. I'm going to turn it over now to
(21) the applicant's consultant, Nelson and
(22) Pope, they're going to give details on
(23) the mitigation measures of the project,
(24) which is probably the most important
(25) part of the SEQR process. I thank you.

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) SUPERVISOR SCHAFFER: Great,
(3) thank you.

(4) Just identify yourself for the
(5) record.

(6) MR. WEBER: Sure, thank you, I'm
(7) not Nelson & Pope, that I can tell you.
(8) So, actually what we're going to do
(9) first is I'm going to do the
(10) introduction for the change of zone and
(11) SEQR and we're going to have the
(12) consultants come up in order.

(13) I'm Bram Weber, Weber Law Group,
(14) in Melville, 290 Broadhollow Road, and
(15) I'm the attorney for the applicant. In
(16) keeping with the Supervisor's direction,
(17) to keep our presentation to
(18) thirty minutes, I'm going to tell the
(19) Board and the public who is here from --
(20) from our applicant team. Not everybody
(21) is scheduled to speak, but we certainly
(22) have a comprehensive team here to answer
(23) questions.

(24) David Williams is here, he's the
(25) managing director from Bristol Group,

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) the applicant. Tracey Edwards is here,
(3) who is -- had been working with us as
(4) our community outreach coordinator.

(5) Mark Kauferson (phonetic) is here, he is
(6) the attorney for Pine Lawn Cemetery, who
(7) owns the property. Dale Koch is here,
(8) he is the professional engineer from
(9) Bohler Engineering, he will be making a
(10) presentation on the site plan. Osman
(11) Barrie and Russel Scott, they are the
(12) professional engineers from Nelson &
(13) Pope, they are here to speak about the
(14) traffic impact statement as well as
(15) roadway mitigation.

(16) Carrie O'Farrell is here, she's
(17) our SEQR professional from Nelson, Pope
(18) and Vorhees, she's responsible for that
(19) very large volume of materials that's
(20) there. Wrote and read every word. And
(21) she'll make a presentation today on the
(22) mitigation, as Rich Grell said. And
(23) John Anderson is here, he's our
(24) architect from Ware Malcomb. We have
(25) one interesting and innovative part of

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) the application and the development,
(3) which is a community solar initiative,
(4) and Nick Williams is here -- he's not
(5) scheduled to speak, I'll speak a little
(6) bit about Community Solar, and then if
(7) there are further questions that I can't
(8) answer, Nick can answer them.

(9) So we're here after five years of
(10) meetings with the Town, the Wyandanch
(11) School District, the concerned taxpayers
(12) of Wheatley Heights and Dix Hills and
(13) concerned citizens of Wyandanch.
(14) Individual homeowners, labor, elected
(15) officials at all levels, and after a
(16) thorough planning and environmental
(17) review by the Town as the Supervisor
(18) said, that review remains ongoing and we
(19) are very appreciative to have the
(20) opportunity to present the Suffolk
(21) Technology Park to you this morning.

(22) We are particularly thankful for
(23) the dedication of the Town Board and the
(24) community members who are taking time on
(25) a Saturday morning to attend this change

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) of zone and SEQR draft environmental
(3) impact statement public hearing. All of
(4) us together have been dedicated to
(5) making this projet the best it can be
(6) for all stakeholders and to set up for
(7) success, which means job creation,
(8) significant annual tax payments, an
(9) injection of daily economic activity for
(10) the local community, and the most
(11) modern, advanced well-planned business
(12) park on Long Island. As Long Islanders,
(13) we should be proud that a company like
(14) Bristol Group is willing to invest more
(15) than \$240 million in our island to
(16) create a business park, which will help
(17) new businesses incubate and established
(18) businesses grow. Bristol Group is one
(19) of the nation's most sophisticated
(20) experienced and community-minded
(21) developers, and has made not only a
(22) significant commitment to construct the
(23) best business park on Long Island, but
(24) also to contribute financially, and in
(25) other means as well, to positively

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) impact the communities around the
(3) property.

(4) Today you will hear briefly --
(5) and we're trying to be brief -- about
(6) the site plan, which has been developed
(7) over years, evolved and made better
(8) through significant Town and community
(9) feedback. You will also hear about
(10) significant investments in roadway
(11) infrastructure improvements, which will
(12) improve the day-to-day experience on the
(13) roadways around the property. But
(14) before we get to those important project
(15) details, I want to briefly talk about
(16) Bristol Group.

(17) It is rare to come across a large
(18) development company so dedicated to
(19) treating all stakeholders, the Town, the
(20) community and their future tenants
(21) equally. As much time that was put into
(22) the site plan was also put into meetings
(23) with, starting over Zoom during COVID,
(24) the civic associations and the school
(25) district, each of which helped shape the

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) overall plan for the better. Bristol
(3) Group, as a company, has
(4) forty-four years of experience
(5) developing diverse real estate assets,
(6) which include office, retail uses and
(7) business parks like that being proposed
(8) here.

(9) Bristol has successfully
(10) completed a project at 49 Mall Drive in
(11) Smithtown. That's a picture of 49 Mall
(12) Drive, recently completed, which has
(13) been leased to two tenants; Red Bull,
(14) and a local tenant relocating and
(15) consolidating from multiple obsolete
(16) buildings to the modern building
(17) constructed by Bristol. And that's an
(18) example, I just want to take a minute to
(19) say that this project that we are
(20) proposing for Pine Lawn is not a large
(21) logistic center. When people think
(22) about industrial, they think -- they
(23) think the Amazon warehouse. That's not
(24) what this is, this is a business park.
(25) This is office, assembly, warehouse

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(2) space for small -- in smaller sizes,
(3) thirty, forty, fifty thousand square
(4) feet for local businesses who are
(5) currently located in obsolete and
(6) outdated space built in the 1980s that
(7) has, you know, outmoded office space and
(8) broken furniture and bad lighting and
(9) small windows, into a space that is
(10) modern, advanced, clean and will help
(11) these businesses keep their employees
(12) happy and grow.

(13) So that's an example of what's
(14) now been fully leased in Smithtown. Two
(15) other projects I just want to mention.
(16) One is in the Hillsboro technology
(17) center, that's a picture right there,
(18) that's 925,000 square, that's a business
(19) park on 74 acres in Fort Lauderdale, we
(20) wish we could do the palm trees here,
(21) that's the one part that unfortunately
(22) we can't duplicate. And then there's a
(23) second on Seneca Park, which is
(24) 882,182 square feet on 46 acres.

(25) So we were also asked what kind

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) of tenants are going to be at the
(3) Suffolk Technology Center, so I just
(4) mentioned it's intended for -- for Long
(5) Island companies to be able to stay
(6) here, grow and expand, and also new
(7) companies to incubate. Here is an
(8) example of some of the tenants that are
(9) in the other two business parks that I
(10) mentioned. So you'll see, what we're
(11) anticipating is a mix of local and
(12) national businesses that perform office,
(13) warehouse, assembly and other commercial
(14) activities. These are quality companies
(15) who pay their employees fairly, operate
(16) responsibly and add valuable jobs to the
(17) local community. So Suffolk Technology
(18) Park is intended to do the same.

(19) First, they're going -- it's
(20) going to bring significant new job
(21) creation to the community. So that
(22) large volume, that draft environmental
(23) impact statement estimates that 767 jobs
(24) will be created during construction,
(25) which equals over \$111 million in total

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) wages. DEIS estimates that 1,958
(3) permanent jobs will be created at the
(4) property, which will generate an
(5) estimated \$160 million in total wages
(6) annually. So in addition to that
(7) positive job creation, the property,
(8) which is completely off the tax rolls
(9) currently as a cemetery property is
(10) going to go on the tax rolls and be
(11) entirely tax-positive to all the taxing
(12) jurisdictions. So the DEIS estimates
(13) that at full build-out using current
(14) 2024 tax rates -- because we don't know
(15) what the future tax rates are going to
(16) be, so we're using the tax rates that
(17) exist today -- the property will pay a
(18) total of \$5.6 million annually in
(19) property taxes, with \$3.6 million going
(20) directly to the Wyandanch School
(21) District for school taxes.

(22) And for other notable tax
(23) jurisdictions, it is estimated the Town
(24) would receive just over \$300,000
(25) annually in taxes, the County police

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) over \$550,000 annually in taxes. And
(3) the library, fire and ambulance taxes at
(4) combined over \$725,000 annually. And
(5) finally, on top of the job creation, tax
(6) benefits and generation of local
(7) spending dollars, Bristol Group has
(8) agreed to the largest community benefits
(9) package for a project of this size in
(10) Long Island history.

(11) So that it is clear and on the
(12) record, I am going to close with some of
(13) the details of community benefits
(14) Bristol has agreed to provide.

(15) So, first I'm going to talk about
(16) the civic associations. Both the
(17) Concerned Taxpayers of Wheatley
(18) Heights/Dix Hills, and the Concerned
(19) Citizens of Wyandanch Civic Association.
(20) And these benefits are -- are each to
(21) the civic associations, so it's not a
(22) combination, I'm going to read a list,
(23) and they're going to both civic
(24) associations equally.

(25) A \$5,000 contribution to both

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(2) organizations in 2025, and subsequent,
(3) \$2,500 contributions annually for the
(4) following twenty-four years, increasing
(5) every five years by \$250, so those are
(6) direct contributions to the civic
(7) associations.

(8) An annual \$2,500 contribution to
(9) both organizations for twenty-five years
(10) for Thanksgiving, Christmas and other
(11) holiday programs, increasing every five
(12) years by \$250. Ten annual scholarships
(13) of \$1,500 each to both organizations for
(14) twenty-five years to be used for college
(15) or trade schools to deserving high
(16) school graduates, increasing every five
(17) years by \$250 per scholarship.

(18) A point that was very important
(19) to the Wheatley Heights Civic
(20) Association, they mentioned to us during
(21) the meeting, they were concerned
(22) regarding storage of lithium ion
(23) batteries. So, Bristol is committed to
(24) following all State, County and Town
(25) laws and regulations, no matter how

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(2) strict they may be, regarding the
(3) storage of lithium ion batteries at the
(4) property.

(5) Bristol has made a commitment to
(6) work with the tenants at the property on
(7) job opportunities and a summer job fair
(8) for internships for area young people,
(9) and something both civil associations
(10) mentioned to us, as well as the
(11) Wyandanch School District are job
(12) opportunities. So, over time Bristol is
(13) going to work with the tenants that are
(14) going to be at the property, as I said
(15) on internships, mentorships and job
(16) fairs and so forth.

(17) Further, Bristol is committed to
(18) encouraging and facilitating if possible
(19) working with the tenants at the property
(20) to advertise and list opportunities
(21) directly with both civic organizations.
(22) And something that the Wheatley Heights
(23) Civic Association asked for, which was
(24) direct points of contact. So, Bristol
(25) is going to provide direct points of

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) contact for the civic association, with
(3) not only property ownership, but also
(4) management to address any site-related
(5) issues and to coordinate corporation
(6) between the organization and the
(7) property.

(8) Specifically to the Wyandanch
(9) School District, in addition to the tax
(10) payments and a commitment to work
(11) together on job, mentorship and
(12) internship availability at the park,
(13) Bristol also committed to include
(14) Wyandanch Memorial High School in
(15) Bristol's Community Solar initiative --
(16) which I mentioned at the beginning --
(17) which is going to enable the school
(18) district to entirely eliminate the high
(19) school's electric bill for the
(20) twenty-five-year-length of the Community
(21) Solar program, so that's an annual
(22) savings -- we've looked at the bills,
(23) we've been provided the bills by -- the
(24) electric bills by the school district --
(25) so that's an estimated annual savings of

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) \$150,000 per year directly to the school
(3) district, which is going to save the
(4) school district \$4.8 million over
(5) twenty-five years, that the
(6) twenty-five-year length of the program.
(7) So very briefly about that
(8) program. So Community Solar places
(9) solar panels on the Suffolk Technology
(10) Park building rooftops. It's not solar
(11) in the community, it's just solar at the
(12) park. And what it does, it allows
(13) Bristol to offer a program of credits to
(14) be used by area homeowners and renters
(15) to lower their electric bills. So the
(16) energy generated by the solar panels at
(17) the park will generate energy for the
(18) electric grid. A homeowner or a renter
(19) who would subscribe to the program gets
(20) credits, which are generated by the
(21) utility from the solar power, so there's
(22) not solar energy again for directly in
(23) the community, so the homeowners and
(24) renters will get credits from PSEG
(25) against their electric bill. The

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(2) homeowner doesn't do anything, all they
(3) need to do is subscribe to the program
(4) and receive the credits on their
(5) electric bill. The homeowner does not
(6) install solar panels on their property,
(7) they just receive the credits.

(8) So this is an innovative and
(9) substantial community benefit Bristol is
(10) offering to the residents closest to the
(11) Suffolk Technology Park. Throughout the
(12) community -- through the Community Solar
(13) program, Bristol will also be able to
(14) offer the existing Wyandanch ambulance
(15) core building and the Wyandanch library
(16) up to 25% annual reductions in their
(17) electric energy costs. And we estimate
(18) that the residents that participate in
(19) the program could see up to 22% off
(20) their electric bills just by
(21) participating in this program.

(22) So I'm going to conclude on
(23) community benefits with what Bristol has
(24) offered to support at the Town level for
(25) important Town initiatives. So Bristol

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) has agreed to a \$350,000 contribution to
(3) planned renovations of the Family Life
(4) Center and turf fields for the Wyandanch
(5) community. An additional \$50,000
(6) contribution for town beautification
(7) projects. On the anniversary of the
(8) \$50,000 payment, Bristol will contribute
(9) an additional \$16,000 per year for nine
(10) years for beautification projects.
(11) A \$25,000 contribution to the Babylon
(12) EIP Empire State MWBE Connection
(13) Initiative, which facilitates the
(14) connection between local entrepreneurs
(15) and the New York State Minority and
(16) Women's Business Enterprise Program.
(17) That annual contribution to this
(18) initiative on the anniversary of the
(19) initial \$25,000 payment will be made for
(20) four additional years, for a total
(21) contribution to this initiative of
(22) \$125,000.

(23) The commitment to provide
(24) opportunities during and after
(25) construction of the Suffolk Technology

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) Park, which is anticipated for five
(3) years, a five-year buildout. To provide
(4) construction, professional services and
(5) supplier opportunities for companies
(6) qualified under the New York State
(7) Minority and Women's Business
(8) Opportunity Program, and
(9) Service-Disabled Veteran-Owned
(10) Businesses.

(11) All of these important direct
(12) financial contributions, tax payments
(13) and community job benefits can only
(14) result from approval of the Suffolk
(15) Technology Park as proposed. In order
(16) to be able to construct this Suffolk
(17) Technology Park, we are seeking a change
(18) of zone approval from this Board, for
(19) 100 acres of the total property site,
(20) which is 111 acres, so there's the map
(21) of the property. 11.2 acres in the
(22) southwest corner of the property will
(23) remain in control of Pine Lawn Cemetery,
(24) that shows as Lot 2 on the map, Lot 1 is
(25) the development site of 100 acres.

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(2) We have worked with the Town and
(3) drafted a proposed new zoning code, the
(4) PIP 2 zoning district, which is modeled
(5) after -- the Town already has a PIP 1
(6) district, for commercial space business
(7) parks, we've modeled the PIP 2 after
(8) that zoning district. In the
(9) application we again have made to the
(10) Town as a change of zone from the
(11) current property zoning to that PIP 2
(12) district. And the project we propose
(13) today will continue the smart
(14) utilization of land for economic
(15) development and job creation.

(16) And that concludes my initial
(17) remarks.

(18) SUPERVISOR SCHAFFER: So, I'm
(19) going to submit up to the clerk, because
(20) we received what you just stated in
(21) writing, this is from Dave Williams,
(22) from Bristol Suffolk LLC, it's a letter
(23) dated October 24, 2024, and it outlines
(24) all of the initiatives that you just
(25) mentioned. So we'll hand that up to the

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) clerk, and include it in the record.

(3) COUNCILMAN MANETTA: I have a
(4) comment to add.

(5) SUPERVISOR SCHAFFER: Councilman
(6) Manetta?

(7) MR. MANETTA: So that's
(8) wonderful. Thank you, you know, for all
(9) the hard work and working with the
(10) community and working with the Town,
(11) especially on these community givebacks.
(12) But one thing I want to make sure is
(13) that, you know, a lot of these community
(14) givebacks and grants and, you know, that
(15) you're providing has long runways in
(16) front of it, which is great, you know,
(17) it shows a commitment to the local
(18) community.

(19) One thing we want to make sure is
(20) that, you know, assets get traded, you
(21) know, often in real estate, right? So
(22) if this property gets sold to a private
(23) equity, investment fund, real estate
(24) investment trust, that, you know, these
(25) benefits, you know, continue throughout

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(2) that runway and throughout the life of
(3) what you're committing to. So, perhaps
(4) something can be drafted up that if the
(5) property were to get sold by Bristol or
(6) traded or transferred that at that
(7) closing, all of those long-term
(8) benefits, you know, get lump-sum
(9) payments. Because it might be hard to
(10) have the new owner commit to that. So
(11) if Bristol and you guys as you're
(12) structuring these community benefit
(13) agreements, make sure that that happens
(14) if the asset gets traded, it would be
(15) appreciated to look into that.

(16) MR. WEBER: I think that is an
(17) excellent point, and we should put
(18) something in writing --

(19) SUPERVISOR SCHAFFER: Why don't
(20) we include it as a CNR, so it can be
(21) recorded in the County Clerk's office.

(22) MR. WEBER: Sure, and just on the
(23) point, though, if there could just be
(24) some flexibility there, so whether it's
(25) lump sum or if that new purchaser is

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(2) willing to continue those payments over
(3) time, one or the other, just so long as
(4) ultimately the commitment is fulfilled.

(5) MR. MANETTA: Yeah.

(6) SUPERVISOR SCHAFFER: Yes, good.
(7) Good suggestion.

(8) MR. WEBER: Thank you.

(9) SUPERVISOR SCHAFFER: Anything
(10) else?

(11) MR. WEBER: Dale Koch on the site
(12) plan.

(13) MR. KOCH: All right, good
(14) morning, Supervisor Schaefer, members of
(15) the Board, and concerned residents here
(16) today. I thank you first for taking
(17) time out of your Saturday morning --

(18) SUPERVISOR SCHAEFER: Just your
(19) name and --

(20) MR. KOCH: Sure, sorry, yes.
(21) Dale Koch, I'm with the firm Bohler
(22) Engineering, I'm a principal, we're
(23) located at 275 Broadhollow Road in
(24) Melville.

(25) As I was saying, just a quick

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(2) thank you for everyone to come out this
(3) morning, we greatly appreciate everyone
(4) taking their time and hearing about this
(5) application. I'm just going to start
(6) with a real quick, you know,
(7) introduction about Bohler and our
(8) involvement with the project. We are
(9) the engineers of record for the project
(10) locally, we're located here in Pine
(11) Lawn. We were also Bristol's engineer
(12) of record for their 49 Mall Drive
(13) project. And the reason why that's
(14) important is it allows us to have
(15) experience with Bristol and understand
(16) their ways of doing things, what they
(17) look for and essentially what makes them
(18) different.

(19) So, we have been working with
(20) Bristol, again, Mr. Weber stated five
(21) years, we started this project actually
(22) in 2021. And we started working very
(23) closely with the people that are
(24) involved with the project, most
(25) importantly -- and I've stated this on

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(2) the record in the past -- but, we have a
(3) lot of applications that we've put in
(4) with the Town of Babylon, we've had a
(5) tremendous, very positive experience,
(6) always working with you and your
(7) planning staff. It doesn't go without
(8) mentioning that's a really -- really
(9) important part of a project. And, you
(10) know, all projects have their
(11) challenges, but when you get brought in,
(12) and get to work with a group that's as
(13) team-oriented and helpful as the Town of
(14) Babylon, we -- we do really appreciate
(15) it and it makes -- it just makes things
(16) a little easier, so I like to state that
(17) on the record, and we -- we appreciate
(18) everyone's hard work.

(19) So, just as an effort to try and
(20) go through the evolution of this
(21) project, like we've said, it's been
(22) around for a long time, started in 2021
(23) with drafting up concept plans and
(24) trying to understand not only, you know,
(25) the surrounding neighborhood, it's

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(2) really important, but where we come in
(3) is to actually understand the function
(4) of the site.

(5) So when we look at the site like
(6) this, and you see these big buildings
(7) and you see all these parking areas, and
(8) you see these truck loading ports, and
(9) all the things that I will go through in
(10) more detail, from a 30,000-foot level,
(11) we look at something like this and the
(12) point we want to make is we want to make
(13) an efficient and safe site plan. We
(14) want things to operate in a way that it
(15) makes your tenants -- it allows your
(16) tenants to be successful, but then also
(17) create a safe environment for the folks
(18) that work at the buildings. For the,
(19) you know, any type of delivery trucks
(20) coming in and out of this site, any type
(21) of modes of transportation that come in
(22) and out of the site, so we focus really
(23) solely on the site plan.

(24) So, the site plan, from day one,
(25) come into about the -- the end of 2023,

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(2) beginning of 2024, we have heard a lot
(3) of feedback from the Town, we have heard
(4) a lot of feedback from the residents.
(5) So we made one initial revision, which
(6) is shown to you on the plan above, which
(7) was our proposed action site plan, in
(8) February 2024. But more importantly,
(9) some of the changes that were made to
(10) that plan were the last three buildings
(11) on the west side -- sorry, the east side
(12) of the site were rotated from the
(13) previous appli- -- or the original
(14) application to provide some additional
(15) screening and just better site
(16) circulation for the residents to the
(17) north and east of the property. We
(18) reduced the initial size of the recharge
(19) basin to increase natural buffer areas
(20) to remain to the north, west, south --
(21) sorry, northeast and southeast of the
(22) property. There was a big trailer
(23) storage area that would have been
(24) outside of the truck ports, we
(25) eliminated that to give back some

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(2) additional landscaped area.

(3) And then the buildings nearest to
(4) the entrance, really the middle entrance
(5) off of Little East Neck Road, they were
(6) reoriented and the geometry of those
(7) buildings were shifted a little bit to
(8) provide a more open main entranceway off
(9) of Little East Neck Road, just -- just
(10) in a way to try and help with the visual
(11) aspect of, as you're driving north on
(12) Little East Neck Road, just to make it
(13) look a little bit more appealing, and
(14) then the Ring Road -- which I'll speak a
(15) little bit more about in a few
(16) minutes -- but that was also modified to
(17) allow for the traffic within the site to
(18) be a little bit more centralized with a
(19) little bit bigger buffers and just, you
(20) know, trying to plan out how to -- how
(21) to get that to work as efficiently as
(22) possible, and then just keep everything
(23) as internal to the site as possible.

(24) So then this application was made
(25) in February of 2024. We met, again,

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(2) multiple rounds of meetings, we made
(3) some additional revisions and I think
(4) these revisions going into what we're
(5) calling our preferred alternative plan
(6) are the really important ones. So,
(7) you'll see on the screen in front of
(8) you, there's two buildings that really
(9) go north-south in the middle of the
(10) building that looked like they got
(11) jogged down, those buildings were
(12) reduced to increase the buffer to the
(13) north of the property, and provide an
(14) even larger natural buffer, substantial
(15) natural buffer, this is something that
(16) we've worked on a lot of applications,
(17) you don't oftentimes get three, four,
(18) five-hundred-foot buffers from various
(19) pieces of property. I mean, this is a
(20) tremendous buffer. Just the fact that
(21) the natural area is as large as it is,
(22) you know, your -- your impacts,
(23) visually, are minimal.

(24) That being the two middle
(25) buildings, so you'll see those moved,

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(2) you'll also see on the east side of the
(3) site where I had mentioned those three
(4) buildings got rotated, the most northern
(5) building that's oriented east-west, that
(6) building was shortened by about
(7) seventy-five, close to 100 feet to be
(8) more in line, as you can see it's a
(9) straight shot up and down north-south --
(10) plan north-south on the furthest east
(11) side of the site, that allows for us to
(12) increase the buffer to 28th Street
(13) substantially to the recharge basin,
(14) which 90% of the time will also act as a
(15) buffer, because it will be heavily
(16) landscaped. So, really by reorienting
(17) the site, and again, to the credit of
(18) the Planning Department really working,
(19) this is -- some of this was based off of
(20) the first round of comments, we were
(21) able to make these revisions, so really
(22) good thing there.

(23) The other thing I would like to
(24) point out, it's hard to see on this
(25) plan, but our Ring Road has central

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(2) landscaped islands that go throughout
(3) the entire site. Those central
(4) landscaped islands, as you're driving
(5) around that Ring Road are twenty feet
(6) wide. So as you're driving, it's really
(7) like a boulevard effect, it makes a
(8) really nice feature. And then finally,
(9) just by way of talking about the changes
(10) between the two plans, the buffer along
(11) Little East Neck Road was increased to a
(12) minimum of fifty feet. So that buffer
(13) from the inside sidewalk to the first
(14) curve along the property line is
(15) fifty feet, so for a front yard setback,
(16) landscape setback, where the requirement
(17) in Babylon is generally eight feet,
(18) we're providing fifty.

(19) And then just a couple of nice
(20) things that, you know again, we take a
(21) lot of time to make sure that these --
(22) these plans are laid out in a really
(23) safe and efficient way. Things you
(24) don't necessarily think about, but the
(25) loading areas are back-to-back with each

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(2) other, so you'll see, you know, if you
(3) start on the west side of the property,
(4) you have an employee parking area, and
(5) then the two loading areas for the --
(6) for the buildings. On the north and
(7) south of those two first buildings, and
(8) the same for every building, we have are
(9) drive-in doors, and there's the drive-in
(10) ramps, which is basically a ramp from
(11) grade up into the building, those are
(12) covered.

(13) And I say those are covered
(14) because it does two things. First, it
(15) provides a better buffer to the loading
(16) area. And second, when it snows or
(17) there's inclement weather, it provides a
(18) safe way for the employees to drive, you
(19) know, a forklift into the building or
(20) something like. So, they're not the
(21) biggest deal in the world, but just ways
(22) that we think of improving the site from
(23) a safety standpoint. It also reduces
(24) noise and just keeps all those
(25) activities as -- as streamlined as

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(2) possible.

(3) We're going to provide bike lanes
(4) throughout the entire site. There were
(5) bus stops and ride share stop areas
(6) designed and located throughout the
(7) site. We made sure that there was
(8) pedestrian connectivity throughout the
(9) entire site. We worked with Nelson and
(10) Pope, had a really robust and detailed
(11) landscape plan prepared. All new
(12) DarkSky compliant lighting. There's
(13) some additional buffers and such to the
(14) properties to the south, just, again, to
(15) help from a visual aspect. And then,
(16) you know -- just because I'm an
(17) engineer, I have to mention it -- we've
(18) been working really hard to make sure
(19) that the utilities have been designed in
(20) a very effective way. For example,
(21) storm water, we're designing a system
(22) that will make sure that any storm water
(23) that's going to the ground will first be
(24) captured and cleaned and, you know, all
(25) the garbage that, you know, inevitably

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(2) will get into the drainage system gets
(3) captured and can get cleaned out very
(4) easily. And then will ultimately go
(5) into various systems to be discharged
(6) into the ground. But we spent a lot of
(7) time and worked very closely with the
(8) environmental departments to make sure
(9) that's in a good spot.

(10) And then lastly, the last piece
(11) and just from a design standpoint,
(12) really is that the grading, the site
(13) starts to go downhill. So as you go
(14) into the site, you'll be going down,
(15) which helps create an additional nice
(16) buffer where the buildings will be lower
(17) than the surrounding properties. So any
(18) trees or anything, you know, if you have
(19) a twenty-foot tree but your building is
(20) five feet down, you really have what's
(21) more effectually like a twenty-five-foot
(22) tree.

(23) Just trying to make sure I hit
(24) the -- oh, and then the last thing, you
(25) know we worked really closely as well

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(2) and had a meeting with the Town's
(3) carting -- carting company which, you
(4) know, not many other towns do this to
(5) allow us to meet with the people who are
(6) going to be picking up the garbage, and
(7) they helped us locate the impactors and
(8) the trash enclosures and things like.
(9) And, again, it's something you don't
(10) really think about, but it's really
(11) important for a site like this to have
(12) this all coordinated. And like I said,
(13) it's just -- it's overall been a really
(14) nice experience working with -- with
(15) everybody involved. The plan, I think,
(16) is in a really great spot where, you
(17) know, parking is separated from loading
(18) areas, and just creates a really safe
(19) and -- and efficient plan. I think that
(20) overall, once this -- hopefully once
(21) this goes into construction, the site
(22) will be able to be built -- will be
(23) built in a very easy way. And, you
(24) know, I think it will be a real positive
(25) asset for the Town and surrounding

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(2) neighborhoods.

(3) So, I'm here to answer any
(4) questions the Board may have. And
(5) then --

(6) SUPERVISOR SCHAFFER: Anybody
(7) have any questions for Dale?

(8) Thank you, Dale.

(9) MR. WEBER: Next we have Russell
(10) Scott from Nelson and Pope, who has been
(11) instrumental in designing all of the
(12) roadway mitigation and roadway
(13) improvements, which we know is a
(14) particular concern to some area
(15) residents, and we spent a lot of time,
(16) and this is a very expensive roadway
(17) improvement package, and Russ can
(18) explain that.

(19) MR. SCOTT: Good morning,
(20) Supervisor. Good morning, Town Board.
(21) Good morning, public. I'm Russ Scott
(22) from Nelson & Pope Engineers, 70 Maxess
(23) Road in Melville.

(24) I'm here to walk you through some
(25) of the offsite improvements in front of

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(2) the site. Improvements at the nearby
(3) intersections, and briefly talk about
(4) traffic impact study.

(5) So we'll start with the two site
(6) access points on Little East Neck Road.
(7) There is the southern access -- which is
(8) on the right-hand side of the screen
(9) circled -- is a rights in, rights out
(10) access, so no vehicles can make lefts in
(11) or out. It's about approximately
(12) 600 feet north of the railroad tracks.
(13) Continuing north is a full access,
(14) that's going to be signalized. That
(15) inner section will have lefts in and
(16) full access movements. Along the entire
(17) site frontage, there will be curbed
(18) sidewalk drainage improvements, the
(19) sidewalk will connect the community to
(20) the south of the tracks, to the park
(21) that is just north of the development.
(22) We plan on putting pedestrian crossing
(23) on the intersection over by the railroad
(24) tracks, which I'll get into a little bit
(25) later. This is the northern access,

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(2) it's fully signalized. In order to
(3) improve the operation of this
(4) intersection, the access to the park is
(5) being relocated to the north. With
(6) that, we are beautifying the park
(7) entrance; new signage, new plantings.

(8) Like I said, closing the existing
(9) access, increasing the parking spots in
(10) the parking lot due to the realignment.
(11) So there will be a few more parking
(12) spots. We're going to pave that parking
(13) lot and re-stripe it. There will also
(14) be two new left turn bays into the park
(15) and into the site. This will allow
(16) vehicles to free flow north -- or
(17) southbound on Little East Neck Road and
(18) you won't have to stop when someone is
(19) making a left turn, and that will help
(20) traffic move more freely.

(21) So now a little bit about our
(22) traffic impact study. So the traffic
(23) impact study was prepared to assess the
(24) impacts of the proposed development and
(25) identify the required mitigation

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(2) measures. There was input during the
(3) preparation of the study, and it was
(4) also reviewed and accepted and approved
(5) by the Town of Huntington, Town of
(6) Babylon, Suffolk County Department of
(7) Public Works, and the Babylon Traffic
(8) Consultants. We worked with a lot of
(9) agencies, we received input on the
(10) intersections in the town, you know, on
(11) how to go about it. So we had a lot of
(12) -- we had a lot of input into the
(13) preparation of the study.

(14) The first step of the study is to
(15) see what impact it's going to have on
(16) the nearby street network. We counted
(17) six intersections. We did count in the
(18) a.m., the midday and the p.m., during
(19) the weekdays, and then we did a Saturday
(20) and midday count as well. We went into
(21) the field, we observed what was going
(22) on. We understand that the intersection
(23) of Little East Neck Road and Long Island
(24) Avenue has lots of backups in the
(25) morning, and in the afternoon.

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(2) Sometimes it backs up all the way south,
(3) to the school, and almost -- not all the
(4) way to the park on the north, but three
(5) quarters of the way to the park. We
(6) also understand that there are a lot of
(7) backups up by Colonial Springs Road as
(8) it exists today with the development
(9) even being built.

(10) People wait multiple red and
(11) green cycles to get through the
(12) intersection, which can become
(13) frustrating. You know, our office is in
(14) Melville, we have a lot of people that
(15) drive through the intersection and
(16) complain about it as it exists today.
(17) So, once we have all this existing
(18) traffic volume data, we do our field
(19) visits, we put all this information into
(20) a computer model and we make sure that
(21) it's mirroring the existing conditions
(22) that are out there today. So, we start
(23) looking at the intersection, make sure
(24) that our model is actually what's
(25) happening out in the real word. And

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(2) then we proceed to the next step.

(3) The next step is to review both
(4) the magnitude of the traffic volume
(5) generated during the peak hours of our
(6) new project, and review the distribution
(7) of the site -- the site traffic entering
(8) and exiting our site. We perform
(9) traffic counts to review the vehicles
(10) and trucks at other similar projects.
(11) It was previously mentioned that the
(12) Hillsboro project, so we did counts
(13) there and that was to get a sense of how
(14) many trucks and vehicles in the peak
(15) hours and -- came out of that, so we can
(16) compare that to the ITE manual. We also
(17) looked at the Heartland Business Center
(18) in Brentwood, and we did counts there as
(19) well. Both those projects have similar
(20) uses in the buildings, mixed use, so
(21) that we can get an understanding of the
(22) cars and the trucks coming in and out of
(23) the site.

(24) We take all this data and we put
(25) that in our model, and it's able to

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(2) allow us to determine what mitigation
(3) measures need to be made at the nearby
(4) intersections.

(5) So, two of the intersections
(6) impacted the most are Colonial Springs
(7) Road and Little East Neck Road. So, as
(8) everyone, I'm sure in this room is
(9) aware, currently, Little East Neck Road
(10) is a single lane in both directions --
(11) I'm sorry -- Colonial Springs Road is a
(12) single lane in both directions. Little
(13) East Neck Road comes out in a Y
(14) formation to hit Colonial Springs,
(15) that's also a single lane. So, when you
(16) have a single lane at the intersection,
(17) when someone is making a left, you back
(18) up vehicles behind it, or if people try
(19) to go into the shoulder and get around,
(20) and it slows down vehicles. The Y --
(21) the Y -- the existing Y promotes high
(22) right turn speeds around the corner. So
(23) we developed this alternative with the
(24) Town of Huntington where we make this
(25) intersection more of a traditional

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(2) T-intersection. The T-intersection
(3) slows down the right-turn vehicles,
(4) because the turn is sharper, so it, you
(5) know, making the intersection safer. We
(6) added a dedicated right turn lane, we
(7) added a -- a left and a right turn lane
(8) for Little East Neck Road. And the most
(9) important thing is, we have two through
(10) lanes going from the south to the north.
(11) What this allows is, when you have a
(12) single lane, like I was saying before,
(13) you have the lefts that are restricted
(14) and when the light turns green, only a
(15) certain amount of vehicles can get
(16) through that intersection because you
(17) only have a single lane. Once you get
(18) two lanes, now you're able to basically
(19) double the amount of cars that get
(20) through on a single green cycle. So
(21) you're processing more cars through the
(22) intersection, which is -- which then
(23) you're reducing the delay for people
(24) sitting there for multiple cycles.
(25) So as you head northbound, you

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(2) have two lanes headed -- headed north,
(3) going into two lanes and then tapers
(4) back down to a single lane. People may
(5) ask, well, why can't you carry the lane
(6) all the way through the intersection.
(7) The way to improve the intersection
(8) capacity, you only need that additional
(9) lane for a couple hundred feet past the
(10) intersection. The other thing that the
(11) two lanes north of the intersection
(12) allows, it allows us to have a dual left
(13) from Little East Neck Road northbound to
(14) Colonial Springs and helps us relieve
(15) that traffic flow. The majority of the
(16) movements are making that left and
(17) headed north.

(18) So, now we have the intersection
(19) of Long Island Avenue and Little East
(20) Neck Road. Again, we have a single lane
(21) in all four directions. Same thing, it
(22) blocks lefts, reduces capacity. When
(23) people are trying to get by that left
(24) turn vehicle, you know, it slows
(25) everything down. So, what we looked to

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(2) do was add some -- a lot of roadway
(3) widening, both north and south of the
(4) intersection, to allow two through lanes
(5) headed north on Little East Neck Road
(6) and two through lanes south due to
(7) right-of-way restrictions, we were not
(8) able to add dedicated left turn lanes,
(9) but having the two lanes, same thing,
(10) you're able to process more cars through
(11) the intersection at a quicker -- in a
(12) shorter amount of time. Headed along
(13) Long Island Avenue, we have a dedicated
(14) left turn lane, a dedicated through lane
(15) and a dedicated right turn lane for both
(16) those movements. Same thing, we're able
(17) to add green arrows to the intersection
(18) and process more cars through the
(19) intersection.

(20) So, those are basically the im-
(21) -- the improvements at those two
(22) intersections. Like I said before,
(23) we're going to add a pedestrian crossing
(24) so that someone can get from the school
(25) to -- to the south, over Long

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(2) Island Avenue north, up to the park.
(3) So, in summary, there are
(4) significant roadway improvements that
(5) are drastically improving the existing
(6) conditions. Even with the additional
(7) traffic of the development, we have
(8) improved the intersections better than
(9) they are today, with these -- with
(10) adding these additional lanes. We think
(11) that by improving some of this -- these
(12) two intersections, I know there's some
(13) cut-through traffic in the community
(14) just north of the development, between
(15) Colonial Springs and Little East Neck
(16) Road, people try to cut through some of
(17) the side streets. So, since we're able
(18) to reduce -- drastically reduce the
(19) delay up at Colonial Springs and at Long
(20) Island Avenue, we believe that that
(21) would be reduced. So, that is the
(22) summary of the traffic --

(23) SUPERVISOR SCHAFFER: Thank you.
(24) Any questions? Dwayne?

(25) MR. GREGORY: Has the fire

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) department given feedback on your
(3) traffic adjustments?

(4) MR. SCOTT: We have not received
(5) feedback from the fire department. We
(6) do -- what we did do is we improved all
(7) the radii, so currently right now there
(8) is very tight radius points and it's
(9) difficult to make right turns at the
(10) intersection of the railroad, but we
(11) have increased the radii, so one step
(12) will be eventually to talk to the fire
(13) department.

(14) MR. GREGORY: Great.

(15) SUPERVISOR SCHAFFER: Thank you.

(16) MR. WEBER: Next is Carrie
(17) O'Farrell from Nelson Pope & Vorhees,
(18) who will talk about that much
(19) anticipated mitigation that Rich Grell
(20) asked for about forty-five minutes ago.

(21) MS. O'FARRELL: Good morning, my
(22) name is Carrie O'Farrell, I'm the senior
(23) partner with Nelson, Pope & Vorhees, 70
(24) Maxess Road in Melville, New York.

(25) Since we're going a little long,

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(2) I will try and go as quickly as
(3) possible, but this is some of the good,
(4) meaty stuff, so I don't want to go too
(5) quickly. I am from Upstate New York and
(6) tend to speak very quickly, so if I'm
(7) going too fast, you know, wave and let
(8) me know that I should slow down.

(9) But, on the screen before you,
(10) and as Dale mentioned before me, I also
(11) have had the unique experience of
(12) working with this developer, the Bristol
(13) Group, and I have found them to be
(14) extraordinary, quite frankly, compared
(15) to many other clients that I've worked
(16) with -- developers that I've worked. In
(17) each turn in this application, when we
(18) have had input, they have said, let's
(19) fix it. You know, each opportunity to
(20) improve the plan, rather than playing
(21) the game back and forth, you know, wait
(22) until the hearing, then we'll get in a
(23) little something later, they haven't
(24) played that game at all. We got
(25) comments from the public; they modified

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) the plan. Traffic isn't functioning;
(3) we're going to fix it. They voluntarily
(4) are doing a number of things in terms of
(5) working with the community -- really,
(6) really, working with the community and
(7) the neighbors -- and concern over
(8) potential impacts to the neighbors to
(9) the north, the neighbors to the east,
(10) really been -- I would say
(11) extraordinarily mindful of impacts, both
(12) visual, noise, traffic, you know, you
(13) name it, we have hit it in this very
(14) extensive study. And they have
(15) voluntarily done things, like increase
(16) the building's step back to over four
(17) hundred feet. Provided over a two
(18) hundred-foot wooded buffer or more on
(19) the north side of the property to the
(20) residences to the north. And the same,
(21) you know, it's a -- it's a hundred-plus
(22) foot wooded buffer, plus a vegetated
(23) buffer for the residents to the east.
(24) That is extraordinary when it comes to
(25) commercial development. So, it is

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(2) important for -- I just want to
(3) emphasize that they have really gone
(4) above and beyond in every instance. We
(5) asked them about a sustainable landscape
(6) plan; they said absolutely, let's do it.
(7) So that reduces water that is a, you
(8) know, from a habitat standpoint, it
(9) provides, you know habitat replacement.
(10) They've done all sorts of interesting
(11) things along the way with Community
(12) Solar, just to make sure that they're
(13) making this project as sustainable, as,
(14) I guess, mindful of the community as
(15) possible. And they've really shown
(16) themselves to be good neighbors. So
(17) both, you know, in their other
(18) developments, but certainly in their
(19) design of this one as well.

(20) Another thing that they have
(21) voluntarily done, they don't need to do
(22) this, they are not located in a sewer
(23) district. They could, based on Suffolk
(24) County sanitary code, provide the sewage
(25) treatment onsite, subsurface leeching

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(2) pools, that's certainly the cheapest
(3) thing to do. They are voluntarily
(4) connecting this project to public
(5) sewers. We worked with Suffolk County
(6) DPW on how that connection was going to
(7) be made. They instructed the connection
(8) to be to the east -- I'm sorry, to the
(9) west, on Conklin. It's a little
(10) difficult to see, but it's -- it's
(11) basically right along Long Island
(12) Avenue. We have to jack the sewer main
(13) under the rail road tracks, not an
(14) inexpensive exercise, obviously. But
(15) again, they're doing that as a public
(16) benefit, because that means all that
(17) sewage is not staying on the property,
(18) it reduces groundwater impacts, it's an
(19) environmental benefit for sure. And
(20) again, it provides an opportunity for
(21) that -- that sewer connection is now
(22) made under the railroad for, you know,
(23) future public benefit. We've heard from
(24) the community in other public meetings
(25) about, you know, what can we do about --

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) can this -- can sewer be done for the
(3) surrounding areas as it relates to this
(4) project. It was asked when we -- when
(5) we met with Suffolk County DPW, that was
(6) not an option, but the County is
(7) persuing, as you know, public sewers in
(8) this area, that's currently being
(9) studied. And funding is trying to be
(10) put together for that. So,
(11) unfortunately, they would have done it,
(12) but we weren't able to based on the
(13) input we received from Suffolk County
(14) DPW.

(15) This is just an example of some
(16) of that analysis that we did in the
(17) environmental impact study. And again,
(18) this is available online, this is
(19) Appendix N for the community members
(20) that live nearby. Appendix N is all the
(21) visual impact analysis, and this is a
(22) profile that shows specifically the --
(23) the condition that would be in the
(24) future based on the retention of that
(25) existing wooded buffer. And as Dale

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(2) mentioned, the topography of the site
(3) and their proposed grading, as you go --
(4) as the entrance road comes in and heads
(5) to the east, the road drops, so that the
(6) buildings, the roadway, the lights,
(7) everything comes down and they've put a
(8) vegetated buffer, if you kind of look at
(9) the middle of the screen, there's a
(10) fifty-foot evergreen and landscape
(11) buffer, that's the middle, right next to
(12) the roadway, boulevard-style roadway in
(13) the middle.

(14) Vinny are you able to just
(15) show -- oh, you have a laser, can I have
(16) that? So excited, all right.

(17) So, anyway, the one in the middle
(18) is the landscape buffer, you can see the
(19) boulevard-style road with the single
(20) tree, that's the landscaping in the
(21) middle of the two -- two roadways. As
(22) you head towards the residential use,
(23) there's always a landscape buffer,
(24) evergreen, and then there is two
(25) hundred feet of existing evergreen trees

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(2) that will remain. And the elevation of
(3) the homes on Circle Drive is such that
(4) that's higher in elevation than the
(5) property as you start to head south
(6) towards the building, so there's a drop
(7) in elevation from those backyards into
(8) the property, and then there's going to
(9) be a further drop based on the design of
(10) the roadway and the buildings to further
(11) depress it in. They are also providing
(12) noise walls in locations at the end of
(13) the courts, where the truck courts, you
(14) notice the buildings are facing each
(15) other to help with noise. And then at
(16) the end -- at the end of the roadway
(17) that meets, you know, that runs north,
(18) south in each instance, there's a noise
(19) wall proposed to help with additional --
(20) again voluntarily -- provide additional
(21) noise buffer for noise and noise
(22) attenuation, in addition to the
(23) vegetative buffer and the proposed
(24) evergreen buffer.

(25) This landscape plan is robust, it

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) is a very big site, so the plan is a
(3) little deceiving, it doesn't look like
(4) there's that big of a buffer when you
(5) just look up there right now, but it's
(6) because it's a hundred acres, so, you
(7) know, that's a four-hundred-foot setback
(8) from the properties -- the residential
(9) properties to the buildings and again
(10) two hundred feet of vegetation --
(11) mature, wooded vegetation, and then
(12) fifty-foot of landscape vegetation.
(13) Same thing with north 28th Street, there
(14) is a hundred foot native -- sorry,
(15) natural remaining wooded buffer. And
(16) then in the instance of the recharge
(17) basin, which is set back over a hundred
(18) feet, you've got a triple row, double
(19) row of evergreens surrounding it, and
(20) that -- the recharge basin plantings,
(21) when you look at it, that will not look
(22) like a traditional recharge basin. That
(23) has -- we've spent a lot of time and
(24) energy on selection of species to really
(25) make it look special.

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(2) So, at this point, we are here to
(3) finally get your comments. I'm sorry
(4) that we took a little longer than
(5) expected. But, the next steps are, we
(6) are in a public comment period at this
(7) time, documents are available in Town
(8) Hall, both public libraries; Wyandanch
(9) and Half Hollow Hills libraries, Town
(10) Planning has one, Town Clerk has one.
(11) Online, certainly, is the easiest way to
(12) view -- view the documents. We are
(13) taking public -- the Town, rather, is
(14) taking public comments until Monday,
(15) November 25th, there will be a second
(16) opportunity for verbal comments to be
(17) heard during a regular Town Board
(18) meeting on the 14th, that won't have
(19) this formal presentation, it's just an
(20) opportunity for you to hear comments
(21) again. All comments, whether they're
(22) written, email, verbal today, verbal at
(23) the next meeting, they're all treated
(24) the same, we respond to all of them in
(25) what's called the final environment

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(2) impact statement. So, those are all --
(3) you know, we have a transcript of this
(4) meeting, the next meeting, we identify
(5) all the comments and we write detailed
(6) responses. That will be provided on the
(7) Town's website as well, and you'll get
(8) noticed about it. And then finally,
(9) this Board will issue what's called the
(10) finding statement, which is the
(11) conclusion of the environmental review
(12) process. And -- and no decision can be
(13) made on either the zoning or the site
(14) plan until you conclude that process.

(15) So, those are the next steps, and
(16) then Bram can take it away.

(17) SUPERVISOR SCHAFFER: Thank you
(18) Carrie. Bram?

(19) MR. WEBER: I have nothing more
(20) to add at this time, so unless there's
(21) any questions from the Board members?

(22) COUNCILMAN MANETTA: I have one
(23) question for Bram.

(24) SUPERVISOR SCHAFFER: Councilman
(25) Manetta?

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(2) COUNCILMAN MANETTA: So I saw the
(3) site plan layout of the sizes of the
(4) building, and I'm not sure, you know, I
(5) know every developer has their own, you
(6) know, business model and kind of what
(7) makes sense. Has there been any thought
(8) in terms of in any of the buildings for
(9) any smaller-sized unit availability?
(10) You know, ten thousand square foot units
(11) for some smaller sized manufacturers or
(12) was it just kind of, like, a minimum of,
(13) you know, thirty to forty thousand
(14) square feet?

HA-1
Section 2.2.2

(15) MR. WEBER: I mentioned the
(16) thirty, forty, but I think to your
(17) point, I think that if there are
(18) ten-thousand-square-foot tenants that
(19) are looking to locate here, there's
(20) enough flexibility on the site to be
(21) able to accommodate them.

(22) MR. MANETTA: Okay, yeah, that's
(23) just a huge need on Long Island right
(24) now is for the smaller-sized
(25) manufactures to have space like this, so

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) if that could be looked at in the
(3) planning, that would be appreciated.

(4) MR. WEBER: Absolutely.

(5) SUPERVISOR SCHAFFER: Anybody
(6) else? Councilman Gregory?

HA-2
Section 2.7.1

(7) COUNCILMAN GREGORY: Hey, Bram,
(8) so, I think it's a great idea, the
(9) grading, I just want to know what impact
(10) it has as far as, like, water runoff.
(11) Does that affect the size of the
(12) recharge basin, or --

(13) MR. WEBER: Sure, you're asking
(14) the lawyer that question, you know
(15) better.

(16) COUNCILMAN GREGORY: I didn't
(17) catch him before.

(18) MR. KOCH: So I think when you
(19) hear that, you know, the first part of
(20) it, and I'll answer a different question
(21) first. So first, the site today
(22) naturally grades that way. So if you go
(23) from the west side of the site to the
(24) east side of the site, there's a -- I
(25) don't want to misspeak, but it's a about

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) thirty-foot grade change. So we're kind
(3) of utilizing that and just moving the
(4) soil around to accommodate that, it's
(5) not going to be a big export of soil or
(6) anything like that, it's all remaining
(7) on site. The drainage will be put in as
(8) we build the site, and it will all be
(9) captured on site, there will be no site
(10) runoff or anything like that.

(11) SUPERVISOR SCHAFFER: Anybody
(12) else? No, okay, we'll go to the cards
(13) then.

(14) Grant Newburger. And when you do
(15) come forward, just state your name and
(16) address for the record, we ask that you
(17) keep your comments as brief as possible.

(18) MR. NEWBURGER: Sure. Grant
(19) Newburger, on behalf of Nassau Suffolk
(20) Building Trades, 390 Rabo Drive,
(21) Hauppauge, New York.

(22) Mr. Supervisor, Town Board, thank
(23) you for letting me speak today. This
(24) developer has been very proactive
(25) meeting with us in the building trades,

HA-3
Section 2.19.1



(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) we represent the thirty-six different
(3) unions in construction here on Long
(4) Island, and comprised a membership of
(5) sixty-five thousand Long Islanders.
(6) Like I said, this developer has been
(7) very proactive meeting with us, they
(8) have made a real commitment to us on
(9) this project. And I'm here today, you
(10) know, speaking in favor. And -- and
(11) just, you know, for the purposes of this
(12) discussion today, when the developer,
(13) especially on a project of this scale,
(14) makes the commitment to build the union,
(15) it really provides a true apprenticeship
(16) pipeline that allows us to take our
(17) community residents and give them a path
(18) to the middle class that doesn't require
(19) a college degree.

HA-3
Section 2.19.1

(20) So, that's as brief as I could
(21) be, and thank you so much for letting me
(22) speak today.

(23) SUPERVISOR SCHAFFER: Thank you
(24) for coming today.

(25) Kent Katter.

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(2) MR. KATTER: Good morning,
(3) Supervisor Schaffer, Town Board members.
(4) My name is Kent Katter, I'm a resident
(5) of Babylon. I was the contractor who
(6) built for the Bristol Group for 49 Mall.
(7) I'm currently working with the Bristol
(8) Group on their buildout of the building,
(9) specifically Red Bull, which is an
(10) international company. It kind of gave
(11) me a look on the inside of what's in
(12) these big warehouses. Every morning,
(13) forty to fifty people come to this
(14) warehouse; young people, old people
(15) multi-races, and they work together as,
(16) like, a family. And it's exciting to
(17) see, because when you drive by, you say,
(18) oh, another big box. No, it's not.

(19) HA-4
Section 2.19.1

(19) Inside, they're creating jobs, quality
(20) jobs. You know, this -- this project's
(21) projecting to seven hundred construction
(22) jobs. The unions, you know they spoke
(23) about it, two thousand permanent jobs
(24) are going to be created here. That's
(25) important. I mean, the economic



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(2) benefits \$25 million in sales tax per
(3) year during construction, that's a
(4) tremendous benefit. The package that
(5) Bristol is offering the surrounding
(6) community, that's a tremendous benefit.

HA-4
Section 2.19.1

(7) But I just wanted to speak of the
(8) Bristol Group, and how particular they
(9) are and how protective they are of the
(10) neighborhood. During the rental period
(11) at 49 Mall, they would turn away
(12) potential tenants because he didn't
(13) think they were right for the
(14) neighborhood. Now, that's a -- that's a
(15) businessman turning away someone willing
(16) to pay him because he didn't think it
(17) was right for the neighborhood. And I
(18) just wanted to speak to that, and thank
(19) you for your time. I'm in favor of the
(20) project.

(21) SUPERVISOR SCHAFFER: Thank you.
(22) Robert Lutz.

(23) MR. LUTZ: Robert Lutz, 122 Ridge
(24) Road, a local resident of the community.

(25) SUPERVISOR SCHAFFER: Good

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) morning.

(3) MR. LUTZ: I do want to thank
(4) everybody at the Bristol Group, because
(5) they have actually responded and
(6) listened to a lot of things that we've
(7) already spoken about, all right, so I do
(8) appreciate everything that they have
(9) done so far. But a couple of quick
(10) things, okay. It was mentioned that the
(11) road, the backup on the road on Little
(12) East Neck only goes up to the park,
(13) that's not a true statement, all right.
(14) I'm two houses north of the park, and
(15) I'm going to tell you there's a minimum
(16) of a two-hour delay starting at 3:00,
(17) every single afternoon behind my house,
(18) until 5:00, 5:30, sometimes 6:00. So,
(19) it's a tremendous backup, all right, on
(20) Little East Neck Road, okay. The road
(21) improvements that are proposed, I
(22) actually -- I'm in construction, I'm an
(23) electrician, so I kind of understand a
(24) lot of the paperwork that was presented
(25) so, all right, I commend them on a lot

HA-5a
Section 2.15.16

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(2) of the stuff, it does actually look very
(3) well, okay. There was something that we
(4) did speak about at our community meeting
(5) that on the north road, what they're
(6) calling the middle road, there's two
(7) entrances, okay, there's a northbound
(8) and a southbound entrance into that
(9) northern road, okay. We had asked that
(10) that buffer between those two entrances
(11) be extended all the way out to the
(12) roadway and some type of monument, sign
(13) or something be added there so no trucks
(14) could ever possibly come on southbound
(15) Little East Neck and turn into that
(16) development. I've actually made a
(17) little sketch of this, okay, if you'd
(18) like, where the traffic light --

HA-5b
Section 2.15.2

(19) SUPERVISOR SCHAFFER: If you can
(20) hand that up, and we'll ask the
(21) applicant to address that.

(22) MR. LUTZ: Again, we had spoken
(23) about this, they had verbally agreed
(24) that it was a great idea and then, you
(25) know, have that in conversation.

HA-5b
Section 2.15.2

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-5b
Section 2.15.2

(2) Obviously that hasn't been added into
(3) their design yet, but that doesn't mean
(4) it will not be. So hopefully --

(5) SUPERVISOR SCHAFFER: Yeah,
(6) that's what this is designed for.

(7) MR. LUTZ: Right, that's what I'm
(8) hoping that you know, this comment again
(9) gets brought up, and they will
(10) understand it, okay.

(12) HA-5c
Section 2.15.3

(11) Now, again, I'm an electrician, I
(12) built buildings myself, okay. I'm just
(13) looking at this development -- and
(14) excuse me for being slightly ignorant,
(15) but there's 344 full truck bays to this
(16) development. I understand it's a
(17) hundred acres, I understand the
(18) development is -- the development looks
(19) fantastic, don't get me wrong, okay, but
(20) I just can't in the life of me
(21) understand how we can accommodate 344,
(22) bare minimum, on a daily basis coming in
(23) and out of this development after a full
(24) buildout. And obviously you're going to
(25) have more than one tractor trailer per

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) building coming in and out on a daily
(3) basis. I understand the -- the
(4) environment impact study, and I
(5) understand they did the roadways, but
(6) there is 344 tractor trailer bays to
(7) this property. There is no way that
(8) you're going to do double or triple that
(9) amount of tractor trailers on the
(10) existing roads. There's just no way,
(11) and I don't care what impact study that
(12) you're showing, I don't see. And again,
(13) I'm an electrician, I don't do this for
(14) a living, roadways and whatnot, but I
(15) just don't see that volume of traffic
(16) being added to our roadways.

HA-5c
Section 2.15.3

(17) SUPERVISOR SCHAFFER: Great,
(18) thank you.

(19) [APPLAUSE]

(20) SUPERVISOR SCHAFFER: Lois
(21) Fricke.

(22) MS. FRIKE: Hi, good afternoon,
(23) everyone. I'm going to make this
(24) short --

(25) SUPERVISOR SCHAFFER: Just state

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) your name and address.

(3) MS. FRIKE: My home address?

(4) SUPERVISOR SCHAFFER: No, your
(5) business address.

(6) MS. FRIKE: My business. Lois
(7) Frike, Long Island Builders Institute
(8) and Long Island Home Builders Care, we
(9) are in Islandia 1757 Veterans Memorial
(10) Highway.

(11) So, over the last thirty years,
(12) I've actually spent most of my time
(13) helping people all over Nassau and
(14) Suffolk County, and one of them is
(15) Babylon in particular. We do -- we have
(16) a charity, a 501C3 that we constantly
(17) help the communities out with food, with
(18) everything you can think of. And I see
(19) there, there's a lot of people that just
(20) don't have jobs. They really need jobs,
(21) I was thinking there's a lot of jobs
(22) that are missing in this county. In the
(23) Town of Babylon, we have a lot of
(24) members, we have over seven hundred and
(25) fifty companies that are members of Long

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) Island Builders. That's thousands and
(3) thousands of people, and they're all
(4) upset about their younger sons and
(5) daughters who are graduating college and
(6) moving out of here. They're not going
(7) to see their grandkids, they're not
(8) going to see their children, because we
(9) don't have enough work for them here.

(10) HA-6
Section 2.19.1

(10) This project, we totally support
(11) it. It -- it needs to be done in a
(12) fashion where the residents are happy
(13) and -- and comfortable, but you're not
(14) going to find a project like this any
(15) place. You're not going to find a place
(16) that will give the jobs, I've never
(17) seen -- and I am shocked of all the
(18) things that they're willing to give the
(19) Town and the community. It's -- it's
(20) just fantastic for them to do all this.
(21) And so I hope that you'll approve this,
(22) we'll be behind you, and if I have to
(23) get a thousand people here, I will. So,
(24) thank you.

(25) SUPERVISOR SCHAFFER: Thank you.

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(2) MS. FRIKE: I have, by the way,
(3) letters of -- from people that live
(4) here.

(5) SUPERVISOR SCHAFFER: You can
(6) hand them up to the Clerk.

(7) Shonda Thurneau.

(8) MS. THURNEAU: I'll be brief.
(9) Good morning, everyone. Thank you for
(10) the information, and I have no comments
(11) at this time.

(12) SUPERVISOR SCHAFFER: I'm sorry,
(13) just closer to the microphone. Just
(14) state your name and address.

(15) MS. THURNEAU: Shonda Thurneau,
(16) 51 Ridge Road. And I'll be brief, thank
(17) you for the information and this
(18) opportunity, and I have no comments at
(19) this time.

(20) SUPERVISOR SCHAFFER: Okay, thank
(21) you.

(22) Alan Kennemer.

(23) MR. KENNEMER: Good morning,
(24) everyone, Town Board, Mr. Schaffer, I
(25) appreciate you being here. I am going

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) to be --
(3) SUPERVISOR SCHAFFER: Just state
(4) your name and address.
(5) MR. KENNEMER: Oh, Alan Kennemer,
(6) 500 Sunrise Highway, Amityville.
(7) I'm here to read a prepared
(8) statement on behalf of the Long Island
(9) Builders Institute. "Dear members of
(10) the Babylon Town Board, on behalf of the
(11) Long Island Builders Institute, the
(12) largest home building and remodeling
(13) advocacy organization in New York State,
(14) I am writing to express our enthusiastic
(15) support for the proposed Suffolk
(16) Technology Park project. This
(17) development proposal by the Bristol
(18) Group promises to transform a hundred
(19) acres of unimproved land along Long
(20) Island Avenue in the Hamlet of Wyandanch
(21) into a state-of-the-art business park.
(22) Moreover, the project ensures a
(23) sustainable, environmentally friendly
(24) construction process, and includes
(25) traffic improvement to alleviate

HA-7a
Section 2.19.1



(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-7a
Section 2.19.1

↑
(2) congested intersections to enhance the
(3) overall infrastructure of the area. Our
(4) organization fully supports the Bristol
(5) Group's Suffolk Technology Park
(6) development. We look forward to seeing
(7) the project move forward.

(8) Mike Florio, CEO, Long Island
(9) Builders Institute.

(10) SUPERVISOR SCHAFFER: Want to
(11) hand that up?

(12) MR. KENNEMER: Oh, I'll pass
(13) these out. Also, on a personal note, we
(14) own 500 Sunrise Highway, we just bought
(15) 60,000 square feet on Edison Avenue, we
(16) have 30,000 square feet on Keen Street.
(17) It's very difficult to find warehouses

(18) HA-7b
Section 2.19.1

(18) with the thirty-foot high ceilings. So,
(19) there is definitely going to be a demand
(20) for their warehouse, for their offices.
(21) So, personally I approve it as well.

(22) SUPERVISOR SCHAFFER: Great,
(23) thank you. Just hand that up to the
(24) Clerk.

(25) Kevin Key.

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) MR. KEY: Good morning, my name
(3) is Kevin Key. 172 Conklin Avenue.

(4) Thanks for the presentation
(5) information. I really just have a
(6) couple of questions, and then I will end
(7) with a couple of comments.

(8) SUPERVISOR SCHAFFER: Sure.

(9) MR. KEY: Let's see. And it
(10) probably is my misunderstanding. The
(11) solar benefits, does that apply to
(12) residents that also have solar?

HA-8a
Section 2.1.2



(13) SUPERVISOR SCHAFFER: Yes, if you
(14) ask your questions, then they'll come
(15) back up --

(16) MR. KEY: And come back, okay,
(17) okay.

(18) SUPERVISOR SCHAFFER: -- and
(19) answer them, yup.

(20) MR. KEY: So does the solar
(21) benefit apply to residents? Also, the
(22) heading southbound on Little East Neck
(23) Road, those making a left into the park,
(24) is there a left turn lane? I -- he
(25) talked about the two lights, north of

HA-8a
Section 2.1.2

HA-8b
Section 2.15.4



(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) that and south of that, but he didn't
(3) talk about the light that they were
(4) adding to the left lane.

HA-8c
Section 2.15.5

(5) And then I'd just like to comment
(6) about the -- the truck situation. There
(7) are many truck limits throughout the
(8) community on Colonial Spring Road, south
(9) of Long Island Avenue, south of Little
(10) East Neck Road, south of the railroad,
(11) there are 5,000-pound truck limits. So,
(12) my understanding is, where do these --
(13) all these trucks that are going to
(14) supposedly be coming into the park, how
(15) do they get there, where do they come in
(16) without going through the community.
(17) So, I have a really clear question about
(18) that, Colonial Spring Road has truck
(19) limits, like I said, Little East Neck
(20) Road south of the railroad has truck
(21) limits, so how are they going to get
(22) into the park?

HA-8d
Section 2.2.3
Section 2.15.3

(23) Also, in my reading, Lot 2 talked
(24) about on 28th Street adding an entrance
(25) on 28th Street in Wheatley Heights, but



(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) that wasn't talked about, so where is
(3) that -- that's a residential section,
(4) residential street. So if they're going
(5) to add an entrance there, what type of
(6) traffic is going to come through that
(7) residential area, where is the entrance
(8) going to lie?

HA-8d
Section 2.2.3

(9) SUPERVISOR SCHAFFER: So, your
(10) question is that they're adding an
(11) entrance?

(12) MR. KEITH: That's what my
(13) understanding of the -- what I read, it
(14) said Lot 2 is going to have an entrance
(15) on 28th Street, the way I understood it.

(16) SUPERVISOR SCHAFFER: Okay, we'll
(17) ask them that too, that's not my
(18) understanding.

(19) MS. O'FARRELL: No change.

(20) MR. WILLIAMS: There's no
(21) entrance.

(22) SUPERVISOR SCHAFFER: Yes, we'll
(23) ask you to come up and answer Kevin's
(24) questions regarding the solar and the
(25) left turn lane and the trucks and the --

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) whether or not there's an entrance.

(3) MR. KEY: Got you. That's all I
(4) have, thank you for hearing me and look
(5) forward to hearing from you soon.

(6) SUPERVISOR SCHAFFER: Thank you,
(7) Kevin.

(8) Marie Martineck -- just, before
(9) Marie speaks, if you've come in late and
(10) you want to address the Board, we ask
(11) you to just come up front, there are
(12) cards to be filled out, and you turn it
(13) in to Jen, so that way we can call your
(14) name. I'm sorry, go ahead.

(15) MS. MARTINECK: No, that's okay.
(16) Good morning, everyone, my name is Marie
(17) Martineck, I am a resident of
(18) Massapequa, also belong to Libby, and
(19) very active in Long Island Home Builders
(20) Care, which does a tremendous amount of
(21) donating to the Babylon community. I am
(22) absolutely in favor for this project,
(23) we've heard wonderful information about
(24) the benefits. I also have quite a few
(25) letters of residents of Babylon that are

HA-9
Section 2.19.1



(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) in support of this project, and I just
(3) think that the benefits could outweigh
(4) anything negative about this project, so
(5) I wish it a lot of luck.

HA-9
Section 2.19.1

(6) SUPERVISOR SCHAFFER: Sure, just
(7) hand the letters up, so they can be
(8) included in the record.

(9) MS. MARTINECK: Yes, thank you.

(10) SUPERVISOR SCHAFFER: Sandra
(11) Thomas.

(12) MS. THOMAS: Good morning, my
(13) name is Sandra Thomas, I live at
(14) 49 Sunset Avenue in Wheatley Heights. I
(15) am the president emeritus of the
(16) Concerned Taxpayers of Wheatley
(17) Heights/Dix Hills Civic Association.
(18) I'd like to preface what I'm going to
(19) say by saying that the Bristol
(20) Corporation has been very, very
(21) responsive to our needs, in Wheatley
(22) Heights, if they've reached out to us.
(23) And we're very appreciative of all that
(24) they've done to make this property and
(25) this proposal salable. I just want to

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) say -- and Chris Black, our President,

(3) HA-10
Section 2.1.3

(3) will speak for us, but I wanted to say

(4) that the impact on the Wheatley Heights

(5) community is greater than anything else.

(6) And so, then the benefit -- then so that

(7) we feel that the Wheatley Heights

(8) community should have some kind of

(9) capital gains benefit, such as sewers,

(10) or -- or even a gas line, because the

(11) impact is going to be tremendous on us.

(12) And so then we ask that when you

(13) consider this proposal that the Town

(14) make that a possibility for us. Thank

(15) you.

(16) [APPLAUSE]

(17) SUPERVISOR SCHAFFER: Thank you.

(18) Diane Lloyd.

(19) MS. LLOYD: Good morning.

(20) SUPERVISOR SCHAFFER: Morning.

(21) MS. LLOYD: Thank you for this

(22) opportunity to be able to share with

(23) everybody, and the information that was

(24) given. And, we've heard, you know, lots

(25) of rumors and things like that, and I --

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) I needed to say that I live on -- right
(3) in front of where you're going to be
(4) building, on North 28th Street, and I
(5) have been meeting with the different
(6) neighbors on North 28th street all the
(7) way up to the Long Island Rail Road.

(8) HA-11a
Section 2.3.1

(8) And there has been a lot of conversation
(9) on here about the community and things,
(10) but we were never informed of any
(11) conversation, we were part of a Zoom
(12) during COVID, my husband and I -- and we
(13) had some concerns at that time. But we
(14) were never notified -- anybody on our
(15) block, and we are right there, by the
(16) drainage.

(17) So, we would like our -- we would
(18) like to be informed by both civic
(19) associations and the Town if there are
(20) any further conversations or private
(21) conversations, we will be at the next
(22) Board meeting. I have gotten the plans
(23) from the Town and had a meeting, and
(24) gave those residents on Wheatley Heights
(25) an opportunity to look at the plan, and

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) explain to them what I know of some of
(3) the benefits, I looked it up online, we
(4) Googled it, actually, at the meeting,
(5) and looked up what the Bristol was
(6) planning and the benefits and things
(7) like that.

HA-11b
Section 2.7.2
Section 2.12.2

(8) But we did -- and I do have some
(9) concerns for, one of the things with the
(10) recharge buffer, when we saw it, we were
(11) concerned about what was going to go
(12) into that water, because that water is
(13) only, like, two hundred feet away from
(14) our homes. And even though there is a
(15) buffer, and there is going to be some
(16) foliage that is there currently, we were
(17) concerned about smells, we were
(18) concerned about flooding, if the -- the
(19) drain -- that is -- I -- I'm not so sure
(20) is -- I'm not a architect or involved
(21) with the environment, but the drainage
(22) from there, it -- it looks small for
(23) that -- for 111 acres to drain. What is
(24) going in there? That's what I think,
(25) what exactly is going in there, if they

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) could answer that question.

(3) SUPERVISOR SCHAFFER: Sure.

(4) MS. LLOYD: About the buffer, all

HA-11c
Section 2.2.4

(5) of our suggestions were, and now we see
(6) a little better, why can't the recharge
(7) buffer be somewhere else where there are
(8) no residents? On Long Island Rail Road
(9) there is, you know, by Long Island Rail
(10) Road. I'm not sure if the cemetery has
(11) plots there, that -- that Number 2, Lot
(12) Number 2 that's -- that is the Pine Lawn
(13) Cemetery. I'm not sure if that's
(14) available. The -- the warehouse would
(15) be on the one side, the Long Island Rail
(16) Road on the other side where it is. I
(17) don't know about the pitch of the land
(18) and all of that stuff, we were talking
(19) about moving it away from in front of
(20) all our -- that's our entire block there
(21) that's going to be impacted by that, I
(22) don't know what can be done with that.

(23) The loading births, the minimum
(24) actually is 300, maybe 400, the minimum.
(25) The maximum is 400, they are proposing

HA-11d
Section 2.2.2
Section 2.2.5



(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) 384 loading births, and I agree with the
(3) man that spoke earlier, that's a lot of
(4) trucks, that's a lot of loading births.
(5) I don't know if they're going to use
(6) them all, I don't know if they just put
(7) it in there because that's what they're
(8) proposing, but I would like -- I would
(9) like to know exactly how many warehouses
(10) are going to be there, and how many
(11) businesses. If there's going to be that
(12) many loading births, then how many small
(13) businesses are really going to be in
(14) there. I agree with Anthony --
(15) Councilman Anthony Manetta in reference
(16) to the need for small business within
(17) that, and with a thirty-six-foot
(18) ceiling, I, you know, I have a small
(19) business my ceiling is not
(20) thirty-six feet, and it's only one floor
(21) that's proposed, so where are those
(22) small businesses going? So, you can
(23) answer that.

(24) We were concerned when we met on
(25) -- the neighbors of 28th Street, the

HA-11d
Section 2.2.2
Section 2.2.5

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) timeline of these deliveries. It can --
(3) in somehow in the -- the -- I don't know
(4) if it goes in the permit or what you
(5) write it into, is that there would be a
(6) timeline, so we don't hear that. I know
(7) that there is going to be that sound
(8) buffer, exactly how high is that buffer,
(9) what is it made of? And I -- and how --
(10) you know, how much sound does it buff?
(11) I live on 28th Street, and we have that
(12) gas station on the corner. I sleep with
(13) a sound machine, so I don't hear, you
(14) know, the -- at night, they deliver
(15) gas -- gas.

(16) So we are very concerned about
(17) sound, and when these deliveries and
(18) garbage pickups are going to be, they're
(19) going to be during the day, is there
(20) going to be a timeline when there can't
(21) be deliveries? Like, there is like
(22) 10:00 p.m., I think in the Town in terms
(23) of noise and things like that. So, is
(24) there a timeline of collecting garbage,
(25) trucking deliveries and things like

HA-11e
Section 2.12.1
Section 2.12.8

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) HA-11f that. They were concerned, of course,
(3) Section 2.15.6 about Little East Neck Road, because
(4) that impacts all of our community in
(5) that area. And they were -- we were --
(6) we thought we saw four lanes on these
(7) plans. Some, you know, they thought
(8) they were going to increase from the two
(9) lanes on Little East Neck Road to four.
(10) We thought that was there, not just at
(11) the intersections. Now, I have no idea
(12) if that is even humanly possible. But,
(13) you know, that's -- that's something,
(14) again, if that could be addressed to us
(15) and explained to us, you know, is that
(16) possible to make four lanes on Little
(17) East Neck Road? I don't know, I don't
(18) know.

(19) I'm not -- it would be nice --
(20) not four, you know what I mean, but so
(21) that, yeah, four lanes, two going each
(22) way. Like, you're creating at the
(23) intersections, I'm not sure that's
(24) enough. I do go down Little East
(25) Neck Road, and I do go down Colonial



(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-11f
Section 2.15.6

(2) Springs Road every day, and it's almost
(3) all day, it's not during one part.

(4) Okay, so we weren't notified, of

(5) HA-11g
Section 2.2.3

(5) -- please notify us. We were
(6) concerned about the landscaping on
(7) North 28th Street, what that is going to
(8) look like as we look out our windows.
(9) Right now it's very, very rough. We
(10) just had, during the summer, four stolen
(11) cars dumped there on our block. I have
(12) -- we have drug dealing going in front
(13) of my house that I have called
(14) constantly about. It looks like a
(15) deserted area, you can't even see the
(16) fence that was put in there by the -- by
(17) us constantly, there were people living
(18) in those woods, there were people -- all
(19) sorts of things going on in the woods
(20) and so, Pine Lawn did put a fence up.

(21) So, we're concerned about that,
(22) what is the landscaping going to be?
(23) Can we have sidewalks there so it looks
(24) like something. And I think that's --
(25) is that Pine Lawn's responsibility, or

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) are you part of that or are they part of
(3) that?
(4) SUPERVISOR SCHAFFER: You're
(5) talking about North 28th Street?
(6) MS. LLOYD: North 28th Street.
(7) SUPERVISOR SCHAFFER: So you're
(8) requesting, just to be clear -- first of
(9) all, who did you call regarding the drug
(10) dealing?
(11) MS. LLOYD: Oh, the police.
(12) SUPERVISOR SCHAFFER: Okay, well,
(13) in the future, please call me. You text
(14) me for a lot of different things --
(15) MS. LLOYD: Yes.
(16) SUPERVISOR SCHAFFER: -- don't
(17) tell me you don't want to bother me.
(18) MS. LLOYD: Oh, no. I thank you.
(19) SUPERVISOR SCHAFFER: Because you
(20) bother me when I hear about it after the
(21) fact, and that bothers me more than you
(22) texting me. We have a Town
(23) Investigations Unit that we have set up
(24) over the last three years that's been
(25) very effective in dealing with those

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) types of situations. These are retired
(3) undercover NYPD detectives who live
(4) locally in the Town, they're very
(5) experienced at this, and we provide
(6) information that we can get, they have
(7) successfully dealt with a number of
(8) issues throughout different parts of the
(9) Town, so please, do not not let us know
(10) that.

(11) And then, on your point, you're
(12) requesting that something be done along
(13) North 28th --

(14) MS. LLOYD: Absolutely.

(15) SUPERVISOR SCHAFFER: -- Street,
(16) regarding both the landscaping, fencing
(17) and sidewalks. Just to be clear,
(18) because I want them to address this.

(19) MS. LLOYD: Yes.

(20) SUPERVISOR SCHAFFER: Go ahead,
(21) Diane.

(22) MS. LLOYD: Okay, I addressed the
(23) noise wall, height noise wall, we saw
(24) where it is going. And I -- okay, so
(25) then I put in -- there is another one

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) for me, it's my second card I put in.

(3) SUPERVISOR SCHAFFER: Yes, you
(4) can just address --

(5) MS. LLOYD: Well, I'm the
(6) executive director of Long Island
(7) Citizens For Community Values, and we
(8) work to protect men, woman and children
(9) in the sexualized culture. And I do
(10) have the Town codes here in -- in
(11) reference to sexually-oriented business
(12) and adult use, and industrial -- I want
(13) to clarify, is this an industrial park
(14) or a business park?

(15) SUPERVISOR SCHAFFER: It will not
(16) allow for, under our codes, we're
(17) creating a planned industrial park code,
(18) that would not allow for adult use.

(19) MS. LLOYD: Okay, thank you very
(20) much. And I think that's all I have for
(21) today.

(22) SUPERVISOR SCHAFFER: Thank you,
(23) Diane.

(24) Gina Farese.

(25) [APPLAUSE]

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) MS. FARESE: Good morning, my
(3) name is Gina Farese, I own 135 Dale
(4) Street off of Edison Avenue in West
(5) Babylon. Thank you for having me here
(6) this morning.

(7) SUPERVISOR SCHAFFER: Thank you,
(8) Gina.

(9) HA-12
Section 2.19.1

(9) MS. FARESE: Being part of the
(10) community, also being part of The
(11) Builders Institute, I'm in favor of this
(12) project because we have -- it's going to
(13) be creating jobs, obviously, not to
(14) mention the tax benefits, but keeping
(15) businesses here. When I was looking for
(16) my building two years ago, there was a
(17) lot of obstacles finding what I needed.
(18) The -- the Town -- we want to keep the
(19) -- the opportunities here. Where this
(20) is located is very convenient for
(21) businesses, for being to, like you said,
(22) have anything from 10,000 square feet to
(23) 4,000 square feet, that just does not
(24) exist often here. And it comes -- if
(25) you have it, it comes with a price. The



(1) SPECIAL TOWN BOARD MEETING 10/26/2024

HA-12
Section 2.19.1

(2) fact that this is going to be
(3) environmentally friendly is obviously
(4) important to us. It's empty land, we
(5) know something is going to be there,
(6) land is scarce on Long Island, we need
(7) to be able to build on what is here.

(8) The fact that what's -- what's
(9) being proposed from the Bristol, who is
(10) a -- an organization who, the second
(11) they put a shovel in the ground, they're
(12) part of that community, and I think
(13) you've seen that in the past already
(14) from here. It's -- it's uncommon to
(15) have a builder, a developer, that's
(16) going to be such a part of the
(17) community. And the things that they're
(18) doing -- I own a solar company,
(19) specifically residential so there is no
(20) agenda here -- but when you have a solar
(21) company, a company that -- -- somebody
(22) that's -- a developer that's going to
(23) put Community Solar on a property and
(24) you're going to eliminate an electric
(25) bill for an entire high school. You're

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) talking the residents, the people that
(3) are going to be going to that school,
(4) that now have a couple million dollars
(5) to be able to repurpose that money for
(6) the students, for the kids, for the
(7) future of our town, right? Not to
(8) mention Community Solar as an
(9) opportunity, anybody who is not a
(10) candidate for solar, anybody who does
(11) not have access to be able to afford
(12) solar, it gives you an opportunity to be
(13) able to actually have an opportunity to
(14) be able to get a discounted rate on your
(15) electric bill, which is unbelievable,
(16) and the fact that they're including that
(17) for our community is just absolutely
(18) amazing.

(19) Lastly, you know, I know -- you
(20) hear a lot of rumblings, I attend a lot
(21) of these types of meetings, and with the
(22) rumblings, you hear a lot of pushback on
(23) traffic and things like that, and I
(24) understand, we -- we all want to be able
(25) to live in good community, we want to

HA-12
Section 2.19.1

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) increase the value of our properties, we
(3) want the tax revenue coming in, and
(4) those are all going to be things that
(5) come with this project. But aside from
(6) traffic, you have a property that's
(7) pitching downward, we don't have really
(8) a massive water issue, they solved a lot
(9) of those issues that the concerns have
(10) been brought to the table. But, at this
(11) point, when you're dealing with these
(12) types of -- of opportunities, the
(13) pushback you get from the community of
(14) the -- the effect it's going to have on
(15) the life of and -- you know, and the
(16) livelihood of people, they're not
(17) looking at the opposite sides of the
(18) jobs it's providing, that fact that
(19) people can be able to keep their
(20) children here, and raise their
(21) grandchildren here. I was -- my
(22) daughter is right here, and I was on the
(23) verge of moving down south, because I
(24) couldn't afford to live here, and I had
(25) to -- I have to work seven days a week

HA-12
Section 2.19.1

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) to be able to do this.

(3) And you want to be able to keep
(4) the community together, and I really
(5) appreciate you guys giving me an
(6) opportunity to speak.

(7) SUPERVISOR SCHAFFER: Thank you,
(8) Gina. Just before Gina sits down, I
(9) just wanted to -- off topic, but I
(10) wasn't able to attend the thank you
(11) recognition for Gina's company. Gina's
(12) company stepped forward and handled a
(13) very serious situation for the Zion AME
(14) Church in North Amityville. Those of
(15) you who know it, it's the very tall
(16) roofed church that sits on Albany Avenue
(17) and 44th Street in North Amityville,
(18) they were working very hard, they
(19) suffered a lot of losses during COVID
(20) for a couple of the leaders of the
(21) church, and they had to repair the roof
(22) or the structure would have been taken
(23) down, and we consider it to be an
(24) historical structure in the Town, it's
(25) one of the first churches in the Town.

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) And Gina's company -- she has a roofing
(3) company -- and we reached out to her,
(4) and she was nothing but tremendous. And
(5) I wasn't able to be there to thank you
(6) that day when I know the church
(7) celebrated you, so I wanted to say thank
(8) you for the work that you did, and we
(9) appreciate you being a part of the Town
(10) of Babylon community.

(11) [Applause]

(12) MS. FARESE: Thank you.

(13) SUPERVISOR SCHAFFER: Carol
(14) Williams. Good morning.

(15) MS. WILLIAMS: Good morning, I'm
(16) here because I live on 27th Street.

(17) SUPERVISOR SCHAFFER: Just state
(18) your address, Carol.

(19) MS. WILLIAMS: Oh, yes, 186
(20) North 27th.

(21) I'm here because I live there, I
(22) live behind a sign that says, "Wheatley
(23) Heights, what a wonderful place to
(24) live." I don't think it will be that
(25) wonderful if you build this structure

HA-13a
Section 2.11.1



(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-13a there. It's a huge, mammoth structure.
Section 2.11.1

(3) It's not a small thing, it's larger than

(4) the Cannon -- USA Cannon building, which

(5) is -- this is twice the size of that.

(6) HA-13b This is not something that you normally
Section 2.10.1

(7) build in a residential area. This you

(8) put over there near -- near the highways

(9) or something like that. You're changing

(10) the zoning rules just to do that. I

(11) think that's not right. We have the

(12) HA-13c ability to breathe clean air, our water,
Section 2.11.1

(13) what we bathe in, what we drink, I would

(14) like to continue to have that kind of an

(15) environment around me. I don't know

(16) what my house will be worth if you put

(17) something like this there.

(18) I want you to consider that when

(19) you take this into -- this decision that

(20) you decide to make. I want to continue

(21) to live there, I've lived here for about

(22) thirty-four years, I would like to be

(23) able to do so longer. I thank you so

(24) much for your time.

(25) SUPERVISOR SCHAFFER: Thank you.

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) [APPLAUSE]

(3) SUPERVISOR SHAFFER: I guess it's
(4) Robert Lots, I think that's an L. I'm
(5) sorry, Robert Lutz. Oh, okay, this is a
(6) second card. No, I think the gentleman
(7) said Ridge Road on Robert Lutz. This is
(8) 82 Colonial Springs Road. Oh, Robert
(9) Eatz, I'm sorry. There you go.

(10) MR. EATZ: Good morning, my name
(11) is Robert Eatz, I live at 82 Colonial
(12) Springs Road.

(13) SUPERVISOR SHAFFER: Is that E-A?

(14) MR. EATZ: E-A-T-Z. I've
(15) listened to the proposal, I've seen this
(16) beautiful building. It's a nice
(17) structure -- does not belong in a
(18) residential area. It disturbs the
(19) quality of life in Wheatley Heights and
(20) Wyandanch. I mean, it has benefits, but
(21) the benefits are not complimentary to
(22) the destruction of the neighborhood and
(23) it's -- there's too much traffic,
(24) there's too much congestion, there's too
(25) much things that have to be done to even

HA-14
Section 2.11.1



(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) install this thing. It's ridiculous.
(3) It doesn't belong here. Maybe in
(4) another neighborhood, not -- not in
(5) Wheatley heights and Wyandanch. It's --
(6) it serves no purpose, really, it
(7) destroys the qualify of life for people.
(8) And I -- I just don't -- I just don't
(9) see it as a benefit, you know. I mean,
(10) I'm sure Bristol put in a lot of time to
(11) try and develop it. I mean, I would say
(12) thank you, but no thank you. It's --
(13) it's not for us. It really isn't.

(14) [APPLAUSE]

(15) SUPERVISOR SCHAFFER: Thank you.
(16) Next speaker is Jean Rodriguez.

(17) MR. RODRIGUEZ: Hello, my name is
(18) Jean Paul Rodriguez, I live at 153 North
(19) 28th Street in Wheatley Heights,
(20) Wyandanch. Is there any way you can put
(21) the plan back up, please?

(22) So, I initially attended the Zoom
(23) meeting for this a few years ago, and
(24) that's not what you guys showed us. In
(25) the original meeting, the little corner

HA-14
Section 2.11.1

HA-15a
Section 2.2.4

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-15a
Section 2.2.4

(2) over there where you put -- where you
(3) moved it, the capturing of water zone,
(4) was all long the Wheatley Heights and at
(5) the front on Little Neck Road, you put
(6) it in an area that actually floods.

(7) When I moved into the area a few years
(8) ago, that area and that corner used to
(9) flood every time it rained. All the
(10) water goes downhill, that is the bottom
(11) of the hill. It is the best place to
(12) have that, but not the best place for
(13) that community. She was correct in
(14) saying that that's not a good spot.
(15) Initially where you had it on Little
(16) Neck Road was ideally the best location
(17) just because it's away from residents.

(18) You're putting the capture all --
(19) the rain runoff from your construction
(20) where you have residential. That's not
(21) exactly the best location. You have
(22) extended their setback, but not ours, so
(23) in terms of having an equal side on both
(24) sides, you should do that to both.

(25) Before it was equal. So, what you did

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-15b
Section 2.3.1

(2) is you had meetings with Wheatley
(3) Heights residents and not Wyandanch,
(4) which is what I'm seeing. So I can see
(5) you tried hard to accommodate everybody,
(6) but you only saw us once, then you took
(7) your comments, went to the Wheatley
(8) Heights guys, and they had more comments
(9) and now this plan flipped in their
(10) favor. So it really doesn't benefit my
(11) community, which is the Wyandanch
(12) community.

(13) I'm kind of disappointed that you
(14) guys didn't reach out to us, I actually
(15) am a landscape architect by training and
(16) I work for the Parks Department, there
(17) was no more feedback than that one
(18) meeting. I am saddened to see that,
(19) working for the City. That would have
(20) never happened --

(21) SUPERVISOR SCHAFFER: Well,
(22) that's what today is designed for.

(23) MR. RODRIGUEZ: No, it's not.
(24) You guys had one meeting with our
(25) community, and that meeting shows a

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) whole completely different plan, I will
(3) send you an email picture because I took
(4) a picture at that Zoom meeting, and I
(5) have it in my pocket now --

(6) SUPERVISOR SCHAFFER: Well,
(7) Mr. Rodriguez, let me just -- let me
(8) just give you some information. What
(9) today is designed for is to hold a
(10) public hearing. After this, we're going
(11) to request that they meet with you and
(12) your neighbors.

(13) MR. RODRIGUEZ: Well, I'm --

(14) SUPERVISOR SCHAFFER: -- and
(15) that's why we appreciate you coming
(16) today.

(17) MR. RODRIGUEZ: But what I'm
(18) seeing isn't that. I'm seeing that they
(19) met with the Wheatley Heights community
(20) and got all their input and they changed
(21) it --

(22) SUPERVISOR SCHAFFER: Correct,
(23) and now they have to get it right, and
(24) meet with you.

(25) MR. RODRIGUEZ: Yes, because the

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) plan that I'm looking at, that little
(3) area was a parking lot, so --
(4) SUPERVISOR SCHAFFER: So we
(5) appreciate you --
(6) MR. RODRIGUEZ: -- which makes
(7) more sense, because you're not going to
(8) have flooding --
(9) SUPERVISOR SCHAFFER: Right, and
(10) we appreciate you coming today to bring
(11) that to our attention.
(12) MR. RODRIGUEZ: Yeah.
(13) SUPERVISOR SCHAFFER: And
(14) again we have your --
(15) WOMAN ONE: Why aren't you
(16) letting him talk?
(17) WOMAN TWO: Yeah.
(18) SUPERVISOR SCHAFFER: I'm sorry?
(19) WOMAN ONE: You aren't letting
(20) him talk.
(21) SUPERVISOR SCHAFFER: No,
(22) we'll --
(23) WOMAN ONE: You're talking over
(24) him.
(25) WOMAN TWO: Exactly. You didn't

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) do that with anybody else. Because he
(3) knows exactly what he's talking about.

(4) SUPERVISOR SCHAFFER: We'll let
(5) him talk.

(6) WOMAN ONE: So then let him talk
(7) then.

(8) SUPERVISOR SCHAFFER: Then, we'll
(9) allow you to finish and then I'll give
(10) you the information.

(11) MR. RODRIGUEZ: Again, it's not
(12) really fair that you cut me off like
(13) they're saying, when everyone else --

(14) SUPERVISOR SCHAFFER: Well, I'm
(15) sorry I did.

(16) MR. RODRIGUEZ: And everyone else
(17) is talking about construction and all
(18) these things that it's bringing to the
(19) Town, that's not exactly true, but after
(20) construction is over in two years, what
(21) are they going to do? That's only for
(22) while they're construction, we're going
(23) to have those construction jobs. Once
(24) construction is done, they go somewhere
(25) else. So, it's not a -- it's not a

HA-15c
Section 2.1.4



(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-15c
Section 2.1.4

(2) full-time thing. Construction is done
(3) quick, real quick with something like
(4) this. They're not going to spend two
(5) years, they'll probably try to get out
(6) of here quick.

(7) HA-15d
Section 2.2.4

(7) But again, I would like to see an
(8) equal share of setbacks on our side, as
(9) well -- as much as you did theirs, if
(10) anything, I think you shrunk ours. Let
(11) me get my phone out, because I -- I took
(12) a picture of it. Yeah, there is a -- a
(13) road in between the parking lot. We
(14) lost the road, and you just put the
(15) parking lot right up against it, so
(16) yeah, we lost additional square footage.
(17) So you made our spot smaller, and you
(18) accommodated the Wheatley Heights area a
(19) lot more. And that's what you had your
(20) -- your retention. So, why did you
(21) switch it? And why didn't you notify us
(22) when you did it?

(22) HA-15e
Section 2.3.1

(23) You should have told, hey, we got
(24) this feedback or at least gotten both
(25) communities together so we can properly

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-15e
Section 2.3.1

(2) kind of come up with a better solution,
(3) I kind of feel that that was missed. So
(4) I don't see it being equal, it's
(5) one-sided right now, I hope you can fix
(6) that.

(7) HA-15f
Section 2.12.4

(7) Oh, and I also would like to see
(8) a lighting study, just because we have
(9) parking on our side. I don't want to
(10) see all that light, and that dip is in
(11) the residen- -- is in their construction
(12) site, so that -- where the -- where the
(13) parking is, that's all lights facing all
(14) our homes on 28th Street, so it's not
(15) dipping down, is it over lighting, under
(16) lighting. Yeah a lighting study would
(17) be good anywhere you have next to
(18) residential. So, that whole
(19) 28th Street, you're putting parking.
(20) And the natural buffer is not even wide
(21) enough. You gave the natural buffer to,
(22) like, four or five houses. There's like
(23) at least ten houses on our side.

(24) Okay, that's it.

(25) SUPERVISOR SCHAFFER: So I

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) apologize for speaking over you, but
(3) what today is designed for is to gather
(4) all of the comments that need to be
(5) addressed before this goes forward, so
(6) we appreciate --

(7) MR. RODRIGUEZ: But you do not
(8) understand, they got comments and they
(9) didn't come back. So some --

(10) SUPERVISOR SCHAFFER: Which is
(11) why --

(12) MR. RODRIGUEZ: So my thing is,
(13) when was that meeting scheduled, and why
(14) wasn't the whole town notified, because
(15) I did not see it. I've been looking,
(16) I've been checking. I've actually
(17) checked the website and none of this --
(18) I can't get access to none of this stuff
(19) as of last week.

(20) SUPERVISOR SCHAFFER: This is the
(21) first scheduled public hearing on this,
(22) so --

(23) MR. RODRIGUEZ: So they met with
(24) them, and not with anybody else.

(25) SUPERVISOR SCHAFFER: And that's

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) what we're designed to do is to make
(3) sure that they meet with everybody.

(4) MR. RODRIGUEZ: I see this all
(5) the time that, you know, people get kind
(6) of shifted and forgotten, and I just
(7) don't want that to happen to my
(8) community.

(9) SUPERVISOR SCHAFFER: No, that's
(10) why you're here, is to make sure that
(11) that doesn't happen.

(12) MR. RODRIGUEZ: Okay.

(13) SUPERVISOR SCHAFFER: And then
(14) our job is to make sure that that
(15) happens, so I apologize once again, but
(16) we appreciate you letting us know that
(17) you weren't spoken to.

(18) MR. RODRIGUEZ: They pretty much
(19) shifted that parking lot from one
(20) side --

(21) SUPERVISOR SCHAFFER: Yes, and
(22) that's why it's important. We have a
(23) court stenographer here who is taking
(24) down everything that's being said, so
(25) that way we can make sure that they

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) address your concerns as well as all of
(3) the concerns of the speakers before you
(4) and that will speak after you.

(5) MR. RODRIGUEZ: Yes.

(6) SUPERVISOR SCHAFFER: Okay.

(7) MR. RODRIGUEZ: All right, thank
(8) you.

(9) SUPERVISOR SHAFFER: Thank you.

(10) [APPLAUSE]

(11) SUPERVISOR SCHAFFER: Love Foy.
(12) Love Foy.

(13) MS. FOY: Good morning, everyone.
(14) Thank you for having this, that we
(15) could, you know, speak our minds and let
(16) you know how we feel. My name is Love
(17) Foy, I live at 44 Foxwood Drive in
(18) Wheatley Heights.

(19) So I just have a few comments. I
(20) want to thank the taxpayers, the
(21) Concerned Taxpayers of Wheatley Heights
(22) for informing us of this meeting today,
(23) I had no idea that this was even
(24) happening. So I appreciate the flyer
(25) and I appreciate the email. So I have a

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-16a
Section 2.11.1

(2) few things I'd like to say. Number one,
(3) we have a beautiful residential
(4) neighborhood in the Wheatley
(5) Heights/Wyandanch area. We will never
(6) recover from this, if you build this
(7) monstrosity, because that's what I think
(8) it is; a monstrosity in our beautiful
(9) neighborhood. And as the gentleman
(10) said, it just has no place there.

(11) We are purely residential, we are
(12) a community. Some of my family and
(13) friends when they come to visit, they
(14) call us a Mr. Rogers' neighborhood.
(15) Imagine putting this thing in the middle
(16) of Mr. Rogers neighborhood. I mean, it
(17) don't even look like it belongs there.

(18) HA-16b
Section 2.11.1

(18) Number two, we are a very diverse
(19) community, many people of color. New
(20) York has a horrible track record of
(21) destroying black and brown communities
(22) with commercial and residential
(23) properties. This has been done over the
(24) generations, and I'm wondering if the
(25) Counsel thought about bringing in the



(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) NAACP maybe, bringing in some people
(3) that -- that have history and understand
(4) what happens over time when this
(5) happens. Have you spoken with them,
(6) discussed what are the long-term,
(7) short-term effects of doing this. It's
(8) interesting to me that everybody here
(9) presenting is not a person of color.

HA-16b
Section 2.11.1

(10) [APPLAUSE]

(11) MS. FOY: And I don't think that
(12) any of them live in Wheatley Heights or
(13) Wyandanch, and I wonder if any of them
(14) would build this in their communities.

(15) [APPLAUSE].

(16) MS. FOY: I look at Wyandanch
(17) right now, I see all the buildings --
(18) the residential buildings that are going
(19) up there, I've lived in the neighborhood
(20) since 2006, and I know that Wyandanch
(21) itself suffered from, you know,
(22) commercial or I guess industrial land
(23) that was kind of abandoned and left to
(24) become sort of in disrepair, so it -- it
(25) boggles my mind that you are, in one

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) essence trying to rebuild and revitalize
(3) Wyandanch by bringing in residential
(4) homes and park space, and then you're
(5) going to go build this thing. It -- it
(6) -- it just makes no sense to me.
(7) There's no sort of, like, understanding,
(8) that outside of these people building
(9) this thing making money from it.

HA-16c
Section 2.1.5

(10) Long Island right now needs
(11) residential properties. We have young
(12) people who are graduating from college
(13) who can't afford to live here. We need
(14) residential properties, we do not need
(15) commercial property. Melville has tons
(16) of unused space.

(17) [APPLAUSE]

(18) MS. FOY: Tons. Tons of unused
(19) space. The businesses that are going to
(20) go here, why can't they go over in
(21) Melville? I figured when I heard, I
(22) think they're thinking about maybe
(23) turning that into residential space, but
(24) you know put the businesses other there,
(25) it's already commercial. It just makes

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) no sense. Makes no sense at all.

(3) I'm wondering if the Counsel had
(4) a chance to speak to the residents of
(5) some of the other communities where
(6) they've built these monstrosities, like
(7) the one over in Melville by the -- the
(8) Amazon, when I first -- when I first
(9) drove by that, I just thought it was
(10) ugliest thing and said about to myself,
(11) I wonder what the community said about
(12) this. And I know that there is a
(13) temple, I think there is a temple across
(14) the street from there, and then there is
(15) also a sort of residential, a closed-in
(16) residential community and I'm wondering
(17) if you've spoken with any of those
(18) people to ask them what they think about
(19) living and having their -- their place
(20) of worship across the street from
(21) something that looks like this.

(22) HA-16d
Section 2.18.1

(22) I know some people said it was
(23) beautiful, I don't think it's beautiful,
(24) and the clouds and the pretty skies
(25) don't make it any more beautiful. So

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) I'm wondering if you had a chance to
(3) talk to any of the people who live next
(4) to one of these and just get feedback
(5) from them about how they feel about how
(6) it has affected their community and
(7) their daily lifestyle.

(8) HA-16e
Section 2.12.4

(8) And lastly, the gentleman just
(9) mentioned lighting. You know, I'm
(10) someone -- I'm a stargazer, and right
(11) now where I live, I can come out of my
(12) house at night and I can look up at the
(13) sky, and I can actually see stars. And
(14) I'm curious about the lighting around
(15) something like this, if it's going to
(16) affect, you know, our ability to see the
(17) night sky at night. So those are just
(18) some of my concerns, thank you.

(19) SUPERVISOR SCHAFFER: Great,
(20) thank you.

(21) Margie Robinson.

(22) MS. ROBINSON: Good morning, my
(23) name is Margie Robinson, I'm from
(24) Flushing Queens, 42-16 156th Street.
(25) The reason why I'm here has to do with

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) the Pine Lawn graves in the cemetery.

(3) And, my great grandmother was a runaway

(4) slave, and she came to Roslyn, Long

(5) Island at Salem AME Church, and when she

(6) came there, she was on the deed of the

(7) church at age thirteen years old;

(8) however, even though she was thirteen,

(9) we're not really sure what her age is at

(10) -- at this point, because we have to try

(11) to go back and try to, you know, look up

(12) what the whole history is. But my

(13) concern at this time is that the

(14) graves -- because personally, I have

(15) three people at that grave and one is a

(16) baby. And we're trying to find out who

(17) it is, and not only am I speaking for

(18) myself, I'm speaking to other African

(19) American people who were born -- no,

(20) died, excuse me -- that died and are

(21) buried at that grave site. And we also

(22) have civil -- how do you say it --

(23) soldiers that fought in the civil war

(24) who are buried there.

(25) So, I would like to know,

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) personally, also, what are they going to
(3) do? Because I understand, I'm kind of
(4) late, I didn't hear about this other,
(5) you know, about the grave part of the
(6) situation that is going on, but you
(7) haven't made, as far as I know, you
(8) haven't made any final decisions, or are
(9) you going to make final decisions today,
(10) or if they're coming up later on?

(11) SUPERVISOR SCHAFFER: No final
(12) decisions.

(13) MS. ROBINSON: No final
(14) decisions, so at this time, I'm going to
(15) be very brief, I would like you to have
(16) more -- if we can get more people
(17) involved in this because it's about --
(18) it's not only about Salem AME Church in
(19) Roslyn, it has to do with Setauket, you
(20) know Setauket AME Church, and also in
(21) Brooklyn. And in hundreds -- we have
(22) lists of hundreds of names that are
(23) buried at that site. And -- and we want
(24) to know, we don't want you to dig up the
(25) burial. And then also I heard about

HA-17
Section 2.16.1



(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) they might put some type of building
(3) around it. If you put a building around
(4) it, who is going to see it? Who is
(5) going to be to find it? You know. So
(6) we want our people to be treated as they
(7) should. And thank you for your time.

(8) SUPERVISOR SCHAFFER: Thank you.

(9) [APPLAUSE]

(10) SUPERVISOR SCHAFFER: Thank you.

(11) Lenny Minervini.

(12) MR. MINERVINI: Thank you,
(13) Supervisor and the Town Board for
(14) hearing me today. My name is Lenny
(15) Minervini, I live 272 Chestnut Avenue in
(16) East Meadow. I am here on behalf of my
(17) uncle, Lenny Minervini, who lives at
(18) 611 Saint George Street in North
(19) Babylon, and I also work with Checkmate
(20) Security at 65 John Street in Babylon.
(21) It's a local company, with more than
(22) fifteen employees and many local
(23) clients.

(24) At this point, I would like to
(25) ask that the project be approved, and to

HA-17
Section 2.16.1

HA-18
Section 2.19.1

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) **HA-18** help with the local tax revenue, jobs,
(3) **Section** both in construction and moving forward,
(4) **2.19.1** as well improving on a blighted area.

(5) SUPERVISOR SCHAFFER: Thank you.

(6) UNIDENTIFIED PERSONS: Blighted
(7) area?

(8) SUPERVISOR SCHAFFER: Adhiambo
(9) Okomba.

(10) MR. OKOMBA: Good morning, my
(11) name is Adhiambo Okomba, I live in West
(12) Village, on Devon Lane, that's the
(13) development that runs alongside Little
(14) **HA-19a** East Neck Road. And I guess I'm one of
(15) **Section 2.15.7** the rumbler, but I am a resident and as
(16) Sandy Thomas noted earlier, we are
(17) probably going to be impacted
(18) significantly. I have a small concern.
(19) So as there are two access points into
(20) the development, one is Charleston,
(21) that's the one I use most frequently.
(22) At any given time, specifically in the
(23) morning or in the evenings, as you're
(24) trying to make a left, it's often
(25) difficult. And looking right, you're

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-19a
Section 2.15.7

(2) already sighted, so I'm wondering what
(3) you -- whether the people who did the
(4) traffic study actually came into the
(5) development and tried to exit the
(6) development onto Little East Neck Road.
(7) You've made changes to the Little East
(8) Neck Road and Colonial Springs Road to
(9) accommodate more traffic on Little East
(10) Neck Road. So that means that we will
(11) be impacted significantly.

(12) So, typically if I want to make
(13) it onto Long Island Avenue to go to the
(14) Southern State, I need to clear the
(15) bridge, the railroad tracks. If I'm
(16) running a little late, I then have to
(17) take a more securitis (phonetic) route
(18) and go to Route 110. And that's

(19) HA-19b
Section 2.15.15

(19) currently. So imagine when the traffic
(20) is increased threefold, fourfold, how
(21) that is going to impact us. So, I -- I
(22) see that you have relocated the entrance
(23) to the park. Do you plan to relocate
(24) those two access points into the
(25) development? And if not, what are you

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-19b
Section 2.15.15 going to do? Thank you.

(3) SUPERVISOR SCHAFFER: Thank you.

(4) Martide Delia?

(5) [NO RESPONSE]

(6) SUPERVISOR SHAFFER: Okay, we can
(7) come back if she's not here.

(8) Kevin Hessler.

(9) MR. HESSLON: My name is Kevin
(10) Hessler, I live at 40 Ridge Road,

(11) HA-20a
Section 2.18.1 Wheatley Heights, and I've come down
(12) here today to oppose this construction
(13) project. I've heard all these people
(14) telling me great things that would
(15) happen, I would like to address each and
(16) every issue with that.

(17) HA-20b
Section 2.1.2 The solar generation, are you
(18) just going to pipe that into the high
(19) school or are you going to give to the
(20) local grid? Because I have solar on my
(21) house, and it serves me greatly, but it
(22) doesn't benefit my neighbors at all. If
(23) you know anything about electric
(24) generation, transmission cost is
(25) everything. Are you piping it directly

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-20b
Section 2.1.2 in the high school and giving them free
(3) electricity? That's one of my
(4) questions.

(5) HA-20c
Section 2.6.2 The second is, hundreds of
(6) loading docks with trucks, are you
(7) kidding me? Now it's up here, you have
(8) the recharge area on the upper right and
(9) right above that, you have the water
(10) station for Wheatley Heights, all the
(11) brake dust, all the oil, all the
(12) antifreeze that spills in that lot is
(13) going to go into your recharge basin,
(14) and it's going to go into my water
(15) supply. As far as the technology
(16) HA-20d
Section 2.10.2 center, this isn't a technology center,
(17) this is a waste dump transfer site.
(18) Let's not kid ourselves.

(19) [APPLAUSE]

(20) HA-20e
Section 2.12.3 MR. HESSLON: As far as the sound
(21) mitigation, I see you're being very
(22) generous with our own land giving us a
(23) perimeter around the property. Who here
(24) at night can still hear UPS in
(25) Farmingdale? I can. And this is a lot

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-20f
Section 2.12.4

| closer. This place will be lit up with
(3) flood lights, causing light pollution,

(4) HA-20g
Section
2.15.3

| the traffic jam will be endless,

(5) HA-20h
Section 2.6.2

| never-ending. The poisoning of our

(6) water. Who in Bethpage voted to have

(7) dioxane 1,4 put in their water? No one.

(8) Rich, we're holding you accountable

(9) right now, don't poison our water. It's

(10) that simple.

(11) [APPLAUSE]

(12) MR. HESSLON: I remember -- I

(13) remember Wheatley Heights when they said

(14) they were going fix the park and build

(15) baseball fields, and they had all these

(16) trucks come in. They had a conga line

(17) of trucks that destroyed the road, and

(18) mine the field, took all this sand, they

(19) said they were going to put baseball

(20) fields and tennis courts for the kids,

(21) they never did. If you looked at

(22) aerial, you'll see it's just an open

(23) sand mining pit, nothing was ever done,

(24) but the sand mining was allowed.

(25) HA-20i
Section 2.12.3
Section 2.15.3

| As far as the traffic, hundreds

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) of trucks day and night? Traffic on
(3) that road is phenomenal now. If I pull
(4) out, I won't go anywhere if I know it's
(5) 4:00, I won't go on the back road,
(6) because then I got to wait to go a mile
(7) down to the traffic light. Now if you
(8) plan on widening the back road, are you
(9) planning on taking my backyard on Ridge
(10) Road, like you once proposed, or are you
(11) going to dig up the dead on the other
(12) side? Because making the -- making the
(13) road and intersections more effective
(14) will help a little bit, but I'm not
(15) going to mitigate traffic. You're
(16) talking hundreds and hundreds of trucks
(17) day and night. As far as what time this
(18) will happen, it will be happening at
(19) night, that's when truckers move around
(20) when traffic side sleeps. You'll be
(21) hearing them coming and going up Little
(22) East Neck Road day and night.

(23) As far as the landscaping, you
(24) know, I remember they said they were
(25) building Wyandanch Rising and they put

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) all this great landscaping around it,
(3) but I haven't seen anything, I just see
(4) parking lots in, you know, an
(5) undeveloped community down there. As
(6) far as jobs for the citizens, well,
(7) let's be honest, any construction job
(8) goes out to bid, it's not like the
(9) people of Wyandanch can sign up and get
(10) preferential treatment. It's not for
(11) them.

HA-20j
Section 2.1.4

(12) [APPLAUSE]

(13) MR. HESSLON: As far as tax
(14) reductions, they told me when they put
(15) in the red light traps, they'll get
(16) hundreds of millions of dollars in
(17) traps, I'm like, that's great, my taxes
(18) should disappear with that type of
(19) income. Nobody's taxes will ever go
(20) down in this Town, we just don't want
(21) them to go up as fast as they have been.

(22) This project is ill thought out.
(23) You live here, Tony, I know where you
(24) live, you live around the block from me,
(25) you're going to poison the water, and

HA-20k
Section 2.18.1



(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) you're going to still live here? What
(3) are you going to tell your kids when
(4) they can't drink it? The people of
(5) Bethpage are already suffering because
(6) their Town Board didn't listen to them.
(7) I am imploring you people to listen to
(8) us. We are saying no to this project.
(9) And especially with all the offers. A
(10) shiny new fire truck for the fire
(11) department? Scholarships for kids?
(12) Come on people, we're not that stupid.
(13) You're not going to give shit to anyone
(14) after you build this thing. We do not
(15) want it, Rich, and I came down here to
(16) tell you that today, and your entire
(17) Counsel. We will hold you all
(18) responsible, if this goes through,
(19) because you will destroy our homes by
(20) poisoning the water and making it
(21) unlivable with endless truck traffic.

HA-20k
Section 2.18.1

(22) Don't kid yourself, you're not
(23) building a technology park to build
(24) medical equipment, you're building a
(25) place that's an environmental damage. I

HA-20l
Section 2.18.1

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) worked at one of those places as a
(3) child, they used to have to burn shit,
(4) and I go, what happens if the Town
(5) comes? He goes, don't worry. I didn't
(6) know what that meant at the time, but he
(7) obviously got away with it. They're
(8) going to be -- my next question is --
(9) the railroad tracks, are you going to
(10) have truckloads of train tracks put on
(11) this facility in the future so rail can
(12) come in there to unload? I see where
(13) you have those giant parking lots, are
(14) those just meant for the dumping of the
(15) garbage in the future? You know that's
(16) how an engineer would design things.

HA-20m
Section 2.2.6

(17) Your recharge basin at the lower
(18) part of the property, yeah, I get that.
(19) But you're next to my water. Ever
(20) though of that? And what goes in the
(21) recharge? This is a huge cement field
(22) that just washes runoff of any garbage
(23) that they're moving here. They'll dump
(24) garbage here in the daytime, they'll
(25) sort it, they'll pick it up, they'll

HA-20n
Section 2.6.2



(1) SPECIAL TOWN BOARD MEETING 10/26/2024

HA-20n
Section 2.6.2

(2) move it out by truck. That's why it has
(3) bays, no one is going to be building
(4) medical equipment here, or finding, you
(5) know, building future things. It's just
(6) -- it's a land grab at our expense and
(7) we won't have it.

(8) Thank you for your time.

(9) SUPERVISOR SCHAFFER: Thank you.

(10) [APPLAUSE]

(11) SUPERVISOR SCHAFFER: Karen Turk.

(12) MS. TURK: Good morning, Karen
(13) Turk, 32 Woodbrook Drive, Wheatley
(14) Heights. I live in the development
(15) that's just to the north of that, and
(16) many things have been said already that
(17) clearly states how we in Wheatley
(18) Heights feel. Thank you for your
(19) proposition, thank you for offering to
(20) pay off all these institutions in the
(21) neighborhood.

HA-21a
Section 2.15.3

(22) But number one, Little East Neck
(23) Road will be not be able to handle it.
(24) Traffic there is already horrible. The
(25) truck traffic, it's not going to be able

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-21a
Section 2.15.3 to handle it. And as far as our

(3) neighborhood, we don't live in a

(4) blighted neighborhood, it's a lovely

(5) neighborhood. Why somebody would even

(6) HA-21b
Section 2.18.1 say that, I could not imagine. Do not

(7) do this industrial park, it does not

(8) benefit Wheatley Heights.

(9) SUPERVISOR SCHAFFER: Thank you.

(10) Judy Santana.

(11) MR. TURK: My original

(12) question -- I already forgot, it was so

(13) insensitive what somebody said -- is, if

(14) HA-21c
Section 2.4.2 it does go through, what's the timeline

(15) for building the road? Does it come

(16) before the industrial park, during the

(17) industrial park or after it's created?

(18) It's terrible any of those ways.

(19) SUPERVISOR SCHAFFER: Thank you.

(20) Judy Santana.

(21) MS. SANTANA: Hello everyone. My

(22) main concern is that I'm --

(23) SUPERVISOR SCHAFFER: Judy, just

(24) state your address.

(25) MS. SANTANA: Okay, 78 Ridge

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) Road, and I live right off of Little
(3) East Neck. North of the park on Little
(4) East Neck Road, daily cars cut through
(5) because of the traffic to get to the
(6) other end, and they come through flying.
(7) There's a lot of kids on the corner that
(8) the bus picks up every day, and returns
(9) them everyday throughout the
(10) neighborhood, and I see these cars
(11) flying. Even walking my dog, people cut
(12) through, and an accident can happen,

HA-22a
Section 2.15.8

(13) that's what I foresee. Right now, when
(14) the traffic is built up, as I said,
(15) people continue to cut through, and I'm
(16) just wondering what's going to happen,
(17) how can you stop it when you build this
(18) place here? They're going to cut
(19) through automatically to keep from being
(20) -- losing their -- their time or getting
(21) late to where they have to go.

HA-22b
Section 2.1.3

(22) My next question is, will our
(23) taxes go up or will they be decreased?
(24) That's it.

(25) SUPERVISOR SCHAFFER: Thank you.

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) Maxilau O'Keefe.

(3) MS. O'KEEFE: Good afternoon, my
(4) name is Maxilau O'Keefe, my address is
(5) 151 North 28th Street.

(6) HA-23a
Section 2.15.6

(6) So, as you guys can obviously
(7) hear, everybody that's not supportive of
(8) this project, that the traffic is going
(9) to be insane on Little East Neck Road.
(10) So, we obviously, you know, living in
(11) the community, we take that street like
(12) literally religiously to get home. So
(13) with that being said, even though
(14) they're, you know, putting in, like, two
(15) lanes each way and whatever they're
(16) going to do, just same thing, that
(17) amount of traffic that's going to build
(18) and the amount of trucks that's going to
(19) be there, you know, day and night, is
(20) just going to be a never-ending story.

(21) Now, I obviously, like I said, I
(22) live on 28th Street with the train
(23) passing through our land, my house and
(24) I'm sure everybody on North 28th Street
(25) knows, the house vibrates a little bit.

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-23b
Section 2.12.3

(3) So, that being said, when they build
(4) this project right in front of directly
(5) our house, with all of those trucks,
(6) hundreds of trucks going through, is
(7) that going to be like just, you know,
(8) vibrate insanely every single day, with
(9) that -- the amount of traffic going
(10) through? You know, if the space is
(11) going to be occupied, with, I'm sorry,
(12) however many bays is going to be there.
(13) And again -- well, not again, I'm sorry.
(14) So, ten years ago I bought my house, I
(15) moved from Nassau to Suffolk and the
(16) first thing that I, you know, I came and
(17) saw the area, I fell in love because the
(18) street that I live on, directly when we
(19) look at it across, it's just a beautiful
(20) field. The cemetery is all the way
(21) towards the front, so in front of our
(22) house you just kind of see, like, a park
(23) fenced in by Pine Lawn, which is great.
(24) So, I, you know, to myself, you know
(25) what if I'm going to raise my family
here, in Wheatley Heights and Wyandanch,

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) this will be a perfect area, this is
(3) going to be the perfect little area.
(4) So, ten years ago, I decided and bought
(5) my house there. But now I'm literally
(6) starting my family, and I can't imagine
(7) how it's going to be with the noise,
(8) with the -- with the pollution, with all
(9) everything that's going to happen with
(10) my future family living here, and I'm --
(11) I don't know, like it sounds horrible,
(12) but it makes me want to leave. And then
(13) on top of it, as everyone knows, the
(14) Wyandanch School District, it's crap,
(15) okay, from when I looked at it, it was
(16) like a scale one compared to a ten. And
(17) then now we have this going on, like --
(18) it -- it -- I don't know, it makes us
(19) not want to be here. But it sucks
(20) because this is our home and it's been
(21) our home and we're -- yes, we're trying
(22) to make it better, but this is not
(23) making it any better. This is -- this
(24) is costing, you know, yeah, it sounds
(25) good and all, you know, they're saying

HA-23c
Section 2.12.3

HA-23d
Section 2.18.1

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) that they're going to make a lot of
(3) jobs. But what about the family that
(4) lives here? You guys -- all the -- all
(5) the -- all the supporters are saying
(6) that, you know, they support this, they
(7) come up here and they speak and then
(8) they tell you the address first thing
(9) they say, they don't even live within
(10) the --

(11) [APPLAUSE]

(12) MS. O'KEEFE: -- property of the
(13) area. They're from Amityville, they're
(14) from Babylon. And get it, we're a big
(15) town, I get it. But they -- that is not
(16) our, you know, where this building is
(17) being built, surrounding that area, as
(18) you guys can all hear everybody that's
(19) coming up, we live around this building
(20) that's going to come up. Everybody who
(21) is supporting it don't even live around
(22) this area. So, I don't know, I mean
(23) Tony, right, you live down the block?
(24) Again, you know, this is something, like
(25) you are in favor of also? Like, I don't

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) know. But again, I'm definitely not a

(3) HA-23e
Section 2.18.1

(3) big supporter of this. This is -- this

(4) is going to ruin my home, this is going

(5) to, like, it's literally making me feel

(6) like I want to move out of here. And I

(7) -- I really, really regret saying this,

(8) because ten years ago, I came in and I

(9) looked around and I'm like, wow, this is

(10) -- this is going to be the place to

(11) live, this is going to be the place

(12) where I want to raise my family. And

(13) now I, like I really want to cry and say

(14) like, they're -- they're going to ruin

(15) this place. They really are.

(16) So and, you know, just same

(17) thing, just like the last person said,

(18) is our taxes going to keep going up

(19) because it keeps going up, every --

(20) every single year, like yeah, STAR is

(21) helping, but with this happening, like

(22) you know, what's -- I don't know, it's

(23) just -- it's not a good idea. But,

(24) thank you.

(25) SUPERVISOR SCHAFFER: Thank you.

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) I'm going to call again Martide Delia.
(3) Is that person here? No, all right.
(4) [NO RESPONSE]
(5) Chris Black.
(6) MR. BLACK: Good afternoon now,
(7) there's no more morning. My name is
(8) Chris Black, I'm the President of the
(9) Concerned Taxpayers of Wheatley
(10) Heights/Dix Hills Civic Association
(11) Incorporated. I would like to first say
(12) thanks to the Bristol organization for
(13) meeting with us, working and hearing our
(14) concerns within the community.
(15) Ms. Tracey Edwards, as being a person
(16) that is a person that hears our concerns
(17) and brings it back to Bristol. Good
(18) morning, Mr. Schaffer -- good afternoon,
(19) Mr. Schaffer, Councilman Tony Martinez,
(20) Councilman Dwayne Gregory, Councilman
(21) Manetta, and the Town of Babylon Board,
(22) as well as the residents of Wheatley
(23) Heights and Wyandanch who we work
(24) together as one.
(25) For the gentleman that said that

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) this is a blighted area, I just wanted
(3) to address this, is that, if you don't
(4) live in my area, then you can't talk
(5) about it.

(6) [APPLAUSE]

(7) MR. BLACK: So, this area of
(8) Wheatley Heights is an area that has
(9) families that have strong jobs, we make
(10) money, we put money into our property to
(11) make it look good, and when our property
(12) looks good, the Town of Babylon looks
(13) good. There's a saying when a neighbor
(14) improves his property, we thank the
(15) neighbor, because when that neighbor
(16) improves his property or her property,
(17) we say to the neighbor, thank you for
(18) increasing the value of my home as well
(19) as yours.

(20) HA-24a
Section 2.18.1

(20) This project that is in front of
(21) us is a massive, massive, massive
(22) project. This is hurting my community.
(23) You've heard the residents that have
(24) spoken this morning and this afternoon
(25) about their concerns on this property,

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) and I'm glad that I'm last, because it
(3) allows me not to have to reiterate the
(4) things that were said. I know everyone
(5) on the Board here, we work together as a
(6) civic association and the Town of
(7) Babylon, one cannot do without the
(8) other. Anything you come to me for, I
(9) come back to you for, because we help,
(10) one hand helps the other. But I ask
(11) you, is to please look at these plans,
(12) and don't think about the pockets that
(13) are being filled. I understand that we
(14) need -- I respect the Long Island
(15) Builders, I thank you for the work that
(16) you have done throughout Suffolk County
(17) and Long Island itself, I respect that
(18) because those are families that are
(19) being -- having jobs that are providing
(20) food on their table, I understand that,
(21) and I respect that because I am a union
(22) person as well. But; however, you're
(23) talking about building within my
(24) community, where it affects the
(25) homeowners that have been here for over

HA-24b
Section 2.18.1



(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) fifty years paying taxes.

HA-24b
Section
2.18.1

(3) Every year, taxes have gone up
(4) and they're keeping their property
(5) intact. This is a project that is
(6) overwhelming, but; however, we sat and

(7) we listened, we didn't hire any
(8) attorneys, because, right, we could
(9) every time we come here, we bring
(10) attorneys, but we were doing it in a
(11) diplomatic way where we wanted to
(12) listen, and work with the Town, work
(13) with Bristol and work with the commun-

(14) -- and hope in return would work with

(15) the community. And I'm asking, don't
(16) hurt my area. Don't put things in our
(17) area that effects everyone. Understand

(18) this; there is so many plans, so many
(19) reports, so many people coming from the
(20) outside looking to come into my area to
(21) build, but you never want to live in my
(22) area, but you want to work in it and
(23) make money by living in it. Buy a house
(24) in Wheatley Heights, and half of them
(25) may not be able to --

HA-24c
Section 2.18.1

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) UNIDENTIFIED PERSON: (Inaudible)

(3) MR. BLACK: I didn't say it,
(4) someone else did. Because Wheatley
(5) Heights is a wonderful place to live and
(6) we protect it, and it can't protect it
(7) without the Town. And I know a lot of
(8) the officials up here, Mr. Schaffer, I
(9) could call you any day and any night and
(10) you answer my phone calls, and I thank
(11) you. Same thing as the Deputy
(12) Supervisor Tony Martinez and many
(13) others, lord knows I write and I call.
(14) And I call because the reason why, I
(15) care about my community, and you know it

HA-24d
Section 2.18.1

(16) just as well. But I ask you, is
(17) allowing me to continue taking care of
(18) the community and not having
(19) corporations and builders to come and
(20) just saturate the area with tall
(21) buildings and wide buildings and trucks
(22) and massive vehicles coming into our
(23) area destroying it.

(24) You know me, you know my
(25) community, and our community looks good,

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) which makes you look good, and that's
(3) all I have to say.

(4) SUPERVISOR SCHAFFER: Thank you.

(5) I just also have to add up for
(6) the record, I got an email this morning
(7) from Latesha Walker, who is the
(8) President of the Concerned Citizens of
(9) Wyandanch, and she wasn't able to
(10) attend, but she wanted us to submit this
(11) letter up as part of the record, so
(12) we'll do that.

(13) As the applicant -- which is what
(14) I would suggest is, I know that there
(15) were a number of questions asked or
(16) clarifications requested, did you take a
(17) list -- I'm sorry -- Diane?

(18) MS. LLOYD: Rich, could you read
(19) that statement?

(20) SUPERVISOR SCHAFFER: Oh, sure.

(21) So, this was addressed to me and
(22) members of the Town Board, dated today,
(23) October 26th.

(24) "My name is Latesha Walker, I'm a
(25) civic and school leader in the Babylon

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) Township, writing on behalf of the
(3) concerned citizens of Wyandanch Civic
(4) Association. For the past two or so
(5) years, we have been supporters of the
(6) proposed Bristol business park, which
(7) has been slated to be developed in the
(8) Wyandanch jurisdiction and will
(9) positively impact our entire community
(10) system which includes our library, fire
(11) district and schools by offering new
(12) ways to support our economic and
(13) workforce growth. Led by the Bristol
(14) Group and Tracey Edwards, their outreach
(15) efforts have been consistent and
(16) equitable to include all Wyandanch
(17) stakeholders. In fact, they were the
(18) featured guest speakers at the inaugural
(19) reception for the Committee For
(20) Intergovernmental Community Relations,
(21) where they gave the project overview,
(22) features, benefits and cost savings to
(23) the Wyandanch community on October 21,
(24) 2024.
(25) From the onset, it was our

HA-25
Section 2.19.1

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) understanding that our community would
(3) gain access to tax revenue and
(4) infrastructure benefits that we
(5) desperately need. Bristol Group has not
(6) only met with us on multiple occasions,
(7) but they have provided they have data,
(8) analysis feedback and plans to address
(9) the environmental changes that we'll
(10) incur within our communities. As stated
(11) in May 2022, we believe the Bristol
(12) project can bring diverse industries to
(13) our Town and propel mentorship, which
(14) supports Wyandanch children and their
(15) families. Above all else, we want
(16) Wyandanch youth and their family units
(17) to thrive, we believe that Tracey Edward
(18) and the Bristol Group have been
(19) transparent and honest about their
(20) construction plans and we will stand in
(21) support of their efforts. The Concerned
(22) Citizens of Wyandanch Civic Association
(23) is dedicated to promoting a cleaner,
(24) healthier community and to achieve that,
(25) we need to advocate for smart building

HA-25
Section
2.19.1

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) HA-25
Section 2.19.1

(2) initiatives that drive long-term
(3) improvement. We believe the Bristol
(4) project will help build our community
(5) into a stronger center for living.

(6) We are aware a public hearing has
(7) been scheduled for October 26th, due to
(8) our consistent Grass Roots community
(9) presence, we have previously committed
(10) ourselves to the Wyandanch Fall Festival
(11) on the same date and time, please excuse
(12) our absence and enter our entire
(13) statement of support into the meeting
(14) record. Respectfully written Latesha S
(15) Walker, President."

(16) So, that will be included in the
(17) record. I'm sorry, Chris?

(18) MR. BLACK: Forgot to mention one
(19) HA-24e
Section 2.1.3

(19) thing as well, Bristol was nice enough
(20) to extend a lot of suggestions as to how
(21) to help out the community. But,
(22) however, what was brought to us we felt
(23) was not equal to as to what other
(24) communities were receiving. As you see
(25) that this is a \$5.8 million tax, we're

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) talking about taxes. There are tax
(3) benefits, correct, but however, other
(4) locations seem to be getting more than
(5) what Wheatley Heights is getting. Such
(6) as the advantage of in Wyandanch, you're
(7) getting more tax incentives for the
(8) school, for the library, fire
(9) department, ambulance core, centers.

HA-24e
Section 2.1.3

(10) Wheatley Heights is not getting
(11) anything, but what was the small
(12) offering. So what we're asking is, is
(13) that since we are taking most of the
(14) burden of this project is that we need
(15) to have more than what the others are
(16) getting. Such as connection to the
(17) sewer line, connection to the gas line,
(18) something that is being allowed to be
(19) afforded within our community because
(20) right now, what you're offering, this
(21) massive project, is something that my
(22) community doesn't want.

(23) But however, at the end of the
(24) day, once you make that decision, of
(25) course the Town makes that decision,

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) think in mind as to what the needs that
(3) we can have to make our lives a little
(4) better as well, thank you.

(5) SUPERVISOR SCHAFFER: Thank you.

(6) So, what we'll do is, you have a
(7) list of the questions, what I'd like to
(8) do is get the transcript from the court
(9) reporter, and then we can have you
(10) respond to each of the questions. We
(11) have the speakers who spoke, we have
(12) your contact info, we have your --
(13) Diane --

(14) MS. LLOYD: One more thought that
(15) hasn't been discussed is that, there is
(16) going to be a four or five-year time
(17) period during this construction with
(18) those types of trucks coming in and out
(19) and in and out and all the excavating
(20) and things like that, and what is in
(21) place to protect our neighborhoods,
(22) Wyandanch and Wheatley Heights during
(23) that five years? And you know and I
(24) know that a proposed time of four to
(25) five years could end up six or seven.

HA-11h
Section 2.4.3



(1) SPECIAL TOWN BOARD MEETING 10/26/2024

HA-11h
Section 2.4.3

(2) And so, we are -- I mean, the other
(3) thing that was just briefly is the value
(4) of our homes. The value of our homes
(5) having this big industrial area,
(6) especially being built.

(7) If I want to sell my home during
(8) this construction time, it's going to
(9) impact what I -- what I can get and
(10) lower it, for all of us. So, that's --
(11) that's something also I -- I don't know
(12) what -- nothing has been said about what
(13) they're going to do during those times.
(14) And I think one woman, you know, the --
(15) when is that -- that's going to have to
(16) be built, the Little East Neck Road
(17) issue is going to have to be resolved
(18) before that starts and what is it?

(19) Thank you again.

(20) SUPERVISOR SCHAFFER: So what
(21) we'll do is we'll take the transcript,
(22) we'll have the applicant and their
(23) representatives respond to each of the
(24) questions, so what I was starting to say
(25) was we have the speakers who filled out

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) their cards included their address as
(3) well as their email address. If you
(4) don't think that you've written it
(5) clearly on there, some of you have messy
(6) handwriting. Please -- not calling out
(7) any penmanship, but just please come
(8) look at your card and make sure that we
(9) can understand your email address as
(10) well as your home address. If you
(11) haven't filled out a card, please come
(12) up and fill out a card if you would like
(13) to get further information and responses
(14) to the questions, as well as be notified
(15) of any further meetings that will be
(16) held, for example, North 28th Street
(17) residents will be meeting with the
(18) representatives to discuss in further
(19) detail all of the items that you brought
(20) up earlier.

(21) So please, again, if you filled
(22) out a card, come and see Jen, she has
(23) the cards and just make sure, even if
(24) you don't -- even if you think you wrote
(25) it neatly, take a look at your card and

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) fill it out, and make sure that it was
(3) done correctly and we understand it. If
(4) you haven't filled out a card, fill out
(5) a card up front, if you want to be
(6) notified of their responses to all of
(7) the questions once we get the transcript
(8) and then you'll be also notified of
(9) further information coming out on this,
(10) all right.

(11) MR. GRELL: So every comment that
(12) was made today will be part of the final
(13) EIS. We will also include all --

(14) SUPERVISOR SCHAFFER: Just
(15) explain what EIS means?

(16) MR. GRELL: So, we've had a draft
(17) EIS prepared --

(18) SUPERVISOR SCHAFFER: No, just
(19) explain what EIS stands for, you don't
(20) have to go into a dissertation about it.

(21) MR. GRELL: Sorry, I've been
(22) doing this too long.

(23) SUPERVISOR SCHAFFER: I just
(24) saved you a half hour.

(25) MR. GRELL: So, the final

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) environmental impact statement will be
(3) prepared and it will include the
(4) transcript, every comment that was
(5) stated today --

(6) SUPERVISOR SCHAFFER: Must be
(7) addressed.

(8) MR. GRELL: Must be addressed
(9) fully. Also everybody that spoke, we
(10) will have their address, they will be
(11) included in the final EIS review.

(12) SUPERVISOR SCHAFFER: So that
(13) they will be receiving --

(14) MR. GRELL: They will receive the
(15) final EIS and the notification, so on
(16) and so forth.

(17) SUPERVISOR SHAFFER: But that's
(18) why it's important if you spoke, please
(19) check your card and make sure that
(20) you've written clearly your home address
(21) as well as your email address. Thank
(22) you.

(23) MR. GRELL: Thank you, sir, and
(24) there are still additional copies on the
(25) table --

(1) SPECIAL TOWN BOARD MEETING 10/26/2024

(2) SUPERVISOR SCHAFFER: There are
(3) still copies of the draft, some of you
(4) have taken it, but there are additional
(5) copies over on the table here.

(6) And Jen, there are residents who
(7) want to check their card. We have to do
(8) a couple of things quickly. So, I'm
(9) going to go through this. We just had a
(10) first public hearing, so I'm going to
(11) take a motion by Council Manetta,
(12) seconded by Councilman Martinez to close
(13) and reserve, all those in favor --

(14) COLLECTIVE RESPONSE: Aye.

(15) SUPERVISOR SCHAFFER: Opposed?

(16) (NO RESPONSE)

(17) SUPERVISOR SHAFFER: Hearing is
(18) closed, decision reserved.

(19) I'm going to read the second
(20) public hearing out -- I'm going to read
(21) the second public hearing, which is the
(22) rezone, and we're going to incorporate
(23) by records all of the testimony and
(24) comments that were just done.

(25) Public hearing in reference to

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) change of zone/subdivision for Bristol
(3) Suffolk LLC, application 24-13AE, SCTM
(4) no. 0100-038.0001.00-001.000,
(5) 0100-010.00-04.00-044.00,
(6) 0100-010.00-04.00-043.000, and
(7) 0100011.00-01.00-011.000 northeast
(8) corner of Little East Neck Road and the
(9) Long Island Railroad right-of-way,
(10) Wyandanch, New York 11798.

(11) I'll take a motion from
(12) Councilman Martinez, seconded by
(13) Councilman Sweeney to close and reserve
(14) and incorporate by reference all of the
(15) testimony that was just submitted by the
(16) first public hearing. All those in
(17) favor?

(18) COLLECTIVE RESPONSE: Aye.

(19) SUPERVISOR SCHAFFER: Opposed?

(20) (NO RESPONSE)

(21) SUPERVISOR SCHAFFER: Hearing is
(22) closed, decision reserved.

(23) Just for the resolutions today,
(24) we've got authorizing the sale of
(25) certain residential property now owned

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) or hereafter acquired by the Town of
(3) Babylon. I'll make a motion to approve
(4) that, seconded by Councilman Gregory.
(5) Will the Clerk call the role?
(6) MS. COMPITELLO: Councilman
(7) Manetta?
(8) COUNCILMAN MANETTA: Yes.
(9) MS. COMPITELLO: Councilman
(10) Martinez.
(11) COUNCILMAN MARTINEZ: Yes.
(12) MS. COMPITELLO: Councilman
(13) McSweeney.
(14) COUNCILMAN MCSWEENEY: Yes.
(15) MS. COMPITELLO: Councilman
(16) Gregory.
(17) COUNCILMAN GREGORY: Yes.
(18) MS. COMPITELLO: Supervisor
(19) Schaffer.
(20) SUPERVISOR SCHAFFER: Yes.
(21) Resolution is approved, five
(22) votes in favor, zero opposed. We don't
(23) have any other cards, so I'll take a
(24) motion from Councilman Martinez,
(25) seconded by Councilman Manetta to

(1) SPECIAL TOWN BOARD MEETING 10/26/2024
(2) adjourn. All those in favor.
(3) COLLECTIVE RESPONSE: Aye.
(4) SUPERVISOR SCHAFFER: Opposed?
(5) (NO RESPONSE)
(6) SUPERVISOR SCHAFFER: Meeting is
(7) adjourned.
(8) (Time noted: 12:30 p.m.)
(9)
(10)
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(25)

(1) **ERRATA SHEET FOR: BOARD MEETING**
(2) **BOARD MEETING, being duly sworn, deposes and**
(3) **says: I have reviewed the transcript of my**
(4) **proceeding taken on 10/26/2024. The following**
(5) **changes are necessary to correct my testimony.**

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(9)	----	----	-----	-----
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(18)	----	----	-----	-----
(19)	----	----	-----	-----
(20)	----	----	-----	-----
(21)	----	----	-----	-----
(22)	----	----	-----	-----

(23) **Witness Signature: _____**

Subscribed and sworn to, before me
(24) **this ___ day of _____, 20 ___.**

(25) **(NOTARY PUBLIC) MY COMMISSION EXPIRES**

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APPENDIX A-2
SECOND PUBLIC HEARING TRANSCRIPT
November 14, 2024

PUBLIC HEARING
OF THE
TOWN BOARD
TOWN OF BABYLON

Held at the Town Hall, 200 E. Sunrise Highway, Lindenhurst, New York, and streamed live over the internet at the Town of Babylon YouTube channel - <https://bit.ly/3aNSG2P>, on Thursday, the 14th day of November 2024 at 3:00 P.M., Prevailing Time.

I. PUBLIC HEARING ON DESIGNATING THE PREMISES KNOWN AS 354 COMMACK ROAD, DEER PARK, NY 11729, SCTM#0100-066.00-02.00-019.001, A PUBLIC NUISANCE, AUTHORIZING THE BOARDING UP OF SAID PREMISES AND AUTHORIZING THE TOWN ATTORNEY TO COMMENCE LITIGATION

PRESENT:

ANTHONY MANETTA	COUNCILMAN
ANTONIO A. MARTINEZ	COUNCILMAN
TERENCE MC SWEENEY	COUNCILMAN
DUWAYNE GREGORY	COUNCILMAN
RICHARD SCHAFFER	SUPERVISOR
GERALDINE COMPITELLO	TOWN CLERK
JOSEPH WILSON	TOWN ATTORNEY
JENNIFER TAUS	RECORDING SECRETARY

ABSENT: NO ONE

The Supervisor read the Notices of Public Hearing

PLEASE TAKE NOTICE, that the Town Board of the Town of Babylon will hold a Public Hearing at Babylon Town Hall, 200 East Sunrise Highway, Lindenhurst, New York, on the 30th day of August, 2023 at 3:00 p.m., prevailing time, on designating the premises known as 354 Commack Road Deer Park, NY 11729 SCTM#0100-066.00-02.00-019.001, a public nuisance, authorizing the boarding up of said premises and authorizing the Town Attorney to commence litigation as set forth in the annexed resolution:

RESOLUTION NO. 608 AUGUST 11, 2023
SCHEDULING A PUBLIC HEARING ON DESIGNATING THE PREMISES KNOWN AS 354 COMMACK ROAD, DEER PARK, NY 11729, SCTM#0100-066.00-02.00-019.001, A PUBLIC NUISANCE, AUTHORIZING THE BOARDING UP OF SAID PREMISES AND AUTHORIZING THE TOWN ATTORNEY TO COMMENCE LITIGATION

BE IT RESOLVED, by the Town Board of the Town of Babylon that a Public Hearing be held on the 30th day of August, 2023 at 3:00 p.m., prevailing time, at Babylon Town Hall, 200 E. Sunrise Hwy, N. Lindenhurst, NY 11757, to consider whether the premises located at 354 Commack Road Deer Park, NY 11729 SCTM#0100-066.00-02.00-019.001, is a public nuisance pursuant to the Town Code of the Town of Babylon Article III, Chapter 165, Public Nuisances; and be it further

RESOLVED, that the Town Clerk of the Town of Babylon is directed to publish notice of said public hearing in one of the official newspapers of the Town.

Dated: August 11, 2023, Town of Babylon
BY ORDER OF THE TOWN BOARD, TOWN OF BABYLON
GERALDINE COMPITELLO, TOWN CLERK

Prior meeting moves:

Councilman Manetta: I move to **ADJOURN** this public hearing to September 20, 2023. Councilman Martinez: Second
ALL IN FAVOR: AYE - HEARING **ADJOURNED** TO SEPTEMBER 20, 2023.

Supervisor Schaffer: I move to **ADJOURN** this public hearing to 12/6/2023. Councilman McSweeney: Second
ALL IN FAVOR: AYE - HEARING **ADJOURNED** TO 12/6/2023.

Councilman Manetta: I move that the hearing be **ADJOURNED** to the 2/14/2024 meeting. Councilman Martinez: Second
ALL IN FAVOR: AYE - HEARING **ADJOURNED** to the 2/14/2024 meeting.

Councilman Manetta: I move to **ADJOURN** this public hearing to 3/27/2024. Councilman Martinez: Second
ALL IN FAVOR: AYE - HEARING **ADJOURNED** TO 3/27/2024.

Councilman Manetta: I move to **ADJOURN** this public hearing to 5/8/2024. Councilman Martinez: Second
ALL IN FAVOR: AYE - HEARING **ADJOURNED** TO 5/8/2024.

Councilman McSweeney: I move to **ADJOURN** this public hearing to 7/10/2024. Councilman Gregory: Second
ALL IN FAVOR: AYE - HEARING **ADJOURNED** TO 7/10/2024.

Councilman Martinez: I move that the hearing be **ADJOURNED** to the September 18, 2024 meeting at 7:00 pm. Councilman Manetta: Second
ALL IN FAVOR: AYE - HEARING **ADJOURNED** to the September 18, 2024 meeting.

Councilman Martinez: I move to **ADJOURN** this public hearing to 11/14/2024. Councilman McSweeney: Second
ALL IN FAVOR: AYE - HEARING **ADJOURNED** TO 11/14/2024.

Councilman Gregory: I move that the hearing be **CLOSED** and decision reserved.

Councilman Manetta: Second

ALL IN FAVOR: AYE

HEARING **CLOSED** DECISION RESERVED.

/jt

PUBLIC HEARING
OF THE
TOWN BOARD
TOWN OF BABYLON

Held at the Town Hall, 200 E. Sunrise Highway, Lindenhurst, New York, and streamed live over the internet at the Town of Babylon YouTube channel - <https://bit.ly/3aNSG2P>, on Thursday, the 14th day of November 2024 at 3:00 P.M., Prevailing Time.

2. **PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE BRISTOL SUFFOLK LLC, APPLICATION 24-13ABE, SCTM NO. 0100-038.00-01.00-001.000, 0100-010.00-04.00-044.00, 0100-010.00-04.00-043.000 and 0100-011.00-01.00-011.000 NORTHEAST CORNER OF LITTLE EAST NECK ROAD AND THE LONG ISLAND RAILROAD RIGHT-OF-WAY, WYANDANCH, NY 11798**

PRESENT:

ANTHONY MANETTA	COUNCILMAN
ANTONIO A. MARTINEZ	COUNCILMAN
TERENCE MC SWEENEY	COUNCILMAN
DUWAYNE GREGORY	COUNCILMAN
RICHARD SCHAFFER	SUPERVISOR
GERALDINE COMPITELLO	TOWN CLERK
JOSEPH WILSON	TOWN ATTORNEY
JENNIFER TAUS	RECORDING SECRETARY

ABSENT: NO ONE

The Supervisor read the Notices of Public Hearing

TOWN BOARD OF THE TOWN OF BABYLON ACCEPTANCE OF DRAFT ENVIRONMENTAL IMPACT STATEMENT AND NOTICE OF ADDITIONAL SEQRA PUBLIC HEARING FOR BRISTOL SUFFOLK LLC, APPLICATION 24-13ABE NORTHEAST CORNER OF LITTLE EAST NECK ROAD AND THE LONG ISLAND RAILROAD RIGHT-OF-WAY, WYANDANCH, NY 11798

Bristol Suffolk, LLC. represented by Bram Weber Attorney, The Weber Law Group, 290 Broad hollow Road, Suite 200E Melville, NY 11747 has proposed a change of zone from A Residence to a newly proposed PIP-II (Planned Industrial Park) zoning district being considered by the Town Board of the Town of Babylon for the development site.

The development proposed by Bristol Suffolk, LLC is located on the parcels of land identified as SCTM No. 0100-038.00-01.00-001.000, 0100-010.00-04.00-044.00, 0100-010.00-04.00-043.000 and 0100-011.00-01.00-011.000 and lies at the northeast corner of Little East Neck Road and the Long Island Railroad right-of-way, Wyandanch, NY.

Bristol Suffolk, LLC. has proposed to subdivide the 111.394 acre parcel into two lots; Proposed Lot 1 is to be 100.114 acres and will be rezoned to a newly proposed zoning code of PIP-II (Planned Industrial Park-II), in order to construct an industrial technology park consisting of 9 buildings and totaling 1,596,921 square feet of floor space, along with associated site improvements; Proposed Lot 2 is to be 11.28 acres of undeveloped land to be retained under the existing A Residence zoning by Pinelawn Cemetery Association, 2020 Wellwood Avenue, East Farmingdale, NY 11735.

The proposal under review by Bristol Suffolk, LLC also includes the adoption of a new zoning district; Planned Industrial Park II (PIP II) which would encompass the portion of the site to be developed.

The Town Board of the Town of Babylon has classified the Action by Bristol Suffolk, LLC and adoption of the proposed PIP II zoning code a Type I Action in accordance with 6 NYCRR Part 617 State Environmental Quality Review (SEQR) Section 617.4 (b) (2), (3), (6) (i), (iv) and (vi), and Chapter 114 Town of Babylon Environmental Quality Review Act (TOBEQRA) Section 114-4 B. (2), (3), (6) (a), (c) and (d).

The Town Board of the Town of Babylon received a Draft Environmental Impact Statement (DEIS) on August 28, 2024 from the project sponsor, Bristol Suffolk.

Potential Environmental Impacts Include but are not limited to:

- Traffic
- Noise
- Groundwater Resources

The Town Board of the Town of Babylon accepted the DEIS for public review for the application of the Bristol Suffolk, LLC and the proposed PIP II Zoning Code in accordance with the State Environmental Quality Review Act (SEQRA) on October 9, 2024.

The Town Board of the Town of Babylon has scheduled the:

TOBEQRA/SEQR Additional Public Hearing on the DEIS Thursday November 14, 2024 at 3:00 PM in the:

Town Board Room, Town Hall, Town of Babylon, 200 East Sunrise Highway, North Lindenhurst, NY 11757

The Town Board of the Town of Babylon has determined that the public comment period on the DEIS will end on November 25, 2024

The document may be accessed at:

<https://www.townofbabylonny.gov/753/Environmental-Control-Documents>

For further information or to submit comments:

dec@townofbabylon.gov

Richard Groh - Chief Environmental Analyst, Town of Babylon, Department of Coastal and Environmental

Management

Room 406 - 281 Phelps Lane, North Babylon, NY 11703-4045 - Phone (631) 422-7640 - Fax (631) 422-7686

Online Submittal:

Yvonne Varas - 100 Columbus Ave, West Babylon - 631-669-0726 ypharmacy@hotmail.com

Wyandanch/Wheatley Hieghts proposal for Industrial park: I am against the Bristol group Suffolk Industrial Park. Western Suffolk has become even more crowded after the pandemic. We already have Melville area industrial park on Pinelawn which is very close to where they want to build this new one. The traffic on Colonial Springs Rd and little east neck is horrible already. This is a bad idea as the risks outweigh the benefits.

Present at meeting:

Richard Groh - Chief Environmental Analyst, Town of Babylon, Department of Coastal and Environmental Management

Room 406 - 281 Phelps Lane, North Babylon, NY 11703-4045 - Phone (631) 422-7640 - Fax (631) 422-7686

Just to be clear this is the second official public hearing on the draft EIS for the Bristol project. The comment period is currently open until November 25th. We'll accept written comments to our department, there's also on the town website under the Council public hearings an opportunity to go online and provide comments, this is actually maximizing the public input on the project it's unprecedented to have a second SEQR public hearing on the DEIS, so the Town Board and Supervisor is to be commended on doing a thorough environmental impact statement review.

Kevin Hession – 40 Ridge Road, Wheatley Heights, NY 11798 – 631-643-8220 – KPHession@optonline.net

I don't think three minutes is enough time to even talk about all the problems I see here. Where to begin. This is an environmental nightmare. I broke it into several different things, so I wanted to discuss each. If this is a warehouse, how does it have 260 people that's way too many, if it's a warehouse is there a security perimeter iPods could be quite valuable. If it's a warehouse would it have roof vents for propane exhaust, would it have a loading docks for local deliveries, would it have more points of egresses and fire codes, I mean two doors for the whole place for 260 people. Now maybe it's not all built out and I can understand that, but I'm not sure what you're trying to build here 72 acres of cement, you know it gets hot in the city in the summer that's an environmental concern, but my real concern is what they're trying to build, and after an analysis, I think it's a resource recovery center, or a separation facility and I say this because you know there's no roofs on the vent ,they're medically sealed, you have docks large enough to bring in pay loaders and trucks themselves. One of the questions I would ask can those docks the larger docks bring a tractor trailer in or just like dump trucks and smaller vehicles. A warehouse needs to run 24/7 by 365 to function properly a warehouse has to have a lot of traffic going in and out. Now I worked in a warehouse and I know that in one hour I can load four trucks or load them up. I did some quick math that's 12,600 trucks a day, that's impossible. To make you understand how many trucks that is, if you close the expressway between the Midtown Tunnel and Riverhead and filled up all three lanes that's about 12,000 trucks, you're not going to get that down Little East Neck Road, and you're not going to get that down Long Island Avenue. As far as the upgrades to the traffic they're nice I'd like to see them just to alleviate the current congestion but quite honestly they're not going to address the real problem, capacity, you need to go two or three lanes in each way. Now I remember when I was a kid, an application was made for this to go two or three lanes each way and one of the reasons that application was shut down is because the Indian burial grounds located at this property, has there been any reach out to the Indian people about the Native Americans that may be buried here, it's a concern. If you saw a few people in the movie Poltergeist, I would too. If it's a warehouse, where's the trailer parking space, if you have a half load you can't move for 3 weeks you're not going to leave it in the bay, where do you park it? If it's a warehouse, where are the refrigeration units for the perishables, if it's a warehouse this is an important question, this is how I can tell it's more of a source separation facility or a warehouse. Does it have an indoor drain on that vast field of cement or are the gullies that go into the local leeching field. When I worked at a warehouse, if I spilled tide off the docks it was hosed down into the local sewer which is the leeching fields beneath the facility next to our water source warehouses move anything you can think that's poisonous left and right. There was a request for a restriction on lithium batteries the truth is the owner of the property can't guarantee what the tenant's going to move in and out, because the tenants can move in and out whatever they want you can catch them and fine them, but you can't restrict them. People should know that these places often become toxic waste dumps, the environmental impact of taking of the water, the water fields at Wade Farms were filled in years ago but the entire recharge area, if you look at this site from a satellite and see it's just all green it's a natural recharge basin which gives us clean water for our local aquifer. Dirty recharge basins are what we commonly call sumps which is one you're proposing for this property. Now the fact that you put it right next to the water pump means you haven't really thought this out any good engineer looks at some project like this and says where do we put the water and they look at what's around and they don't put it next to the water pump. Colonial Springs is actually named because it was once a river, it's a huge recharged basin for the Dix Hills chains, all the water runs down the hills goes to Colonial Springs now runs subsurface below the surface of the ground it's called subsurface water migration, that's why we have a lot of clean water here and the keeping the water clean is super important for not just ourselves but future generations. The cemetery, the camp, the airport, these are natural recharge basins any basin that has level flat grass is desirable. There's something called subsistence and coastal water intrusion, the water that this facility is going to consume is it going to be used to sell bottled water or make Entenmann's cakes and be shipped off site, is it part of a natural resource that's going to be depleted, if so you're going to have the ground level sink above it and the wetlands on the south shore come in a bit. It's a soul source aquifer because there's only one aquifer we all got to share, now this is just a really bad you know proposal. I don't know what the hell they're trying to build, now if they're not building they make sense as a source separation facility, there's not many trucks, those truck bays are filled with dumpsters that have material thrown into them. Will waste management be involved in any future renting of these facilities, when you build something this big the builder usually has a tenant in mind, have they mentioned any tenants to you that they have in mind to rent this facility. I got so much more to say, but I just want to say don't poison the water, if I drop tide on the dock it goes into the local aquifer, less brake fluid anything that's moving and successful warehouses have to move a lot they have to have that 12,000 trucks a day, even that minimum capacity of say 1% an engineer designs for 100% at 1% capacity that one single access point can't do that traffic. I look to see what warehouses were as big as this warehouse and I came up with Kennedy Airport at 1.2 million or 1.3 million square feet as opposed to 1.5 million, this thing is the size of the cargo area at Kennedy Airport it simply can't be built for that reason, you know it's the scalability it's not going to happen and you know I'm thinking you're not going to take my backyard, you're going to take my front yard and my house you'd have to build something as big as the Van Wick Expressway to handle that type of traffic, this is a pipe dream. I wonder what they're really trying to build and I think it's a resource separation facility because that would be a low traffic. As the lawyer said it's not a high traffic, it's not a fulfillment center, it's a low traffic, it would also explain why you don't have any trailer parking space you don't need them. You park the dumpsters in the dock it also explains why you have covers on the dumpster to keep the rain out of the garbage. It also explains why you have large loading bay doors, that's to let the pay loaders in, it also explains why you don't have ventilation shafts you want to hermetically seal the place, not to let the poison out. I think my three minutes is up, I just want to thank you all for your time and I really hope you don't do this.

Robert Lutz – 122 Ridge Road, Wheatley Heights, NY 11798 – 516-473-9910 – rfelectric@gmail.com

I submitted some stuff to you last week, it was in reference to the project. Basically just to bring it up in public notes. Landscape, sound walls and basic we know the project is going to probably go obviously trying to look for a good neighbor. So light pollution control all right I know the lighting shows dark sky compliance, but there's some other issues things that can be added to the lighting controls that will actually shut the lights off in the evening hours and only work via occupancy controls which I submitted it to you with cut sheets of the equipment with some rough budgetary pricing on it, manufacturer won't give it unless I price the whole project, but I gave basically less than a three-year payback on the system for them so I can't see them not looking to entertain that thought. So in reference to economic benefits to the neighborhood concern obviously is where the restroom, restaurants, eating establishments, gas stations, again people going to work at this facility there got to be obviously someplace for these people to go and eat, there's very few local restaurants, deli's and what not in the area and there's less than that and even gas stations that are capable of handling a truck. So when you look at the overall project it's the economics around the whole entire neighborhood, you know it's a great benefit tax revenue, I understand that whole process for everybody but you know there's other implements that need to be addressed and looked at when you look at the overall project. Catch basins, I again looking at their some of the paperwork that they've submitted they've done it what looks to be a very good job, I know the very reliable companies that have done the paperwork. I know you're looking at catch basin to try to collect the bags inside the catch basins obviously the concern is once it gets dirty it's removed then you no longer have a catch basin in control for any sentiment what not that's getting in and then we'll get down into the catch basin so that's obviously just more of a control basis that somebody has to make sure that they're ensuring to watch the control of the system that's in place. The traffic study just quickly it looked like they took Hartland Industrial Park as their resource for figuring out the amount of volume of traffic to handle truck traffic and everything else while that kind of makes sense in one respect what doesn't make sense is they took a road that's non-residential so the north south corridor that they're looking at their industrial park to try to comply to Little East Neck Road excuse me in my mind doesn't seem to comply as a good comparison, that's a complete industrial park there is no north south corridor there at all while Little East Neck is a north south corridor of residential. So it was really about the most of what it is, again you know I submitted everything to you guys already so just to bring it up in public comment.