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SPECIAL MEETING
of the
NASSAU COUNTY PLANNING COMMISSION

Thursday, November 17, 2020
5:59 p.m. - 7:56 p.m.

LEGISLATIVE CHAMBER
Theodore Roosevelt Executive & Legislative Bldg.
1550 Franklin Avenue
Mineola, New York

(Via Video/Phone Conference)

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A P P E A R A N C E S:

MARTY GLENNON, Chairman

JEFFREY GREENFIELD, First Vice-Chairman

NEAL LEWIS, Third Vice-Chairman

JEROME BLUE,

RICK SHAPER,

LISA WARREN,

Commissioners

MINDY ZOGHLIN, Attorney

SEAN SALLIE, Deputy Commissioner

Staff:

JOHN PERRAKIS

Also Present:

STEPHANIE J. VALDER, Stenographer

1 Proceedings

2 P R O C E E D I N G S :

3 CHAIRMAN GLENNON: Okay, good evening
4 everyone. My name is Marty Glennon and I am the
5 Chairman of the Nassau County Planning
6 Commission. And I will serve as the hearing
7 officer for tonight's public hearing on the
8 "Draft Environmental Impact Study" for the
9 proposed Map of "Willow View Estates" located in
10 southwestern Nassau County.

11 My purpose tonight is to ensure that
12 the public hearing is conducted in an orderly
13 fashion and that those who wish to comment on
14 the "DEIS" have an opportunity to do so.

15 First and foremost, I would like to
16 commend everyone who has registered and is online
17 for tonight's meeting. The cornerstone of our
18 Democracy is to maximize public participation,
19 and you are to be commended for your interest and
20 participation this evening and throughout the
21 process.

22 The purpose of this hearing is to
23 facilitate public review and receive comments
24 regarding the content of the applicant's "DEIS"
25 for the proposed "Map of Willow View Estates

Proceedings

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2 Major Subdivision Application." You will be
3 seeing a display of that map later in the
4 hearing.

5 This hearing does not address whether
6 the proposed subdivision plan complies with the
7 Zoning Ordinances of the Town of Hempstead,
8 Village of Lawrence and the Village of
9 Woodsburgh. It does include consideration as to
10 whether the proposed subdivision is consistent
11 with the existing community character. The
12 developer's required to address all public
13 comments and to demonstrate compliance with local
14 zoning, before the -- any final actions may be
15 taken with respect to this application.

16 I'd like to take a few minutes to tell
17 you about the events that led up to tonight's
18 public hearing. But first, let me introduce you
19 to our Commissioners.

20 We have Commissioner Warren. Maybe
21 just waive there, Commissioner Warren.

22 COMMISSIONER WARREN: (Gesturing.) Hi.
23 How are you?

24 CHAIRMAN GLENNON: Commissioner Shaper.

25 COMMISSIONER SHAPER: (Gesturing.)

Proceedings

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CHAIRMAN GLENNON: Commissioner Blue.

COMMISSIONER BLUE: (Gesturing.)

CHAIRMAN GLENNON: Third Vice-Chair
Lewis.

THIRD VICE-CHAIR LEWIS: (Gesturing.)

CHAIRMAN GLENNON: And First Vice-Chair
Greenfield.

FIRST VICE-CHAIR GREENFIELD:
(Gesturing.)

CHAIRMAN GLENNON: And as I said,
Chairman Glennon, (gesturing.)

Tonight's public hearing is being
conducted by the Nassau County Planning
Commission. The Nassau County Planning
Commission declared itself the lead agency of the
"Willow View Estates Project," pursuant to the
"State Environmental Quality Review Act" more
commonly referred to as "SEQRA," in March 2019,
and directed the applicant to prepare a "DEIS"
under "SEQRA."

We held a public hearing in June 2019
to receive comments on the "Draft Scope" for the
"DEIS." The "Scope" is essentially the outline
for the "DEIS." As a result of public comments,



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2 the "Draft Scope" was finalized and formed the
3 basis for the content of the "DEIS" we are
4 reviewing and receiving comments on tonight.

5 The "Final Scope" and all of the
6 "SEQRA" documents related to the project can be
7 viewed at the Commission's webpage located at
8 "www.nassaucountyny.gov."

9 The Commission's webpage address and
10 e-mail address to sign up to speak tonight will
11 also be shown on the screen during this hearing.

12 The applicant prepared, then revised
13 the proposed "DEIS" several times between
14 December 2019 and April 2020. While the "DEIS"
15 was undergoing review and revision, in March of
16 this year the Governor declared a state of
17 emergency due to the "COVID-19" pandemic. The
18 County Health Commissioner issued a declaration
19 of eminent public health threat from "COVID-19"
20 and the County Executive declared a "State of
21 Emergency" in Nassau County due to the "COVID-19"
22 pandemic. The Governor also issued a series of
23 executive orders that postponed public hearings
24 and gave governmental agencies the option to
25 convene remote hearings by methods like video

Proceedings

1 conferencing, which we are doing this evening.

2
3 In accordance with the procedural
4 requirements of "SEQRA," the Commission accepted
5 the "DEIS" as sufficiently complete for you, the
6 public, to comment on at our May 14, 2020
7 meeting. At that time, we determined to conduct
8 a public hearing during the comment period,
9 because of the degree of public interest in the
10 action, among other factors. The "DEIS" has been
11 and continues to be available for the public
12 viewing at the webpage I mentioned earlier.

13 In June 2020, the Town of Hempstead,
14 Village of Lawrence and Village of Woodburgh
15 rezoned the Woodmere Country Club property in
16 question. As I stated earlier, the proposed "Map
17 of Willow View Estates" will need to comply with
18 local zoning, before any final action may be
19 taken with respect to this application. But due
20 to the Governor's Executive Orders, we have been
21 unable to conduct a public hearing by a personal
22 gathering at a single hearing location.

23 To ensure maximum participation and
24 everyone's safety, we requested, and the
25 applicant agreed to extend the timeframes imposed

Proceedings

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2 by "SEQRA." That brings us to tonight.

3 The purpose of the tonight's hearing is
4 to allow the public to make their comments on the
5 "DEIS" part of the public record. No action will
6 be taken by this Commission this evening. I have
7 confirmed with the Commission's counsel, Bob
8 O'Brien and Patrick Gallagher, that tonight's
9 meeting has been convened in accordance with the
10 "Governor's Executive Order 202.15," and as
11 amended, which suspends certain provisions of the
12 "Open Meetings Law" to allow a municipal board to
13 convene via video conference. In accordance with
14 the Governor's Executive Order, the public has
15 been provided with the ability to attend
16 tonight's public hearing by remote means, and a
17 transcript and video recording will also be
18 available on the Planning Commission webpage at a
19 later date.

20 I've done have a roll call of the Board
21 Members and there is a quorum for tonight's
22 meeting. I have also confirmed with staff that
23 the meeting has been duly noticed. We have
24 fulfilled our legal notice requirements by
25 publishing notices in the "DEC's Environmental

Proceedings

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2 Notice Bulletin" and the "Nassau Herald," and
3 sending copies of the hearing notice to all
4 involved and interested agencies and parties.

5 A link has also been provided, so the
6 public can view the meeting. And I am advised
7 that the link is active, and working and we have
8 hundreds of concerned citizens registered for
9 tonight's public hearing. Furthermore, a video
10 of this meeting will be made available on the
11 Commission's website.

12 The Planning Commission, as lead
13 agency, is conducting this hearing to receive
14 public comments on the "DEIS" for the proposed
15 Willow States [sic] subdivision.

16 The applicant is proposing to develop
17 the subject property with 284 family [sic] --
18 single-family residential lots. The subject
19 property is located in three jurisdictions:

20 The Hamlet of Woodmere, under the
21 jurisdiction of the Town of Hempstead;

22 The Village of Lawrence;

23 And the Village of Woodsburgh, which is
24 within 300 feet of the Village of Cedarhurst.

25 The public can also offer comments in

Proceedings

1
2 several ways:

3 First, by signing up to speak tonight;

4 You can send an e-mail to

5 "Willow" -- "Willows" -- well, let me

6 just spell it out for you --

7 "w-i-l-l-o-w-s-e-q-r@nassaucountyny.gov." That's

8 "w-i-l-l-o-w-s-e-q-r@nassaucountyny.gov;"

9 Or by regular mail to the lead agency
10 mailing address, will be found on our Planning
11 Commission website.

12 The deadline for written comments is
13 5 p.m. on Friday, January 8, 2021.

14 This is how we will proceed this
15 evening. Staff will provide an overview of the
16 "SEQRA" process with respect to the subject
17 application. We will give the applicant ten
18 minutes to describe the project and summarize key
19 points in the "DEIS."

20 We will then open up this meeting for
21 public comment. Elected officials will be given
22 the first opportunity to speak. Then each
23 speaker from the public will be limited to three
24 minutes.

25 A timer will be displayed on the

Proceedings

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2 screen. Please be mindful of your time
3 allotment, as we have many speakers registered to
4 speak.

5 Speakers will be called upon to address
6 the Commission in the order the registration was
7 received. We ask every speaker to address the
8 comments to the Commission and not to the
9 applicant or anyone else here. We ask that you
10 do not repeat public comments made by others.

11 If you have registered to speak tonight
12 and then change your mind, you can always send
13 written submission of your comments. You can
14 even take more than the three minutes allotted
15 here this evening to write the comments.

16 We ask you not to direct any questions
17 to the applicant. And again, I would like to
18 remind everyone here that the Commission's role
19 is to hear and enter the comments into the public
20 record, not to answer any questions.

21 There's a sign-up procedure and I ask
22 anyone who is not already signed up to do so. If
23 you do not sign up to speak when you registered
24 for this meeting, please e-mail "willow" --
25 I'll spell it out again --

Proceedings

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2 "w-i-l-l-o-w-s-e-q-r@nassaucountyny.gov" with
3 your request. This address would be posted
4 shortly as well.

5 At this session, we are not looking to
6 resolve any issues, just to hear your comments
7 and put them on the record for the "DEIS." These
8 comments will be incorporated in subsequent
9 "SEQRA" technical documents, including the "Final
10 Environmental Impact Study," the "FEIS."

11 At this time, I'll ask Deputy
12 Commission Sean Sallie to provide an overview of
13 the "SEQRA" process.

14 And thank you all for coming here this
15 evening.

16 Sean, take it away.

17 DEPUTY COMMISSIONER SALLIE: Thank you,
18 Chairman, members of the Commission, members of
19 the public.

20 I will go through a quick and brief
21 presentation regarding the sub -- or the "SEQRA"
22 process that we are in the midst of today.

23 If we can, go to the next slide please.

24 This is simply an aerial of the subject
25 property. The property is bound by the blue

Proceedings

1 lines, as you see on the -- on the screen.

2 Next slide please.

3 This is the proposed subdivision map
4 submitted by the applicant, which is the subject
5 of the "Draft Environmental Impact Statement."
6

7 Next slide please.

8 This is the jurisdiction [sic] -- the
9 municipal jurisdiction map.

10 This is the radius map that has been
11 submitted by the applicant.

12 And this is the subdivision and "SEQRA"
13 process flow chart. We had displayed this chart
14 back during the scoping session in 2019. We've
15 updated it to depict where we are currently in
16 the process.

17 If you look at the top row, this
18 represents the "SEQRA," the environmental review
19 process flow chart. As you can see in the
20 squares to the -- to the left and the center in
21 gray, those are the steps that have already been
22 completed. The box that has the orange star on
23 the top right is where we are today. This is the
24 public comment period, which is open, currently
25 open, and we are commencing the hearing today

Proceedings

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2 this evening.

3 The next step as the Commissioner -- as
4 the Chairman mentioned, the public comment period
5 will conclude -- for the "DEIS" will conclude on
6 January 8th, 2021. At that time, all of the
7 public comments and technical comments that have
8 been submitted by the public, by staff, by
9 involved agencies will be provided to the
10 applicant.

11 The applicant will then have the
12 opportunity to address those comments in what
13 will be the submission, the applicant's
14 submission of a "Final Environmental Impact
15 Statement."

16 After that "Final Environmental Impact
17 Statement" is submitted, the -- the Commission,
18 it will be responsible for reviewing it,
19 accepting it and ultimately issuing "SEQR
20 Findings Statements." Those "Finding" -- that
21 "Finding Statement" will then be provided to the
22 involved agencies for their -- for their adoption
23 and consideration.

24 Now, it's -- what's occurring
25 concurrently is the subdivision approval review

Proceedings

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2 process, whereby a multitude of -- of -- of
3 agencies are required to review and ultimately
4 accept the proposed subdivision map, before it
5 goes before the Planning Commission, the Villages
6 and the Town of Hempstead for -- for approval,
7 for zoning and subdivision approvals, as you see
8 on the bottom -- on the bottom row.

9 So this is a very thorough process. A
10 process that involves and that facilitates public
11 review, and -- and again, is -- is an extremely
12 thorough and deliberate process, as prescribed by
13 applicable State and Local Law.

14 Next slide please.

15 We will be flashing this information
16 throughout the hearing. As the Chairman
17 mentions, speakers will have three minutes.
18 Elected officials will have ten minutes to make
19 their comments.

20 If you wish to speak and you did not
21 have the opportunity to register to speak prior
22 to the hearing, you may e-mail the
23 "willowseqra@nassaucountyny.gov" e-mail address
24 basically stating that you wish to speak. We
25 will be monitoring that e-mail account this

Proceedings

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2 evening, and we will add you to the speaker list
3 and call your name in the order that -- that you
4 signed up, after we go through the list of
5 pre-registered speakers, if you will.

6 As the Chairman also mentioned, written
7 comments will be -- will be accepted through
8 January 8th, 2021. You may also e-mail the
9 "willowseqr" address to submit written comments
10 or submit those comments via mail to 1194
11 Prospect Avenue, Westbury, New York 11590.

12 You may also view additional project
13 documents on our website at "nassaucountyny.gov."
14 And the link is on the -- on the screen here.
15 And again, we'll flash this periodically
16 through -- through the course of tonight's
17 hearing.

18 At this time, I'd call upon the
19 applicant's representative, Christian Browne, to
20 speak on behalf of the applicant.

21 CHAIRMAN GLENNON: Good evening,
22 counselor. You have to unmute yourself, and name
23 and address for the record please.

24 MR. BROWNE: All right good evening,
25 members of the Commission, and Mr. Sallie and

Proceedings

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2 staff. It's Christian Browne, 333 Earle Ovington
3 Boulevard, Suite 601 in Uniondale. I'm the
4 attorney for the applicant.

5 I just have a brief statement I'd like
6 to put on the record before we proceed.

7 Good evening again. On behalf of the
8 applicant, I would like to thank the Commission
9 for convening tonight's hearing.

10 As you know, this hearing is held
11 pursuant to "Part 617.9(a)4" of the "SEQRA"
12 regulation, the provision that authorizes this
13 Commission, as lead agency, to hold a public
14 hearing in order to receive public comment on the
15 applicant's "Draft Environmental Impact
16 Statement."

17 I note that the hearing is only one
18 component, as the Chairman and Mr. Sallie had
19 mentioned already, one component of the public
20 comment process. The Commission opened the
21 comment period in May of this year and such
22 period will remain open after tonight's hearing
23 for another 45 days. Thus, the comment period
24 has been ongoing prior to the hearing and will
25 continue after it.

Proceedings

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2 Tonight's hearing, we understand is
3 merely a forum for the public to comment.
4 Comments have been received in writing prior to
5 tonight and the Commission will continue to
6 accept written comments until the end of the
7 comment period in January.

8 I also note that the legality of the
9 recently-enacted zoning ordinance that alters the
10 zoning regulations effecting the applicant's
11 property is now the subject of litigation in
12 Federal Court. The applicant, of course, is
13 aware that the outcome of the litigation may
14 affect the design of the proposed map and the
15 manner in which the applicant ultimately develops
16 the property.

17 However, the proposed map that is
18 before you tonight remains just that, a proposed
19 subdivision plan that is entitled to review for
20 its potential environmental mental impacts under
21 the process mandated by "SEQRA."

22 This hearing is, again, a part of that
23 review process. Just as with any proposal, there
24 is no guarantee that the map, as currently
25 proposed, will constitute the final proposed map

Proceedings

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2 submitted for preliminary or final subdivision
3 approval. The final proposal will depend on the
4 outcome of the Federal litigation, and upon the
5 comments, and findings issued by the reviewing
6 agencies and the municipalities.

7 Tonight's hearing will further the
8 study of the applicant's subdivision application,
9 regardless of whether it is the present version
10 of the map or some amended version that the
11 applicant presents for final subdivision
12 approval.

13 So I thank you for your attention. We
14 look forward to listening to the comments made
15 this evening. I will, of course, will be
16 participating and listening as the applicant's
17 attorney.

18 Principals of the applicant are also
19 monitoring the meeting, as are the applicant's
20 engineers, so I want the Commission and the
21 public to know that the applicant's team is fully
22 engaged and will be taking note of all of the
23 comments offered tonight.

24 And with that, I will turn it back to
25 you.

Proceedings

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2 CHAIRMAN GLENNON: And Counselor, I
3 just want to thank you and your client for
4 working with us during this difficult period and
5 agreeing to extend the time to hold this hearing,
6 so thank you and your -- and your client.

7 MR. BROWNE: You're welcome.

8 CHAIRMAN GLENNON: Okay. Who do we
9 have up first?

10 MR. PERRAKIS: The first speaker we
11 have this evening is Anthony D'Esposito, Town
12 Councilman of the Town of Hempstead.

13 Let me bring him in. Just give me one
14 second.

15 CHAIRMAN GLENNON: And John, before we
16 get started, maybe what we can do to move this
17 along, as the time winds down on one, bring the
18 next one in and then we're ready to go. Just
19 keep them muted.

20 MR. PERRAKIS: Councilman, can you hear
21 us?

22 COUNCILMAN D'ESPOSITO: Yeah, I hear
23 you.

24 MR. PERRAKIS: You can start.

25 COUNCILMAN D'ESPOSITO: All right.

Proceedings

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2 Well, good evening everyone. I'm Anthony
3 D'Esposito, Councilman for the Town of Hempstead,
4 the Fourth District. And I want to thank the
5 Nassau County Planning Commission for providing
6 this public forum for residents and concerned
7 neighbors to provide the comments concerning the
8 owners Willow View proposal for the Woodmere
9 Club.

10 We've had many calls, e-mails, messages
11 to the offices. And I wish to emphasize to the
12 residents that the Commission is acting strictly
13 in accordance with the applicable law in
14 conducting this environmental hearing. The
15 Commission is fully aware that the Town and the
16 two Villages, Lawrence and Woodsburgh, have
17 enacted our "Coastal Conservation District" for
18 the Woodmere Club. They also have the expert
19 environmental studies on which it is largely
20 predicated.

21 The Commission is conducting this
22 hearing, is acting strictly in accordance with
23 their legal responsibilities. A change of zone
24 will be fully accounted for and the Commission's
25 action at the proper time under the law.

Proceedings

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2 As we all know, this matter now is in
3 litigation brought by the owner against the Town
4 of Hempstead, the Village of Lawrence and the
5 Village of Woodsburgh. While we clearly cannot
6 comment about the merits of the lawsuit, I can
7 assure all the residents that the best course of
8 action for those who support our Zoning District,
9 is to allow the Commission to carry out their
10 functions as they understand them under the law.
11 We have every confidence that they are doing so
12 and will continue to do so in a full and a proper
13 manner.

14 I must thank the residents, the
15 Commission, and all your staff and ask for
16 patience while the law takes its course. Thank
17 you very much for the opportunity to speak.

18 CHAIRMAN GLENNON: Thank you,
19 Councilman.

20 Next.

21 MR. PERRAKIS: Next Councilman we have
22 is Blake [sic] -- I'm sorry, Bruce Blakeman from
23 the Town of Hempstead.

24 The next person I'm going to be calling
25 is Denise Ford, Legislator Denise Ford.

Proceedings

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2 CHAIRMAN GLENNON: So who do we have
3 first, Denise or -- or Bruce?

4 MR. PERRAKIS: Bruce Blakeman.

5 Can you hear us?

6 COUNCILMAN BLAKEMAN: Okay.

7 CHAIRMAN GLENNON: Thank you.

8 COUNCILMAN BLAKEMAN: I can hear you.
9 Can you hear me?

10 CHAIRMAN GLENNON: Yes. Good evening,
11 Councilman.

12 COUNCILMAN BLAKEMAN: Good evening --
13 good evening -- good evening, members of the
14 Commission. Chairman, thank you for this
15 opportunity.

16 I want to thank the Planning Commission
17 for providing this forum for our residents to be
18 able to voice their concerns with respect to this
19 application. We do hear from them many times
20 with regard to this application.

21 Unfortunately, as Councilman D'Esposito
22 said, we are unable to comment at this time, due
23 to the fact that there is ongoing litigation in
24 Federal Court, that we are confident that the
25 Planning Commission will discharge their duties

Proceedings

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2 according to the law. And I wanted to thank the
3 Commission for their -- their patience with
4 respect to this matter.

5 The Commission is fully aware that the
6 Town, along with the Village of Lawrence and the
7 Village of Woodsburgh have rezoned this property
8 and created a "Coastal Conservation District,"
9 which was at the former Woodmere Country Club.

10 So on behalf of Supervisor Don Clavin,
11 in accordance with what was just said by my
12 colleague, Councilman D'Esposito, I want to thank
13 all of the residents for participating tonight.
14 I would urge you to continue to let the Planning
15 Commission know what your concerns are and that
16 you voice your concerns.

17 And I want to thank the Commission for
18 entertaining our residents in this application
19 that is a vital interest to the members of our
20 respective communities. So thank you again.

21 CHAIRMAN GLENNON: Thank you,
22 Councilman.

23 Legislator Ford?

24 LEGISLATOR FORD: Yes, I'm here.

25 Thank you very much and I appreciate

Proceedings

1 the opportunity to speak tonight.

2 And I, too, agree that the Commission
3 must follow the law. And I am -- I -- I will
4 await to hear about the outcome of the
5 litigation.
6

7 I, too, look forward to the comments
8 made by the public. And I do stand with the
9 residents in trying to achieve the best outcome
10 for them.

11 So I -- I won't take up much more time,
12 because I know that there are a lot of speakers,
13 and I then will be following up with a letter to
14 the Commission.

15 Thank you very much.

16 CHAIRMAN GLENNON: Thank you very much.

17 I see Legislator Kopel.

18 MR. PERRAKIS: The next speaker we have
19 is Alyssa Lark, aide to the Nassau County
20 Legislator Kopel.

21 Alyssa --

22 MS. LARK: Hi. My name is Alyssa Lark.
23 Thank you. I'm speaking on behalf of Legislator
24 Howard Kopel.

25 Legislator Kopel had a medical

Proceedings

1
2 procedure this evening and is unable to attend
3 tonight's hearing.

4 I just wanted to state that Legislator
5 Kopel fully supports the plan developed by the
6 Town and two villages, and he sincerely hopes it
7 goes through. Legislator Kopel continued to urge
8 the Planning Commission to understand that --
9 that the infrastructure cannot support half or
10 even a quarter of what they wanted to build. As
11 a resident of Lawrence, Legislator Kopel very
12 well knows the traffic will only get worse.
13 Additionally, resurfacing this land and roadway
14 will flood surrounding areas.

15 This is also the last significant piece
16 of open space in the area. Legislator Kopel
17 believes in profit, building and development.
18 However, he strongly feels this concept will have
19 terrible outcomes.

20 Lastly, thank you to the Commission for
21 holding this hearing. And residents, please
22 continue to voice your opinion. Thank you very
23 much.

24 CHAIRMAN GLENNON: Thank you.

25 MS. LARK: Uh-huh.

Proceedings

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2 MR. PERRAKIS: The next speaker we have
3 up is Mayor Lee Israel, but I do not see him in
4 the room. If you can, please e-mail us.

5 The next speaker we have is
6 Blanche Lerer from the Lawrence Association.

7 CHAIRMAN GLENNON: Is she in the room?

8 MS. LERER: Hello.

9 CHAIRMAN GLENNON: Hello, Ms. Lerer.

10 MS. LERER: Yes.

11 CHAIRMAN GLENNON: Name and address for
12 the record please.

13 MS. LERER: My name is Blanche Lerer.
14 I live at 2 Wentworth Place in Lawrence.

15 CHAIRMAN GLENNON: You have the floor.

16 MS. LERER: What else -- pardon me?

17 CHAIRMAN GLENNON: You -- you have the
18 floor.

19 MS. LERER: Okay, good.

20 I'm directing these comments to the
21 Town of Hempstead and to the Willow View Estate.

22 The Willow -- Willow View Estates must
23 be known -- must know that you are not welcome in
24 our "Five Towns." We already have enough noise
25 from airplane traffic, emergency, fire trucks and

Proceedings

1
2 ambulance activity. Traffic is horrendous from
3 town to town, with speed limits between 20 and
4 30 miles and with overwhelming car accidents in
5 every town daily, which adds to the congestion
6 and police activity racing around town.

7 Our community cannot handle added
8 traffic, with added pollution and increased
9 population, nor can the utility companies, postal
10 services. And the "PSEG" takes weeks to restore
11 service from storm damage.

12 How can we improve our existing parking
13 situation in the shopping centers, when we cannot
14 accommodate our own cars at this time?

15 Your original plan of 284 homes will
16 cripple our community even more. Consider a
17 disaster to evacuate the "Five Towns" and
18 Atlantic Beach getting onto Rockaway Turnpike,
19 two lanes. Your residents, at 284 count, will
20 never get out onto Broadway.

21 There are no exit plans for us all.

22 Get the message now, you're not
23 welcome. Don't invade our property and our
24 communities. Why don't you go to your own
25 neighborhoods? I'm sure they will be delighted

Proceedings

1 with your plans and so will Willow View Estates.

2 Thank you very much for allowing me to
3 speak.

4 CHAIRMAN GLENNON: Thank you.

5 Did I see Murray Forman up next, or no?

6 MR. PERRAKIS: No, we're going to bring
7 in Jake Harman for Mayor Israel.

8 CHAIRMAN GLENNON: Mr. Harman, the
9 floor's yours.

10 Name and address for the --

11 MR. HARMON: Okay.

12 CHAIRMAN GLENNON: -- record.

13 MR. HARMAN: Can you hear me?

14 CHAIRMAN GLENNON: Yes. Just name and
15 address for the record.

16 MR. HARMAN: Okay. Jake Harman,
17 135 Willow Road, Woodsburgh, New York 11598.

18 CHAIRMAN GLENNON: Okay.

19 MR. HARMAN: Okay. Thank you. Good
20 evening.

21 I am Jake Harman, the Deputy Mayor of
22 the Village of Woodsburgh. On behalf of Mayor,
23 who is predisposed this evening, and the Village
24 Board of Trustees, I thank you for the
25

Proceedings

1
2 opportunity to briefly provide comments related
3 to the "Draft Environmental Impact Statement"
4 referred to as the "DEIS."

5 We recognize that the Commission is
6 providing an opportunity to submit written
7 comments related to the "DEIS," and we plan to
8 provide substantive comments through that written
9 process. We also understand that the Commission
10 is currently only addressing the environmental
11 review process, not the underlying subdivision
12 application.

13 As our counsel has indicated in a
14 written correspondence to the Commission, the
15 proposed development described in the "DEIS" is
16 not compatible with the zoning codes of the three
17 municipalities in which the property is located,
18 as well as the "Village's Comprehensive Plan,"
19 and the historical and natural resource
20 protections provided in those regulations.

21 As you know, as an involved agency, the
22 Village of Woodsburgh Board of Trustees may be
23 bound by any "Final Environmental Impact
24 Statement" issued by the Commission, and we
25 appreciate the consideration as part of this

Proceedings

1
2 process. At any point, the Village Board will be
3 required to adopt its own environmental review
4 findings, so we believe it is imperative that the
5 process and ultimately the substance of the "EIS"
6 reflect current law, and the entirety of the
7 proposed development in view of zoning
8 requirements and comprehensive planning.

9 We have confidence that the Commission,
10 in its role as the quarterback of the
11 environmental review process, will assure that
12 the Village's Comprehensive Plan, and the
13 properly adopted and existing zoning laws are
14 addressed and accounted for prior to
15 consideration of an "FEIS." We similarly trust
16 that the Commission will assure that all comments
17 relating to substantive environmental concerns
18 will be properly and comprehensively considered
19 by the Commission.

20 The Woodmere Club, while located in
21 three municipalities, essentially serves as the
22 gateway to the Village of Woodsburgh. As a
23 Board, you can appreciate that we have been duly
24 elected to preserve the quality of life of our
25 Village residents.

Proceedings

1
2 As I previously stated, as a
3 participant in the environmental review process,
4 we will provide you with written comments
5 addressing environmental impacts. We
6 respectfully request and anticipate that those
7 comments, as well as the many comments you will
8 receive from other involved agencies and
9 community residents, will be fully reviewed,
10 considered, analyzed and addressed as a predicate
11 to taking any further steps.

12 Thank you.

13 CHAIRMAN GLENNON: Thank you.

14 MR. PERRAKIS: Next speaker is Murray
15 Forman.

16 CHAIRMAN GLENNON: Mr. Forman, you're
17 on mute. If you unmute yourself, put your name
18 address on the record, the floor is yours.

19 MR. FORMAN: Can you hear me?

20 CHAIRMAN GLENNON: Yes, we can.

21 MR. FORMAN: Good evening, Board of
22 Planning Board. My name is Murray Forman. I am
23 the -- I am a Trustee of the Lawrence Union Free
24 School District, District, 15, and its
25 long-serving president.

Proceedings

1
2 And I urge -- I urge the Planning
3 Commission to please take into account that the
4 Law -- that the Lawrence School District buses in
5 excess of 7,500 students to -- to over 200
6 locations every day of the week.

7 Broadway, where this proposed project
8 is located, is a major pinch point. And the
9 current development, as projected, would severely
10 prejudice the District's ability to discharge the
11 already-difficult task of busing such a large
12 volume of students.

13 Additionally, we believe that the
14 environmental impact to -- in terms of flooding
15 and what it will do to the -- the neighboring
16 properties will, in the long term, not -- not
17 only add -- not -- not only not add value to the
18 District, but will in fact devalue the homes that
19 are in the surrounding District, thus putting
20 pressure on the District's wealth base and its
21 ability to maintain its operations and provide
22 for the adequate schooling of children.

23 Again, on a personal note, quite
24 frankly as a resident of Lawrence, I don't
25 understand why the rush, as this is a -- a

Proceedings

1
2 subject of litigation, and why the -- the "SEQRA"
3 process is going forward at this particular date.
4 But in -- in -- in the event that it is, we will
5 be submitting a more detailed environmental
6 statement as to why we believe that the project
7 should not be considered at this -- at this point
8 and hopefully will be abandoned.

9 Thank you very much.

10 CHAIRMAN GLENNON: Thank you.

11 MR. PERRAKIS: Next speaker is Howard
12 Avrutine. He is not present.

13 Following him is Stanley Stern. He is
14 not present.

15 Next speaker is Jennifer Wallace.

16 CHAIRMAN GLENNON: Ms. Wallace?

17 MS. WALLACE: Hi there.

18 CHAIRMAN GLENNON: Go ahead.

19 MS. WALLACE: Yup. Thank you.

20 CHAIRMAN GLENNON: Name and address for
21 the record.

22 MS. WALLACE: My name is Jennifer
23 Wallace. I live on Burton Lane in Lawrence,
24 11559.

25 I just want to concur with the other

Proceedings

1
2 residents who have made the point that the
3 surfaces, and traffic, and trash pick up, and
4 power and water are already at breaking points.
5 We have been told many of us can't even get
6 natural gas, because there's already too much of
7 a demand. To add any houses, let alone 285,
8 strikes me as willfully neglectful to the
9 existing residents of the community.

10 Additionally, many of us were
11 originally drawn to this area, because of the
12 beautiful marshland, water, wildlife and wide
13 open spaces. All of that becomes compromised,
14 when you begin to discuss any kind of development
15 of this magnitude, in the last remaining open
16 space.

17 Reynolds Channel and the sewer systems
18 are a disgrace. We have yet to develop or
19 execute the sewer bypass. Many homes in back
20 Lawrence are -- remain on septic. And if that is
21 the intended plan for this, it will only serve to
22 further pollute the marshlands, and the water and
23 the water table, which is already quite
24 precarious.

25 So I urge all who are in a

Proceedings

1
2 decision-making capacity to do everything
3 possible to oppose this, to protect not only the
4 homeowners, but also the wildlife, migratory
5 birds, and pollinators.

6 And, you know, there's just too much at
7 stake here. There's too little, precious too
8 little open land. And to even consider to this
9 kind of a development seems like sheer
10 negligence. And I -- I sincerely hope, as a
11 resident, that it will not be allowed to go
12 forward.

13 Thank you.

14 CHAIRMAN GLENNON: Thank you. Have a
15 good evening.

16 Who do we have next?

17 MR. PERRAKIS: (No response.)

18 CHAIRMAN GLENNON: Sorry John, I muted
19 you.

20 MR. PERRAKIS: After Jennifer Wallace
21 it is Abraham Najjar.

22 CHAIRMAN GLENNON: Okay.

23 MR. PERRAKIS: He is not present.

24 The next is Edward Grushko.

25 CHAIRMAN GLENNON: Good evening,

Proceedings

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2 Mr. Grushko. You got to unmute yourself, then
3 put your name and address for the record.

4 MR. GRUSHKO: My name is Edward
5 Grushko. I live at 29 Lotus Street in
6 Cedarhurst. I've lived there for nearly
7 35 years.

8 There is only one house between my home
9 and the golf course, which is the subject of the
10 proposed subdivision. My neighbors and I are
11 very concerned about the short- and long-term
12 impact of the development estimated to be
13 constructed over a period of six to seven years,
14 based on the "DEIS" submitted by the developer.
15 I have and my neighbors have some specific
16 concerns with the "DES" [sic].

17 The second paragraph of "Section
18 3.11.2" of the "DEIS" at page 277 of 342 pages,
19 in part, states, that during this time,
20 construction-related noise may temporarily effect
21 the surrounding community. These impacts may
22 result from both on-site activities and
23 construction truck -- truck traffic on area
24 roadways, end quote.

25 By the developer's own admission,

Proceedings

1
2 construction is expected to take between six and
3 seven years. This is by no means reasonably
4 describable as "temporarily."

5 The first paragraph of page 286 of the
6 "DEIS" states, in part, there would be up ten
7 daily truck trips. However, since the truck
8 pass-bys are relatively brief events lasting only
9 approximately 10 seconds, the overall noise
10 exposure from the trucks is substantially less
11 than the stationary equipment. The brief
12 description of the daily truck trips on page 286
13 is presented differently and more starkly on page
14 277 of the "DEIS." There, the basis for the
15 daily ten truck trips is explained as bringing in
16 an anticipated 250,000 cubic yards of landfill
17 throughout the -- the 6-year build out phase for
18 the project.

19 Based on the assumptions stated in the
20 "DEIS," this would equate to ten trucks accessing
21 the site each work day for those years. What the
22 "DEIS" fails to state is that each of these
23 trucks will also leave the site each day,
24 doubling the amount of projected heavy truck
25 traffic for just this purpose. This is not

Proceedings

1
2 taking into account that landfill deliverily
3 [sic] -- delivery won't necessarily be stopped
4 there, if no standard limit for daily deliveries
5 is included in the "DEIS." You could have
6 multiple 20, 30, 40, 50 deliveries a day.

7 The "DEIS" also admits that these dump
8 trucks are not the only heavy equipment that will
9 be accessing the construction site on a regular
10 basis each day. There is no accounting in the
11 "DEIS" for other construction equipment, delivery
12 of other supplies, construction worker vehicles
13 and everything else that can be brought to the
14 site only by vehicular traffic. These
15 construction vehicles would, again pursuant to
16 the "DEIS" submitted by the developer, enter the
17 construction site via Broadway and reach Broadway
18 from either the Nassau Expressway, Rockaway
19 Turnpike or Sunrise Highway.

20 Regardless of the access route, our
21 neighborhoods will be subjected to heavy
22 construction equipment, supplies and construction
23 workers, all travelling along Broadway for a
24 significant distance. This traffic will be in
25 addition to all the other traffic occupying the

Proceedings

1
2 same roadways.

3 The description of up to ten daily
4 truck trips is not a realistic, nor an accurate
5 description of the construction truck traffic.
6 And equally less useful is the tendentious
7 description that each truck pass by is relatively
8 brief and lasts only approximately 10 seconds.
9 The description of the truck noise impact is
10 artfully described to minimize the real effect it
11 will have on the residents of the "Five Towns."
12 Although, a pass by may take 10 seconds, the
13 truck will be passing through large swaths of the
14 neighborhoods, and passing many people and -- and
15 homes for a cumulative amount of time far in
16 excess of 10 seconds per passage.

17 CHAIRMAN GLENNON: Okay. Mr. Gurshko,
18 your time is up.

19 Thank you.

20 MR. GURSHKO: There's more.

21 CHAIRMAN GLENNON: You could -- you
22 could if -- if your reading over something, you
23 can submit the written submission and we'll get
24 it into the record.

25 MR. GURSHKO: Thank you, sir.

Proceedings

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CHAIRMAN GLENNON: Thank you.

Next.

MR. PERRAKIS: The next speaker is Mia Rosenberg. She's not present.

The next speaker --

CHAIRMAN GLENNON: Did Abraham come back?

MR. PERRAKIS: -- Joseph Sturm, he is not present.

Then it's Jason Lieber, he is not present.

Then we have Marian David.

CHAIRMAN GLENNON: Okay.

Ms. David, name and address for the record.

(No response.)

CHAIRMAN GLENNON: Ms. David?

(No response.)

CHAIRMAN GLENNON: I don't think she's there, John.

MR. PERRAKIS: Next speaker is Mitchell Seidman.

CHAIRMAN GLENNON: Is he in the room?
There we go.

Proceedings

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2 Mr. Seidman, you're -- you're muted.
3 You have to unmute yourself, Mr. Seidman.

4 And for anybody else in the waiting
5 room, when you get called in, please be on
6 unmuted.

7 Mr. Seidman?

8 (No response.)

9 CHAIRMAN GLENNON: All right. John,
10 let's move him back and bring in the next
11 speaker.

12 MR. PERRAKIS: Next speaker is Eli
13 Mechlowitz.

14 (No response.)

15 MR. PERRAKIS: He is not present.
16 Joseph Adler.

17 (No response.)

18 CHAIRMAN GLENNON: I still have
19 Mr. Seidman in the room.

20 MR. PERRAKIS: He is not present.
21 Abraham Muchnick.

22 MR. MUCHNICK: Hi. Can you hear me?

23 CHAIRMAN GLENNON: Yes, we can.

24 Mr. Muchnick, welcome. Good evening.

25 Name and address for the record please.

Proceedings

MR. MUCHNICK: Thank you.

My name is Abraham Muchnick and I live at 319 West Ivy Hill Road in Woodsburgh.

So unlike some other comments here, I would like to voice support for the developer's plans. I would like to say that I hate birds, I hate wildlife. Fish are slimy and gross. Who needs them? Have you ever smelled freshly-caught fish? It's disgusting.

I want to share with you some of the animals I hate that unfortunately call Woodmere Channel "home":

Blue Herons;

Egrets;

Osprays;

Yellow-Crested Night Herons;

Turtles;

Muskrats;

Rabbits;

Blue Crabs;

And more.

Horrible, I -- I don't know how I live here. It's terrible. We are in fear of our lives when we go out at night.

Proceedings

1
2 My children and I sometimes take our
3 kayaks out to clean up the Channel and collect
4 trash for our personal collections and display it
5 on our property. I'm pleased to note that the
6 developer, since taking ownership of the Woodmere
7 Club, has also accumulated a wonderful collection
8 on his property. It's fantastic and on display
9 for everyone to see. And it's getting bigger
10 every day, thanks to the valiant efforts of the
11 Woodmere Club developers to grow it, by doing
12 absolutely nothing to clean it. I'm sure that
13 will continue when they develop the land.

14 And let me be clear, I didn't move to
15 this beautiful area, because I cared about the
16 environment. I moved here because I hoped to one
17 day to live across the street from a concrete
18 parking lot with hundreds of poorly-built homes
19 that'll look the same and no animals.

20 I want my water levels to rise, as
21 construction removes the natural flood barriers.
22 Are you kidding me? Waterfront property is more
23 valuable the closer it is to your home. I'd love
24 to wake up every morning and have my coffee in my
25 own personal living room wading pool. That's my

Proceedings

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American dream.

Thank you, developers, for contributing
to my happiness.

CHAIRMAN GLENNON: Okay. Next.

MR. PERRAKIS: Next speaker is Benjamin
Englander.

(No response.)

MR. PERRAKIS: He is not present.

Mario Joseph is the next speaker.

CHAIRMAN GLENNON: Good evening,
Mr. Joseph.

Name and address for the record please.

MR. JOSEPH: Mario Joseph, I live at
80 Meadow Drive in Woodsburgh, New York.

CHAIRMAN GLENNON: Okay. The floor is
yours. You have three minutes.

MR. JOSEPH: Thank you.

I've lived in Woodsburgh for 22 years.
And for about a year and-a-half of that time, I
was the co-president of the Five Towns Civic
Association. I -- I guess more important is that
I was a resident during Hurricane Sandy. I live
right across the street from the Woodmere Club.

And I'll just parenthetically point out

Proceedings

1
2 that the very beautiful name "Willow View
3 Estate," in fact is a euphemism for "Town Number
4 Six," which would be right across the street.

5 And what I saw across the street during
6 Hurricane Sandy was water. And it didn't just
7 stay across the street. It came over to our side
8 of the street. It flooded all of our properties.
9 Flooded properties on the other side of Broadway.

10 If you're familiar with our community,
11 you'll -- you'll realize that Hurricane Sandy
12 didn't just stay in one location. It decimated
13 homes throughout the "Five Towns."

14 To build the number of homes that the
15 builders are -- are -- are I'll -- I'll say
16 insistent on -- on -- on building,
17 notwithstanding the rezoning, they want to
18 proceed with litigation and this hearing.

19 To build that number of homes would
20 not just undermine the -- the community itself,
21 but -- well, let me -- let me restate that.

22 If you live in the community, you know
23 that there's a problem with parking. If you work
24 in the City, you take the Long Island Railroad.
25 You could drive around for five, ten minutes, you

Proceedings

1
2 won't find parking. If you shop in the
3 community, you'll realize that there's no parking
4 up and down Broadway along the -- the "tree
5 streets." We have meters. It doesn't make a
6 difference if there's a car parked in front of
7 them. We have municipal lots. It doesn't make a
8 difference if it's packed with cars.

9 You add 100-, 200-plus homes to this
10 "Town Number Six," and you've got what, 200 to
11 400 cars? So when we're talking about traffic,
12 traffic shouldn't just, you know, bring to mind
13 bumper-to-bumper traffic moving from one location
14 to another. It should also bring to mind the
15 impossibility of catching a train on time,
16 because there's no place to park your car. Or
17 when you're driving, you can't get to where you
18 want to go, because there are too many cars ahead
19 of you.

20 Beside that, you have the emergency
21 routes. I'm not an emergency technician. I
22 drive my car, I'm stuck in traffic. I can only
23 imagine what somebody driving an ambulance has to
24 feel like. Maybe more importantly, I can only
25 imagine what a person feels like in the back of

Proceedings

1
2 the ambulance going to a doctor, going to a
3 hospital.

4 CHAIRMAN GLENNON: Okay. You have 10
5 seconds, Mr. Joseph.

6 MR. JOSEPH: Well, I'll just say it
7 literally shows willful ignorance and detachment
8 from the concerns of the "Five Towns" community,
9 to proceed as the developers are trying to
10 proceed.

11 Thank you.

12 CHAIRMAN GLENNON: Thank you.

13 MR. PERRAKIS: The next speaker is Stan
14 Klein.

15 CHAIRMAN GLENNON: Good evening,
16 Mr. Klein. If you unmute yourself, put your name
17 and address for the record.

18 MR. KLEIN: (No response.)

19 CHAIRMAN GLENNON: Mr. Klein?

20 There you go. You're unmuted.

21 MR. KLEIN: Good evening.

22 My name is Stanley Klein, 1078 Fordham
23 Lane, Woodmere, New York.

24 On any trip down Broadway in order to
25 get from Woodmere Proper to Rockaway Turnpike,

Proceedings

1
2 it's an impossible task even in today's traffic
3 conditions.

4 Building anything at all in this area
5 is unsafe for the residents of this neighborhood
6 and the greater "Five Towns" neighborhood in
7 general. You're going to be causing a risk to
8 individuals, because there's no other way to get
9 out of there. You're basically trapped.

10 I, therefore, ask the Commission to
11 terminate this foolish endeavor.

12 I thank you for your time.

13 CHAIRMAN GLENNON: Thank you.

14 MR. PERRAKIS: Next speaker is Sharon
15 Benton, who is not present.

16 After that it is Natalie Hiller.

17 CHAIRMAN GLENNON: Ms. Hiller, please
18 unmute yourself, put your name and address for
19 the record.

20 MS. HILLER: Hi.

21 CHAIRMAN GLENNON: Good evening.

22 MS. HILLER: I'm sorry -- sorry for the
23 delay.

24 CHAIRMAN GLENNON: It's okay.

25 MS. HILLER: Hi. This is Natalie

Proceedings

1
2 Hiller, 495 Ocean Avenue in Lawrence, New York
3 11559.

4 I have lived in Lawrence for thirty
5 years. And with the discussion of this
6 development, it is very plain to anyone who
7 thinks about it that the entire area, Woodsburgh,
8 Lawrence, Cedarhurst, all the people that live
9 there now, life would be totally altered and
10 compromised. There's no question.

11 Regarding the traffic and regarding the
12 environment itself, the issues of flooding,
13 that's always been a -- a problem just being so
14 close to the water.

15 I -- I personally, I'm not connected to
16 a sewer system. We have -- we have our own. We
17 had to put in our own. So that's an issue in the
18 back where I live.

19 And just in general, even contemplating
20 adding 250 or 80 something homes is absolutely
21 total insanity. It will -- it will compromise
22 the quality of life for anyone who now lives in
23 the "Five Towns," -traffic, the parking,
24 everything that everyone has discussed.

25 It's -- it's -- it's mind boggling that

Proceedings

1
2 the property was sold to developers. I once
3 thought that if the Woodmere Club needed to sell
4 for financial reasons, why wasn't the entire
5 property offered to the residents of the "Five
6 Towns" to -- to make it a park, and possibly, you
7 know, put it to a vote and where the residents
8 would support it maybe financially or, you know?
9 But to -- to do it and to sell it to a developer,
10 it was just so callous and -- and really not
11 caring at all about the people that have made
12 their lives there.

13 So I really hope that this never comes
14 to pass, because it will be a complete and utter
15 disaster.

16 Thank you.

17 CHAIRMAN GLENNON: Thank you.

18 MR. PERRAKIS: Next speaker is Danielle
19 Gill.

20 MS. GILL: My name is Danielle Gill. I
21 live on 6 Hawthorne Road in Lawrence. Our house,
22 our backyard is really the Woodmere Country Club.
23 Weekly we see flooding consistently, all the
24 time. We were fortunate enough -- we are
25 fortunate enough not to be in a flood zone,

Proceedings

1
2 because the house is 6 feet higher than the golf
3 course.

4 And I -- being a layperson, I don't
5 know exactly what the builder is going to do.
6 But I wonder if he's going to raise the level of
7 the golf course to match the streets and the
8 houses and then it will really be a disaster for
9 the flooding.

10 So my concern really is the flooding.
11 And I agree with all the previous speakers about
12 the quality of life, the traffic, Rockaway
13 Turnpike, which is really a danger, horrendous
14 right now. And this is what I have to say.

15 CHAIRMAN GLENNON: Thank you very much.

16 MS. GILL: Thank you.

17 MR. PERRAKIS: Next speakers, Arthur
18 and Judy Murray.

19 (No response.)

20 CHAIRMAN GLENNON: Are they there? I'm
21 not seeing them, John.

22 MR. PERRAKIS: Arthur and Judy had an
23 old version of "Zoom."

24 CHAIRMAN GLENNON: They had what?

25 MR. PERRAKIS: An old version of

Proceedings

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"Zoom."

CHAIRMAN GLENNON: Okay.

MR. PERRAKIS: And they're joining in
right now.

CHAIRMAN GLENNON: Oh, okay.

Hello, Mr. and Mrs. Murray. Can you
hear me?

(No response.)

CHAIRMAN GLENNON: Nope, not hearing
them, John.

MR. PERRAKIS: Okay. We'll move on.

The next speaker is Rena Saffra.

CHAIRMAN GLENNON: Ms. Saffra, you have
to unmute yourself.

(No response.)

CHAIRMAN GLENNON: Ms. Saffra.

(No response.)

CHAIRMAN GLENNON: Again, anybody who's
watching this, if you get called, please be
prepared to unmute yourself, so we can keep this
moving in an orderly fashion.

Ms. Saffra if you can't -- if you can't
unmute yourself, we're going to have to put you
back into the waiting room and bring the next

Proceedings

1
2 speaker on.

3 MS. SAFFRA: Hello. Do you hear me?

4 CHAIRMAN GLENNON: Yup, you got it
5 under the gun.

6 MS. SAFFRA: Here I am.

7 Thank you.

8 You know what, I'm having a lot of
9 trouble. There is no option -- hold on.

10 CHAIRMAN GLENNON: Oh, I -- I -- I
11 think you have -- ah, there you go.

12 Okay. Try it now.

13 MS. SAFFRA: Nope, you're having
14 trouble again.

15 Ms. Saffra, we lost you again.

16 All right, John.

17 COMMISSIONER WARREN: Can she join
18 by -- by calling in?

19 CHAIRMAN GLENNON: Well, I think
20 that's up to John.

21 FIRST VICE-CHAIR GREENFIELD: I think
22 the feedback was she was both calling in --

23 CHAIRMAN GLENNON: All right. John,
24 let's see if we can move her into the other room.

25 David.

Proceedings

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MR. SAFFRA: Can you hear us now?

CHAIRMAN GLENNON: Now, we can yes. Go ahead.

Name and address for the record please.

MR. SAFFRA: Sure, name and address.
Rena Saffra, 23 Harris Street, Cedarhurst, New York.

MS. SAFFRA: I'm back. I'm sorry.
I'm just -- I just want to let you know, a lot of people are having trouble logging in. Howard Avrutine has been e-mailing us and saying that he can't get in. He's on the phone waiting.

There are a lot of people that are having a lot of trouble on my screen. I can't unmute. I don't know how that miraculously just happened now.

CHAIRMAN GLENNON: All right, John.
All right, so I'm going to ask staff if they could take a look into that and maybe reach out to Howard and see what the issue is.

MS. SAFFRA: Yeah, please. Maybe you can speak by phone.

CHAIRMAN GLENNON: Okay.

Proceedings

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2 MS. SAFFRA: All right. I just want to
3 say good evening. Thank you for taking the time
4 to listen to the concerns of the residents --

5 CHAIRMAN GLENNON: I need -- Ms.
6 Saffra, I need your name and --

7 MS. SAFFRA: Oh --

8 CHAIRMAN GLENNON: -- address.

9 MS. SAFFRA: -- yes.
10 Rena Saffra, 23 Iris Street,
11 Cedarhurst, New York 11516.

12 CHAIRMAN GLENNON: Thank you.

13 MS. SAFFRA: I'd like to thank you for
14 taking the time to listen to the concerns of the
15 residents of the greater "Five Towns" community
16 and beyond.

17 First and foremost, we strenuously
18 object to the "Draft EIS" hearing going forward
19 at this time. As a result of the zoning changes,
20 the subdivision map filed by the property owner
21 with the Nassau County Planning Commission
22 proposes to create parcels of property, which are
23 not compliant with the new applicable zoning.

24 The proposed subdivision map is no
25 longer viable and no further action should be

Proceedings

1
2 taken by the Commission, unless and until a new
3 zoning-compliant map is filed.

4 I would also -- I would also like to
5 ensure that you've received the full compliment
6 of studies conducted by Cameron Engineering, that
7 were commissioned by this Town of Hempstead.
8 These studies are the basis for the creation of
9 the "Coastal Conservation District."

10 I'm sure you are aware that this new
11 zoning district, allowing 59 homes on 25 percent
12 of the property, was approved unanimously by the
13 Town of Hempstead Board, as well as the Boards of
14 the Villages of Lawrence and Woodsburgh.

15 Can you confirm that you've received
16 this information?

17 CHAIRMAN GLENNON: I -- I believe we
18 have.

19 MS. SAFFRA: Okay.

20 In addition, do you have a copy of the
21 transcripts and the written comments from that
22 meeting, in which an overwhelming majority of
23 community members voiced support for this newly
24 created zoning?

25 CHAIRMAN GLENNON: We -- we will have a

Proceedings

1
2 complete record by Jan -- January 8th, so
3 whatever we do now --

4 MS. SAFFRA: Awesome. Thank you.

5 I want to say that every time I look at
6 the subdivision maps submitted by the developer,
7 I just can't believe the audacity they have.
8 They are literally planning to build on every
9 square inch of the property, with no regard for
10 the community needs or community character. The
11 amount of houses they want to build there is
12 obscene.

13 Think about this. The Village of
14 Woodsburgh is comprised of 221 homes, Hewlett
15 Neck 160, Hewlett Bay Park 147. These developers
16 want to build 284. There's a reason their plan's
17 been dubbed the "Sixth Town."

18 I'd like to invite every member of the
19 Planning Commission to personally come out to our
20 neighborhood, take a drive around the area and
21 especially around the perimeter of the Woodmere
22 Club property. Seeing this space up close and in
23 person will give you an idea of how vast an area
24 it is. Seeing it on a map doesn't do it justice.

25 Before you make any decision on this

Proceedings

1
2 property, you have an obligation to see it
3 firsthand and imagine the devastation it will
4 cause.

5 Lastly, I want to point out that
6 whatever happens with this property, it will set
7 a very important precedent for a future
8 development of golf courses all over Nassau
9 County. The Rockaway Hunt Club sits directly
10 adjacent to the Woodmere Club. What will happen
11 if they decide to close down? Would you allow
12 another 284 houses to be built there? How about
13 the Seawane Golf Course that's 1.7 miles away,
14 another 284 houses? Inwood Country Club 2.1
15 miles away, another 284 houses? Will you allow
16 the "Five Towns" to become the "12 Towns?"

17 I'm asking you to be brave. I'm asking
18 you to do the right thing for all the residents
19 and for all future generations. I'm asking you
20 to save us from this "Sixth Town."

21 Thank you.

22 CHAIRMAN GLENNON: Thank you.

23 Have a goodnight.

24 All right, next.

25 MR. PERRAKIS: Next speaker is Pearl

Proceedings

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Bruger.

MS. BRUGER: Hi, good evening.

CHAIRMAN GLENNON: Good evening,
Ms. Bruger.

MS. BRUGER: My name is Pearl Bruger.
I live at 4 Rose Street, Cedarhurst, New York.

I've been listening to all the previous
speakers, and everything that's been raised is
very important, very relevant to the problem.

The developers are seeking to basically
ruin our community for the benefit of profit.
And even though I'm a capitalist and I believe in
free enterprise, there has to be a better way.

I object tremendously. When the issue
of bringing in all that landfill, I think the
implication is right away that the grade of the
golf course will be raised, which will cause
spillover to all the -- the surrounding areas for
flooding.

The mention of the number of cars was
well understated. Given 300 -- close to 300
homes, there's a minimum of two cars per home.
And if there are teen, older teen -- older
teenagers living in a home, you will have more

Proceedings

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2 cars. So we're talking anywhere between 600 to
3 1,000 cars being added to the community, which
4 will be hitting traffic, which will be emitting
5 noxious fumes, not to mention all the dirt, and
6 all the noise pollution that's going to happen
7 over the period of this construction.

8 It is sinful for anyone to come in to
9 ruin the lives of the people that are in a
10 community. And these people who are among the
11 developers should know that.

12 And I plead with the Commission, I
13 plead with everybody involved to do whatever
14 needs to be done to prevent this devastation to
15 our community.

16 Thank you so much.

17 CHAIRMAN GLENNON: Thank you.

18 MR. PERRAKIS: The next speaker is
19 Moshe Teitelbaum.

20 CHAIRMAN GLENNON: Mr. Teitelbaum, you
21 have to unmute yourself.

22 MR. TEITELBAUM: Good evening.

23 Thank you very much members of the
24 Commission.

25 CHAIRMAN GLENNON: You're -- you're

Proceedings

1
2 welcome.

3 Name and address please.

4 MR. TEITELBAUM: Moshe Teitelbaum,
5 798 Central Avenue, Woodmere, New York 11598.

6 I'd like to thank you for being so kind
7 as to listen to us, and to hear us and to get the
8 feeling of what the community really looks
9 forward to. We look forward to some kind of a
10 sense of this Commission, that Nassau County
11 deserves better than this plan. Not only that
12 the people locally deserve better than the plan,
13 Nassau County deserves better than this plan.

14 We're an integral part of a beautiful
15 suburban community, with people who are trying to
16 build lives, make contributions to general
17 society, live in a way that's uplifting, that's
18 not harrowing, live in a way that can give us
19 many opportunities to do lots of good, and
20 contribute to the world around us, and not raise
21 our levels of anxiety and stress. And give us a
22 quality of life that allows us, along with the
23 rest of Nassau County, to be a beautiful county
24 and a beautiful place to live.

25 If you were come and visit with us in

Proceedings

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2 our community, you would see wonderful people and
3 a wonderful way of life, all compromised by this
4 plan. I've lived here now for thirty-three
5 years. I have led the community as a Rabbinic
6 leader of one of the major congregations. And I
7 have watched people grow, and become better, and
8 become good and contribute so much to Nassau
9 County.

10 All we ask you is to help us continue
11 with that quality of life that has graced the
12 County with all of us good people. We want you
13 to be with us. We'd ask you to please appreciate
14 how we feel, and feel along with us that the
15 County deserves much better than this plan.

16 And just one thing was mentioned -- I
17 don't mean to repeat it -- there's a certain lack
18 of fairness in this process, because while you're
19 doing a fair job and you're doing everything you
20 have to do, the sale was conducted without people
21 having the opportunity to even know it's taking
22 place. And now after the fact, "Well, here are
23 the plans." And now all of the nice people have
24 to, you know, clamor and, you know, figure out,
25 "Well, what are we going to do?"

Proceedings

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2 There's something basically lacking in
3 fairness, in that we didn't have a chance to
4 weigh in, to maybe have the County weigh in, have
5 people come together and figure out what's best
6 for our community, best for the County. Now,
7 we're turning to you to help us.

8 Thank you so much. Thank you for
9 listening.

10 CHAIRMAN GLENNON: Thank you.

11 MR. PERRAKIS: The next speaker is
12 Howard Avrutine.

13 CHAIRMAN GLENNON: Counselor?

14 MR. AVRUTINE: (No response.)

15 CHAIRMAN GLENNON: Is that him on the
16 phone?

17 MR. AVRUTINE: Can -- can you hear me
18 now?

19 CHAIRMAN GLENNON: Yes, we can.

20 MR. AVRUTINE: Hallelujah.

21 CHAIRMAN GLENNON: Yes.

22 Name and address, Mr. Avrutine.

23 MR. AVRUTINE: Thank -- thank you.

24 Yes. Howard Avrutine, 575 Underhill
25 Boulevard in Syosset. I'm representing Five Town

Proceedings

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2 Civic Association.

3 I just wanted to take a moment and
4 thank Bob O'Brien and John Perrakis for helping
5 me overcome my technical difficulties in getting
6 on the call tonight. And thank you, Mr. Chairman
7 and members of the Commission.

8 I -- I know we -- the Commission had
9 resolved to proceed with the "SEQRA" process and
10 with the public hearing this evening. But I
11 would like to state, on -- on the record, the
12 objection of the Five Towns Civic Association to
13 this hearing going forward at this time.

14 I dare say that if this particular
15 subdivision map had been filed subsequent to the
16 lawful adoption of the "Coastal Conservation
17 District Zoning," both by the Town of Hempstead
18 and the surrounding villages, then the Commission
19 would have rejected this map as being not
20 compliant with zoning. I would respectfully
21 submit that the same result must obtain with
22 respect to the "SEQRA" review. We have review
23 going on, ongoing review, with a public hearing
24 on the "DEIS" regarding environmental impact,
25 from a plan which simply is not zoning compliant.

Proceedings

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2 And I know that the environmental review, the
3 "long environmental assessment form," as well as
4 the "expanded assessment" were that the Town
5 undertook -- Town of Hempstead undertook in
6 connection with the new zoning has been filed
7 with the Commission.

8 But I think that it's important to note
9 that the purpose of this new zoning district
10 specifically is to regulate development in a
11 specifically environmentally-sensitive coastal
12 area, with the purpose being to preserve and
13 protect the Town -- the aerial located within the
14 unincorporated portion of the Town, as well as
15 the neighboring Villages' environmental coastal
16 open space and cultural resources.

17 And this is something that is
18 especially relevant here, because we're doing an
19 environmental review, or I should say the
20 Commission is doing an environmental review --
21 review, which assesses an application which is
22 not a lawful application, because it is not
23 zoning compliant. So this entire process, in our
24 view, should await submission of a zoning
25 compliant plan, whether it be in -- in, you know,

Proceedings

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2 in some way fully compliant with the new "Coastal
3 Conservation District," or if -- if -- if
4 something else is reached as a result of the
5 litigation, if there's some other iteration.

6 But I would respectfully submit that to
7 proceed with the environmental review with
8 respect to this map, which is in no manner
9 compliant with zoning, ought not to proceed,
10 because it is not relevant and germane to -- to
11 this property any longer. And so again, the --
12 this -- this -- this process should -- should be
13 halted to await the resolution of the litigation
14 pending, that is pending.

15 If the zoning stays in place, then
16 there'll need to be a new map. And that new map
17 should be the subject of the "SEQRA" review, not
18 a map that is currently out of compliance with
19 the prevailing zoning.

20 I thank you for your -- your -- an
21 opportunity to speak tonight on behalf of the
22 Five Town Civic Association.

23 And also just in closing clearly, the
24 Five Towns Civic Association and its members
25 are -- are not only opposed to this proceeding

Proceedings

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2 based upon a -- a map that is non-compliant with
3 zoning, but also very, very much opposed to the
4 subdivision application as constituted for
5 numerous reasons, you know, traffic impact,
6 the -- the environmental sensitivity to wildlife,
7 the issues of drainage, issues of flooding, all
8 of these issues that -- that led to
9 reconsideration of this entire area by the Town,
10 so that the -- the proper and appropriate
11 potential development can be considered here, as
12 opposed to what this subdivision depicts.

13 So it is -- it is apparent that -- and
14 you can hear it from all of the other comments
15 tonight, that this is a vast over-intensification
16 proposed to this property that, again, is
17 non-compliant with prevailing zoning.

18 I thank you for your attention this
19 evening.

20 CHAIRMAN GLENNON: Thank you,
21 counselor.

22 MR. PERRAKIS: The next speaker is
23 Edward Gottlieb.

24 CHAIRMAN GLENNON: Good evening.

25 MR. GOTTLIEB: Good evening. I

Proceedings

1 sound -- Edward Gottlieb.

2 CHAIRMAN GLENNON: Go ahead.

3 Good evening, Mr. Gottlieb.

4 MR. GOTTLIEB: Hi. Edward Gottlieb, I
5 live at 96 Chauncey Lane in Lawrence. I am a
6 resident of Lawrence for 35-plus years.
7

8 And I -- I just have some bullet points
9 of concerns and perhaps adverse effects. It's
10 not an arbitrary list and it -- it -- it may
11 repeat some of what you've already heard. But I
12 think that you're getting a pretty good sense of
13 the fears that this community has.

14 This is not a perfect community and we
15 do have our problems that exist, as you know,
16 parking, traffic, noise, pollution, so forth.
17 But everyone who lives here seems to loves it and
18 is making it work.

19 However, here are some of my concerns:

20 Flooding of the low lying areas,
21 particularly when I hear about all the truck
22 traffic bringing in change of grade. So if
23 they're lifting up the golf course, there's going
24 to be a change of grade and that water is going
25 to cause flooding in what may not currently be

Proceedings

1 low-lying areas, but will become low-lying areas;

2 Certainly negative environmental
3 changes and -- and, you know, the little open
4 space that we have, we do enjoy and that'll be
5 gone forever. Wildlife species will be gone
6 forever from this area;

7
8 There's certainly seems to be a limited
9 availability of fresh water, natural gas,
10 electricity;

11 Sewer and -- and wastewater treatment
12 is -- is a concern, as well as solid waste
13 disposal;

14 Increased traffic, in case you haven't
15 heard that one before, that's a real concern.

16 And -- and all this affects a negative
17 quality of life.

18 Polluted water runoff into the
19 waterways, which -- which is certainly what the
20 "Coastal Conservation" is about, is -- will be
21 causing algae blooms, certainly killing off
22 wildlife and causing foul smells in the water.

23 All right, this is just a -- a -- I
24 didn't really think you'd be calling on me so
25 quickly. There are so many articulate, wonderful

Proceedings

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2 speakers that spoke before me. I just wanted to
3 add my -- my few bullet points.

4 And I -- I thank you for listening.

5 CHAIRMAN GLENNON: Thank you.

6 Have a good night.

7 MR. GOTTLIEB: Good night.

8 MR. PERRAKIS: Next speaker is Janna
9 Kaplowitz.

10 CHAIRMAN GLENNON: Ms. Kaplowitz,
11 unmute yourself, and name and address for the
12 record please.

13 MS. KAPLOWITZ: Hello.

14 CHAIRMAN GLENNON: Hello.

15 MS. KAPLOWITZ: Hi.

16 My name is Janna Kaplowitz. I live at
17 210 West Ivy Hill Road in Woodsburgh.

18 I live directly across the street from
19 the Woodmere Country Club. And I would just --
20 I -- I think everything that has been said, I
21 agree with. And I am just here to show my
22 support to -- you know, obviously I am very much
23 against the development of the land. I do think
24 that there will be just tremendous impact to
25 everyone around us. And obviously, I personally

Proceedings

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2 will be very, very, very much affected.

3 We -- we sit outside our house and look
4 at the endless amounts of wildlife. And, you
5 know, and we know that that will definitely be
6 impacted by the development.

7 So I, you know, I hope that the
8 committee hears all of our concerns and takes
9 them seriously.

10 CHAIRMAN GLENNON: Okay, thank you.

11 MS. KAPLOWITZ: Thank you.

12 MR. PERRAKIS: The next speaker is
13 Gail Kastner.

14 (No response.)

15 MR. PERRAKIS: She's not present.

16 The next is Paul Hanau.

17 (No response.)

18 MR. PERRAKIS: Also not present.

19 The next speaker is Suzanne Rosenberg.

20 DR. ROZENBERG: Unmute, okay.

21 Hello. It's Dr. Suzanne Rozenberg,
22 881 Ivy Hill Road, Woodsburgh, 11598.

23 I have spoken in the past and I bring
24 attention to two aspects. Not only do I live on
25 over here and am a homeowner, I also have a

Proceedings

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2 practice in Woodmere on Irving Place, as well as
3 my husband does as well. And one of the things
4 that I go to St. John's Hospital multiple times a
5 week. And "as is," a 4-and-a-half mile trip can
6 be sometimes 30 minutes.

7 My concern -- I hear lots of emotion
8 tonight talking. But the reality is not just
9 about emotion, it's the dangers of 600 more cars
10 and people coming in the neighborhood cannot
11 sustain this, as is in building a building, I
12 have to account for parking spots. And none of
13 the environmental issues are -- are looking at
14 parking spots in the neighborhood. We cannot
15 sustain this.

16 Woodmere, if you look at the Village
17 itself, the amount of vacancies, and in
18 Cedarhurst, and Woodmere, the Town, the Business
19 District is -- is suffering. And one of the
20 biggest complaints is parking.

21 But my -- my biggest concern, as I
22 said, is the availability to get to the closest
23 hospital and that is St. John's. And the near --
24 the other hospital then would be South Nassau.

25 And to get with one-way each direction

Proceedings

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2 on Broadway, on Central Avenue that ends and then
3 West Broadway is just a bottle jam. At 7:30 'til
4 9:00 in the morning at from 3:30 'til 7, it's
5 virtually impossible to get through the street.

6 And there is no access road for a fire
7 engine, for an ambulance or for anything. So I
8 think that goes into the environmental impact,
9 because of the dangers of what it proposes by
10 adding more homes.

11 Thank you for your attention. And I
12 also agree that this is almost moot, because of
13 the new coastal development, and I'm not sure why
14 a hearing is going forward on that matter.

15 Thank you for your time.

16 CHAIRMAN GLENNON: Thank you.

17 MR. PERRAKIS: The next speaker is
18 Robert Fuchs.

19 (No response.)

20 MR. PERRAKIS: He's no longer here.

21 The next speaker is Stephen Fine.

22 CHAIRMAN GLENNON: John, questions,
23 because I noticed that some of the people that
24 have registered just have a phone number. Is it
25 possible that it could be some of them? Do we

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have any way of knowing?

MR. PERRAKIS: Yeah, we're working on that right now.

CHAIRMAN GLENNON: Okay, thanks.

FIRST VICE-CHAIR GREENFIELD: Mr. Chairman, if that's the case where they're not on "Zoom" but they're just on the phone, then they should speak up when their name is called.

CHAIRMAN GLENNON: It doesn't really work like that, because when you register, you're on the list, so we can't see --

FIRST VICE-CHAIR GREENFIELD: Oh, okay.

CHAIRMAN GLENNON: -- anything. They're going to cross reference the name with the number I assume.

I assume it's Mr. Fuchs.

MR. FUCHS: (No response.)

CHAIRMAN GLENNON: Mr. Fuchs, if you unmute yourself, name and address and the floor is yours.

MR. FUCHS: Hi. My name is -- is Stephen Fuchs. I live at 30 Meadow Drive, Woodmere [sic] -- Woodsburgh, New York right across from the Woodmere Club. And I -- I -- I

Proceedings

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2 just want to reiterate or I don't have to really
3 reiterate. I -- I -- everybody, I agree with
4 everything that everybody's said so far.

5 You know, I -- I moved here a few years
6 ago. One of the main reasons was because of the
7 beauty and the golf course across the street, the
8 environment that it -- it provided for me and my
9 family.

10 And to what's going on right now in the
11 proposed development is directly in contradiction
12 of what -- why we moved here. And I just hope
13 that you guys understand that, along with all the
14 environmental effects that everybody has
15 mentioned.

16 Thank you very much.

17 CHAIRMAN GLENNON: Thank you.

18 MR. PERRAKIS: Next speaker is Jonathan
19 Bennett.

20 MR. BENNETT: Hi. This is Jonathan
21 Bennett.

22 Can you hear me?

23 CHAIRMAN GLENNON: Yes, we can.

24 Name and address please.

25 MR. BENNETT: Jonathan Bennett,

Proceedings

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2 6 Chestney Road in Lawrence, New York.

3 CHAIRMAN GLENNON: The floor is all
4 yours, Mr. Bennett.

5 MR. BENNETT: Thank you.

6 I also would like to voice all my -- my
7 support for all the comments that have been
8 made -- that have been made thus far.

9 I -- I would just add another tidbit of
10 information as it relates to the character of the
11 community. I've been living in Cedarhurst or
12 Lawrence for about twenty years now. And I moved
13 from -- from Cedarhurst to Lawrence five years
14 ago.

15 And I -- I -- when I went to make some
16 changes to the home that I moved into, some of
17 those changes, some of those requests to changes
18 were denied by my local Planning Board, with the
19 overwhelming reason that those changes didn't fit
20 within the character of the neighborhood, even
21 though I disagreed and I continue to disagree.
22 Those changes were relatively minor, certainly
23 relative to the proposed development that's being
24 discussed. I -- I -- I -- so therefore, I -- I am
25 certainly shocked that this is something that is

Proceedings

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2 even being considered.

3 I also, you know, would like to
4 reiterate my support for Rabbi Teitelbaum's
5 concept of fairness, basic fairness that he
6 mentioned earlier, as well as the lack of wide
7 distribution of -- of notice that this property
8 was for sale.

9 I -- I happen to work in the real
10 estate business and it is very surprising that a
11 property of this size and scope was sold without
12 anybody knowing about it, including myself, you
13 know, someone being very active in real estate
14 investment in -- in the community and nationwide,
15 in New York and in nationwide.

16 So -- so something is, you know,
17 strange about that process. And I -- I -- I also
18 would like to call that out, as it bears looking
19 into. And certainly something like this, that
20 would effect the overall character of the
21 community that's been around for a very long,
22 long time.

23 And again, I -- I also, I -- I would
24 like to voice my support for all the
25 environmental impact, as that seems to be what

Proceedings

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2 the subject of this hearing really is, whether
3 it's the flooding, whether it's -- it's the
4 flooding and the drainage, the wildlife, the open
5 space and the overall character of life that open
6 green space provides to the community, and all of
7 the deleterious effects that the removal of that
8 space and a dense development would result in.

9 Thank you very much.

10 CHAIRMAN GLENNON: Thank you.

11 MR. PERRAKIS: Next speaker is Alyssa
12 Winter, who is not present.

13 Then we move to Robert Kantowitz.

14 (No response.)

15 MR. PERRAKIS: Also not present.

16 Jay Schwerd.

17 MR. SCHWERD: (No response.)

18 CHAIRMAN GLENNON: Mr. Schwerd, if you
19 can, take yourself off mute.

20 MR. SCHWERD: Yeah. Can you hear me?

21 CHAIRMAN GLENNON: Yes, we can.

22 MR. SCHWERD: Okay, I'm -- I'm going to
23 yield my time. I -- I apologize.

24 CHAIRMAN GLENNON: Okay.

25 MR. PERRAKIS: Next speaker is Bonnie

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Sigman.

(No response.)

MR. PERRAKIS: Not present.

The next speaker is Barry Rozenberg.

(No response.)

MR. PERRAKIS: Also not present.

Harry Szenicer.

(No response.)

CHAIRMAN GLENNON: John, we are
checking those phone numbers; right?

MR. PERRAKIS: Not present.

Next speaker is Ronit Hanono.

(No response.)

MR. PERRAKIS: Also not present.

Simon Kalen.

(No response.)

MR. PERRAKIS: Not present.

Brandon Margolis.

(No response.)

MR. PERRAKIS: Not present.

Baruch Glaubach.

(No response.)

MR. PERRAKIS: Not present.

CHAIRMAN GLENNON: All right. John --

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John, just -- just --

MR. PERRAKIS: Bernard Elefant.

(No response.)

CHAIRMAN GLENNON: -- John, just so we can stream this, as you go through this list, I want those that are on the phone without a name associated with them to know that once you go through this list, we're going to provide each one with an opportunity to speak if -- and put their name and address on the record. So if you're -- you're -- you're one of the people on the phone that wanted to speak, hold on. And once we get through this list, we'll go through you individually.

MR. PERRAKIS: Bernard Elefant is not present.

Next is Tara Woltman.

(No response.)

MR. PERRAKIS: Also not present.

Marc Gottlieb.

(No response.)

MR. PERRAKIS: Not present.

David Deutsch.

(No response.)

Proceedings

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MR. PERRAKIS: Not present.

Michael Gross.

(No response.)

MR. PERRAKIS: Not present.

Eliezer Cohen.

(No response.)

CHAIRMAN GLENNON: Not present.

MR. PERRAKIS: Brien Weiner.

CHAIRMAN GLENNON: Present, I see him.

Mr. Weiner, if you'd unmute yourself.

MS. WEINER: Yes, I did. It's

Ms. Weiner.

CHAIRMAN GLENNON: Oops, sorry.

MS. WEINER: That's okay.

CHAIRMAN GLENNON: Brien.

MS. WEINER: Yes.

CHAIRMAN GLENNON: Okay. Your name,
and address for the record and then the floor is
yours.

MS. WEINER: Yes, Brien Weiner. I
am -- my address is 394 West Valley Stream
Boulevard, Valley Stream. And I'm speaking on
behalf of the South Shore Audubon Society.

And thank you for the opportunity to

1 Proceedings

2 comment on the "DEIS" for Willow View Estates.

3 We are a local chapter of the National
4 Audubon Society representing approximately 1,300
5 households in Southern Nassau County, many of
6 which are in the "Five Towns."

7 Local residents report an increase in
8 the number and variety of birds using the area of
9 the golf course since the closing of the Woodmere
10 Club. New bird surveys are necessary to assess
11 the impact of Willow View Estates on birds. It
12 is unlikely that displacement will be temporary,
13 as the "DEIS" claims.

14 According to the National Audubon
15 Society's report, "Survival by Degrees,"
16 two-thirds of North American birds, or
17 389 species are vulnerable to the extinction,
18 because of climate change and habitat loss. And
19 as reported in the journal "Science," one-third
20 of North American birds or 3 billion birds have
21 been lost since 1970.

22 The birds at risk include those found
23 in local parks and suburban settings. And it
24 underscores the urgency of preserving even small
25 amounts of habitat.

Proceedings

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2 The extensive tree removal for Willow
3 View Estates will have a significant negative
4 impact on both birds and people. Trees capture
5 carbon, cleanse the air, and provides shade as
6 well as habitat. The native plantings being
7 proposed by the "DEIS" will not compensate for
8 the loss of trees.

9 Further, the tree removal will change
10 the character of the neighborhood and reduce the
11 benefits that green space provides for our
12 physical and mental health, benefits that have
13 been highlighted by the "COVID-19" pandemic.
14 With coastal resilience becoming a national
15 priority, it is mind boggling that coastal
16 development like Willow View Estates is allowed
17 to proceed. This is disaster capitalism run
18 amuck.

19 The "bioswales" and retention pools
20 proposed by the "DEIS" are feeble measures
21 against the intensifying storms and sea level
22 rise of our climate crisis. The added impervious
23 surface will exacerbate flooding. The only
24 effective solution is marsh restoration.

25 US Coastal Wetlands provide

Proceedings

1
2 \$23.2 billion of storm protection every year, by
3 slowing down wind and wave energy, and reducing
4 erosion and flood damage.

5 Living shoreline measures have lower
6 replacement costs, can grow with sea level rise,
7 improve water quality by filtering pollutants,
8 and support fisheries, as well "at risk" shore
9 birds.

10 Building on a flood plain is a risky
11 and reckless gamble by a developer who will be
12 bailed out by taxpayers to rebuild, when
13 properties are flooded. The time is now to stop
14 further coastal development and start building
15 natural defenses.

16 Willow View Estates will put stress on
17 our sewer system, and water supply and threaten
18 our sole source aquifer. Stop the insanity and
19 build a park for the community.

20 Thank you.

21 CHAIRMAN GLENNON: Thank you.

22 MR. PERRAKIS: Next speaker is Phil
23 Rosen.

24 (No response.)

25 MR. PERRAKIS: Not present.

Proceedings

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Francois Tennebaum.
(No response.)
CHAIRMAN GLENNON: Nope, not present.
MR. PERRAKIS: Chaim Sandler.
(No response.)
CHAIRMAN GLENNON: Who is the next one?
MR. PERRAKIS: Next speaker is Lawrence
Gabe.
(No response.)
MR. PERRAKIS: Not present.
Robert Gluck.
(No response.)
CHAIRMAN GLENNON: Nope.
MR. PERRAKIS: Michael Keschner.
(No response.)
CHAIRMAN GLENNON: Nope.
MR. PERRAKIS: Trudy Stern.
(No response.)
CHAIRMAN GLENNON: Not seeing it.
MR. PERRAKIS: Not present.
Alan Greif.
(No response.)
CHAIRMAN GLENNON: Not seeing it.
MR. PERRAKIS: Dr. Alex Sternberg.

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(No response.)

MR. PERRAKIS: Not present.

Stephanie Gould.

MS. GOULD: I'm here.

CHAIRMAN GLENNON: Hello, Ms. Gould.

MS. GOULD: Hi. Yes. Okay. Can I
start?

CHAIRMAN GLENNON: Yup.

Just put your address on the record
please.

MS. GOULD: It's 230 West Ivy Hill
Road.

CHAIRMAN GLENNON: Town?

MS. GOULD: Woodsburgh.

CHAIRMAN GLENNON: Thank you.

MS. GOULD: I've -- I've lived in my
current home for 28 years. I lived in North
Woodmere for most of my life, prior to that.
I've seen the changes to this community.

And one of -- one of the biggest
problems here is flooding and it's only getting
worse. The property across from my house is a
lake after mild rains. It's probably caused by
the environment, and overdevelopment. And this

Proceedings

1 project will only add to it substantially.

2 Another big problem, traffic. The
3 community has grown and traffic has increased
4 dramatically. When I was a school board member
5 of the Hewlett-Woodmere School Board -- School
6 District, we addressed this issue and our concern
7 was student safety.
8

9 But one of the concerns of the
10 officials in the community was the ability of
11 fire trucks and other emergency vehicles to reach
12 victims in an emergency. This has only gotten
13 worse. You cannot get down Broadway during
14 certain times of the day. Any large number of
15 homes would be a diaster. There are now larger
16 families with more -- and more families, and more
17 vehicles per family. Adding over 200 homes is --
18 is just not possible.

19 And -- and then the ecology, replacing
20 grass and trees with cement and metal will
21 eliminate the habitat of large numbers of
22 indigenous animals. This is bad for the
23 community and the ecology.

24 And finally, many of our resources in
25 this community are already strained. Adding more

Proceedings

1
2 people, more homes, without any possible way of
3 enlarging many of the facilities in the area
4 is -- is just really not a possibility and -- and
5 should never be done.

6 I could go on, but I'm going to give
7 others an opportunity.

8 So I'll just say thank you for the
9 hearing. And hopefully you'll take this into
10 consideration.

11 Hello?

12 CHAIRMAN GLENNON: Yes, thank you.

13 MS. GOULD: Okay -- okay.

14 CHAIRMAN GLENNON: Have a good evening.

15 MS. GOULD: Thank you.

16 MR. PERRAKIS: The next speaker, Lori
17 Schlesinger.

18 (No response.)

19 MR. PERRAKIS: She's not present.

20 Lawrence M. Hill.

21 (No response.)

22 CHAIRMAN GLENNON: Not present.

23 MR. PERRAKIS: Andrea Ziegler.

24 (No response.)

25 CHAIRMAN GLENNON: Not present.

Proceedings

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MR. PERRAKIS: George Gross.

CHAIRMAN GLENNON: He's present.

Good evening, Mr. Gross. If you can unmute yourself, and put your name and address on the record.

Mr. Gross?

(No response.)

CHAIRMAN GLENNON: Mr. Gross?

(No response.)

CHAIRMAN GLENNON: John, if you have a list in front of you, can you just read it off, so people know and then they'll standby.

MR. PERRAKIS: We have two more speakers. Allan Benton.

CHAIRMAN GLENNON: Okay.

A VOICE: On the list, but we're not -- we're good.

CHAIRMAN GLENNON: I do not see him.

MR. PERRAKIS: We have after Allan, it's going to be Andrew Dube. And then we will create a new list.

CHAIRMAN GLENNON: Mr. Benton.

MR. BENTON: Hello. This is Allan Benton. Can you hear me?

Proceedings

1
2 CHAIRMAN GLENNON: Yes, just your
3 address for the record please.

4 MR. BENTON: Yes, sir. My address for
5 the record, my wife and I live at 566 Atlantic
6 Avenue in Lawrence. Our property is -- is
7 adjacent to the subject property, the Woodmere
8 Club property.

9 I concur with the -- the significant
10 number of -- of very, very, thoughtful comments
11 made earlier by prior speakers.

12 I would just like to reiterate the
13 significant fear that we have, that the current
14 infrastructure of the -- of the area around
15 the -- the subject property is -- is just not
16 designed to handle this number of additional
17 284 homes in a reasonable way. It's going to
18 have adverse effects in so many ways on the
19 environment, the -- the -- the flooding,
20 transportation, all of the various factors that
21 have been announced by other parties to this call
22 today.

23 We thank you very much for the
24 opportunity to speak and we hope that anything
25 can be done to avert this -- this plan going

Proceedings

1
2 forward is done.

3 Thank you very much for your
4 consideration.

5 CHAIRMAN GLENNON: Thank you,
6 Mr. Benton.

7 MR. PERRAKIS: Next speaker is Andrew
8 Dube.

9 MR. DUBE: Hi. Can you hear me?

10 CHAIRMAN GLENNON: Yup.

11 MR. DUBE: My name is Andrew Dube. I
12 live at 6 Rose Street in Cedarhurst, New York.

13 CHAIRMAN GLENNON: The floor is yours,
14 Mr. Dube.

15 MR. DUBE: Thank you.

16 First off, like most of the speakers
17 before me, I just wanted to thank you all for
18 taking your time to set aside, and try and listen
19 to our concerns, and the concerns are many.

20 You know, I -- I don't need to go over
21 all of the issues that everybody else has
22 mentioned when it comes to traffic, and to
23 flooding and environment.

24 We moved into this neighborhood about
25 four or five years ago and one of the reasons we

Proceedings

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2 chose it is because of its beauty, because of its
3 diversity. And it -- it just it -- it's shocking
4 to me to really even scale this back, that a
5 project of this size is ever actually even
6 seriously being considered.

7 You know, a couple of speakers had
8 mentioned minor adjustments to their homes, and
9 minor zoning to add a window to their house, to
10 make people jump through hoops and spend tens,
11 hundreds of thousands of dollars. Yet, literally
12 developing an entire new neighborhood that would
13 change the face of Nassau County is still being
14 talked about. It -- it's just fascinating to me.
15 I have a cursory knowledge in real estate and
16 it -- it -- it just doesn't make any sense.

17 The second thing also is just in the
18 broader view, my understanding is that this
19 "Coastal Conservation Project" was passed. I'm
20 not even sure why we're, you know, here tonight,
21 but I just want to state that for the record.

22 Again, thank you very much for your
23 time.

24 CHAIRMAN GLENNON: Thank you.

25 MR. PERRAKIS: Okay. Now, we went

Proceedings

1
2 through our list, so now I would like to ask that
3 people who have not spoken already to raise their
4 hands, and they would like still -- still like to
5 speak, to use their "raise their hand" function
6 on "Zoom." In order to do so while you are on
7 the phone, you must press "*9."

8 CHAIRMAN GLENNON: All right, I see
9 one. Ah, the hand went down.

10 Okay, I got three hands at the top
11 there. John, you see it?

12 MR. PERRAKIS: Yeah, I brought in the
13 first number ending "1555."

14 CHAIRMAN GLENNON: Okay. 516-683-5155,
15 are you there?

16 (No response.)

17 CHAIRMAN GLENNON: 683-5155, can you
18 hear me?

19 (No response.)

20 CHAIRMAN GLENNON: You raised your
21 hand. You got to be on the phone --

22 MR. SHAPIRO: Can you hear us?

23 CHAIRMAN GLENNON: Yup, now we can.

24 MR. SHAPIRO: Okay. Thank you very
25 much.

Proceedings

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2 My name is Howard Shapiro and my wife's
3 name is Esther Shapiro. We live at 14 Weston
4 Place in Lawrence. We've lived here almost
5 thirty-five years.

6 First of all, thank you for -- for
7 holding this "Zoom" session and allowing us to
8 give our opinion.

9 I'm -- I'm not going to belabor the
10 points. I'm just maybe going to reiterate them.

11 And we would oppose this development,
12 number one, because the current infrastructure in
13 the "Five Towns" cannot support it. And again, I
14 would just reiterate that Broadway would turn
15 into a -- a -- just a parking lot, if this was
16 built. Number two, is safety issues. Number
17 three is quality of life issues, which goes to
18 some of these other points. And -- and the
19 fourth reason for opposing this is environmental
20 issues.

21 I mean I'd also just like to pick up on
22 something that one of the speakers said earlier
23 on, which is I don't understand how this sale
24 transacted to begin with. Nobody heard about it.
25 Nobody knew about it. And it seems like maybe

Proceedings

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2 there was some kind of a "Sweetheart Deal" and
3 not enough homework was done before the
4 transaction occurred.

5 But be that as it may, it shouldn't go
6 forward and we hope that it won't go forward.

7 Thank you very much.

8 CHAIRMAN GLENNON: Thank you,
9 Mr. Shapiro.

10 John, you want to just give the
11 instructions again, so people have time to -- I
12 only see two more hands raised.

13 MR. PERRAKIS: Yes, we are now asking
14 anybody who would wish to speak to "raise your
15 hand" on the phone. The function is "*9" or you
16 can "raise your hand" on the "Zoom" computer
17 application.

18 The next person we're bringing in ends
19 in number "0622."

20 CHAIRMAN GLENNON: Okay, that's
21 "656-0622."

22 (No response.)

23 CHAIRMAN GLENNON: You have to unmute
24 yourself.

25 (No response.)

Proceedings

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2 CHAIRMAN GLENNON: "569-0622," please
3 unmute yourself.

4 (No response.)

5 CHAIRMAN GLENNON: You're unmuted.

6 MS. ADLER: Hello.

7 CHAIRMAN GLENNON: Yes.

8 MS. ADLER: Can you hear me now?

9 CHAIRMAN GLENNON: Yes, we can.

10 Name and address please.

11 MS. ADLER: Okay. Arlene and Joseph
12 Adler. My husband and I live have each lived in
13 this community for over seventy years.

14 CHAIRMAN GLENNON: I need -- I need
15 your --

16 MS. ADLER: We've lived --

17 CHAIRMAN GLENNON: -- I -- I need your
18 address first for the record.

19 MS. ADLER: The address is -- current
20 address is 29 Woodmere Boulevard in Woodmere.

21 CHAIRMAN GLENNON: Go ahead.

22 MS. ADLER: And we have lived in this
23 community, as I say, each of us for over seventy
24 years, each of us.

25 We are just horrified to see what this

Proceedings

1
2 developer is trying to do to our beautiful
3 community.

4 First of all, we don't need to repeat
5 all the wonderful points made by the previous
6 callers. But we do want to stress, that it's
7 totally outrageous to all of us listening in,
8 that the sale of this property was done in
9 secret. How is this permitted by our politicians
10 for this to happen? This is totally unacceptable
11 and outrageous.

12 And I thank you for your time and
13 hopefully this project will be stopped.

14 CHAIRMAN GLENNON: Thank you,
15 Ms. Adler.

16 MR. PERRAKIS: Next speaker --

17 MR. ADLER: My name is Joseph Adler,
18 and I'd like -- and I've, as I said, I've been
19 living here for over seventy years.

20 And the zoning features that were set
21 up many years -- hello.

22 CHAIRMAN GLENNON: Yup, you're here.

23 MR. ADLER: The zoning features that
24 have been set up -- set up many years ago, when
25 people had one car per family or two cars per

Proceedings

1
2 family, are way different than today, when the
3 people have two, and three and four cars per
4 family. Just go -- you can -- streets with all
5 these, because there are cars are parked all
6 over.

7 The zoning laws were made and from
8 many, many years ago. I was here when the
9 Schenck Estate was on Broadway, and there were
10 other estates and they were developed.

11 But today -- today, we're full -- we're
12 full. And maybe they shouldn't have allowed many
13 of those estates to be developed, but they were.
14 But right now, this is outrageous.

15 Thank you very much for your time and
16 patience.

17 CHAIRMAN GLENNON: Thank you.

18 MR. PERRAKIS: Next speaker is Mia
19 Rosenberg and then we'll go to David Saffra.

20 CHAIRMAN GLENNON: But didn't Saffra --
21 didn't we have Saffra already? David and Rena?

22 MIA ROSENBERG: Hi.

23 A VOICE: Well, they're not present,
24 couldn't get on the "Zoom."

25 CHAIRMAN GLENNON: Whoever's speaking,

Proceedings

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go ahead.

MS. ROSENBERG: I'm Mia Rosenberg. Am I supposed to be speak?

CHAIRMAN GLENNON: You can. Just put your address on the record, Ms. Rosenberg.

MS. ROSENBERG: My address is 91 Woodmere Boulevard South.

I've lived here thirty years, raised my children here.

I've had numerous floods in front of my house. As matter of fact, two days ago, it was such a big flood I thought my cars were going to float away. Drainage is horrible. If they're going to build, it's going make it worse.

We have rabbits hopping around, beautiful birds. It's just going to change the whole demographic.

It's just going to change everything and I just -- everybody, what everybody has said is exactly how I'm feeling.

The traffic on Woodmere Boulevard is going to triple. I'm at a stop sign. It's dangerous. Cars go through that stop sign, I -- I can't tell you how often. And there are police

Proceedings

1
2 here often giving tickets. If there's more
3 traffic, there's more, you know, more people
4 going through stop signs.

5 There are a lot of young families with
6 little children. I can go on and on.

7 I don't want to have to repeat what
8 everybody else said, but I moved here because of
9 the beauty of it, and the golf course and the,
10 you know, the small community. And it's just
11 going to be horrible.

12 So thank you for your time and I'll let
13 the next person go.

14 CHAIRMAN GLENNON: Thank you. Have a
15 good evening.

16 MS. ROSENBERG: You too.

17 MR. PERRAKIS: David Saffra, would you
18 like to speak?

19 MR. SAFFRA: I just -- yes, thank you.

20 David Saffra, 23 Iris Street,
21 Cedarhurst, New York.

22 Good -- good evening. Thank you very
23 much for your time.

24 Not to belabor the point, I would just
25 ask however when you look at the documentation

Proceedings

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2 provided by the "Cameron Study" to you, that was
3 you -- yes, as part -- I'm sorry, the "DEIS" put
4 forth by the developer, if you look at the dates
5 of when the traffic studies were done, I would
6 just ask if you could verify if, in fact, any of
7 those dates were Jewish Holidays when some of
8 those traffic studies were done. And if so, if
9 you could take into account the demographics of
10 the neighborhood and the likelihood that traffic
11 would be far less than it usually would be on a
12 typical either a Sunday or a Monday, or a Monday
13 or a Tuesday, or whatever it might be in light of
14 the demographics here. And that's -- that's my
15 sole point at this point.

16 Thank you.

17 CHAIRMAN GLENNON: Thank you.

18 MR. PERRAKIS: The next speaker is
19 phone number ending "5614."

20 MR. KANTOWITZ: Hi. This is Robert
21 Kantowitz. I live at 12 Stuyvesant Place in
22 Lawrence. I've lived here for thirty-five years
23 with my wife and raised a family, even have one
24 or two of my children who are considering moving
25 back into the area.

Proceedings

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2 And as everybody else has said, I
3 support all of those comments not looking to see
4 something like this change the neighborhood. But
5 I won't repeat all the points, other than to
6 amplify the point that David Saffra just made,
7 which is that the only way properly to do a
8 traffic study here is to do a traffic study every
9 day of the week for two weeks, and to do it at a
10 time when there are not Jewish Holidays going on,
11 because due to the demographics of the
12 neighborhood, you will find heavy -- much heavier
13 traffic on a Saturday night or a Sunday morning,
14 than you will in most neighborhoods.

15 You'll find extraordinary traffic on a
16 Friday, especially midafternoon. You'll find a
17 lot of traffic early morning and late afternoon,
18 school buses and other car pools taking children
19 to school. And on Saturday, Friday night and
20 Saturday you'll find very little traffic. You do
21 a traffic study and it goes with two Jewish
22 Holidays, you'll find very little traffic.

23 The only way to do it right, as I said,
24 is to do it for two weeks straight and take a
25 look at what you see.

Proceedings

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2 Second point is to amplify the comments
3 that have been made about the sewer system. It's
4 wholly inadequate. There are many, many people
5 here, certainly some of that I know of, that have
6 had sewer backups into their homes. And a lot of
7 that comes from -- at least what we've been told
8 when it's happened by sanitation that, "The
9 drains overflow, there's too much in there, the
10 system was built a hundred years ago, and there
11 just isn't enough natural drainage when there's a
12 heavy rain or a storm." This is going to
13 exacerbate something like that.

14 Thank you very much.

15 CHAIRMAN GLENNON: Thank you.

16 MR. PERRAKIS: Next speaker is phone
17 number ending "3615."

18 MS. STERN: Hi. My name is Trudy
19 Stern, and I live at 480 Ocean Avenue in
20 Lawrence.

21 Can you hear me?

22 CHAIRMAN GLENNON: We can.

23 The floor is yours.

24 MS. STERN: Oh, okay.

25 Fantastic, thank you.

Proceedings

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2 Thank you so much for listening to all
3 the concerns of -- of the community.

4 And I want to join in everything that
5 my neighbors have said.

6 I've lived in this community for the
7 past thirty-five years. However, I actually grew
8 up in the community as -- as a child and moved
9 back here to raise my family.

10 This is a beautiful community. We --
11 we have all invested in the community and we've
12 built something really fantastic.

13 We -- this -- this project that this --
14 that these people are -- are looking to build and
15 really destroy so much of what we all love here
16 is -- is really horrific. It would put such a
17 drain on infrastructure. It would really make it
18 difficult to get in and out of the "Five Towns,"
19 which currently is difficult to begin with. The
20 quality of life would be severely diminished.

21 And another point that I think should
22 be mentioned is the real estate values that we've
23 all so invested into our homes would be very,
24 very vastly diminished. There's no question that
25 during the -- the construction -- the -- the

Proceedings

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2 construction going on would definitely be
3 difficult for the -- for the homes values. And
4 then once you're adding 285 homes to this
5 location, it would absolutely diminish the
6 values.

7 A lot of people put -- put so much into
8 their home and -- and invest in their home as
9 their one major investment in life. And it would
10 be dramatically diminished.

11 So I -- I wanted to add that to all
12 of the other considerations that you have. And
13 to -- to hopefully make a good decision for --
14 for all of us.

15 Thank you so much.

16 CHAIRMAN GLENNON: Thank you,
17 Ms. Stern.

18 All right folks, we're down to our last
19 speaker, so if you haven't raised your hand or --
20 or indicated otherwise as you want to speak this
21 evening, this will be our last public speaker.

22 MR. PERRAKIS: The last speaker is
23 56 -- phone number ending in "5631."

24 CHAIRMAN GLENNON: Okay.

25 MR. PERRAKIS: Again, if you would

Proceedings

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2 still like to speak and you are connected through
3 the phone, to press "*9" to raise your hand. If
4 you are joining via "Zoom," you can click the
5 "raise your hand" function.

6 DR. KHAIMOV: Good evening. Can you
7 hear me?

8 CHAIRMAN GLENNON: Yes, we can.

9 DR. KHAIMOV: Thank you.

10 My name is Dr. Veronica Khaimov,
11 residing at 84 Meadow Drive directly across the
12 street from the golf course.

13 I just wanted to put in a quick view,
14 from a point of view of a new resident. I've
15 been residing here just a little over four years.
16 I'm a Queens native, and I wanted to give you a
17 perspective coming from a very-densely populated
18 community. The reason we moved out here is to
19 enjoy the serenity and really to "de-stress," in
20 an ever-increasing stressful life for all.

21 I used to -- I still do, I come home
22 from Queens every evening, and I feel a load off
23 my shoulders. And I would like to have this
24 preserved somehow.

25 And I believe that increasing this

Proceedings

1
2 density, and congestion and stress is going to
3 just adversely effect the entire community. I
4 agree with all that's been said already.

5 And I thank you for holding -- hosting
6 this.

7 CHAIRMAN GLENNON: Okay, thank you.

8 So I am not seeing anybody else. I
9 know it's going to be the last call here, if
10 anybody else wants to speak.

11 I still see we have 134 attendees. And
12 for that, I want to thank everybody for their
13 participation tonight.

14 As I said earlier, this is an important
15 part of your Democracy, so it shows you -- a lot
16 that you spent this time to come out and get your
17 comments heard.

18 I also want to give a special thanks to
19 our staff, who's done a tremendous job in keeping
20 the lights on during the pandemic, and also
21 getting us through this evening in just a little
22 under two hours.

23 Also, to Stephanie who is our
24 stenographer this evening, thank you Stephanie.

25 And then last thing, Happy Thanksgiving

Proceedings

1
2 to everyone. Be safe and make sure you wear your
3 mask.

4 Okay. Remember, you have until
5 January 8th to submit any additional comments.

6 Okay. That concludes our meeting.
7 Thank you. Good night.

8 THIRD VICE-CHAIR LEWIS: Thank you,
9 Mr. Chairman.

10 FIRST VICE-CHAIR GREENFIELD: Good job,
11 Mr. Chairman. You're to be commended also.

12 CHAIRMAN GLENNON: Thank you.

13 COMMISSIONER BLUE: Here -- here.

14 Goodnight, Mr. Chair.

15 CHAIRMAN GLENNON: All right, goodnight
16 everyone. Happy Thanksgiving.

17 COMMISSIONER WARREN: Goodnight.

18 THIRD VICE-CHAIR LEWIS: Happy
19 Thanksgiving, all.

20 COMMISSIONER WARREN: Happy
21 Thanksgiving.

22 (The meeting was concluded at 7:56 p.m.)
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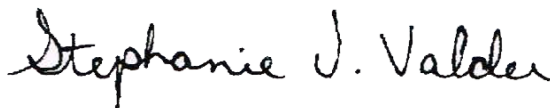
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C E R T I F I C A T I O N

I, STEPHANIE J. VALDER, do
hereby certify that the within transcript is
a true, accurate and complete transcript of
the proceedings which took place in the above
matter.



STEPHANIE J. VALDER



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