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INCORPORATED VILLAGE OF EAST WILLISTON, NEW YORK
VILLAGE BOARD OF TRUSTEES
PUBLIC HEARING

Village Hall
2 Prospect Street
East Williston, NY 11596

December 4, 2015
8:00 p.m.

P R E S E N T : MAYOR DAVID E. TANNER,
 Chairman

A L S O P R E S E N T :

 BONNIE L.S. PARENTE,
 Deputy Mayor

 CAROLINE DeBENEDITTIS,
 Trustee

 CHRISTOPHER A. SICILIANO,
 Trustee

 ROBERT VELLA, Trustee

 JEFFREY BLINKOFF, ESQ.,
 Village Attorney

 MARIE L. HAUSNER,
 Village Clerk

Rich Moffett Court Reporting, Inc.
114 Old Country Road, Suite 630
Mineola, New York 11501
516-280-4664

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MAYOR TANNER: Good evening,
everyone.

I'm going to ask our Village
Clerk if you would read the notice that
appears in the paper.

THE CLERK: Legal Notice. Public
Hearing Incorporated Village of East
Williston.

Please take notice that the Board
of Trustees of the Village of East
Williston will hold a public hearing in
the Village Hall, 2 Prospect Street in
said Village on Thursday, December 4,
2014, at 8 o'clock p.m. to hear the
application of Wheatley Hills Golf Club,
147 East Williston Avenue, East
Williston, New York, to a
conditional-use pursuant to Section
160-40 of the Code of the Village of
East Williston.

Applicant seeks to construct an
attached 3,254-square foot one-story
addition at the south side of the
existing building with garage space

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below of equal size and renovation of
2,169 square feet of the existing
previously constructed addition.

Please take further notice that
any interested party may appear and be
heard.

By order of the Board of
Trustees, Incorporated Village of East
Williston, Marie L. Hausner, Village
Clerk. Dated: East Williston, New
York; November 19, 2014."

I have an affidavit of
publication that it appeared in the
Mineola American.

MAYOR TANNER: Thank you, Madam
Clerk.

Before we start off, I just want
to make a general announcement that we
received the revised plans late
yesterday afternoon.

So, we are expecting a revised
presentation to what was presented to
the Planning Board several weeks ago.

So, I wanted to put that out

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there for everybody right away.

I'll let you make your presentation. Mr. Walsh will explain is that process for us certainly.

This is a general explanation of what is happening here tonight in non-technical terms.

I'm sure they'll be more questions later regarding the nuances of our Code.

But, very briefly, our Code was established in 1970 -- or something like that. There were some uses that existed prior to the establishment of our Code. Those uses were the church on the corner of East Williston Avenue and Roslyn Road, as well as the Wheatley Golf Course as a way of making that accommodation.

The Village established what is referred to as a conditional-use permit, which going forward they permitted those functions to remain in place.

One of the reasons why we're

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having this hearing, tonight, is the Wheatley Golf Club presented a set of plans, which we believe to be a nonconforming use, which determination was made by our Building Inspector, which is why we're having this hearing, tonight.

There's a lot for us to digest. We received the plans, like I said, just about -- a little bit more than a day ago, now.

They'll be lot a lot for us to talk about as a Board internally. It is our intention, tonight, to continue this hearing. We're not going to make any decision, tonight, on making any determination, whatsoever. So, I want everybody to know about that as well.

The process for tonight will be after I stop speaking, I'm going to hand it over to Ken Walsh, the attorney representing the Golf Course. He'll make his presentation.

And then come back to the Village

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Board -- we'll have some questions for you, I'm sure.

And then I'll ask our Building Inspector if he has any questions or comments.

Then we'll basically open it up to the floor -- have everybody whatever question you have.

We do ask what whatever questions you do have that you address the questions to the Board -- if not to the attorney. And we'll make sure that what question are being asked they'll be responded to the best way possible.

A point of disclosure. I want to mention that Kevin Walsh's firm -- that we have two clients we work together. That's a comment that our Board knew several weeks ago about this.

I did have my Board's attorney investigate that with the controller's office. And the determination -- written determination as well -- there's no appearance of conflict of interest,

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nor is there a real conflict of interest.

But, that being said, I wanted to share that publicly with everybody, today, as far as that goes.

So, couple of more comments I want to make really quick.

What we try to do as a Board with, you know -- I always felt even as a Mayor, why say no when you can say yes. That's the approach we're trying to take with the Golf Course.

At the same time, there are always our standards. Looking to standards that we need and the quality of life of our community. I would like to impart that we all respect the Golf Course's request to expand to conduct their business.

We respect everybody else's application that comes in front of our Board as well.

Our Planning Board did have a chance to review the initial plans.

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They gave us a verbal negative about it.

At this point, we will give you the right in light of the new revised plans -- we're going have them review that at this point.

TRUSTEE SICILIANO: Seats up front, everyone, so you can sit before we start the presentation.

MR. WALSH: Good evening, everyone.

I'm Kevin Walsh with the firm of Walsh, Markus, McDougal & Debbellis, 229 Seventh Street, Garden City.

I'm here, tonight, representing the Wheatley Hills Golf Club.

I'm here with Anthony Carillo, president of Wheatley Hills.

I'm here with Paul Russo, Planning Architect.

And I'm here with Stephanie Margels in my office.

I do request at the outset -- I want to thank the Board for allowing us to present, tonight. I realize the late

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nature it is -- what happened here in a meeting two weeks ago.

But, I think because there's a lot of public interest in this application it's important to get the current information -- best information we have out there so that everybody who thought to come down, you know, knows exactly where we are in the process.

I think that with the approach taken by the Golf Club, it should truly reflect the fact that they heard what the residents of the Village had to say. There were a number of people who expressed some concerns all over the lot in terms of what the applicants presented to you.

So, I think the best way to explain -- because not everyone was here -- heard the previous application.

We believe that the amended application presents very nicely in the context of what the original proposal was.

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So, if you bear with me a couple of minutes, I want to explain to everybody the original proposal because I think some of the literature that goes out may not have expressed exactly what that proposal was.

So, even for the folks that were here last time, we want to explain our side of it. I just want to go over what the application was.

So, the Golf Club has a building that extends out in dark green on here. That extends out from the main building towards East Williston Avenue. And in that building on the first floor -- it's a one-story building -- lower level garage, which is on this side of the property, which is the interior property -- that's one story.

And the exterior driveway leads to the back elevation of the land. There is a first floor, and then there's a grade level, which was to be the garage entrance -- has been used by the

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Club for various storage.

So, under this building when it was constructed many many years ago, there was -- there was storage underneath for the club. And on the first floor that still exists there. There was housing. Okay.

I think Mr. Campagnia mentioned at the last hearing his records show that for many many years that building was used for housing. We don't necessarily have the floor plan about what housing exactly -- how much housing. It's been used for many many years for housing the staff of the club.

So, the purpose of the application -- since we have anywhere from 13 to 15 employees -- I would say 13 employees are living in the club -- they were living virtually 9 or 10 in seasonal -- certain parts of the year -- 1 or 2 more staff than you do have in others. So, approximately 9 or 10 living on that first floor that I just

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described.

And we also had for many years -- now we have three employees that live in the main house above the ladies' locker room of the golf club -- not been an ideal situation.

The club decided that they would like to get these folks living down with the rest of the men and women -- men that live down there.

So, the proposal that was presented last month was -- to both the Zoning Board and this Board -- was to extend the building outward the same one story with the same height elevation -- the same building -- with this kind of extending out an additional -- a little over 3,000 square feet. And, then, the basement -- we created a basement for additional storage and like the golf clubs.

And there would be no intent to hire additional employees or additional staff to live on site.

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The proposal was to get the roughly 13 or so to 15 -- we have 13 living at this point in time -- 15 not onsite to get the 15 in here.

Why do we need this space to get them in there? This space is not suitable -- not as suitable as they would like for employees. It's small. It's their common area where there's a card table or something -- where people can talk and things like that. So, the bathrooms are not -- not as a bathroom there should be -- to create better housing for our staff whose been there for a long time, and deserves a better accommodation.

They chose to create this entire space, which would then have 12 bedrooms -- I'm story -- 18 bedrooms; 6 and 6 -- 18 bedrooms between the two buildings -- 18 bedrooms between the two buildings. In essence, springtime three more bedrooms than would be necessary, but that was for occasional

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seasonal work that never gets in.

The Golf Club competes with a lot of other facilities -- a lot of other golf clubs that need quality housing because they're competing for -- they're competing for guys to work in the pro shop that go to college. They golf clubs need to attract college graduates. Some of them that go to these schools that say which club am I going to intern with; which club am I going to work at.

On the North Shore on Long Island, you're competing with them trying to create a better housing facility.

So, that was the real -- sole intent -- no intent here -- it's been stated by the Club -- we say for the record there's no intent to create additional uses out of this. There's no intent to create additional catering expansion, overnight stays for guests. There might be a wedding there for members. Solely to house the existing

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employees that work on the premises and possibly a couple of others. At the last meeting, people were kind of surprised that we had a lot of people that lived there. We have had them there for many many years -- decades.

So, when some people worry about these people are going to be trouble for the community; they've been living there. They're already there many years -- legal to be there.

So, we ask the Board to consider that -- because that should give you an indication of do we have a concern. Should we have concern about these folks in our Village. Because it is always an issue Village when you have surrounding people. We have those folks here.

So, at the last meeting, there was a lot of -- a lot of neighbors along the Ridge here. They complained because even though our argument is this building -- extension is not going to be any higher than a lot of things and the

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existing conditions, and their dislike for certain expansion -- a lot of other things came of the Club -- came up, as I pointed out at the last meeting.

There isn't a whole lot of record in the Village that suggests that we are -- we've been at any time bad neighbor.

There's a letter that I think one of the objectants put into the Village -- sent to us.

"In all of the years I lived -- which is more than 30 years -- I've never had trouble with the Club.

Now, I have a problem because of trailer -- a trailer going back and having exhaust going on my property. So, there is not an aesthetic problem, I think.

The Club's position is we have been good neighbors to the Village and it's been a good relationship. They don't want -- they certainly don't want to change that.

They didn't bring this

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application thinking they were going to be changing that.

So, after the last meeting when everybody voiced their opinion, the Club felt -- this meeting was already scheduled -- and once you have a meeting scheduled with a public notice you want to show up with something. They spent a lot of time over the weekend and put together a new plan. A new plan that possibly could accommodate the concerns of a lot of the neighborhood -- not every person. It's impossible to get anything to impress everyone.

Quite frankly, much of the concern from some of the people was related to what we're doing -- that would be a couple of folks along this -- along the Ridge there.

So, I have an obligation to those folks to always try to work as good neighbors together. It really isn't part of the application.

But, in order to deal with the

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issues that were raised at the Zoning Board meeting, do you need this space.

We don't believe that necessarily -- we're concerned that might be used for some other use -- it protrudes out. It's a huge expansion closer to East Williston. It's changing what we're all used to. It looks like a motel in front of it.

To address those things and to accommodate their need to give better space to these employees that live here, the Club had their architect study and redraw -- they are able -- they can work without this building.

This is the new proposal, which is on the board. I don't know if you had an opportunity to see the new proposal not to go with this building at all.

So I'd like to just flip to that. So, the new proposal is no longer dark green. No longer there. The buildings are remaining the same. It's

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going to have in the front -- they'll be a nice artistic overhang to walk out, matching roof to that. But, the existing building is going to be the same -- first floor. The floor here is going to be -- that currently has approximately 10 or 11 bedrooms in it is going to have eight bedrooms in it. And then the lower level, which already exists as a lower level right now for storage -- approximately a little more than half of that will be changed to four other bedrooms with bathroom facilities. And everything -- they'll be a little meeting room. Floor plan -- which we can show you, also.

So, there will be 12 bedrooms. There's not been an extension of the building at all. No room for that.

I maintain that this is a Trustees decision, being it doesn't require a zoning variance. I laid that out before the Zoning Board. But, in essence, this Club has been here a

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hundred years. The Club's determination is we do not want to bring anything in that might annoy our neighbors. We want to have another good hundred years. What we think is we need to get to house these folks that have been good to us and work there. And we did get away if loud to /STKOD is that.

One other component of the plan -- because if you heard the presentation, you know, everyone wants to know what is the lower level -- in order to create the extension on that first -- new room -- we would have to be going down anyway. We're going to put additional storage for golf clubs which country clubs always need additional storage.

We're going to have attic storage. We're going to lose some of it to the four bedroom that I spoke of.

The Club is going to appropriate additional storage. That storage area is away from everything else alongside

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the existing buildings down there.

In the back of the parking lot one of the things that can provide a lot of people -- you got a lot of land -- are you going to install on this side -- are you going to do all --

So, the Club in hearing that. We're going to move it to the other side -- the other side of our parking lot near our main building.

So, if I can just another minute about the access to this -- to the existing elevation.

Okay. We do have the floor plan drawing, which shows the first floor, which I said already exists -- it's going to contain a common area, and it will contain eight bedrooms. And then the lower level -- which will be the back -- will be existing storage. That is already there. And then we'll put four more bedroom here.

And then the elevation -- this is the elevation. This is in the parking

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lot and looking, you know, at the -- and this building -- which by the way already exists -- only change in the building is going to be a nice entranceway we're going to create to make that a much more appealing entranceway and door.

And then that will be the -- that will be the main access point for everybody living up or down. Guys are -- that's your downstairs -- or the guys that are upstairs, that will be the main access point. There is an entrance on the back. This is the back of the building, now. This already exists, again.

This building at this elevation at this height already exists. No change in that.

There's a garage in the back that will stay because that ends where this existing storage will end. And then there is a one door for ingress and egress, which we have to have -- for the

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ingress and egress in the lower level that will be there.

But, they will be instructed that's only -- that's not a normal use.

And, by the way, it goes down the driveway to where these work. They'll be instructed they're to come out the front way when possible.

There is a nine-foot fence on that side. There's a nine-foot fence there.

And I think some of the discussion of some of the blocks along Ridge -- we propose on the floor plan to try and accommodate their concerns a little bit. We propose to -- we propose -- because we're not extending the building -- existing trees that would have to be removed to allow for the extension of the building -- we propose to leave them, obviously.

Then we're proposing a number of high arborvitaes above the fence -- already nine-foot -- go in and at 12 or

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so -- 12 feet -- that will extend from an existing -- another existing shed -- come up and wind down to this access point, which should give almost everybody over here better screenage.

So, we don't need to take the parking spaces by the entranceway I just described. We obviously don't want parking in front -- we want the person to be able to walk out. We're taking two spaces there. We're going to add some existing paved parking spaces -- add two more spaces there.

So, it's the strong belief by the Club we are actually doing absolutely the best we can do to accommodate both the interest and need of our Club to get what we need to accomplish here, and also too being totally respectful to the residents, which is what they clearly want to do.

MAYOR TANNER: Thank you. I've got just a few quick questions.

First of all, by introducing that

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supplemental building in yellow that you have there, what is your intention by including that there?

Are you looking for approval for it.

Are you looking for pre-approval for it?

Or is it a potential hardship at some point?

MR. WALSH: We clearly have indicated this is an issue for us. We have a storage issue.

We decided we can do without the new storage. We've giving up more than half of it. We have to make some accommodation. So, we haven't had the location -- we're clear that's going to be away from this area. We haven't designed a plan for the elevation. We certainly would be willing to do so. We are looking for permission.

We have to ask counsel do we need -- we are a country club, with a permitted conditional use. If we put

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another storage shed in, do we need to come to the Trustees for that? Do we need screening. Obviously, it's in there -- so that possibly we could develop the concept. I have to be comfortable saying -- I want to know about.

MAYOR TANNER: You're looking for approval.

MR. WALSH: Yes.

MAYOR TANNER: Have you done an analysis in term of what the potential strain or additional demand on our Village services -- what the potential tax impact might be on the construction of a sump facility?

MR. WALSH: We haven't done that.

We'll get back to the major point here.

In terms of effect on services, we have -- there are as many as 13 employees living there, now.

We're putting in 12 bedrooms. We're going to have 12 -- not

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changing -- actually losing the growth.
We're not changing the services for
these people. A lot larger bedrooms.

As to tax impact, that is going
to be up to the assessor. It's
obviously going -- I don't know how this
building has been assessed. Now, we're
going to get a look at it, obviously.

MAYOR TANNER: What about with --
you know, we have some water issues.
Have you done an evaluation in terms of
what the additional demand, if any,
there will be?

MR. WALSH: It would make no
additional demand. The same folks are
there.

MAYOR TANNER: I guess it's
probably the same answer in terms of the
demand on our school system?

MR. WALSH: A lot of folks even
in the letter that I see -- I've been
hearing. That isn't a legitimate
concern. In some cases, it should be
ruled out as a concern. The folks here

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that work there live there. They're not going to have children living there. They're not going to get offered housing in these quarters if it's going to interrupt the general method of the housing. It's single bedrooms for people. We're not going to overload. We never had that issue. We don't plan on having that as an issue.

I think it was asked at the last meeting if they got married what you have to do. The answer is they wouldn't be living there. They would have to -- we have to figure something else out to allow them -- something else. We're not going to all of a sudden put people in there that are going to impact the schools.

Again, same employees going in there. Putting the same people there. They don't have the issue, now. We can kind of dispel the real concern for it.

MAYOR TANNER: All right.

There's some renovation taking

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place on the internal?

MR. WALSH: Yes.

I'm going to ask Paul Russo to just describe that change right there.

Q I am /KREBGTS William some additional construction.

MR. RUSSO: Paul Russo, 114 Birth Hill Road, Locust Valley.

What we currently have -- this is the lower level ground floor. This basically is the corner of that building.

This is an existing staircase that goes down to the existing garage area.

This stair case is basically -- no change to that staircase at all. Currently you can down this staircase -- anybody from the Club workers or employees -- they can go down to the existing garage area, which is all vacate, right now. So, that piece is not being affected.

The rest of it is completely

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being gutted from wall to side -- side
to side.

There is currently about 12
little bedrooms in there. They're all
orderly shaped in size. They range from
north to south.

TRUSTEE PARENTE: How many
bedroom are there, right now?

MR. RUSSO: Twelve.

TRUSTEE PARENTE: I thought
someone indicated you have 13 people.

MR. WALSH: Three guys living
above in the main house above the lady's
locker room.

TRUSTEE PARENTE: So, the new
facility is a co-ed facility.

MR. WALSH: No.

By the way, those bedrooms would
be returned to other use for the Club
storage.

MAYOR TANNER: That was my next
question.

TRUSTEE PARENTE: The new
facility has 12 bedrooms?

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MR. WALSH: Yes.

TRUSTEE PARENTE: One person per
room.

MR. WALSH: No.

TRUSTEE PARENTE: If you employ
females, where are they going?

MR. CARILLO: Anthony Carillo,
President.

The facility that's going to be
constructed would have three living
quarters; four bathrooms and a common
area. You have 12 bedrooms on the first
floor. You have one on the lower level.

So, if that was the case, you
would be able to accommodate the females
needed -- there would be a separate
area.

TRUSTEE PARENTE: Okay. These
homes for these individuals; where do
they entertain guests?

MR. WALSH: I'll let Mr. Carillo
answer that.

MR. CARILLO: Strictly dorms.

Quite frankly, as a Club, we only

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have single individuals residing at the Club.

TRUSTEE PARENTE: Can they have company?

MR. WALSH: As a practical issue they -- what's the code on that?

MR. CARILLO: I'm sure -- I'm not going -- they haven't had company -- I would say that we don't permit couples or couples with children. At this point, they would be looking to reside --

TRUSTEE PARENTE: Would be potential to wed?

MR. CARILLO: Yes.

TRUSTEE PARENTE: Have you had non-employees residing there, ever?

MR. CARILLO: No.

TRUSTEE PARENTE: Are you sure?

MR. CARILLO: Yes.

TRUSTEE PARENTE: I believe that you have.

MR. WALSH: No.

MR. CARILLO: No.

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MAYOR TANNER: We have. With.

TRUSTEE PARENTE: That's why you are here. We have to ask those questions.

I believe Mr. Walsh you said this does not expand the catering hall operation.

MR. WALSH: Correct.

TRUSTEE PARENTE: The purpose of this is to make it nicer for the current employees who reside there; not to expand the number of employees.

MR. CARILLO: That would be correct.

TRUSTEE PARENTE: As we talk about this, today -- I'm sure we'll be here for a while they'll be some considerations that we'd like to discuss.

How would we be assured your client would comply with those conditions?

MR. WALSH: We could covenant those conditions.

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MR. CARILLO: Whatever restrictive covenants you would --

MR. WALSH: I'll also add somewhat in line -- those folks that live -- they eat -- they eat in the Golf Club -- the Country Club. They get their meals there.

In addition to hours they work generally, these people work a sick amount of hours in season. I think the reason it's not as -- this is the nature of their life -- what they do in season.

TRUSTEE PARENTE: One of our Board Members is a firefighter, Trustee Siciliano.

We had asked him, earlier -- I believe Trustee Siciliano, you said that the Fire Department does inspections, but as scheduled.

TRUSTEE SICILIANO: We notify the Club, and we do the fire inspections.

TRUSTEE PARENTE: One of the conditions we might want to consider is that inspections need not been

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scheduled. Something we should consider.

MR. WALSH: Again, I'm not saying no. I'm curious as to the reason that you would do that. Would it be to make sure we don't overcrowd, something like that?

TRUSTEE PARENTE: Absolutely. Compliance.

MAYOR TANNER: Compliance is always a huge issue. There may be a justified reason for it.

A Plus our residents -- a lot of them are here -- they're going to want to know if we do consider this and put conditions on this that we have a way of making sure these conditions are complied with.

MR. WALSH: Okay.

TRUSTEE PARENTE: I don't know that I have any another questions, right now.

MAYOR TANNER: Okay.

TRUSTEE DeBENEDITTIS: I have a question. I would like to see the

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original plan that's there, now. I'd like to see how the bedrooms -- I have no idea how many bathrooms are in there. Right now, how many are there?

MR. WALSH: There's currently one bathroom there. I may have a sketch. Actually, I do.

TRUSTEE DeBENEDITTIS: One bathroom. Where is it?

MR. RUSSO: On the ground floor. On the level in the storage.

TRUSTEE DeBENEDITTIS: No bedrooms on the first floor?

MR. RUSSO: Just one.

TRUSTEE DeBENEDITTIS: One floor; that's it?

MR. RUSSO: Call it Exhibit A, which highlighted is the bathroom. The rest of the them are all bedrooms.

TRUSTEE PARENTE: One bathroom and ten people living there? Plus three on top of the locker room?

TRUSTEE DeBENEDITTIS: Right.

MR. CARILLO: Individuals above

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the ladies' locker have a separate bathroom.

MR. RUSSO: Above the first floor. On this ground floor currently where there's actually 13 rooms. First room to the far right a locker room where -- that's where they have a locker staircase.

As I mentioned before not being affected. There's one bathroom here and the rest of these every bedrooms -- that's what --

TRUSTEE DeBENEDITTIS: My question would be: How big are these bedrooms at this time?

MAYOR TANNER: Why don't you point them out on the plan?

TRUSTEE DeBENEDITTIS: You can't see --

MAYOR TANNER: The partitions between the two are much narrow. You have more room essentially. I know you can't see it from there. I'll explain it the best I can.

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Currently, there is a -- as I said, there's a locker room here. And then there's 12 rooms that expand from this point out to the south towards the main room. These rooms change in width. Some of them are only about --

TRUSTEE DeBENEDITTIS: Smallest to the largest.

MR. RUSSO: I would say six and-a-half feet wide bed doesn't fit. You have to turn it sideways. The largest room, I would say, is probably in the area of 10 feet wide. So, they range from six and-a-half to ten feet. What we're currently proposing is about 10 x 12. So, they're not huge rooms. But, they're just a little bigger than the largest room that we have now, which accommodates not only a twin or full bed -- I said not a full -- and a piece of furniture.

None of the rooms have any closets at all. They're like army barracks. That's all that's there.

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We're proposing to do individual closets for each room. So, that's basically what there is currently at the space.

This is what we're proposing. We're attempting to provide an adequate size bedroom for all the employees.

MAYOR TANNER: More of a employee retention program. You're having trouble keeping --

MR. WALSH: Retention and reward.

Three components: House staff; there's groundkeepers; and then there's the pro golf shop. Three components in the original plan. We had separated so they all had their area -- they could get up together, work together, and then come back. They wouldn't be disturbing anybody. Three types of employees that live there.

TRUSTEE PARENTE: Twin beds in each room?

MR. CARILLO: One.

TRUSTEE PARENTE: One twin size

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bed?

MR. CARILLO: Yes.

TRUSTEE DeBENEDITTIS: No
additional questions.

TRUSTEE SICILIANO: Quick
question. I know we had talked -- you
had talked about doing the storage
building, which is going to be
2500 square feet.

Now, you have storage next to the
living area. Now, you get to build that
storage facility -- is that still going
to be storage facility that you have --
won't try to make that extra bedrooms?

MR. WALSH: Which one are you
referring to?

TRUSTEE DeBENEDITTIS: Down.

TRUSTEE SICILIANO: We have the
existing building.

MR. WALSH: No. We need that.
We're going to keep that. We use that.
And that will be subject to any
inspections.

TRUSTEE SICILIANO: Because

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you're building on that 2500-square foot building. Now, you're taking that right next to the bedrooms.

MR. CARILLO: Portion will remain storage.

MR. WALSH: Think what of we lost storage-wise; we're trying to get some of that back.

TRUSTEE SICILIANO: In the plans for this building -- I know you don't have it. Is it going to look like the present building?

MR. WALSH: We do an elevation for you. You all have exactly what -- you're certainly entitled to that.

TRUSTEE SICILIANO: Do you have anything about employees that live in those rooms?

MR. CARILLO: Presently, no.

TRUSTEE PARENTE: No females living on the property, right now?

MR. CARILLO: No.

TRUSTEE DeBENEDITTIS: I do have one other question.

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On the basement that you have now. Is the ceiling high enough that you can put adequate sprinkler systems in.

MR. RUSSO: Currently, ceiling are about ten feet. There are sprinklers now in the building.

TRUSTEE DeBENEDITTIS: In the basement?

MR. RUSSO: Yes.

TRUSTEE VELLA: I don't have any questions.

MAYOR TANNER: Open it up to the floor.

State your name, please.

UNIDENTIFIED RESIDENT: 16
Atlanta Avenue.

I've been a resident since 1966. And I have relatives who have been working at the Wheatley Hills Golf Club as treasurer and so forth.

But, what I can't understand, Mr. Walsh, you mentioned something about the Golf Club wanting to compete with

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other clubs in the area.

And what's confusing to me is also you said something about college people staying at the Club.

And to my knowledge, there have never been college people who have been living there.

And he also brought up the word legal, which tends to believe that there are illegals living there. So, I don't understand what he is talking about.

TRUSTEE PARENTE: I heard it differently. Maybe Mr. Walsh you can clarify that. You said there are legals living there; meaning they have the right to live there.

MR. WALSH: Not that they're not legal. That's true. I didn't make any reference to legal status.

RESIDENT: You did mention legal -- not legally living there. But, you brought up the word "legal."

When I heard that, it just brings one thing to mind.

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MR. WALSH: I didn't reference one way or the other. It was /RAOELD lie. Has firsts if I can /AEBGS.. first part of your question.

In this day and age, golf has change. Some of the interns that we're looking at are college guys that go to colleges that are -- this is a potential club. Like everything else, some of the folks that work there as interns that haven't necessarily got a chance to live on the premises are interns that we haven't been able to attract because they put a lot of hours -- part of the their internship is to be close.

They're in the morning early. It competes for them is a big part of the industry these days.

MR. CARILLO: They're attending colleges, such as Penn State or other colleges of that nature, where they're majoring in being a college superintendant or working this in a golf pro shop.

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They are residents of the Club,
now.

Presently, we I believe we have
one green intern.

RESIDENT: That's it?

MR. CARILLO: Yes. Because of
the conditions of the living quarters,
we rented an apartment in the area where
we had golf interns residing over the
course of the summer and the fall.

Now, we hope to be able to
accommodate them appropriately on the
premises.

MAYOR TANNER: Everybody hear the
answer to that?

By the way, we did have a couple
of letters from residents. We intend to
read them into the record at the end of
the meeting.

RESIDENT: 120 Ridge Road.

I've been a resident for over
33 years in my house. I bought that
house the first time when I came here
over 33 years ago.

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When I went through a divorce, I bought it a second time when I could have moved to Manhasset or Port Washington. I invested in that house twice.

My house abuts the fence that separates what we're talking about here -- what is being spoken about as a traditional boarding house for a number of years -- which I beg to differ with because I looked out my backyard window for 33 years.

When I first came in 1980 that place was partially locked up. There was maybe a night watchman. There was maybe a general manager; maybe a greens keeper in the mornings.

Now, ten to 15 people. Last meeting it was 9 to 13. Now, we're up to 15. But, I can tell you what I have seen. I could testify to it.

These did note -- those folks did not live there last couple of years because I look out my backyard -- my

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dining room window at night. Nothing speaks louder than pictures.

These are apartment-like lights. This is not the golf club. I'm going to give them to you as evidence. This is why -- first of all, this is what the building looks like from my window -- you can have this.

During the day -- so you could see the windows -- that's not -- that's the residents that are -- talking about six boarding houses. And then here where we have -- my cat look outs at those windows. Looking down from my house to these apartment-like windows. You could even see a person in this one.

Please feel free to keep those. I'd like to enter a letter -- that I submitted and gave out to numerous people -- into the record as well. If I could pass that down.

But, I can testify that for 33 years there were not bundles of people residing at that golf course. I

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know what I saw and what I've seen.

As far as the golf course thinking to be a good neighbor -- up until about five years ago it was an excellent neighbor. If there was a problem, there was an immediate response. If the fence was broken by the golf club -- there was a service road -- this is why things could have a way of changing over the years.

For the first 28 years that I was here, the service road that is behind this fence that abuts right near where this building is was used for golf carts.

I watched them and there were never golf carts going through that service road until like five years ago.

Why somebody directed the trucks to start backing -- these massive trucks into this ridiculously narrow service driveway that is meant for a golf club?

On the other hand posted a sign about three years ago that says,

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Deliveries -- now, we have beep beep
beep. They have Coca Cola trucks
backing up. You have diesel pipes
facing over the fence towards my
property and my home so that I could
breathe that, too.

There's one other thing. Then
when I have written to Mr. Walsh -- I
only bring it up -- Mr. Walsh brought up
my letter.

And, yes, I did. I wrote a
letter back in March. Said that until
recently -- and in recent times God made
the world in seven days -- a day was a
million years. I'm here 33 years.
Recently to me means until the last five
years.

Now, when I wrote a letter, I
never got the decency of a response. I
gave it to the general manager. I
called. I sent a letter. Would the
postal service not have delivered it?

And I said there are these
trucks -- I'm taking pictures of them.

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I've never heard a word until I got a phone call from Mr. Walsh before the last meeting at 5:30 that we could make some kind of arrangement to try to work things out 12 hours before the last Zoning Board meeting.

Then at the meeting Mr. Walsh referred to my letter. Yes, I did say until recently -- until the last five years.

Now I'm here 33 years. I can testify to these things.

I also need to take issue with the fact about the legality of people living there. Whatever was grandfathered in I bought a copy from Bonnie downstairs in the office of our own zoning code book. I took out five codes that to me jump up and say this is illegal to have a boarding house.

If there was a manager living there on the grounds, greenskeeper living there -- cook and night watchman; that's four people.

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How far is that true to 10 to 15 people? It's like absurd to me.

And if you look at those pictures -- I want to make a point about those pictures.

Those residents' lights are the windows themselves of the building that you see in the daylight. And those people can look straight down into my house. Floor lights on all night. Like they're on the last couple of years, which tells -- those are bedrooms or common bathrooms -- using one toilet. What kind of sanitary conditions are existing beyond the fence.

And we're told, now, we're going to have whatever amount of bedrooms put in there again with common bathrooms, common areas with the people. I mean that's just building a lot of questions -- a lot of extra refuse.

What about fires? Taxing of the fire department. They have a lot of plates in there.

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Let's get to the zoning codes that I pulled out. Just from a cursory view of the zoning code book -- zoning code 160-4. I've taken the second part of it.

Activities of such a club shall be limited to its members and their guests, and shall not be extended to the general public.

The term Club shall be deemed to include a clubhouse -- provided it is not adjoining to or operated by or in connection with a public tavern, cafe, or other public place. We do not allow inns to exist. This should never be allowed. We shouldn't allow boarding houses in close proximity. And we're talking between any house -- any neighbor's house and where this boarding house is set up. We can't be talking more than 50 feet -- maybe 60 feet.

That begs a lot of security and privacy issues of these folks.

As you can see, there is a person

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in one of the windows looking down into our property at night.

Code 160-40 reduces -- this is a conditional use. Review and proper recognition of many uses just found in communities, meaning bigger ones that cause severe adverse impact.

This is a severe adverse impact if we start housing workers because the golf club has to compete with other golf clubs.

Let me say this. Located in the middle of the massive acreage of Ridge Road this postage stamp property -- postage stamp property that's being stored over by even the existing bedrooms that are there presently; that I see again is a question legally.

Here's a third one. Code 1645 -- to grant a certificate of occupancy for a change in a nonconforming use provided that the Board of Appeals shall make a determination that such changes will be beneficial to the general neighborhood.

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This is not beneficial to the general neighborhood. The workers are not -- the retention of the quality of life is that all of us came to live here for our residential homes, not with boarding house environment.

Then we've got a fourth code -- only have one more. 1660-2. To enhance and protect the Village's appearance and the quality by establishing a boarding house.

I question seriously what is there now. I do go with four people. When we start talking 10 and one bathroom we got some real issues.

Number five. Code 160-39G. Compulsory determination of nonconforming buildings structures order. Compulsory -- consider terms of nonconforming about building structures or use.

In you remembered, a nonconforming building structure or nonconforming use may be subject to

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nonconforming determination by the
Village Board of Trustees.

When it is found detrimental to
the conservation of the value of the
surrounding land and improvement -- and
in legal terms, I know a house is an
improvement thereupon my land.

So, if it is going to be
detrimental to the value of the property
in East Williston, why these five codes
that are clearly stated -- number one,
this should never be granted.

Number 2, there is a series of
representations as to how many from 20
to 10 to 15 people got in there.

MAYOR TANNER: Thank you very
much. One of the challenges talks
about what constitutes existing; what
constitutes new. This is something that
we have to digest to see us -- a long
time to digest that.

MR. BLINKOFF: Would you like me
to mark these submissions collectively
as one Board exhibit?

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MAYOR TANNER: Yes.

MR. WALSH: I'm not going to argue -- we made our legal argument. We are not a country club use.

We've been approved by the Village -- predate approval -- access to housing going back to I think the 40s or 50s, which was approved by the Village.

The building that is there isn't changing from the interior within. Going to be the light, which is I guess about 75 feet away that she alluded to in someone's room. I don't know of any one of us in the room that lives in this situation where they can't see the light of a neighbor 75 feet away.

I think we're using this as an opportunity to attempt to change what we have, and not so much what do we have now and is it going to be made better or worse.

My argument is it's always going to be made better for the same reason -- and some of the Trustees had questions

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about did we improve these things. It can only be made better. Same number of people. I don't know how she can know how many people are living there -- have always been living there.

We questioned a lot of people -- a number of people have been living there. Ten or 12 is a reasonable number. May change a little because it's seasonal. We have what has been testified -- ten or 12 bedrooms down in that basement.

First floor -- those are not new rooms. They aren't in the last five years. They have been there a long time. You may not have seen them at night. The inquiry we can make here -- if you see lights 75 feet away from your house. What does that do to you? That's the point.

Second one -- on the trucks going in. We accessed that driveway forever. We have don't have any other place to put goods. We've been using that

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driveway forever. I don't know how only been for the last five years.

I would suggest that possibly most the our deliveries -- we presented this last time -- we get in season. We get a Cisco truck. We get a Coke truck. We get once a month in season. Most of them twice a month in season for the other ones.

So, yes, there are larger trucks. They go down there and they come out. But, it's very very limited.

Obviously, as a neighbor, we have to deal with the impact of that. Out of all the years that we have been doing this they've been coming in. Our deliveries are smaller trucks. We do need two larger trucks coming in. There hasn't been a lot of complaints. I don't know that the Building Department or the Village have been inundated from the folks along Ridge.

That's a situation that doesn't change. It's our only access. It's how

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we get order deliveries. Obviously, we have to be aware. It is hoped that the -- I've been there. I've been to the side. I don't live there. I've been on the other side. I hope we hope -- by putting in these trees -- three foot and existing fencing that would prevent whatever light somebody might see there.

But that's -- that's about all you can do to accommodate.

MAYOR TANNER: Anything being done to monitor the trucks running, being unloaded?

MR. WALSH: We talked about that at the last meeting to the extent it wasn't handled perfectly every time. But, we've had one complaint. Who else is complaining to the Club periodically about this? That wasn't addressed with the residents. He wants to know -- he knew nothing of this. That stuff has to be. If Anthony talked about this -- say look, we have no noise -- that's what we wanted to know -- the hours. I think

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someone said today -- I got to get a --
he's got the schedule. He has the
ability to try and adjust that.

TRUSTEE DeBENEDITTIS: Maybe
during the week, instead of during the
weekend.

MR. WALSH: There was a letter --
I saw it -- to the extent that the club
didn't attend to it -- obviously
gratuitous to say at the hearing. He
really isn't the subject here.

We commit we will take that very
seriously.

MR. CARILLO: All the
deliveries -- with the exception of
Cisco and Coca Cola are box trucks. Our
main concern is with Coca Cola and Cisco
having to make a timely delivery during
a time period that at least disturbs the
residents.

MAYOR TANNER: I'll afford you a
short follow-up.

TRUSTEE PARENTE: Can you
elaborate on seasonal? Does this mean

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in the dead of winter no one is living there?

MR. CARILLO: It could vary from 2 to 4. Would be from April or May through November. So, that's it. October/November -- that's what constitutes as seasonal. Balance of individuals that are dorming there -- living there would be throughout the entire year.

MAYOR TANNER: Ms. Ratelle?

MS. RATELLE: Very quick.

I've had to 345EU78 it with numerous complaints about talk about the club and noise.

Last Thanksgiving -- past Thanksgiving 10 to 7 in the morning. It least /PHROEGTD arrange heavy leave at 10 to 7 in the morning. They know they're not supposed to do that. Prior two years weeks starting the machinery at times when they're not supposed to -- before 8:00 a.m. -- not five minutes, not 10 minutes. Ten after seven --

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7 o'clock. And they've been doing this on Sundays and before 9 o'clock on Saturdays.

I know that there's a lot of lip service about how we're trying to be good neighbors. But, actions speak louder than words.

I have documented this and complained the Village office.

MAYOR TANNER: There's a gentleman in the back.

MR. ELDER: Jim elder, 48 Donald Street.

You asked about the sprinkler system. They answered you by indicating they have it in the basement.

Do you know of any other place in the building?

TRUSTEE DeBENEDITTIS: To me, he was worried about whether they had the height to put a sprinkler system in the basement.

So, I assume the fire department does go in there and inspect it.

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MR. ELDER: The whole building
sprinkled?

TRUSTEE SICILIANO: Yes.

RESIDENT: 12 Fairview Avenue.

Mr. Mayor, some representations
made by Mr. Walsh and the president of
the Club.

I would like you to ask both of
these gentlemen as to the first time
that they have actual knowledge of
people living in the East Williston Golf
Club under these particular conditions
that we have.

MAYOR TANNER: Consider yourself
duly asked.

MR. WALSH: I would defer.

MAYOR TANNER: I'll give you an
opportunity to follow up.

MR. CARILLO: I've been a member
at the Club, I believe, since 1995. So
there /TPHR the people residing there
since then.

However, I do know through our
senior members that there have been

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people residing at the Club as far back as potentially the 50s or so.

RESIDENT: I didn't hear the answer.

MR. CARILLO: I was a member as of 1995.

RESIDENT: I want to make a statement that as a Member of this Board, as a Trustee, Deputy Mayor and Mayor from 1972 through 1992 when we codified the new Village Law from 1984 to 1988 that I had no knowledge, whatsoever, that there were people -- workers of the Golf Club living at the Golf Club.

In fact, we were extremely careful -- the Board of Trustees in East Williston was extremely careful during those 3 to 4 years when we enacted the Code that was referred to by the previous resident to ensure that it was just a golf course; it was not more than a golf course.

MAYOR TANNER: We have records to

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that effect.

RESIDENT: We spent three years every Saturday. It was a big job. Back to Trustee Rita Doyle. And we had probably 10 or 12 public hearings like this here.

We went over every single thing. We were specifically careful in the definition of the golf course. Our main concern was with respect to the Golf Club. We didn't want it to be sold to a developer and become a gated community. We wanted to maintain the quality of this Village. I think we achieved that.

MAYOR TANNER: Okay.

RESIDENT: I could say without question, I never heard of any people -- intern thing like that living in a golf club. I think that is something we would have been aware of. Thank you.

MAYOR TANNER: Yes, sir.

RESIDENT: I agree with this lady. This in a nice small community of single-family homes. This is a Golf

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Club. This isn't a medical facility or educational facility. It's a golf club.

They're asking us to give them a variance so they can be competitive with other golf courses. I don't think we are responsible to do that.

You mentioned people getting to work on time. I've been getting to work on time for 50 years. I didn't have to live where I worked. So, I don't see where that's a valid argument. I really don't.

I could understand the head groundskeeper. I think that is normal. There might be something somebody in the building for security.

Other than that, if you need people to be closer to their post ion, get them an apartment some place. Get golf club apartment housing for them. There's no reason to start building a dorm here if you're going to offer a variance for this.

Why can't we start changing homes

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and making them two-family homes? You can't do that in this town. If I buy a large house, why can't I take change it into affording housing or a college dorm? Why can't I do that?

The golf course can stay competitive. I really don't think there's any argument for that.

MAYOR TANNER: Thank you very much.

MS. LAFFEY: Ms. Laffey, 46 School Street.

One quick question.

What percentage of your membership are East Williston residents?

MR. CARILLO: I believe about 60.

TRUSTEE DeBENEDITTIS: How many member altogether?

MR. CARILLO: Maybe 250 full members. Total amount of members would be 400.

MAYOR TANNER: Sixty full and part-time.

MR. CARILLO: Varies between 15

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members of your Village.

Anybody on the Board here
members? Any of the Trustees?

MAYOR TANNER: No.

RESIDENT: It sounds like these
people are not living in good
conditions. I think the people most
affected are those on Ridge and School.
I live on Golf Club. I hear planes and
all sorts of things.

To the president and Mr. Walsh,
if this gets approved for the folks that
are really right there -- trucks, noise,
-- arborvitaes bigger than the fence --
if there are 15 people -- four young
kids in the backyard. I'd probably be a
little more concerned neighbor.

A suggestion would be for a
surveillance camera system to protect
your rights and security in case
anything, God forbid, would negatively
affect folks. Maybe additional efforts
can be done for School Street, you know.
Of course, I really kind of have empathy

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for these people who actually have to see it.

That Club there when they bought the house. They knew it was there. But, if these projects become more chronic for them, I think the best thing that the Board can do in terms of its legal -- that's the most important thing I think you folks -- initial investment.

MR. WALSH: That's being addressed. Absolutely legal.

And like when you talk about residents, I'm curious -- other clubs expand that have these facilities -- Garden City, North Hills. Do these other clubs that have these facilities --

MR. CARILLO: Some clubs have facilities; some do not. It varies throughout the island. We are most sensitive to the folks back there. You know, created /ST*EUFL if why money spend the right way -- it's a business the for you guys I'm sure there could be

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a lot more done to make these folks happy in terms of security -- can you do these noon time on Tuesday and Wednesday, not Sunday. Common sense kind of thing, I would say. Let's make sure it's legal. If it's illegal and something bad happens, you guys are liable. We're all trying to prevent that.

TRUSTEE PARENTE: One of Mr. Laffey's points -- the resident, Mr. Ratelle said about the noise.

Have you received a complaint about violations of the noise ordinances.

MR. WALSH: We haven't received -- I don't want to make any -- I would not have best knowledge about that.

TRUSTEE PARENTE: Do we know -- are there complaint about using leaf blowers?

THE CLERK: Mrs. Ratelle did get in touch with us right after saying they

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were using blowers.

TRUSTEE PARENTE: What was the response?

MR. CARILLO: I would have to investigate.

MR. WALSH: Do you know if they spoke to us at the Club?

THE CLERK: I did not, personally. But, I have to check with my assistant.

MR. WALSH: Can I ask -- was there a leaf blower issue before Thanksgiving?

MAYOR TANNER: On and off.

MR. WALSH: We have to find out about that.

MAYOR TANNER: You're not the only property in violation. The neighbors and other properties using their landscaping services were coming at 6 o'clock in the morning. It's not limited to you.

Ma'am?

RESIDENT: We moved here 23 1/2

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years ago. We love the area. We understood there was the driveway. I didn't realize that the trucks would be coming in -- now I hear the leaf blower. I thought construction was occurring. Something was loud. It was recently -- this past month.

It's been -- in fact, I said to my neighbors what's happening. So, it's changing. I moved in -- my husband and I -- because we love it here. We have relative here.

But, now, the idea of this structure being expanded -- I don't care. We did our backyard. We wanted privacy. Put a lot of greenery -- I'm sure the Club has seen it. We invested in it.

Now, because your land is here there's going to be -- you can't possibly stop it. I covered the area.

I went by 20 Ridge. I saw the backyard. And from the backyard, this structure would -- which is on your

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property --

MR. CARILLO: Yes.

RESIDENT: 20 Ridge is exposed to this building on this side, which I really have -- 20 Ridge.

TRUSTEE DeBENEDITTIS: Your house?

RESIDENT: No. I didn't know about the housing.

MAYOR TANNER: What would be presented with the backyard room?

TRUSTEE PARENTE: You're in the backyard.

RESIDENT: I wasn't in the backyard. You can see it from the yard. It's a beautiful house. I said I didn't want to have this building on it because it's very short -- our property is deep. We have 135 depth. We're a little better. They bought the house. I can't see -- I don't trust the Club what they will do in the future in construction.

I know we have a picture of that.

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But, it's such a tall structure when you think about it.

TRUSTEE PARENTE: You understand they changing.

MR. CARILLO: No longer expands.

RESIDENT: So, you're not going --

TRUSTEE PARENTE: They're not going up.

MR. CARILLO: Nothing changing.

TRUSTEE DeBENEDITTIS: They're going to renovate the interior; also build in the basement.

RESIDENT: This structure?

TRUSTEE PARENTE: You're going to see nothing new on the outside.

RESIDENT: 12 bedrooms. It's very upsetting when I saw the original plan.

MAYOR TANNER: We were, too.

RESIDENT: I don't think that Kathleen or anyone should have that problem where they're real estate values will decrease.

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MR. CARILLO: We want to be a good neighbor. That's why we revised the plans. We're not expanding the structure at all.

MR. WALSH: I wanted to comment -- make sure she understood the plan. There's no expansion here. Building that picture refer to is the original building. That has been legal for many many years. Never come up as an issue before. Been there forever. It's not changing. It's not part of the application.

A gentleman back there who had some suggestions about -- I agree with you. I thought another or right is it a can another foot or two would can highway Ms. Ratelle we would talk about that. This is the covenant we need. We're more than willing to hear about that. Obviously, we want to be good neighbors, the things about the trucks and things like that. Obviously, those all have to be worked out. Always

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between neighbors we are a captive audience. Now, we certainly want to do that. We will continue to do that.

I don't think that those complaints dominated that I need to say, yes now you can say it's always happening. We don't have a ton of complaints from this Village on those conditions.

If they were submitted, we need to hear about them, and we do need to address them.

MAYOR TANNER: You said that before. Duly noted again.

RESIDENT: Mike Copperstone, 54 Ridge Road.

I've happy to hear that you're not extending. I missed the first part of the meeting. I'm still upset about the fact that there are a lot of people living in there. Now, we can obtain the names, their position, how long they've been living there for the Village records. Why can't we know whose living

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there, identifying who is there, how long they were there, so the Village has knowledge who is living in our community.

TRUSTEE VELLA: I'm going to make a comment about that. Safety is an issue, I agree.

I think there needs to be some vetting. I think the privacy concerns -- I'm sure you have them. The safety concerns of the Village far outweigh -- outweighed by privacy concerns. I think it's very important that we identify people that live there.

Again, we all know through the different websites if there's a sex offender in the area. I'm not, by any means, suggesting that that's what we have.

But, as the Village residents we should all know who lives in our community at this particular time.

So, I do think that in the event that this goes forward and it's approved

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and we find out that it is legal and so forth -- I think it's very important that one of the issues that anyone who lives in the Village will be aware of the residents who come in there because just from a safety point of view.

MAYOR TANNER: We have records of the residents as well.

MR. CARILLO: Makes perfect sense.

RESIDENT: 47 Robbins Drive.

I'm at the third hole of the golf course. I don't have the same concern as people in the Ridge.

I just would like to state for the record we move in December of '94. We had some issues with some errant golf balls, tree growth, and some other things.

The Club has always been very responsive to our needs and our problems. They have compensated us and been responsive -- attended to our needs. They even reconstructed the tee

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box on the third where I used to get golf balls all the time. I don't have the same concerns as the residents on Ridge because it's in their backyard.

From any perspective, the Club has been a very good neighbor for the 20 plus years that we have been living here.

I wanted to make that clear for the record.

MAYOR TANNER: Thank you.

RESIDENT: One of the things that strikes me -- they describe the existing bedroom as being narrow; you can't even fit a bed in. But, at the same time, we're being told this same group of people lived there for many years. That begs the question. I can't imagine what they described to this point as being considered to be habitable under any building code.

So, I think what the Village really needs to look at is trying to obtain some proof from the Club as to

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how long we've had 12-13-14 people living there.

I would expect there are tax records and employment records, and you know compensation records. There should be some indications where the Club can demonstrate that this condition as they say has existed for a long period of time.

If we're talking about a situation where up until two or three years ago there were two or three people living there and they ramped up in the last few years, then you're really talking about them getting a change to accommodate what they've done in the last few years.

If they can demonstrate to you that we have had 13-14-15 people living there 30 years in probably improper conditions, I'll defer.

MAYOR TANNER: We heard that already. Duly noted.

RESIDENT: Then, you know, if

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it's been that way for 30 years, all they're doing -- making the conditions better for the people who live there. But, if it's become that way in the last two or three years and they're asking for a change to accommodate what they're doing --

MAYOR TANNER: Again, it's hard to pinpoint the occupancy and all that.

TRUSTEE PARENTE: Do you have these records as part of your employment if somebody is here? Part of their pay is a place to stay.

MR. WALSH: We're going to find out information. We duly heard the question.

MAYOR TANNER: Mildred?

RESIDENT: Mildred, 138 East Williston Avenue.

My driveway is opposite Ridge Road. I've lived there from 1971, and the noise as everyone knows has increased on East Williston Avenue.

But, I was wondering why there

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was so much noise early in the mornings.
And my question is a question -- is just
simply to state that the fact -- why is
the Golf Club using a golf cart for
deliveries into the facility, number
one.

And, number two, why for heaven's
name do we have people living there
under the conditions they're living. As
a gentleman here from Donald Street
indicated, there's no reason in the
world why they have to be provided a
place to live and affect the rest of us.

Thank you.

MR. WALSH: This is paved area --
paved area about 17 feet, not a golf
club line. It is a driveway 17 feet
wide. It's been the manner in which the
Club has gotten all of its deliveries
for many many years -- decades.

MAYOR TANNER: One lane road is
how wide?

MR. RUSSO: Twelve feet.

As the president pointed out,

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where the loading deck is.

The current loading deck and kitchen area in the back of the structure are back here. So, the trucks back out all the way through here between these two buildings. And there is where they actually put all the deliveries in the building. It's back here. There's no other way to get here.

TRUSTEE DeBENEDITTIS: Has this ever been changed?

MR. RUSSO: No. There's two buildings here.

TRUSTEE VELLA: Always been there. Some of these are rhetorical questions. The real issue I think has been recently -- these trucks delivering those types of goods.

Prior to that, your Coca Cola truck as box truck.

MR. CARILLO: It's resolved.

TRUSTEE VELLA: Cisco truck was new here. They're delivering with these larger trucks that obviously creates

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more of nuisance for your neighbors.

Deliveries come from different trucks.

MR. WALSH: Yes, that's correct.

MAYOR TANNER: Sir?

RESIDENT: I'm a little bit
confused on the original conditional use
that was granted.

There is a copy of that that
specifically describes what was
permitted at the time it was issued and
what wasn't permitted.

I'm trying to understand the
intent. Was the intent to have housing?

TRUSTEE PARENTE: There was no
conditional use. There was a
modification.

MAYOR TANNER: Right. I believe
something in the Code.

MR. BLINKOFF: Definition of a
golf course.

RESIDENT: Which specifically
speaks to housing?

MR. BLINKOFF: No.

RESIDENT: Did not speak to

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housing?

MR. BLINKOFF: No.

RESIDENT: Seems to be a representation it's been there.

And, so, the view of the golf club -- that the housing is permanent.

Has the Board concluded that housing is permitted on this property?

MR. BLINKOFF: No.

TRUSTEE PARENTE: We have not concluded that.

RESIDENT: Is the Board in a position that the Board would approve something without knowing that -- come to a conclusion on that one.

TRUSTEE PARENTE: We can conclude --

MAYOR TANNER: It's our job to draw a conclusion.

TRUSTEE PARENTE: It's part of our job.

RESIDENT: Would the Board approve this project without making that determination?

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TRUSTEE VELLA: No. It is part and parcel of our determination.

TRUSTEE PARENTE: We don't have to decide whether it was legal in the past or not. We can agree to disagree.

RESIDENT: I hear very different views -- a lot of discussion about facts -- about people residing and evidence going to be produced.

I mean, you got to come to a basic conclusion about whether it's legal or not. And that's a decision you have to make.

TRUSTEE PARENTE: We don't determine whether it was legal or not in the past.

Our job right now is to determine the future -- whether we want to grant the use. But, the purpose is not to expand.

RESIDENT: Let me just clarify. They never requested to have housing. I thought the grant -- they were requesting to expand the structure or at

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least make the changes to housing.

TRUSTEE PARENTE: The latter is what you just stated. But, since we aren't clear on whether they can have --

MR. BLINKOFF: There's actually a different of opinion that's going on.

I should clarify that this isn't the only Board dealing with this issue, right now.

RESIDENT: I understand. That's obvious there is a difference of opinion.

My question is more about when that will be resolved. And the intention of the Board is to make a decision to move forward on the proposals without that fact?

TRUSTEE PARENTE: That has to be -- that fact -- I wanted to make you understand -- doesn't have to be determined for the past as to whether it was legal or not.

Going forward, we have to determine whether we want to grant the

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use, and therefore legalize. We're either saying we're going to legalize it for the future or they would say legalize and maintain.

RESIDENT: You could also make the determination on that same logic that it's not legal and forget about proposal of what is there.

TRUSTEE PARENTE: If it's not legal -- everything has been removed to conform what --

RESIDENT: If you determine that it's not legal and that the condition does not --

TRUSTEE PARENTE: We don't want to grant these, we could say we're not going to grant the expansion, but maybe not rule.

RESIDENT: To be clear on this -- can you say at this point that you -- if you would not only grant the expansion, but also take a view that the existing structure -- the existing layout -- people that are housed there today

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should not be there?

TRUSTEE PARENTE: I think we can do that, and they can appeal it.

RESIDENT: I understand.

TRUSTEE PARENTE: For example, I think this comes up -- because Mr. Cuomo made a good suggestion -- that we determine from the past what was allowed -- what was permitted. So we know we expanded this.

MAYOR TANNER: I would also interject. Counter argument will be the club -- even though the Code says the golf course -- can vary within the golf club. That would be their argument, I would suspect.

RESIDENT: I don't think it's the Board's position to make their argument.

MAYOR TANNER: I understand that.

RESIDENT: I'm asking the question because it's very unclear to me that if you approve this to go forward you're not going back. I guess I'm not clear as to exactly the historical

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context based on what you just --

MR. VELLA: I'm going to speak for myself. As a person who is going to have a say in this decision, it's very important for my decision -- for my determination of how I feel whether or not this was a legal use prior or not.

So, it's going to answer the question -- I think we're all feeling the same way. It's going to factor into our decision one way or the other. If after investigating it's determined this really wasn't a proper or legal use, that's going to factor into whatever decision we make. It's going to factor -- to be considered in any decision we're going to make.

TRUSTEE PARENTE: Good point.

THE RESIDENT: The other part of this -- you can also look at it -- the fact is in my view if they have been ten people living there for 55 years or more and no one has known about it, they have been pretty good neighbors if no one has

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known about them for 55 years. To Ms. Ratelle's point that might have changed in the last few years. We have to consider that, too.

But, I do think that if we didn't know they existed there for that long and there's some argument that it is part and parcel to the running of a golf club, then we should take that into consideration.

Do those employees who are there today use that address as their permanent address?

TRUSTEE PARENTE: Good point.

THE RESIDENT: I would like to know the answer. I don't know if Mr. Carillo knows it, today.

MR. CARILLO: We will determine.

MR. WALSH: Research.

RESIDENT: What is the intention -- where will the employees go during the construction?

TRUSTEE PARENTE: Good question.

MR. CARILLO: We are presently

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renting a three bedroom apartment through a portion of next year. So, some could go there.

We do have existing living quarters above the ladies locker room.

TRUSTEE DeBENEDITTIS: I thought there were only three people.

MR. CARILLO: We would sequence.

MR. WALSH: Four.

MR. CARILLO: -- providing a residence in -- part of their legal status here. Any type of visa that secures them to have a place to live there.

MAYOR TANNER: Any other questions?

Ms. Ratelle?

MS. RATELLE: Let them back up into the narrow driveway. I only mention it because you had brought it up.

Also to just summarize for my perspective -- it's the lives of people who lived there for decades paying

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property owners' taxes, improving conditions for essentially strangers in the community that are not property taxpayers. It comes down to that.

MAYOR TANNER: Okay. Any other questions?

TRUSTEE DiBENEDITTIS: Golf club members never have slept there for a night or a weekend or a certain amount of time?

MR. WALSH: I'll answer.

Golf club members do not. Golf members do not sleep there.

When you ask has any golf member ever spent a night at the club -- of course that would be impossible for anyone here to answer definitively because it's a restaurant. It's got a bar. Occasionally, you never know what happens. I don't think the president could answer. Has it ever happened? I don't think anybody -- there are 400-something members there. Most of them would not. There's no facility for it.

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It is not sanctioned.

MR. CARILLO: Fair to say no member resides at the Club.

TRUSTEE DeBENEDITTIS: Have they stayed there for a week? Have they stayed there for any amount of time?

MR. CARILLO: For a week? Not to my knowledge. I can only answer for the time that --

TRUSTEE DiBENEDITTIS: That you've been there.

MR. CARILLO: I've been a member since 1995.

MAYOR TANNER: Sir, go ahead.

RESIDENT: Talking about the last meeting.

I got up and I -- maybe I spoke the wrong way. I spoke about my aunt remarrying a guy -- coming up here. He didn't stay one night. He stayed a week at that country with his wife. He stayed there for a week.

Then he went to Westchester Country Club for a -- I know my aunt

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lived -- she was only a few blocks away.
Come over to our house. Then go back to
the Club.

I mention it at times he would
get his load on. But, he stayed there
quite a few days. He did that for a
couple of years until he died. I didn't
have any contact with the family. I
know for a fact -- they used to come and
visit me in my backyard while he was
staying there.

MAYOR TANNER: Thank you.

RESIDENT: Just a point about
what the gentleman just said.

I have some people that stay over
my house, too. No one knows -- they're
my friends -- not announced. I'm sure
as a good business -- where they run
these -- these are hard working people.
I don't really have a concern about
that.

I'm curious -- if the golf
course -- if this is somehow legalized
and it's like a multi-family, right --

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if you build a new multi-family complex, the tax assessment is going to go pretty high, especially if it's a multi-family. Has the Board thought about that.

MAYOR TANNER: I asked that question earlier on. Please ask it, again.

RESIDENT: I'm saying this is an important implication.

Meaning if there's a consideration and there's going to be a major tax, you know, major benefit to the Village, that should be considered. I don't know how the golf course is taxed. I'm sure it's legal. Say the tax bill is going to go up \$150,000. Does that mean anything?

MR. WALSH: What happened, again, the Village assessment -- so. He Village has the determination. We can protest the Village assessment. I don't believe he has to assess this.

We are the largest -- we are the largest taxpayer in the Village, I

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believe. Obviously, we're subject to whatever the tax assessor determines the use there is.

RESIDENT: Thank you.

Lastly, I would say -- I would just relate probably one or two homes maximum that I think the best efforts in a good neighborhood Mr. Carillo and Mr. Walsh and all neighbors and any of these members of the Club that are here besides the president. They live here.

MAYOR TANNER: That woman has the next question.

RESIDENT: Able to talk to these folks and say do 15-foot trees. Sound barriers for these deliveries or neighbors.

MR. CARILLO: We will provide better screening.

MAYOR TANNER: Ma'am?

RESIDENT: This is the first I'm hearing about the housing for the pro shop intention. These boys are all underage -- college students --

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responsibility of the Club.

As a member, I would rather see the Club provide housing for these boys. It's a liability to the Club. And I think it's a liability to the Town. Underaged kids. What supervision do they have there living at the Club? I don't think there's any supervision.

MR. WALSH: They're not underage. I don't think anyone would be employed working under 18 years of age. They're all 18. You're emancipated at 18. They're drinking age.

RESIDENT: That's a liability.

MAYOR TANNER: Sir?

RESIDENT: I'm at 15 East Williston. I lived under some very demanding conditions. One bathroom. I do sympathize with that, trust me.

I have a pretty big piece of property. I would be really happy if my neighbor has a big piece of property as well. Put a boarding house or not. Knocking the house down and made a

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three-family. I didn't move to this neighborhood for that.

I just don't think in my mind the sense of the community -- I didn't move here -- it's all single-family homes. We should look out for our neighbors. I don't think that the golf course -- a guy there early in the morning so he could cut the grass and have coffee is of no benefit to anybody on Ridge Road.

If you inconvenience one person who is a resident, then you're not a good -- we are not a good neighbor.

TRUSTEE PARENTE: Has the Club received any Code violations related -- from the Department of Health or OSHA? Anything outstanding?

MR. WALSH: We will check. I don't think we have anything outstanding.

TRUSTEE PARENTE: Any plan changes to the interior quarters in the main building?

MR. CARILLO: Presently, no.

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TRUSTEE PARENTE: No changes
planned.

MR. CARILLO: No.

TRUSTEE PARENTE: What are the
sizes of with women's rooms? Are they
also 6 x 12 or smaller?

MR. CARILLO: I don't know the
exact size.

TRUSTEE PARENTE: Three bedroom
and a bathroom or are they part of the
locker?

MR. CARILLO: It's on the second
floor. Three bedrooms and a bathroom.

MR. CAMPAGNA: The use presently
is as employee housing.

RESIDENT: When this is
converted -- if it is converted -- and
you move the employees over, are you
going to remake that interior -- at the
November 20th BZA hearing a layout from
Mr. Russo showing us at least
schematically what your intentions were
on the interior.

Now, I know there is an original

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clubhouse staff of I think they are called managers apartment on the -- it's a 2 or 3 bedroom apartment, living room, dining room, kitchen, bathroom.

Now, are you going -- is it your testimony that you're going to take that living space out of there and convert that space to ordinary function whether it be storage, office?

MR. CARILLO: I believe it's our intention -- and we'll see where this goes -- the intention would be to utilize that for a lunch room for the staff.

MR. CAMPAGNA: Now, I know that historically you've been visited by the East Williston Fire Department on an on and off basis, which is mandatory.

Has the Nassau County Fire Marshal made any visits to you in the last five years or so?

You did mention that you have a sprinkler system. And there are required inspections that are necessary

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for that.

So, are you aware whether the Nassau County Fire Marshal has seen this existing condition?

MR. CARILLO: I have to --

MR. CAMPAGNA: We don't know.

MR. CARILLO: I have to consult with the managers to see what transpired.

MR. CAMPAGNA: You have to apprise the Village of any changes on the interior that you may make if you make this relatively large renovation.

I've been in the Village for almost 20 years, now. Other than the Village's 75th anniversary, I've never been in your building.

I only became aware of the fact that people were living there when Mr. Russo showed -- I believe it was -- called me probably a year and-a-half ago.

I pulled property files. I saw the living quarters, and I discussed it

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with the Village Clerk. I wasn't aware, just like everyone else that not aware of this going on.

There were however an approved set of drawings at a different time. So, I just want to be sure that any conditions that exist now -- obviously, if you go forward with the renovation, you know, it requires Health Department approval, Fire Marshal approval, East Williston approval, Department of Health. It needs all of those approvals because of its very nature.

But, in conjunction with that, you would have to also make the changes on the interior, and that needs to be inspected also.

MR. CARILLO: Apply for permits.

MAYOR TANNER: I have a question for Mr. Campagna.

Did you just say that the living quarters were actually on the original set of plans?

MR. CAMPAGNA: Yes. I believe

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they were from 1946.

MAYOR TANNER: Do they show the bedrooms as described tonight -- or that Mr. Russo showed -- the very small bedrooms?

MR. CAMPAGNA: That section I haven't yet found.

MAYOR TANNER: I'm talking about the main clubhouse.

MR. CAMPAGNA: That section was put on, I believe, in the late 30s.

In any case, the original clubhouse does have a full-blown 2 or 3 bedroom apartment on the second floor.

MAYOR TANNER: I have yet to see any plan originally filed and accepted that demonstrates the bedrooms that we're talking about on this wing.

MR. CAMPAGNA: Somewhere in the files there are plans of this wing. And it is specifically called out as employee quarters.

MAYOR TANNER: Thank you.

MR. CAMPAGNA: And approved.

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MAYOR TANNER: What dated is that -- any idea?

MR. CAMPAGNA: I'm not sure. I believe it's the mid 40s.

RESIDENT: 19 East Williston Avenue.

For the record, I'm very upset. This is a boarding house.

I have two small children. My question is: What kind of background checks are done on any employees that you would have living in this boarding house?

MR. CARILLO: The background checks are done on all employees. I believe criminal and also any other kind of background checks that are required of any employee. Very thorough.

MAYOR TANNER: Yes, ma'am.

RESIDENT: 22 Donald Street.

Are all your employees legal? You have immigration forms?

MR. CARILLO: I don't have it here.

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RESIDENT: You have every
employee's immigration form that is
required by law? I would confirm that.
Make sure you have that information.

MAYOR TANNER: Anybody else?

RESIDENT: Just a follow-up on
the background checks.

Are there any employees that live
there that have criminal records?

MR. WALSH: We will check. There
is no way we would know at this point.

TRUSTEE PARENTE: Desmond on the
right.

RESIDENT: Just along those
lines. It might be worthwhile for the
Village -- from the Village's
standpoint, to see if the Third Precinct
has ever been called there with any
reports. That might be something we
could get that record, right?

MAYOR TANNER: It would be public
record.

Any other comments anywhere?

I want to clarify a couple of the

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questions that went back and forth.

The gentleman over here asked if there were background checks conducted on the employees -- manager of the Club said yes there was.

Around then that was followed up if there was anybody living there with criminal records. I believe the lawyer responded there's no way of us knowing.

TRUSTEE VELLA: The response was it they would check. A lot of this information they weren't prepared to supply tonight. So, Mr. Walsh said he would check for us.

TRUSTEE PARENTE: Mr. Walsh has taken copious notes.

MAYOR TANNER: They told us they're going to make a full faith effort.

MR. CARILLO: Whatever information you need.

TRUSTEE VELLA: Same holds true for the issues -- statement that you were going -- as well with respect to

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their immigration status.

MAYOR TANNER: Could you leave us a copy of the existing plan?

MR. RUSSO: Yes.

MAYOR TANNER: Anybody else before I entertain --

RESIDENT: For the record, my husband and I are against further -- anything being done with the people staying there -- the structure. Because it's changing -- we didn't know about it. I think -- now that we know, it's not going to help.

MAYOR TANNER: We have taken a lot of information -- received revised plans just maybe a little more than a day ago.

Now, in order for us to make a responsible decision, there still is a lot more information we need to get a hold of. We need to work amongst ourselves to get some other definitions of different issues that have been raised.

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MR. BLINKOFF: I did have a question. It had been mentioned that the meeting would be going over. I assume the applicant doesn't object to that, given the status of the plan?

MR. WALSH: No.

MR. BLINKOFF: If I do review and have a question, Mr. Walsh, from the discussion, you're agreeing to provide -- including records of employees who are living there and when they've been living there -- whatever paperwork you have that the Board was asking for -- that would be provided.

In addition, it would include any indications of any prior Code violations, whether that be Fire Marshal or anything dealing with the habitability and space, or the space when used for habitation from any agency and copies of those to the Board, if necessary, dealing with the issues of the employment, whatever paperwork you have showing when employees were living

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there.

Additionally, there was a question that came up about background checks.

So, the Board is asking for any information about background checks, criminal responses, anything of that nature and responses with respect to that.

Going back to the very beginning, there was a question about the proposed storage space. And, Mr. Walsh, you had mentioned there would be plans drafted forward that I thought the intent of the Board is to ask for something specific so they know what they're dealing with.

And at the end of the discussion here, tonight, there was a discussion of what's going to happen to the space in the main building that currently is being used for residents in part?

I know that Mr. Campagna was concerned about that there had been a statement in prior meetings about what

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would happen. I am sure the Board would appreciate drawings of what is there now, and what you intend to have happen.

So, that we can be clear -- the Board can be clear and what the residents who are living there -- whether or not there will be the expectation you'll have employees in both spots.

Then one final thing. Given that the Board received the drawings yesterday, moving forward, I assume there's no objection to informal meeting between now and the next meeting. There are no other documents that the Board seeks -- that we can contact counsel and just -- we'll follow --

MR. WALSH: I would request of you.

MAYOR TANNER: Okay. Again, because of the report -- I just mentioned prior to Village Attorney, Blinkoff, I'm going to ask for a motion to continue this hearing.

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MR. WALSH: Can we put our notice of mailing here into the record?

MAYOR TANNER: Certainly.

MR. WALSH: Affidavit of service as well as the green card that we got back.

MAYOR TANNER: I'm going to ask that the letter we received be entered into the record.

TRUSTEE PARENTE: One question.

Mayor, is there a specific date that is the Board will be taking this --

MAYOR TANNER: We haven't determined that, yet. We have to digest this. We're required by 62 days. Some sort of --

MR. BLINKOFF: We have spoken to the applicant.

MR. WALSH: Obviously, we have to get information to you in order for you to evaluate further.

We don't have to do the mailing and arrange everything? It is costly to do and unnecessary to even pick a date,

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and then the Board adjourns it.

Can we just do a posting and a publication for the next meeting, if we have the same issue? Huge piece of property and mailings go --

MR. BLINKOFF: For ease of reference, what I would suggest is that perhaps the next Board of Trustees meeting would be chosen as a date certain. But, you'd have to understand in all probability that won't be the hearing. Everyone knows about this matter being carried over. And then there will be further motion of the next date.

In other words, what you're asking is that it be -- just so it's easier to they have to make mailing why notice in there's not a date certain set tonight at this time. Date certain at the next Board meeting. That way everybody interested can constantly be advised of that.

What I would suggest is that

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perhaps the date certain be the next Board meeting. We then -- which would be January 12th.

MAYOR TANNER: I have a conflict on the 12th.

MR. BLINKOFF: In all probability everything -- all the residents are going to want is the opportunity to review to see if they have questions -- for date certain purposes.

MAYOR TANNER: January 12th I need to reschedule that.

MR. WALSH: What date?

MAYOR TANNER: I don't think we have a date.

MR. WALSH: Your next Board meeting --

TRUSTEE PARENTE: December 8th.

TRUSTEE VELLA: This coming Monday.

MR. WALSH: Only because there's a cost. We're not coming on the 8th.

MAYOR TANNER: We also think it's important and meaningful for us to be

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able to move forward that there's a certain time to digest that information. There's a lot of information we need to digest.

Then we want to be completely about.

TRUSTEE VELLA: From a logistical standpoint, Mr. Walsh is at a little bit of a disadvantage that we don't set a date certain within two days. They're going to have to go for a mailing.

I would suggest to serve everyone you need -- that we schedule it, now, for a date certain on a day when we're all going to be present. And then on the 8th at your public meeting we will know when our January meeting is. Then we can set it for the January date.

MR. WALSH: We won't be showing up here.

TRUSTEE VELLA: To have to adjourn the January meeting we can do is that /TPWURBLly so as to avoid the expense of notice. I think our

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residents will be kept abreast as well.

TRUSTEE PARENTE: So, we're
keeping it at the 8th?

MAYOR TANNER: Correct.

Any question?

MR. BLINKOFF: No.

TRUSTEE PARENTE: 8:00 p.m. on
the 8th.

TRUSTEE VELLA: We'll make an
announcement at that time for our
residents. We'll make an announcement
as to when the next adjourned date is.

If you can't attend our meeting,
at least you can review the minutes of
the meeting to know when the next date
is. I'm sure it should be posted on the
website. But on the 8th, we will notify
you of the next adjourned date, and most
likely will be in our January meeting
the date, which has yet to be
determined.

TRUSTEE VELLA: I'm make that
motion to close the meeting.

TRUSTEE PARENTE: I second.

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MAYOR TANNER: All in favor?

(Whereupon, all Trustees stated.

"Aye.")

(Time noted: 10:02 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)

) ss.:

COUNTY OF NASSAU)

I, RICH MOFFETT, a Notary
Public within and for the State of New
York, do hereby certify:

That the public hearing
hereinbefore set forth is a true
record of the testimony given.

I further certify that I
am not related to any of the parties to
these proceedings by blood or marriage;
and that I am in no way interested in
the outcome of these matters.

IN WITNESS WHEREOF, I
have hereunto set my hand this 4th day
of December, 2015.

RICH MOFFETT

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