

APPENDIX B

TRANSCRIPT of PUBLIC HEARING ON DEIS

Huntington Town Board
May 17, 2010

PROCEEDINGS AND VERBATIM DISCUSSIONS OF
PUBLIC HEARING NUMBER SIX (REGARDING
KENSINGTON ESTATES) OF THE HUNTINGTON TOWN
BOARD MEETING, HELD ON THE 17TH DAY OF
MAY, 2010 FROM 7:28 P.M. UNTIL 9:04 P.M.
AT TOWN HALL, 100 MAIN STREET, HUNTINGTON,
NEW YORK.

PRESENT:

FRANK P. PETRONE, Supervisor
SUSAN A. BERLAND, Councilwoman
STUART P. BESEN, Councilman
MARK A. CUTHBERTSON, Councilman
GLENDA A. JACKSON, Councilwoman

JO-ANN RAI A, Town Clerk

JOHN J. LEO, ESQ., Town Attorney

1 SUPERVISOR PETRONE: Mrs. Raia, please read the Notice
2 for Public Hearing Number Five.

3 MRS. RAIA: The Town Board scheduled this
4 Public Hearing to gather public comment on
5 the DEIS in accordance with Section
6 617.9(a)(4) of the SEQRA to consider
7 adopting Local Law Introductory No. 7-2010
8 amending the "Amended Zoning Map of the Town
9 of Huntington" as referenced in Chapter 198
10 (Zoning), Article II (Zoning Districts; Map;
11 General Regulations), Section 198-7 of the
12 Huntington Town Code, thereby rezoning from
13 R-40 Residence District to R-RM Retirement
14 Community District.

15 The parcel of property is located
16 on the south side of Jericho Turnpike (NYS
17 Route 25), east of Plainview Road, West
18 Hills. The applicant is Triangle Equities
19 Development Company, LLC, 30-56 Whitestone
20 Expressway, Whitestone, New York.

21 This is by order of the Town
22 Board, Jo-Ann Raia, Town Clerk. I have the
23 affidavits of publications and postings in
24 both the Long Islander and the Observer. I
25 have the affidavit of service on every

1 property owner within 500 feet of the
2 property involved. And I have the affidavit
3 of postings of the signs on each side of the
4 property involved.

5 [WHEREUPON THE NOTICE OF PUBLIC HEARING
6 NUMBER FIVE WAS READ BY THE TOWN CLERK,
7 JO-ANN RAI, AT 7:28 P.M.]

8 SUPERVISOR PETRONE: Affidavits are in order. We'll
9 open this public hearing. Again, I advise
10 the three minute limit will be strictly
11 adhered to tonight. There are many, many
12 people to speak.

13 We will first, as is practice,
14 call on our applicant to present. And each
15 of their speakers is limited as well to
16 three minutes. We'll first call on Bram
17 Weber.

18 MR. WEBER: Bear with me one second while we
19 set the boards. Thank you, Mr. Supervisor
20 and the Town Board. Bram Weber, Weber Law
21 Group, LLP 290 Broadhollow Road, Suite 200
22 Melville, for the applicant, Triangle
23 Equities, 496 West Jericho Turnpike, LLC.

24 Mr. Supervisor, Members of the
25 Town Board, thank you for the opportunity to

1 present this application. In addition to
2 the record that has already been built
3 through submissions of the DEIS, our
4 testimony tonight will prove that Kensington
5 Estates is the right project, in the right
6 location, right now and is needed to provide
7 high quality housing to our community's
8 growing senior population for which there is
9 an insufficient supply of housing.

10 If approved, the applicant is
11 prepared to begin construction and is
12 committed to using local resources. This
13 project will not languish and the property
14 will not lie fallow. People will be put to
15 work and the project will be built.

16 I will be followed by the
17 applicant's consultant team and Elysa
18 Goldman, Director of Development at Triangle
19 Equities, each of whom will testify to the
20 suitability of this property for the type of
21 community Kensington Estates will be. You
22 will also hear about the extraordinary
23 community outreach conducted directly in the
24 surrounding communities literally in
25 residents; front yards, driveways, living

1 rooms as well as in presentations to
2 Chambers of Commerce, the South Huntington
3 School board, the Long Island Builders
4 Institute, and to as many civic associations
5 as we could find.

6 The entire team is available to
7 answer your questions and I respectfully
8 request 30 seconds for a brief summation at
9 the conclusion of public comments. I would
10 like to submit for the record the following
11 documents: 442 letters of support for
12 Kensington Estates from Town of Huntington
13 residents, 18 letters of support from
14 businesses located in the Town of Huntington
15 and 25 letters from the Huntington
16 neighborhood that is immediately adjacent to
17 the property showing the depth of Huntington
18 support for Kensington Estates.

19 The extensive work with this
20 community is evidence of the particular
21 sensitivity the applicant showed to the
22 immediate neighbors of Kensington Estates.
23 We also submit to you a current aerial
24 photograph of the property and color
25 renderings of the proposed community.

1 The property that is the subject
2 of this change of zone and DEIS hearing is
3 18.6 acres located at the corner of
4 Plainview Road and Jericho Turnpike on both
5 sides of the border between Nassau and
6 Suffolk Counties in the Hamlet of West Hills
7 in the Town of Huntington and the Hamlet of
8 Woodbury in the Town of Oyster Bay.

9 Within the Town of Huntington is
10 13.5 acres for which the applicant is
11 seeking a change of zone to R-RM. Within
12 the Town of Oyster Bay is 5.1 acres for
13 which the applicant is seeking a change of
14 zone to RMF-10 for 3.72 acres and R1-20 for
15 1.37 acres.

16 Kensington Estates is proposed as
17 a private gated community for residents 55
18 years old and older with 80 residential
19 units, a clubhouse, pool, and tennis court.
20 Along the property's western border -- [BELL
21 SOUNDS]. My time is done.

22 SUPERVISOR PETRONE: That's it very efficient.

23 [APPLAUSE].

24 SUPERVISOR PETRONE: Paul Racz.

25 MR. RACZ Good evening. My name is Paul

1 Racz of Nelson and Pope in Melville
2 representing the applicant on the
3 application for a change of zoning. We are
4 proposing a site design which was shaped by
5 community input and designed in particular
6 to mitigate potential impacts while also
7 creating an extraordinary lifestyle
8 community that will enhance the scenic and
9 economic value of this property and its
10 surroundings.

11 A single side access is proposed
12 at the existing signal location opposite
13 Avery Road after extensive interaction with
14 the New York State Department of
15 Transportation, and our traffic expert will
16 follow with a more detailed explanation of
17 roadway and traffic analyses.

18 To the extent that this property
19 currently appears to have no storm water
20 retention facilities, all related adverse
21 impacts will be thoroughly mitigated by the
22 proposed drainage design. Specifically we
23 have proposed multiple methods for the
24 collection and storage of storm water
25 runoff.

1 In the southeast corner of the
2 property we have proposed a standard
3 recharge basin, which would be customary for
4 any type of residential development and
5 which contains over 155,000 cubic feet of
6 capacity. We are also proposing a
7 decorative pond which features over 138,000
8 cubic feet of capacity.

9 This system is designed to
10 accommodate in excess of a 100 year storm
11 occurrence and will effectively contain all
12 storm water runoff on site.

13 The site's Broadway frontage will
14 be beautified and enhanced by significant
15 planted buffers, the scenic pond, and by the
16 fact that the applicant has agreed to a
17 voluntary minimum front yard setback of 200
18 feet along Jericho Turnpike which is twice
19 the minimum required setback distance.

20 The applicant has also agreed to
21 design and construct only three detached
22 single family homes along Plainview Road.
23 Based upon extensive discussions with
24 immediate neighbors directly to the east of
25 the subject property, we have utilized

1 multiple design futures in order to minimize
2 any impacts to the adjacent residents.

3 These measures include creation
4 of a natural buffer area, building
5 footprints that were lowered and rotated so
6 that the profile would be less than those of
7 comparable single family homes. Design of
8 common roadways and a downward gradient,
9 proposed retaining walls to accommodate the
10 lower building footprints, and a heavily
11 landscaped berm.

12 These mitigation measures ensure
13 that the impact of this proposed development
14 are minimized and are certainly better than
15 the current condition. In addition to all
16 of the other design elements proposed to be
17 beneficial to the community, all sanitary
18 wastewater is proposed to be conveyed by the
19 Nassau County Sewer Collection District to
20 the Cedar Creek Sewage Treatment Facility.

21 All of these components have been
22 designed, analyzed, and combined to ensure a
23 successful and desirable development. Thank
24 you. [APPLAUSE].

25 COUNCILMAN CUTHBERTSON: I just have a question. People

1 might be looking at this, so just can you
2 orient where Jericho Turnpike would be on
3 this so people would know, and Plainview.
4 [COMPLYING].

5 I just have a question about the
6 map you gave us. It looks like an out
7 parcel. Is that, what's not in
8 multicolor --

9 MR. RACZ: Right there (indicating)?

10 COUNCILMAN CUTHBERTSON: Right.

11 MR. RACZ: Those are residential properties
12 adjacent to this, not a part of the
13 application.

14 COUNCILMAN CUTHBERTSON: There's sort of hole in the whole
15 thing there. Was there any effort to try
16 and incorporate that into it? Are they not
17 for sale or --

18 MR. RACZ: The properties were not
19 available.

20 VOICE FROM AUDIENCE: That's not --

21 SUPERVISOR PETRONE: Excuse me.

22 VOICE FROM AUDIENCE: They belong to me and Mr. Jones.

23 COUNCILMAN CUTHBERTSON: We'll hear more about that later.

24 I just thought it was strange based upon the
25 schematics.

1 SUPERVISOR PETRONE: Thank you. Glen Cherveney.

2 MR. CHERVENY: Good evening, Mr. Supervisor,
3 Members of the Board. My name is Glen
4 Cherveney, Principal of the firm Axelrod &
5 Cherveney Architects, Commack, New York. I
6 have a presentation of five boards this
7 evening. And the first -- they're not in
8 any order here, but the first one I was
9 going to present is the existing condition
10 of the photograph that I took last week from
11 Jericho Turnpike looking at the site.

12 I think that photograph speaks
13 for itself. The photograph next that I
14 would like to describe is the same -- taken
15 from the same view computer generated image
16 of our proposal to the new Jericho Turnpike
17 of our vision from the new Jericho Turnpike.
18 It's a beautiful estate, all that we are
19 proposing, brick piers and wrought iron
20 railing. The backdrop of a thick facade of
21 mature landscaping that will change the
22 narrative of this property forever.

23 Three of the boards represent the
24 architecture, one of them is the front view,
25 which is towards the bottom. And that's a

1 mix of English and Dutch traditional
2 architecture, accented with gambrel roofs,
3 turrets, window dormers, brick stucco
4 veneers, very heavy moldings of door and
5 windows, balconies, all reminiscent of those
6 styles of architecture.

7 The other architectural board
8 also seen towards the bottom of the floor is
9 depicting the rear of the architecture. And
10 that architecture would be present at the
11 200 foot setback of the easement off Jericho
12 Turnpike. Again, that architecture set is a
13 two -- only two story architecture; one,
14 two, and three bedroom units ranging from
15 1500 to 2700 square feet designed for senior
16 living and Energy Star efficiency.

17 And the last board which is the
18 one on the top right shows the actual
19 easement area from Jericho. It's proposed
20 with a pond that the site plan shows at the
21 top. We have a gazebo, a walking bridge to
22 it. They will have walking and biking
23 trails all built with beautiful
24 architecture, and that's from the entrance
25 area.

1 So I'm hoping that this
2 presentation has shown that we have designed
3 beautiful architecture with a beautiful site
4 plan that will come across as a very elegant
5 development and one that the Town of
6 Huntington can be proud. Thank you.
7 [APPLAUSE].

8 SUPERVISOR PETRONE: Thank you.

9 COUNCILWOMAN JACKSON: Can you just show the Board so we
10 can see. I can't see it. [COMPLYING].

11 SUPERVISOR PETRONE: Carrie O'Farrell.

12 MS. O'FARRELL: Good evening. My name is Carrie
13 O'Farrell. I am a partner with the firm of
14 Nelson, Pope and Voorhis located in
15 Melville, New York. We were the principle
16 preparers of the Draft Environmental Impact
17 Statement which is the subject of this
18 hearing tonight. In accordance with the
19 adopted scope, the draft EIS, environmental
20 impact statement, provides a full
21 description and evaluation of the proposed
22 project and its potential impacts, including
23 the following topic areas:

24 Topography, soils, surface and
25 groundwater resources, ecological resources,

1 land use, zoning compliance, transportation
2 including a full traffic impact study,
3 community services, community character,
4 cultural resources, and alternative proposed
5 projects including an evaluation of the
6 single family as of right subdivision and
7 alternative layouts for multifamily use.

8 Each of these topic areas
9 included existing conditions followed by an
10 evaluation of the proposed project and its
11 potential to resolve an impact to these
12 resources as well as any necessary
13 mitigation measures that were incorporated
14 into the project plan.

15 The analysis contained in the
16 draft DEIS supports that the proposed
17 project through project design and
18 incorporation of mitigation measures will
19 not have significant environmental impact.

20 A brief list of the project
21 design elements and mitigations include the
22 following:

23 Storm water runoff generated from
24 the proposed project will be collected and
25 recharged on site. All sanitary wastewater

1 will be conveyed to the Nassau County Cedar
2 Creek Sewage Treatment Plant which will
3 result in a reduction of nitrogen
4 concentrations in recharge in compliance
5 with the Special Groundwater Protection Area
6 recommendation. The project conforms with
7 the Town of Huntington and the Town of
8 Oyster Bay's deep water silt (phonetic)
9 ordinances as well as the Town of Oyster
10 Bay's Aquafir Protection Overlay District
11 Requirements.

12 The proposed project will
13 generate significant increases in tax
14 revenues, and the allocation of these tax
15 revenues to each of the pertinent community
16 service districts will offset the increased
17 cost to each district.

18 Specifically the proposed project
19 will result in positive increases in tax
20 revenue to the South Huntington and Syosset
21 School Districts of approximately \$459,000
22 annually for the South Huntington School
23 District, that's a rounded number, and
24 approximately \$146,000 in annual tax revenue
25 to the Syosset School District.

1 The South Huntington School
2 District has provided a letter dated May 13,
3 2009 that I would like to provide for the
4 record that acknowledges the tax benefits of
5 the proposed project.

6 Further, the project design
7 incorporates buffers to increase land use
8 compatibility and transition between the
9 condominium style development and the single
10 family developments surrounding the site.
11 These buffers include the 200 foot setback
12 from Jericho Turnpike, a 100 foot setback
13 from the eastern property boundaries, a
14 landscaped berm planted with evergreen
15 species along the eastern boundaries --
16 [BELL SOUNDS].

17 SUPERVISOR PETRONE: Thank you.

18 COUNCILMAN CUTHBERTSON: Does the School Board letter
19 indicate whether they were supporting or
20 opposing the project?

21 MS. O'FARRELL: Let me just (handing). If you
22 want, I can read it. It's very brief.

23 COUNCILMAN CUTHBERTSON: No. I just asked the question, I
24 read it and it doesn't indicate a position.

25 MS. O'FARRELL: It just indicates that they

1 acknowledge the positive tax benefits from
2 the project. It does not specifically say
3 we support the project.

4 COUNCILMAN CUTHBERTSON: Thank you.

5 SUPERVISOR PETRONE: Thank you. Peter Brown.

6 MR. BROWN: Good evening, Mr. Supervisor,
7 Members of the Board. Peter Brown, I'm a
8 traffic engineer with Nelson and Pope, 572
9 Walt Whitman Road, Melville, New York.

10 The DEIS includes a traffic
11 impact study which was conducted in
12 accordance with the most recent standards
13 and practices. And we used acceptable
14 methodology to determine impact and traffic
15 flow. The report includes an evaluation of
16 four intersections which were determined in
17 the original scoping procedures. And we
18 looked at existing conditions, future
19 conditions with the project, without the
20 project, with other projects, and without
21 other projects that might happen in the
22 immediate vicinity of the project.

23 The access was, after several
24 different plans and schemes and things
25 considered, the final access, the senior

1 housing portion of this project will access
2 Jericho Turnpike only through a new
3 northbound leg to the intersection at Aveley
4 Road and Jericho Turnpike.

5 This was done in conjunction with
6 the New York State Department of
7 Transportation who has jurisdiction over the
8 traffic signal and Route 25 and other
9 involved agencies.

10 The impact -- we're using the New
11 York state definition of impact which is if
12 you change the level of service on any
13 approach in an intersection, you have
14 impact. The results of our analysis and the
15 evaluation included in the DEIS indicate
16 that in the future with this project built,
17 there is no significant negative impact
18 associated with the project itself.

19 When we look at the cumulative
20 impact with three or four other plans,
21 projects, or potential projects in the
22 immediate area, there are several minor
23 impacts. These would require some public
24 improvements to mitigate. And those public
25 improvements, with discussion with New York

1 State, would include side by side left turn
2 lanes between the intersection of Jericho
3 Turnpike and Plainview Road and Jericho
4 Turnpike at Aveley Road.

5 In order to do that, there's some
6 widening that would be necessary. What's
7 going to be -- what's proposed with this
8 action is to create a westbound left turn
9 lane for people to enter the site at Aveley
10 Road on the new approach. That would then
11 provide the tapers necessary to develop the
12 side by side left turn lanes in the future.

13 In addition to that, the
14 applicant will donate to the State a strip
15 of land so that as these other potential
16 projects develop or come on line in the
17 future, that land that the applicant can
18 make available will be available.

19 The State would then get similar
20 donations from other agencies. [BELL
21 SOUNDS]. Thank you.

22 SUPERVISOR PETRONE: Thank you. [APPLAUSE].

23 John Breslin.

24 MR. BRESLIN: Good evening, Supervisor, Members
25 of the Board. My name is John Breslin. I

1 am the principal and president of Breslin
2 Appraisal Company. My role with respect to
3 the presentation team was to look at this
4 application and give a presentation with
5 respect to its appropriateness in
6 conjunction with the land uses surrounding
7 this piece of property.

8 As Mr. Weber described, it's an
9 18.6 acre piece of property situated on the
10 corner of Plainview Road. This is the very
11 westerly most portion of the Town; in fact,
12 a portion of the property is in the Town of
13 Oyster Bay in the County of Nassau.

14 It's currently utilized as a
15 commercial operation, a combination of a
16 farm, nursery type operation on the site at
17 the present time. As you move further west
18 into Nassau County along Jericho Turnpike on
19 the opposite side of Plainview Road, you
20 have the Woodbury Country Club, which there
21 is a proposal to develop that into a similar
22 type residential use although not an age
23 restricted use.

24 Across the street from that
25 there's another plan to develop into another

1 nonage restricted residential use. Next to
2 that there's a nursing home. Immediately
3 west of the Woodbury Country Club there's a
4 residential development to preserve which is
5 a similar type clustered residential
6 development, although those homes are much
7 closer to the road, probably not as much
8 thought went into the development of that
9 site plan as you can see from these boards
10 that is contemplated here.

11 To the east of the subject
12 property on the north side of Jericho
13 Turnpike there is residential development.
14 It was the former Hill and Tree Golf Course
15 that was rezoned and developed many many
16 years ago with single family homes. Across
17 the street you have single family homes, and
18 the real estate office that was part of the
19 former gate house to the Oheka Castle.

20 This type of proposed
21 contemplated development of higher density
22 residential housing is something that's
23 utilized often as a transition. This Board
24 is familiar with that concept, you have used
25 it in the past in other situations where

1 you're changing some place like Jericho
2 Turnpike where you have very, very perhaps
3 inappropriate for traditional single family
4 residential homes to provide that separation
5 between the high volume Jericho Turnpike, in
6 this case 30 to 40,000 cars a day, between
7 the more traditional single families homes
8 that are situated to the south of that.

9 An example would be Stoneridge on
10 Deer Park Avenue, you had a very similar
11 nursery type use where it was rezoned for
12 this exact same use some years ago. This
13 would be another example of that. However,
14 in this case, I think you have had much more
15 extensive thought gone into the development
16 of this site to provide even a more seamless
17 transition into the residential community
18 that surrounds it.

19 One of the questions that was
20 asked earlier by Mr. Cuthbertson with
21 respect to look at the site plan, I think it
22 was referred to as the out parcel on
23 Plainview Road, to the south of those homes
24 that exist on Plainview Road, the site plan
25 is designed to create single family homes

1 abutting those to the south [BELL SOUNDS] so
2 that there will be a seamless transition.
3 But overall I think this will provide an
4 excellent transition and certainly will have
5 no adverse impact upon --

6 SUPERVISOR PETRONE: Thank you, sir.

7 COUNCILMAN MAYOKA: Mr. Breslin, are you saying that
8 the traffic patterns favor this type of
9 development?

10 MR. BRESLIN: I'm not a traffic expert, that
11 was Mr. Brown's question. I'm saying from a
12 real estate development position, this in my
13 opinion would be very compatible with the
14 surrounding land uses. Thank you.

15 COUNCILMAN MAYOKA: Thank you. [APPLAUSE].

16 SUPERVISOR PETRONE: Elysa Goldman.

17 MS. GOLDMAN: Good evening. My name is Elysa
18 Goldman. Not only am I here as the Director
19 of Development for Triangle Equities, but
20 I'm also here as a resident of the Town of
21 Huntington, so I'm extra passionate about
22 this one. I obviously have been working for
23 Triangle Equities for about 15 years now.
24 The principal of our company is Lester
25 Petracca; solely owned, family owned for

1 generations.

2 We have a reputation for
3 community outreach. That's something that
4 sets us apart from any other developer that
5 comes along. I want to be very clear about
6 how much community outreach we have done
7 over the course of the last four years in
8 these communities. Specifically what we
9 have been doing and what we have done on all
10 projects that we have done in the past is
11 work with communities from day one.

12 We start with those communities.
13 We work hand in hand throughout the entire
14 process and we do it that way because we
15 believe that at the end of day we have a
16 better product and a better community
17 amenity and it's something that the
18 community is satisfied with. So it's
19 important not only to us but also to the
20 community.

21 So what we have done, just some
22 of things that we have done, is we from the
23 very beginning we took a poll, and it was
24 completed by the Global Strategy Group.
25 They found that the majority of those

1 residents living within one point five miles
2 of the property supported townhouse
3 developments for this site rather than
4 single family developments or keeping it in
5 the current condition.

6 We retained Judy White from CJ2
7 Communications literally to go door to door.
8 And she not only sent out numerous mailings
9 to the community but going door to door
10 making sure that we understood what the
11 concerns are.

12 And what we did was we really
13 took into account all the concerns. In
14 addition, we went out to all the local civic
15 groups. We talked and created relationships
16 with Chambers of Commerce, the Long Island
17 Builders Institute and many many others. We
18 retained -- I'm sorry, we actually, we had
19 Seniors on the Move actually come in and
20 evaluate whether or not this was something
21 they wanted to endorse and they endorsed it
22 wholeheartedly. And they are a major
23 resource for seniors on Long Island.

24 The amount of the support that we
25 have obtained so far is tremendous. We not

1 only have approximately 467 letters of
2 support from Town of Huntington residents
3 alone, we have also utilized social media,
4 which is something that's a little bit new
5 to us, but I'm sure not to most people. And
6 we have created a Facebook frenzy for this
7 development.

8 We have in excess of 300 fans.
9 We were even recognized by the New York
10 Times and received nationwide press. We
11 have also an online petition where we have
12 an additional 100 supporters. So we have
13 obtained support from the South Huntington
14 School District for tax benefit of this
15 project.

16 Most importantly and what I would
17 like to reinforce is that over the last two
18 years we have been working with the adjacent
19 landowners to the east of the property,
20 literally that back the property -- [BELL
21 SOUNDS] --

22 SUPERVISOR PETRONE: Thank you.

23 MS. GOLDMAN: -- and are very, very much in
24 support and realize that they are in better
25 shape with this type of development. Thank

1 you. [APPLAUSE].

2 SUPERVISOR PETRONE: Thank you. Mr. Weber, if you
3 have any other materials, you can submit it
4 to the Town. Thank you.

5 Mr. Bob Bontempi, Chamber of
6 Commerce.

7 MR. BONTEMPI: Bob Bontempi, Huntington Township
8 Chamber of Commerce. Supervisor Petrone,
9 Council Members. You know my name, Bob
10 Bontempi, Huntington Township Chamber of
11 Commerce. We are here tonight to support
12 the Triangle Equities Kensington project on
13 the merits. I know you are all familiar, I
14 just want to remind that the Huntington
15 Township Chamber of Commerce is almost a 650
16 member organization now and we represent
17 businesses from Fern's down on Main Street
18 in Huntington Village all way up the Leviton
19 Manufacturing which is a large multinational
20 corporation.

21 We have canvassed our members,
22 and again, on the merits of this project we
23 are here to support it. I know you are
24 familiar with the project but just a couple
25 of points. The current -- I drive past that

T 1
Sec. 2.1.6

1 parcel every day, its consisting current
 2 nonconforming use of that parcel has been
 3 problematic with the Town of Huntington and
 4 the Town of Oyster Bay for some time.
 5 Kensington, with this project is certainly
 6 supplying much needed housing for the very
 7 important 55 and over sector of our
 8 community.



T 2
Sec. 2.1.4

9 There are positive, and we rarely
 10 hear this, positive tax implications to the
 11 South Huntington School District and other
 12 jurisdictions involved with the way that
 13 this project is being structured. Very,
 14 very important.

T 3
Sec. 2.4.1

15 Triangle Equities is able to
 16 bring this project to completion. I know
 17 Lester. I know Elysa. We all see projects
 18 around the Town scattered that start
 19 construction and they are left standing
 20 idle. Triangle will be able to finish this
 21 project on time.

T 4
Sec. 2.1.4
2.8

22 One third of the project is going
 23 to be left as green space, which is very,
 24 very important. Again, if you look at the
 25 record of Triangle and the properties they





1 have done, they have a long history of
2 completion and success, and they're going to
3 make this an excellent parcel for our
4 community. So I wholeheartedly encourage
5 you to support this project and support
6 Kensington. Thank you. [APPLAUSE].

7 SUPERVISOR PETRONE: Larry Newhouse followed by Ken
8 Warner. I'm going to do this in twos.

9 MR. NEWHOUSE: My wife and my I moved to
10 Huntington in 1967. In those days many
11 people like ourselves were married in their
12 early twenties. We raised two children
13 here, we made many friends, lifelong
14 friends, and had a wonderful life. The
15 sixties were an era where you would go out
16 to dinner and the birds and the bees were
17 all you talked about. The seventies were
18 for your children, the eighties college,
19 nineties, marriages, and the 21st Century,
20 grandchildren.

21 We have one thing in common those
22 who stayed around Huntington now, it's our
23 aches and pains and what pills we're on and
24 who's in the hospital. [LAUGHTER]. The
25 idea of a senior community was not for me.

1 My wife was very much in favor when the
2 Greens were built on going there, and she
3 wanted to go there. I didn't want to go.

4 She insisted, and as you all
5 know, if your wife's not happy, you're not
6 happy. Many of our friends retired to
7 Florida, they retired to Arizona, Nevada,
8 and the new people that moved in, we had
9 nothing in common with them. They were us
10 years before.

11 This Town needs and has had a
12 pretty good record of building and allowing
13 all sorts of housing and upscale housing
14 have been expanded over the last few years.
15 You have apartments in the village over
16 stores which is a very good trend. It is
17 important that upscale communities along
18 with affordable housing be built to keep the
19 people who live here who don't want to move
20 out of state, who love it here, who want to
21 get even with their children. [LAUGHTER].

22 We are supportive of the
23 restaurants, the arts, we use the facilities
24 in the Town, and we do not impact on the
25 schools. This is a very good concept that

T 5
Sec. 2.1.4



1 these people have here and it is definitely
 2 needed by the community. You'll all be at
 3 that age some day, hopefully, where you'll
 4 have to start thinking of what you want to
 5 do with your lives and you should have a
 6 choice of more than one or two communities.

7 And I hope that this community is
 8 allowed to go through. It will be -- it
 9 will be a milestone for this Town and I hope
 10 you vote for it [APPLAUSE].

11 SUPERVISOR PETRONE: Thank you. Ken Warner followed
 12 by Carmine Inserra. Carmine, just find your
 13 way down when Mr. Warner is finished.

14 MR. WARNER: Mr. Supervisor, Members of the
 15 Board, my name is Ken Warner. I would like
 16 to speak just for a few moments in strong
 17 support of the Kensington Project, Estates
 18 Project. As the other speakers have
 19 mentioned, this is a beautiful and
 20 thoughtfully conceived senior community.
 21 Long Islanders are in desperate need for
 22 over 55 senior housing.

23 Our seniors are moving away to
 24 Florida, upstate New York, New Jersey and
 25 Westchester, in search of developments in

T 6
 Sec. 2.1.4



1 communities just like this.

2 I also want to make a point that
3 this development is private property and
4 it's zoned for single family residential
5 use. And despite a -- I mean, instead of
6 having a development, another development of
7 McMansions, this developer has brought forth
8 a beautiful and carefully planned community
9 that blends in very well and I think that
10 should be considered.

11 Also what should be considered is
12 everyone in this room is experiencing the
13 impact of budget cuts and potential tax
14 increases, and we sit and ring our hands
15 about what to do; do we cut? Do we increase
16 taxes? Well, here it is, right in front of
17 us. We have a development that increases
18 the tax base and does not require higher
19 taxes or cuts to do it.

T 7
Sec. 2.1.7

20 So I think that the people who
21 want more funding for excellent local
22 government and excellent schools should be
23 supporting projects like this and I'm here
24 to stand in support of it. Thank you.

25 [APPLAUSE].

1 SUPERVISOR PETRONE: Carmine Inserra followed by Susan
2 Cohen.

3 MR. INSERRA: Good evening, Supervisor, Town
4 Board. Thank you for the opportunity to the
5 speak on behalf of Kensington Estates. As
6 you know, my name is Carmine Inserra. I
7 have been a resident of the Town of
8 Huntington for over 30 years. I moved here
9 from the city in 1978 and have been a
10 resident ever since. When I came here I
11 knew this was the place I wanted to raise my
12 family, and, you know, stay on the island
13 here.

14 So the reason why I love this
15 place is because the services that are
16 provided here, the community spirit, and our
17 fine school system. My friends are here, my
18 business is here, and I want to stay here.
19 I hope I'm here another 30 years. This is
20 one of the reasons why I'm supporting
21 Kensington.

22 We need communities like this to
23 keep our aging community from moving out of
24 the Town. I never thought I would consider
25 myself as part of the aging community, but I

T 8
Sec. 2.1.4

1 guess I'm there now. And as my children get
2 older and eventually go to college and go
3 out on their own, this is the type of
4 community that I would love, you know, my
5 wife and I to live in.

6 A community that is
7 environmentally friendly and a community
8 that would allow me to support the same
9 local businesses that I have in the past. A
10 community that would be a beautiful place to
11 live in the Town I'm used to living in.
12 Before I close I would like to say a few
13 words about the developer, Triangle
14 Equities.

15 Triangle is a regional
16 development company with a long history of
17 successful developments in the New York
18 area. They are not only financially sound,
19 but they also pride themselves on their
20 proactive outreach to the communities in
21 which they develop. They are committed to
22 using local suppliers and would create many
23 jobs for our community. Thank you for your
24 time. I hope you support this.

T 9
Sec. 2.8

25 SUPERVISOR PETRONE: Susan Cohen following by Ginny

1 Siegel.

2 MS. COHEN: Hi, my name is Susan Cohen and I
3 am a Huntington Town resident residing
4 directly off of Round Swamp Road. I am a
5 strong supporter of the Kensington Estates
6 project. My neighbors and I all have
7 parents, relatives, and friends who would
8 greatly benefit from this over 55 housing
9 option. Kensington Estates would be
10 replacing the current eyesore with a
11 beautiful community that would provide
12 housing opportunities for these parents,
13 relatives, and friends who want to downsize
14 and yet stay within our community.

15 It was important to me that
16 Triangle Equities has committed to using
17 local suppliers and thereby supporting our
18 local economy during these trying financial
19 times. The positive tax impact on the
20 school district is something that without
21 question benefits each and every one of us.
22 I truly believe that Kensington Estates
23 would be a win win for our community. Thank
24 you. [APPLAUSE].

25 SUPERVISOR PETRONE: Ginny Siegel, followed by Patti

T 10
Sec. 2.1.7

T 11
Sec. 2.4.1

1 Bloom.

2 MS. SIEGEL: Good evening. My name is
3 Virginia Siegel. I live on Christa Court
4 which is about half a mile from the property
5 that we're here to discuss. Over the years
6 I have seen changes to the area, all good.
7 Some things were forced to change, Myer
8 Farms used to be here, but now there's
9 beautiful homes in its place. Hill and Tree
10 Golf Course used to be here which gave way
11 to beautiful homes. In a perfect world,
12 farm stands and golf courses would not have
13 to be sold, but whenever development has
14 been done to this area, it has been done
15 extremely well.

16 The same can be said for
17 Kensington Estates. There is a proposal for
18 80 beautiful units for 55 and older in a
19 price range that fits with the existing
20 community. One of the plusses of this
21 proposal being an adult community would mean
22 that the local school district would not
23 have to worry about higher enrollment. For
24 me, it boils down to this; I see what's
25 there now and I see the proposal for

T 12
Sec. 2.4.1

1 Kensington. It is by far an improvement and
2 I feel it would be an asset. But more
3 importantly, it would be a perfect fit for
4 our community. Thank you.

5 SUPERVISOR PETRONE: Patti Bloom follow by Gayle
6 Snyder.

7 MS. BLOOM: Hi, my name is Patti Bloom. And
8 being at a point in my life where I now
9 qualify to be in a community like this, I
10 would very much like to be, given the fact
11 that there are so many business
12 opportunities and networking opportunities
13 and people need to have a place to move to
14 once they have now sold their homes which I
15 recently did. So you're losing one tax base
16 in one location but you're gaining in
17 another. So that would be my opinion as to
18 why this is such a valuable asset.

19 I have family in the area and I
20 work in the area and we need to have more
21 opportunities for people to be in this
22 community and work to develop, you know,
23 other relationships that they can support
24 this event -- this project. Thank you.
25 [APPLAUSE].

T 13**Sec. 2.1.8****T 14****Sec. 2.1.4**

1 SUPERVISOR PETRONE: Gayle Snyder followed by Francine
2 Fixman.

3 MS. SNYDER: Supervisor, is it possible for
4 the attorney representing our association to
5 speak before me?

6 SUPERVISOR PETRONE: Yes, sure.

7 MR. DICONZA: William Diconza, D-I-C-O-N-Z-A.
8 Audrey Avenue, Oyster Bay, New York. Good
9 evening, Mr. Supervisor, Members of the
10 Board. Thank you very much for hearing us
11 this evening. The Cold Spring Hills Civic
12 Association has adopted a resolution in
13 opposition to this application. The
14 applicant is a good developer. They have
15 done fine projects. They have come down
16 from 136 units down to 83 units. We still
17 feel that there's some, some still fat on
18 the bird, they can go a little bit further
19 to have the development that actually is not
20 a 400 percent increase over what the current
21 zoning would permit in the zoning district.

22 We all realize that what's there
23 now is terrible. It should not, frankly,
24 have been allowed to exist as long as it
25 has. However, you don't need to go to the

T 15
Sec. 2.8

T-16
Sec. 2.1.1

1 extreme to clear up something that should
2 have been dealt with years and years ago.

3 The impact that this project will
4 have on a street scape standpoint can be
5 accomplished with fewer than 80 flats and
6 townhouse units. You can develop the front
7 portion and change the whole facade and then
8 the remainder of the property can be
9 developed as it's currently zoned and as
10 approved and recommended in the Town's
11 Horizons 2020 Plan.

T 17
Sec. 2.7.3

12 The Town spent thousands and
13 thousands of dollars and hours in study to
14 come up with a comprehensive plan that said
15 that this property should be left a low
16 density residential development. That would
17 mean on 18 acres, aside from roads whatever,
18 you might be able to get 15 homes. We're
19 looking at 80 plus three single family homes
20 for 83 total. That is not low density
21 development.

T 18
Sec. 2.1.1

22 And we urge the Board to reread
23 its own comprehensive plan that went through
24 years of study with input by experts much
25 like the experts this evening, and came to a



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different conclusion than what we're asked
to approve tonight.



The sanitary wastewater, it says
if it's 26,000 gallons per day, that must be
treated. We want to be clear where it's
going to be treated on site before it is
accepted into the Nassau County system. It
says construction is not anticipated to have
an entrance from Plainview Road. Well, we
want a little bit stronger statement on
that. Is it going to have an entrance from
Plainview Road or Jericho Turnpike? These
are the types of things that need to be
nailed down.

T 19
Sec. 2.2.3

T 20
Sec. 2.5.1

Anticipation is not something the
community should have to wait for. The
steep slope ordinance in the DEIS, it says
that there's a potential for 172 units but
they're only putting up 66 units. Well,
there are steep slopes on this site and we
urge the Board to go through and determine
how much fill is coming in, how much is
taken out, are we just moving around what's
there? Because 15.31 of the 18 acres is
going to be regraded according to the DEIS.

T 21
Sec. 2.2.1



1 That's a lot of regrading and we urge the
2 Board to keep an eye on that. [APPLAUSE].



3 SUPERVISOR PETRONE: Thank you, sir.

4 COUNCILMAN CUTHBERTSON: I just have a question. I think
5 I didn't understand the point on sanitary
6 wastewater. My assumption is if they're
7 tapping into the Nassau County Sewage
8 System, all of that is going to be treated
9 off site. Was there some other --

10 MR. DICONZA: There's a statement in the DEIS
11 the way it reads is that it has to be
12 treated before it's put into the system.
13 Their expert can clarify that but that's the
14 way the document read and we're concerned --
15 and it also states that there has to be a
16 pump station. We would like to know where,
17 how big, and what will happen if there's a
18 power failure or something with all this
19 treated sewage in this community.

T 22
Sec. 2.2.3

20 COUNCILMAN CUTHBERTSON: Thank you.

21 SUPERVISOR PETRONE: Thank you. Gayle Snyder
22 following by Francine Fixman.

23 MS. SNYDER: Gayle Snyder, 27 Oakridge Drive,
24 Cold Spring Hills. I'm here as the
25 Chairperson of the Cold Spring Hills Civic

1 Association. Our Association is opposed to
2 the zone change application which would
3 allow for 80 cluster townhouses for 55 and
4 over plus three single family homes on 18.6
5 acres. We're opposed to the application
6 because the density is too high. We're not
7 opposed to the cluster concept, just to the
8 density.

T 23
Sec. 21.1

9 Clustering is traditionally a
10 means for preserving open space. In this
11 case, it's a means for cramming in as many
12 units as possible. Currently the one acre
13 zone property would yield approximately 15
14 homes. This proposed 83 homes equates to
15 over five per acre. At the most recent
16 meeting of our association, our residents
17 expressed anger at the Town for allowing the
18 current owners, the Dougals, to operate a
19 host of business illegally for over 10
20 years, creating a terrible eyesore, even
21 after the courts two years ago ordered the
22 owners to legalize the property.

23 Anger at the Town for allowing
24 the Dougals to operate with no COs for many
25 of the structures on the property and now

1 it's considering awarding the Dougals with a
2 windfall profit after all these years of
3 violating Town Code and Zoning Laws.

4 Why would the Town Board approve
5 a plan that's not consistent with the
6 surrounding zoning and not consistent with
7 the Suffolk County Groundwater Protection
8 Act, not consistent with the updated Master
9 Plan, completely contrary to the Town
10 Board's goals of preserving opening space as
11 exemplified in the new zoning district
12 created for golf courses that up zones golf
13 course to one acre residential.

14 Why would you approve a plan that
15 would allow five homes per acre? The Town
16 has an opportunity to create a zone that is
17 consistent with the Master Plan and the
18 Groundwater Protection Act. How can you,
19 our elected officials, substantiate
20 approving this down zoning? There's no
21 financial hardship. There's no economic
22 obsolescence; i.e., the property is not
23 located next to a gas station.

24 This is not an affordable housing
25 development where one might argue a need

T 24
Sec. 2.1.1

T 25
Sec. 2.2.5





1 exists, contrary to the headline of the Long
2 Islander article. The price will be
3 \$750,000 to one million.

4 As recently as December of '09,
5 representatives of our association met with
6 Supervisor Petrone and Lester Petracca. We
7 left the meeting with the promise from
8 Mr. Petracca that they would revisit the
9 density and get back to us, they never did.

10 The residents of Cold Spring
11 Hills urge the Town Board to send this
12 application back to the developer.
13 Creativity can produce a plan that is
14 environmentally sound, one that shows good
15 planning and does not set a bad precedent
16 for future development.

17 I also have, we collected
18 signatures just within the last two weeks of
19 70 of our residents I'll put into the
20 record.

21 SUPERVISOR PETRONE: You can put that into the record.

22 MS. SNYDER: Thank you.

23 SUPERVISOR PETRONE: Thank you. Francine Fixman
24 followed by Seth Hart.

25 MS. FIXMAN: Good evening. What I prepared is

1 significantly longer than three minutes. So
2 I'm just going to -- if it sounds a little
3 disjointed, I hope you understand.

4 SUPERVISOR PETRONE: Don't worry.

5 MS. FIXMAN: Where I was going to finish,
6 there's a Native American saying that says
7 "we did not inherit the land from our
8 ancestors, we borrow it from our children."
9 We borrow it from our children. We are
10 paving over our country, Long Island. I
11 agree with everything that the prior two
12 speakers said. My husband and I live at 80
13 Plainview Road.

14 We are adjacent property on the
15 south of the Dougal property and have been
16 living with what's being going on there for
17 a long time. The project as it's presented
18 was that it shows -- well, maybe fit in on
19 Jericho Turnpike, what was not really shown
20 unless you look at it is how far it extends
21 into a residential neighborhood, about a
22 block and a half. All the other things that
23 are proposed kind of strip mall along
24 Jericho. This is something which is really
25 quite different.

T 26
Sec. 2.1.8



1 If you look at the map, you can
 2 see the change in the density that's there.
 3 There really isn't a good reason why you
 4 can't put in homes that it's zoned for. A
 5 couple of other points regarding, should
 6 this go through, the -- some of the zone
 7 points is that it would be over 55. I would
 8 hope that the Town Board would consider
 9 putting a restrictive zoning on the property
 10 that it stays at 55 and over.

T 27
Sec. 2.7.3

T 28
Sec. 2.2.8

11 There are a significant number of
 12 unsold properties, both condominiums and
 13 houses, the real estate market is flooded.
 14 And even people with the best intentions who
 15 might wish to buy property, we'll assume,
 16 might not be able to sell their houses.
 17 Now, are we going to wind up with more
 18 inventory on the market, unsold? Are they
 19 going to come back to us?

T 29
Sec. 2.1.4
Sec. 2.2.8

20 I understand the intentions are
 21 good. It may not happen. Of course oil
 22 wells don't blow up, oil rigs don't blow up.
 23 Things do happen. So we want to ensure
 24 there are a number of things should this go
 25 through with the site that has problems





1 with, that the homeowners association is
 2 going to maintain this location and they
 3 don't, what recourse do we have? Do we have
 4 more mosquitos around?

5 The zoning is presented initially
 6 as 200 foot buffer. Well, that's for show
 7 on Jericho, not on our side. We have 50
 8 feet. Neighboring property is effectively
 9 acting as a buffer for this. If you want to
 10 do it, put 200 feet all around. Let me look
 11 at my notes.

T 30
Sec. 2.2.6

12 We do need housing. We do need
 13 senior housing. We need things for our
 14 children. If you have one third of the
 15 property, as they say, maintained as green,
 16 two thirds is paved over. [BELL SOUNDS].

T 31
Sec. 2.1.4

17 SUPERVISOR PETRONE: Thank you. [APPLAUSE].

18 MS. FIXMAN: It's for our grandchildren and
 19 our children.

20 COUNCILMAN MAYOKA: I have a quick question. Are you
 21 here as a Huntington resident or an Oyster
 22 Bay resident?

23 MS. FIXMAN: Well, our property extends in
 24 both counties.

25 MR. MAYOKA: Okay.

1 MS. FIXMAN: It runs in the front -- the house
2 physically sits in Huntington. Our address
3 is in Nassau County. So we get it from both
4 sides. It's very interesting, long story.

5 COUNCILMAN MAYOKA: Thank you.

6 SUPERVISOR PETRONE: Thank you. Seth Hart followed by
7 Paul Jones.

8 MR. HART: Hi. I'm a little nervous like
9 Fran.

10 SUPERVISOR PETRONE: Don't be nervous.

11 MR. HART: Fran was actually in my kitchen
12 the other day, if I could paraphrase Fran, I
13 didn't move out here -- if I wanted to live
14 in Queens, I would go move to Queens.
15 [APPLAUSE]. Thank you.

16 This older gentleman before
17 talked about, you know, raising his family
18 here and, you know, wanting to retire here.
19 The first thing I find interesting is my 65
20 year old grandmother sold -- mother-in-law,
21 pardon me. Yeah, she'd kill me. Sold her
22 house in Jericho two weeks ago. Strangely
23 enough, she was able to find a beautiful
24 house in the Greens for \$479,000 within
25 about 48 hours. Maybe I'm missing

T 32
Sec. 2.1.4



1 something, but it seems like there's a hell
2 of a lot of 55 and older communities out
3 here. If one of you guys can maybe take the
4 horrible picture of the Dougal's thing --
5 can I remove that?

6 SUPERVISOR PETRONE: We know what it is. We have seen
7 it.

8 MR. HART: No, I understand that. Do you
9 know which residence is mine?

10 SUPERVISOR PETRONE: No.

11 MR. HART: Maybe I can show you on here. I
12 think it was pointed out earlier. I live
13 here, 42 Plainview Road. I was the one that
14 yelled out earlier, I apologize.

15 SUPERVISOR PETRONE: Shame on you.

16 MR. HART: I am here with Paul my neighbor
17 who I think will speak after me. I find
18 myself in a unique situation, very unique,
19 in fact, the last several years. I came
20 home a couple of years ago -- again my
21 mother-in-law, I'm talking about her twice
22 in one conversation -- put out a Green's
23 pamphlet, and I thought it was a joke. I
24 was like, I can't imagine that this house
25 that I brought my two little kids to, that I

1 moved to from New York City to live in a
2 beautiful place that I commute back and
3 forth four hours a day is going to be
4 surrounded by some concrete jungle.

5 I have flooding issues. Grading,
6 I have no assurances from anyone. I will
7 say, Elysa, you have been fantastic. I met
8 her twice. We talked about putting some
9 trees and some buffers up, fantastic. But
10 you know what, Kensington walks away, Paul,
11 myself, Fran we're in a horrible position
12 there.

T 33
Sec. 2.2.8

13 I can't sell my house. I can't
14 move anywhere. And it's, pardon me, but
15 it's wrong. Now, I don't want to sound
16 self-serving. This isn't about me or my
17 wife or Paul, it is about the community and
18 I don't think the community needs this
19 either frankly. I think we could do
20 something with less density. I think we
21 could do something environmentally friendly.

T 34
Sec. 2.1.1

22 Frankly, my two little boys who
23 will live through a construction zone that I
24 can't bear to deal with, like to ride
25 horses, okay? They like to play at the

T 35
Sec. 2.1.6



1 Dougal Farm. I know these guys. I know
2 Paul and Wayne. I know John. I have no
3 problem with these guys, okay?

4 So I'm absolutely against this
5 project. I'm not for, you know, moving
6 things backward. But, come on, we can come
7 up with something better than this. I mean
8 me living in, surrounded, my entire property
9 by 80 some odd condominiums. Let me ask
10 you, Supervisor, what would you say if that
11 was your house? That's all I have to say.
12 Thank you for your time. [APPLAUSE].

13 SUPERVISOR PETRONE: That wouldn't be my house. I
14 have to live in Huntington.

15 COUNCILMAN CUTHBERTSON: I have a question about -- can
16 you come back. Has anyone ever approached
17 you about --

18 MR. HART: I have two or three Starbuck's
19 meetings --

20 COUNCILMAN CUTHBERTSON: Let me finish the question, if
21 you would. Has anyone ever approached you
22 about selling your property as a developer.

23 MR. HART: Paul and myself, probably as
24 recently a little while ago, probably
25 texting this gentleman about it. Yes, I

1 don't understand why the hell they don't
2 want to buy my house. I have said, you know
3 what, I would walk away at a fair market
4 value. I would go buy another house in this
5 community. I would not be in the middle of
6 this thing and I will take every legal --
7 every dime I have to fight this thing until
8 it's over. Thank you.

9 COUNCILMAN CUTHBERTSON: Thank you.

10 SUPERVISOR PETRONE: Paul, Paul Jones followed by Bart
11 Catrella and Fern Karhu.

12 MR. JONES: How you doing? I lived -- I
13 moved to Woodbury in '74 and we have lived
14 in that property since, you know, 36 years
15 now, and it's always been woods. When
16 Mr. Dougal was alive, all he did was sell
17 the firewood in front of the building. He
18 didn't care about the land, he didn't want
19 nothing. If he sold a little ring of
20 firewood, that made his day. He was a hard
21 tree man. He was a great guy.

22 When he passed away, his two sons
23 took over the property and they went
24 berserk. They did the horse thing, Wayne
25 did the horse thing, it's cool the horses.

1 Then John went crazy with the wood a little
2 bit. And then Nassau County kicked them
3 out.

T 36
Sec. 2.1.6

4 But when they did on the corner
5 of Plainview Road and Jericho Turnpike, they
6 looked up at me now. Now, you could never
7 see my house from Jericho Turnpike. Now
8 everyone and his mother can see that place
9 up there. I'm up on the hill and they're
10 going to put something up next me to me
11 that, it is going to be beautiful, I must
12 say but I mean, the traffic there I know for
13 living there for 36 years, you get hammered
14 from it.

T 37
Sec. 2.3.4

15 Jericho Turnpike and old people
16 not using their blinkers on me, I'm going to
17 tag one of them. I'm just not into it.
18 [LAUGHTER].

19 COUNCILMAN CUTHBERTSON: It's a good thing you're not in
20 politics.

21 MR. JONES: They said they talked to me, but
22 no one has ever come to me and offered to
23 buy my property. My father passed away in
24 December, and I made a promise to him. I
25 said, Dad, as long as I'm alive, I will take

1 care of my mother who is sick, 85, and I
2 have a handicapped sister that lives there.

3 The other sister just moved back
4 to the house to take care of my parents, you
5 know, my mother and my sister, and I'm
6 helping out by -- I don't live there but I'm
7 paying just the taxes. And, you know,
8 Nassau County, when they put the sewer
9 system in, they said, oh, yeah, don't worry
10 about it. Don't worry about it. They
11 couldn't come down the block and hookup my
12 father's sewer line.

13 He pays taxes in Nassau County
14 and they don't even give him the garbage
15 pickup. So I'm not believing any of these
16 politicians that say we're going to do this,
17 we're going to do that, they don't do
18 [LAUGHTER and APPLAUSE].

19 SUPERVISOR PETRONE: Bart Catrella and Fern Karhu,
20 three minutes each.

21 MR. CATRELLA: You guys have done a lot of good
22 things, you have.

23 SUPERVISOR PETRONE: In Huntington.

24 MR. CATRELLA: Mr. Supervisor, Town Board, good
25 evening. I am Bart Catrella from Senior

1 Connect USA and radio talk show host of
2 Seniors on the Move. For the past 15 years,
3 my partner, Fran Karhu, and I have been
4 helping seniors with their housing choices
5 and needs so they can remain home on Long
6 Island and even in Huntington.

7 It's not very often in the best
8 of times that a proposal for an active adult
9 55 plus housing community of this nature
10 comes along, but more so now with the
11 current state of the housing market. We
12 have one today and it's Kensington Estates.

13 Elysa Goldman and her firm,
14 Triangle Equities, have done an outstanding
15 job with the needs and desires of both the
16 surrounding neighbors and senior prospects
17 and have developed a community that is not
18 only in keeping with the character of the
19 area in terms of design, value, and appeal,
20 but a community that will add tremendous
21 value and enhance all that surround it.

22 Not to mention make many senior
23 families very happy. Tonight before you is
24 that special opportunity. By approving this
25 application, you can transform the current

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1 18 plus acres and its current various uses
 2 to what will be a brand new, high quality,
 3 beautiful vibrant housing community for our
 4 55 and better homeowners who wish this
 5 lifestyle.

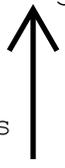
6 On Long Island I'm not aware of
 7 any like kind of comparable community that
 8 has this custom quality and unique design.
 9 I believe Kensington Estates will set a new
 10 standard for active adult communities on
 11 Long Island, and what better place to do
 12 that, right here in Huntington.

13 Along with Triangle Equities and
 14 their team, both Fern and myself have done
 15 extensive community outreach, specifically
 16 for this housing community. We personally
 17 met with and spoke to well over 500
 18 Huntington residents, additionally, just as
 19 many people from the surrounding towns
 20 wishing to be part of this community. It
 21 has been many years since we have seen this
 22 much enthusiasm and support for any
 23 development, especially proposed 55 plus
 24 community.

25 In short, the response from the

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1 over 1,000 people we spoke to is an
2 overwhelming yes, we want it. Even in this
3 housing market, people want this project.

4 In closing, I believe this is the
5 right developer with the right proposal and
6 the right location and, yes, even the right
7 time. While many builders are sidelined,
8 Triangle Equities have stepped up to provide
9 this much needed and desired housing and
10 they should be commended. I encourage you
11 to approve this application so Kensington
12 Estates can move forward and become a
13 reality. The Board and all of Huntington
14 will be proud of the results. Thank you.
15 [APPLAUSE].

16 MS. KARHU: Bart and I have done extensive
17 research on the development and we're very,
18 very familiar with the development. The
19 egress and exit of the development on
20 Jericho Turnpike and the three single family
21 homes on Plainview Road which kind of
22 conform to the existing neighborhood, and we
23 are very, very much in favor of the approval
24 of this project. Thank you [APPLAUSE].

25 SUPERVISOR PETRONE: William Hubbs followed by William

1 DiConza.

2 MR. HUBS: Good evening. My name is William
3 Hubbs. I'm a lifelong resident of the Town
4 of Huntington, born and raised. My parents
5 still live at the same address in Huntington
6 Station. I'm in favor of this project. In
7 the 50 years I have lived here, I have seen
8 a lot of changes in the Town of Huntington.
9 It's important that we have senior housing.
10 I don't want my parents to have to move to
11 another state. It's not going to have an
12 impact on traffic. It's not going to have
13 an impact on the environment. It's a good
14 project. You should approve it. Thank you.
15 [APPLAUSE].

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16 SUPERVISOR PETRONE: William DiConza followed by Mary
17 Fudens.

18 MR. DICONZA: I already spoke, Mr. Supervisor.

19 SUPERVISOR PETRONE: I'm sorry.

20 MR. DICONZA: I'll go again [LAUGHTER].

21 SUPERVISOR PETRONE: Mary Fudens followed by Wendy
22 Zucker.

23 MS. FUDENS: Good evening. I am a realtor and
24 a resident of the Town of Huntington. And I
25 actually came to speak as a resident but I

1 do have some information that is real estate
2 related. And the first thing I want to say
3 is wow, this is just going to be fabulous.

4 But what I also wanted to say is
5 that right at this time in the Town of
6 Huntington 10 days ago actually I did this,
7 there were 900 homes, over 900 homes priced
8 higher than \$500,000 which are available for
9 sale. Now at this exact same time there
10 were 18 senior units available on the market
11 in the Town of Huntington. Which to me
12 certainly gives an indication and I don't
13 know what these people are talking about or
14 where they got their numbers, but I got them
15 directly from the multiple listing.

16 And the situation is that there
17 were a few, I think there were eleven or
18 possibly eight available at the Greens, and
19 that was the extent that -- and a couple
20 down at that place on Melville. But in
21 addition to that, I just wanted to say that
22 we need to keep the seniors here as they are
23 the backbone of our Town and also the
24 grandparents of many of our young residents.

25 These folks who want to go out

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Sec. 2.1.7

1 and have a good time and be an integral part
2 of their community, there will be greater
3 tax benefits to the Town, more money, more
4 business, more merchants and restaurants,
5 and many folks have time to take part in
6 volunteer work. And most everybody has
7 mentioned this very same thing, and I
8 certainly just want to reinforce that.

9 I feel that the owners of
10 Kensington Estates have come to us with not
11 only a stellar reputation but a fabulous,
12 fabulous plan and they will build a
13 wonderful community for us within our
14 community, one that will benefit the area and
15 provide a wonderful solution to a portion of
16 our seniors' needs.

17 Now, I have recently come to be
18 knowledgeable about this project and it was
19 really brought to me by one of my clients
20 who had been looking and looking and looking
21 for years, and who felt that this would be
22 ideal because it's very close to her home in
23 Cold Spring Harbor. So before I made a
24 decision as to whether I should be in favor
25 of the project, I did some background work.

1 And unlike Bart and Fern, they
2 really have been working a long time, I was
3 a little bit new at it. So I did some work,
4 I found -- I read some of the letters that
5 had been sent to the Town that were public
6 records. And mostly the information I just
7 wanted to pass on that I found was kind of
8 interesting was that four points, most
9 residents have either very little
10 information or very few opinions therefore
11 they also do not realize that there will be
12 no impact whatsoever on the schools and
13 sewage plant. [BELL SOUNDS]. Thank you.
14 [APPLAUSE].

15 SUPERVISOR PETRONE: Thank you. Wendy Zucker.

16 MS. ZUCKER: Hi, I'm Wendy Zucker and I'm on
17 the board of the Gates Civic Association in
18 Woodbury and we are in support of this
19 project. Although I'm located in Nassau
20 County, the proximity of this property to
21 our neighborhood truly has a key impact on
22 all of our 300 homeowners. Triangle has
23 worked with our civic association over the
24 past three years to make changes to their
25 plan to decrease density and to visually

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1 enhance the look and feel of the
2 neighborhood that would surround us.

3 They listened to our concerns
4 regarding density and our desire for more
5 open space and increased plantings. To that
6 end we are now satisfied with the
7 willingness to increase the natural green
8 buffer setback beyond what was legally
9 required including almost a half acre of
10 trees on the corner of Jericho and Plainview
11 Road, and an addition of the manmade lake
12 which could really beautify the stretch
13 along Jericho Turnpike.

14 They downsized the number of
15 units from 136 to 83 units, and with give
16 and take changed the cluster design of the
17 neighborhood. We had a civic association
18 meeting about six months ago and there was
19 no opposition to this project. Kensington
20 Estates will add much needed 55 and over
21 housing, beautify the property, and have no
22 impact on our school system in Syosset. To
23 summarize, the Gates Civic Association is in
24 support of this project. Thank you.

25 [APPLAUSE].

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Sec. 2.4.1

1 SUPERVISOR PETRONE: Thank you. John Terrana followed
2 by Karen Friel.

3 MR. TERRANA: Good evening, Supervisor Petrone
4 and Members of the Board. My name is John
5 Terrana. I live at 17 Artisan Avenue. This
6 property is directly behind my house and I'm
7 here in support of it. [APPLAUSE]. I have
8 had several meetings with representatives of
9 Triangle on behalf of myself and many of my
10 neighbors. We told them all of our
11 concerns; the number of units, the type of
12 units that were on the eastern property
13 line, grading, elevations, berms,
14 landscaping, fencing, et cetera.

15 They addressed every single one
16 of them and I thank them for that. I
17 prepared a petition that discusses all of
18 things that we agreed with them. That
19 petition is signed by the majority of the
20 owners on my block that are directly
21 adjacent to this property. So I'm talking
22 about myself, number nine, number 11, number
23 15, I'm 17, 19 and 25. That's the majority
24 of properties that directly abut this
25 property on the eastern property line.

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Sec. 2.2.9

1 The current conditions at this
2 site are awful. If I stood here today and I
3 told you that I wasn't motivated somewhat by
4 what's there, I would be telling less than
5 the truth. It's an eyesore. We get smell
6 from it. We get insects. Ladies and
7 gentlemen, please do something about it.
8 Shut it down.

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Sec. 2.1.6

9 But having said that, that's not
10 really the reason why I'm in support of this
11 project. It's a beautiful looking project.
12 It would be nice to come down Jericho
13 Turnpike, enter Huntington, and see this
14 project. It will be quiet. There won't be
15 any traffic. And when I talk about those
16 things, I talk from experience. My parents
17 live in senior housing on Jericho Turnpike
18 in Woodbury. When I go there, it's quiet as
19 anything. They make one trip out for the
20 day, they do all their -- everything, one
21 shot one; lunch, store, everything
22 [LAUGHTER].

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Sec. 2.1.8

23 This isn't going to produce --
24 but I'll tell you what's really good about
25 it, is I see them, they have now been there

1 for over 10 years, they're in their
2 seventies. I see the camaraderie,
3 companionship that they have with the other
4 seniors, the clubs that they have and the
5 things that they do here.

6 It's really -- it's a great
7 thing for me to see for them. This is a
8 great project. It's in a great spot. I
9 mean, Jericho Turnpike is a busy east west.
10 Then we have residents to the east and west.
11 If we're not going to put this here, where
12 else are we going to put it? It's a perfect
13 spot for it. Thank you. I'm just going to
14 hand up a petition so it's part of the
15 record. [APPLAUSE].

16 SUPERVISOR PETRONE: Please do. Thank you. Karen
17 Friel followed by William Lindsay.

18 MS. FRIEL: Good evening, my name is Karen
19 Friel. I reside at 19 Colonial Drive, the
20 first street running parallel to Jericho
21 Turnpike in Cold Spring Hills. And in full
22 disclosure, while I am a civic association
23 board member, I'm speaking as a resident and
24 not on behalf of the Board. I rise in
25 opposition to the proposal presented by

1 Triangle Equities. As you are well aware
2 from the numerous letters from our
3 community, the Civic Association opposes
4 this application strictly and solely on the
5 density issue. However, the tactics of the
6 plan leave me with some serious concern
7 about the method of doing business and their
8 forthrightness. Triangle should be fighting
9 for this application in its merits in an
10 open an honest way. I opposed the down
11 zoning on this property, the gateway to
12 Huntington, for no reason other than greed
13 by both Triangle and the Dougals.

14 I take offense that Triangle has
15 misrepresented their level of support. The
16 majority of fans on their Facebook page
17 reside outside of this immediate area and
18 are, in fact, located in the Melville,
19 Smithtown, Commack zip codes et cetera. I
20 object to the fact that Triangle has knocked
21 on the doors of our neighbors stating that
22 there are a few board members of Cold Spring
23 Hills that support their application. This
24 is simply not true.

25 I object to the fact that they

1 state they have the support of neighboring
2 civic associations, when we are, in fact,
3 the only organized and recognized civic
4 association in the Town of Huntington in the
5 effected area. I object that Triangle is
6 represented by the Huntington Chamber of
7 Commerce as having a business in Huntington,
8 this seems somewhat premature.

9 I object that Triangle has been
10 allowed to contribute money to the
11 fundraising campaigns of our Town Board
12 Members. [SOUNDS FROM THE AUDIENCE]. And
13 the fact --

14 COUNCILMAN MAYOKA: I haven't received any
15 contributions. [APPLAUSE].

16 MS. FRIEL: You might. And, in fact, the
17 Supreme Court has recently ruled that quote,
18 "a serious objective risk of actual bias
19 existing in court cases involving plaintiffs
20 and defendants who are major donors to a
21 judge's campaign." Is that really how we
22 want our Town government to be used? I
23 object that Triangle consultants were both
24 on the payroll for Triangle and the Town
25 simultaneously. Where is the objectivity?

1 [SOUNDS FROM THE AUDIENCE].

2 I object that the Town maybe
3 willing to turn a blind eye to this
4 application which will then set a precedent
5 for future down zoning of the last remaining
6 tracts of open space in the Town. If these
7 are the actions of this so called reputable
8 company, then it all leaves me feeling
9 somewhat suspect about her integrity.

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Sec. 2.1.2

10 The residents of the Huntington
11 should not be made to suffer because of a
12 company that has failed to act, respond, and
13 react in a positive and honest manner with
14 the residents. I want to reiterate that
15 750,000 to one million dollars is not
16 affordable senior housing. [APPLAUSE].
17 [BELL SOUNDS].

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Sec. 2.2.5

18 With the enactment and
19 enforcement of the new Master Plan --

20 SUPERVISOR PETRONE: Time is up.

21 MS. FRIEL: Oh, but they were clapping.

22 SUPERVISOR PETRONE: So sorry. You're democratic,
23 we're going to be democratic. William
24 Lindsay will followed by Steve Murphy.

25 MR. LINDSAY: Good evening, Supervisor Petrone,

1 Members of the Town Board. I'm here on
2 behalf of the Melville Chamber of Commerce
3 and we're here to voice our support for the
4 program proposed by Triangle Equities
5 [APPLAUSE]. We have seen Triangle Equities
6 over the last several months. They were so
7 kind to come to one of our meetings and
8 present their project to us and answer as
9 many questions as the members could throw
10 out at them. And we were very impressed not
11 only with the scope and the direction of
12 their projects, but also their proactiveness
13 in reaching out to the community around
14 them.

15 I know there are some people here
16 in opposition to this project and I do
17 sympathize with them, but without growth you
18 have stagnation and we believe that during
19 difficult economic times, you need to find
20 companies and businesses like Triangle
21 Equities that are willing to risk
22 substantial investment in any community in
23 order to help assist that community. Not
24 only will this help create construction jobs
25 locally which helps all of our businesses

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Sec. 2.1.7





1 and all of our communities around, but it
2 will also increase the tax revenue to the
3 local school districts without burdening
4 them with additional students.

5 So on behalf of the Chamber of
6 Commerce of Melville, we strongly ask the
7 Board and the Town Supervisor to support
8 this project and we thank you. [APPLAUSE].

9 SUPERVISOR PETRONE: Steve Murphy followed by Anthony
10 Petritis.

11 MR. MURPHY: Pass.

12 SUPERVISOR PETRONE: Anthony Petritis followed by Dan
13 Ventricelli.

14 MR. PETRITIS: Good evening. I'm here to read a
15 letter that I have with me here from a
16 Mr. Frank Passione, DES (phonetic), living
17 at 29 Artisan Avenue in Huntington. It
18 reads, "Town Board of Huntington, New York.
19 Regarding Triangle Equities Development
20 Company to change zoning of the property
21 southside of Jericho Turnpike east of
22 Plainview Road west of Suffolk County, Tax
23 Map number 0400-226-01-001. I live at 29
24 Artisan Avenue which borders on the property
25 in question.

1 I am a resident since 1967, paid
 2 taxes with hope that the area will stay
 3 beautiful. The rezoning of this proposed
 4 project will downgrade the area. The law
 5 was put into place to keep the area
 6 desirable. This change in zoning will not
 7 flow with surrounding area, one family
 8 dwelling. Frank Passione, DES. Thank you.
 9 [APPLAUSE].

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Sec. 2.1.8

10 SUPERVISOR PETRONE: Thank you. Dan Ventricelli
 11 followed by John Biesel.

12 MR. VENTRICELLI: Good evening, Town Supervisor,
 13 Town Board Members. My name is Dan
 14 Ventricelli. I reside right on Plainview
 15 Road which is one of the access roads that
 16 leads to this proposed project. Let me just
 17 say, I'm not opposed to the project and I
 18 believe it represents a significant
 19 improvement to what's there, which is a
 20 complete eyesore and it's aggravating to
 21 pass by it every day to and from work.

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Sec. 2.1.6

22 But I believe it needs to the
 23 address certain concerns with respect to
 24 Plainview Road. One of the concerns I have,
 25 Plainview Road, by the way, is a residential

T 53
Sec. 2.5.1

1 road which has over 40 to 50 residents on
 2 the road itself, and the construction
 3 equipment to build this project, I'm
 4 concerned about the daily traffic that may
 5 exist, Elysa and Lester.

6 I have kids who wait for the bus
 7 in the morning and get dropped off in the
 8 afternoon, and I don't want to see cement
 9 mixers coming down with heavy machinery. So
 10 perhaps using Jericho would be a feasible
 11 solution to that problem or concern that I
 12 have.

13 In addition, I have addressed the
 14 Town Board of Oyster Bay about the proposed
 15 project for the Woodbury Country Club about
 16 the traffic conditions on Plainview Road.
 17 As you know, that application is pending.
 18 When combined with this project would add
 19 over 160 new units. So I would like to ask
 20 the Town Board to work with the Town Board
 21 of Oyster Bay in coming up with some
 22 reasonable solutions for the traffic
 23 conditions that will result despite what the
 24 DEIS says about the minimized traffic
 25 problems that may exist.

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 Sec. 2.3.4

1 That's really all I have this
2 evening. Good luck. [APPLAUSE].

3 SUPERVISOR PETRONE: Thank you John Bieselin followed
4 by Paul Wentz.

5 MR. BIESELIN: Supervisor, Town Council. I'm
6 John Bieselin, vice president of Kleet
7 Lumber. We have been in business since
8 1946. As many of you know in the town, we
9 are a local lumberyard. Although we have
10 not done business with this company in the
11 past, we are welcoming the opportunity of
12 doing that. As a business in Huntington, 40
13 percent of our employees are -- live and
14 work in Huntington Town. And that creates a
15 lot of rippling effects to the economy.

16 Just since the first of the year
17 we have eight new employees, which in a
18 company of 70 is quite a bit of percentage.
19 And this is the direct result of projects
20 such as this and others. And I speak on
21 behalf in favor of this project having been
22 in business 35 years, many projects come to
23 us for bids and whatnot, and this is one of
24 the finer jobs we have seen in quite a
25 while. We look forward that the Town

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Sec. 2.1.7



1 approves this.

2 For that reason plus the tax
3 benefits and many of the other things that
4 have been spoken to tonight, I can't see any
5 reason why this wouldn't be something that
6 the Town would be happy to have. Thank you.
7 [APPLAUSE].

8 SUPERVISOR PETRONE: Paul Wentz followed by Ann Sair.

9 MR. WENTZ: My name is Paul Wentz. I live at
10 60 Colonial Drive in Cold Spring Hills. I
11 think this project, although on paper looks
12 beautiful, sets a dangerous precedent for
13 the surrounding communities, and I'm
14 referring specifically to the changing of
15 the zoning laws. The residents of Cold
16 Spring Hills are concerned that if this
17 passes, the zoning laws changed will
18 dramatically effect the Cold Spring Golf
19 Course, because the current owners of the
20 course right now are in negotiations with
21 Gary Melius, he intends to keep the course
22 primarily a green space, more if downsizing
23 is allowed that could go down the hill and
24 that's going to effect all the people who
25 live in that area, not just this property

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Sec. 21.2

1 but potential damage ongoing.

2 And this is an issue that we have
3 addressed to the Town Board before. Also in
4 respect to the property itself, as other
5 people have pointed out, this place has been
6 an eyesore for years. It is been something
7 that the Cold Spring Hills Civic Association
8 has repeatedly pointed out to you requesting
9 you to take action to address the situation.
10 That property has been in violation.

11 There have been no certificates
12 of occupancy. We have gotten four letters
13 from you saying that you're going to act on
14 it and nothing has been done. And as a
15 result of this, these people are being
16 rewarded for breaking the law by getting a
17 windfall profit from the sale of their
18 property.

19 As other people have pointed out,
20 there's plenty of senior housing available,
21 and three quarters of a million to a million
22 dollars does not seem to me to be reasonable
23 prices for senior housing. Thank you.

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Sec. 2.1.4

24 [APPLAUSE].

25 SUPERVISOR PETRONE: Ann Sair followed by Laurence

1 Campbell.

2 MS. SAIR: Good evening. My name is Ann
3 Sair, 50 Wyman Avenue, Huntington, New York.
4 I'm here basically to say what everybody has
5 been saying, I read about the Kensington
6 Estates project and I'm all in favor of it.
7 I think it will bring a lot of jobs to the
8 community which in these economic times we
9 definitely need. Also, it will also bring
10 the school taxes also as well as the
11 affordable housing for the 55 and over which
12 I am currently approaching very fastly, and
13 it's beautiful.

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Sec. 2.1.7
Sec. 2.1.4

14 What we have now is an eyesore
15 and this is just a beautiful plan here and
16 I'm all for it. [APPLAUSE].

17 SUPERVISOR PETRONE: Laurence Campbell followed by
18 Gene Woltt.

19 MR. CAMPBELL: Good evening, Laurence Campbell,
20 Cold Spring Hills, 46 Colonial Drive. I
21 came down this evening. I am opposed to
22 what has been proposed by Triangle Equities
23 primarily based on the rezoning. I am
24 concerned for the residents of Cold Spring
25 Hills that a dangerous precedent is being

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Sec. 2.1.2

1 set on rezoning the current zoning in the
2 area. That's all I really had to say
3 tonight. But one of the things I was pretty
4 shocked and I wanted to bring it to the
5 Board's attention.

6 Are you aware of the gauntlet of
7 support for this outside, right outside the
8 front door? They're approaching both sides;
9 "Are you here for Triangle Equities?"
10 Everybody signs a little piece of paper,
11 that's great and you get a goody bag. I
12 don't think that's a precedent you want to
13 set outside the Town.

14 VOICE FROM THE AUDIENCE: I agree. [APPLAUSE].

15 SUPERVISOR PETRONE: Gene Woltt followed by Daniel
16 Karpen.

17 MR. WOLTT: Hi. My name is Gene Woltt. I
18 live on Sheridan Street in Huntington, not
19 too far from here. My wife and I are senior
20 citizens and we think we might look forward
21 to a development like this to enhance our
22 community and social values. We think also
23 that it could be a great economic spur for
24 the area, and furthermore the tax base
25 wouldn't hurt either. Thank you.

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Sec. 2.1.7

1 [APPLAUSE].

2 SUPERVISOR PETRONE: Daniel Karpen followed by Janice
3 Campbell.

4 MR. KARPEN: My name is Daniel Karpen. I
5 reside at Three Harbor Hill Drive,
6 Huntington. I am opposed to this project.
7 If it is built, I would like to see the pond
8 stocked with large mouthed bass.

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Sec. 2.2.4

9 [LAUGHTER].

10 SUPERVISOR PETRONE: Janice Campbell followed by
11 Joseph Morante.

12 MS. CAMPBELL: My name is Janice Campbell. I
13 reside in Cold Spring Hills at 46 Colonial
14 Drive. I came down here just to present my
15 opposition to the development of the
16 property. I believe that it does set a
17 dangerous precedent. I believe that -- we
18 live in an area of Cold Spring Hills that
19 primarily that section of Jericho is
20 residential in nature.

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Sec. 2.1.2

21 I believe that's the way it was
22 planned and I believe that it should be
23 considered to keep that. I am not opposed
24 to -- I do believe in moving forward and
25 looking ahead and meeting the needs of the

1 community and growth of the economy, but I
2 don't think that this is the way to enrich
3 our Town. Thank you. [APPLAUSE].

4 SUPERVISOR PETRONE: Joseph Morante followed by John
5 Clerkin.

6 MR. MORANTE: Good evening. Joseph Morante,
7 Cold Spring Harbor. I've been a resident
8 here for 23 years and all this talk about
9 senior housing, senior citizens, I finally
10 feel old thanks to this meeting. But I
11 think that the Kensington Estates helps
12 satisfy some types of problems that we have
13 growing all over this country also,
14 especially on Long Island. We have this
15 bubble, the baby boomers, I'm part of it.

T 63

Sec. 2.1.4

16 In a few years, my daughter has
17 expressed interest in taking over my house
18 and I'm sure she's going to kick me out. So
19 it's a perfect location for me. My entire
20 family lives in the Plainview Bethpage area.
21 My friends are all in Huntington and I would
22 look forward to some type of residence like
23 this.

24 Also, though, and it's been
25 spoken many times tonight, as a lifelong

T 64

Sec. 2.4.3

1 educator myself, school taxes have become a
 2 tremendous burden to people throughout Long
 3 Island. And a situation like this that
 4 could generate taxes without burdening the
 5 school districts, would be a tremendous boon
 6 considering the fact that revenues have been
 7 increasing for school districts, state aid
 8 goes down every year, and the future looks
 9 bleak, at least for the next couple of years
 10 as far as the state is concerned.

11 And I think this would certainly
 12 help the school districts in this situation,
 13 the majority of it in the Huntington area.

14 Thank you. [APPLAUSE].

15 SUPERVISOR PETRONE: Thank you. John Clerkin followed
 16 by Jim Powers.

17 MR. CLERKIN: Good evening, Mr. Supervisor and
 18 Council. I'm a resident of Cold Spring
 19 Hills and I don't have my reading glasses
 20 on. The reason I'm here is because of the
 21 zoning. I'm afraid that we will land on a
 22 slippery slope when we allow developers to
 23 develop every little piece of private space
 24 that's for our children and grandchildren.

25 I don't think this is a wise

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 Sec. 2.1.2

1 decision. I'm not saying don't do anything
 2 but I feel this is way too large. I'm on
 3 Jericho Turnpike at this intersection two,
 4 three, four times a day and the turning lane
 5 where there's only enough for two cars to
 6 turn as of right now. When you have that
 7 volume of traffic, what is it going to be
 8 like? And I think these people are wise
 9 enough, they have done a beautiful thing
 10 here, but I think it has to be reconsidered
 11 and worked to a smaller scale. Thank you.
 12 [APPLAUSE].

13 SUPERVISOR PETRONE: Thank you. Jim Powers followed
 14 by Alissa Taff.

15 MR. POWERS: Jim Powers, 3 Bower (phonetic)
 16 Street, Huntington. Good evening,
 17 Supervisor and Board Members. I'm a citizen
 18 of the Town of Huntington and as you know,
 19 my passion is for the people and the needs
 20 of the citizens of the Town of Huntington as
 21 President of the Townwide Fund of
 22 Huntington. I'm speaking on a few different
 23 levels.

24 One as a citizen, I love to hear
 25 the tax roll increase, that would be great

1 for the Town. But more importantly I would
2 like to speak as an architect that
3 developed -- I've been an architect, I've
4 lived in the Town for 30 years. This is a
5 pretty nice project. It's well designed.
6 The site layout is unbelievable, offers
7 great buffers to the existing community and
8 we're in full support of this project.

T 67
Sec. 2.2.6

9 And the Triangle Equities people
10 are very nice as well, their reputation in
11 the business is infallible so we are fully
12 behind this. Thank you. [APPLAUSE].

13 SUPERVISOR PETRONE: Thank you. Alissa Taff followed
14 by Anthony Marotta.

15 MS. TAFF: Good evening, Supervisor Petrone
16 and Members of the Town Board. I am Alissa
17 Sue Taff representing the Civic Association
18 of Sweet Hollow. Our civic association
19 appreciates the opportunity to offer
20 comments on the application for a change of
21 zone and the DEIS of the proposed
22 development, Kensington Estates.

23 The current use of the property
24 is not favored by our community as it is an
25 eyesore and it appears to be out of

T 68
Sec. 2.1.6



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compliance with the codes of Huntington.
After a presentation by Triangle Equities to our civic association, we asked several questions and were mostly pleased with the answers as well as the proposed development known as Kensington Estates. We do have some concerns however. Although the original proposed development of 136 units has been reduced to 80, we are still concerned that the density of approximately four point five units to acre of this currently zoned R-4 zoned one unit to the acre property.

We understand that is appropriate for senior housing, but we view the issue of density as a recurring problem with new construction applications for development throughout the Town.

There have been several developments for high density approved over the last several years, some of which we did endorse, but not all. We feel these past approvals have provided all types of homes at all price points for both seniors and families. There are discussions of several

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Sec. 2.1.1

1 other developments in the area of higher
2 density as well, although not all in the
3 Town of Huntington.

4 Although Kensington Estates by
5 itself may not have a huge impact, we ask
6 that should this approval come forth, that
7 its density be considered with other
8 applications that are before you for
9 approval. Traffic congestion, related
10 pollution, use of resources, drain on
11 emergency services, school districts, either
12 for family housing or turnover, and quality
13 of life issues are of concern.

T 70
Sec. 2.1.1
Sec. 2.1.3

14 We want Huntington to remain a
15 town and not become a city through repeated
16 approvals of dense housing. One of our
17 concerns related to Kensington Estates is
18 traffic going to Round Swamp Road. This
19 road has become increasingly congested, and
20 is a through street to the Northern Parkway
21 and Long Island Expressway, especially to
22 those heading east from the proposed
23 development and shopping in nearby
24 Plainview.

T 71
Sec. 2.3.5

25 In addition, several of the



1 catering facilities on Jericho Turnpike in
 2 the area give directions from the Round
 3 Swamp Road highway exits rather from the
 4 Route 135 to Jericho Turnpike. Traffic
 5 studies done for this project did not
 6 include Round Swamp Road. We have been told
 7 by the developer that efforts will be made
 8 to direct construction vehicles away from
 9 Round Swamp Road, but residential traffic
 10 after construction maybe an issue,
 11 especially if other developments proposed in
 12 the area come to fruition.

13 SUPERVISOR PETRONE: Thank you.

14 MS. TAFF: Thank you. [APPLAUSE].

15 SUPERVISOR PETRONE: Anthony Marotta followed by Kevin
 16 O'Brien.

17 MR. MAROTTA: Good evening. My name is Anthony
 18 Marotta. I am a local contractor from
 19 Nassau County. This project here will bring
 20 several hundred needed jobs to the
 21 community. As you know, we are in a
 22 recession. People are losing their houses,
 23 unfortunately. This project will bring
 24 needed jobs to the community.

25 I also have parents that are at

T 72
 Sec. 2.1.7

T 73
 Sec 2.1.4

1 the age that should be in a community like
2 this because times are changing. People
3 need to talk to each other. Older people
4 need to get together. They live longer,
5 they're happier. And a community like this
6 will actually help them stay healthy, be
7 more active so they can see my
8 grandchildren, their grandchildren, their
9 great grandchildren.

10 A project like this has 80 units,
11 not really big, but I tell you what, we need
12 more of these projects because this is the
13 future of the growing America. And you know
14 what, we need the jobs. We have a lot of
15 contractors, local businesses, that need the
16 work to make us grow. That's all I have to
17 say [APPLAUSE].

18 SUPERVISOR PETRONE: Kevin O'Brien followed by Bob
19 Squillace.

20 MR. O'BRIEN: Good evening, Supervisor Petrone
21 honorable Members of the Board, Town Clerk,
22 Counsel. Kevin O'Brien. I reside at 11
23 Oakridge Drive in Huntington and I love the
24 Town of Huntington. I think everybody in
25 this room is here because we love the Town

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Sec. 2.1.7

1 of Huntington.

2 And whether you're for the
3 project or against the project, it's that
4 love of the Town that brings us all here, I
5 think this is government at its best being
6 able to take all these opinions, either for
7 or against, and voice them to the Board.
8 Now you have got the awesome responsibility
9 of deciphering all this stuff, and as the
10 stewards of the Town, making the appropriate
11 decision. They don't pay you enough.
12 That's a tough thing to do under these
13 circumstances.

14 This piece of property has been a
15 source of consternation for -- I mean, I
16 have lived there, I live in the neighborhood
17 across from this piece of property for about
18 20 years. It was the wood carver. It was
19 the horse farm, it had the chuck wagon,
20 personally, I liked all those uses. I
21 bought stuff from the chuck wagon. I
22 brought my kids there to ride the horses.
23 It was a farm stand. I have no problem with
24 any of the uses that were over there.

25 Now, some of the grading issues

T 75
Sec. 2.1.6

↓ T 76
Sec. 2.1.6



1 that they have done, you know, I have a
2 little bit of a problem with. But what I
3 would like to see is ultimately the Board
4 render a decision and sort of put everybody
5 out of their misery.

6 There's been numerous
7 applications that have been made on this
8 property. There was an assisted living
9 facility they were seeking years ago. A
10 lot of people objected to it, personally I
11 had no problem with it. So it's been a
12 source of consternation for people in the
13 area and I would just like to see the Board
14 render a decision so it could be over with.

15 And this way we won't have the
16 issues that have be going on. And I know
17 the board has been diligent and receptive to
18 and sending out Code Enforcement people with
19 respect to it, but I would just like to see
20 the board render a decision. Thank you.

21 [APPLAUSE].

22 SUPERVISOR PETRONE: Thank you. Bob Squillace.

23 MR. SQUILLACE: My name is Bob Squillace, it's
24 spelled S-Q-U-I-L-L-A-C-E. Thank you for
25 the chance to speak tonight. I'm not here

1 to speak about economic issues or anything.
2 I am a long time resident of the Town of
3 Huntington. I live at 10 Kennedy Lane, Cold
4 Spring Harbor. My involvement in the
5 community over the past 15 years has been
6 coaching youth sports. And over the next
7 year, I will have coached 10 different teams
8 in various sports throughout the Town of
9 Huntington.

10 And the one thing I can't impress
11 upon the people in this room the importance
12 of having Grandma and Grandpa and aunts and
13 uncles and relatives at these games for
14 these kids to encourage them, to advise
15 them, and in many cases, they are the ones
16 who bring them because their parents are
17 working. That's all I have to say. I'm in
18 support of this project for that reason.
19 Thank you. [APPLAUSE].

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Sec. 2.1.4

20 SUPERVISOR PETRONE: Thank you. This concludes
21 speakers for our public hearing. We want
22 to, as the board, thank all of you for
23 presenting a good orderly public hearing
24 with some great thoughts for all of us to
25 dwell on.

1 The ideas that you came up with,
2 some of them are really great. And I think
3 this boards will be deliberating on them.
4 We have heard many of you speak before. And
5 tonight to see you all speak together with
6 somewhat different opinions, very satisfying
7 to see and it's gratifying to know that we
8 all live in the Town of Huntington.

9 Thank you. That concludes this
10 hearing. [APPLAUSE]. I'm going to take a
11 five minute break because I know some of you
12 want to leave. If you are staying, please
13 have a seat; if you are leaving, please have
14 a good night.

15 [WHEREUPON PUBLIC HEARING NUMBER FIVE WAS
16 CLOSED AT 9:04 P.M.]

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