

**ECONOMIC DEVELOPMENT, PLANNING & HOUSING COMMITTEE**  
**OF THE**  
**SUFFOLK COUNTY LEGISLATURE**  
**MINUTES**

A meeting of the Economic Development, Planning & Housing Committee of the Suffolk County Legislature was held in the Rose Y. Caracappa Legislative Auditorium of the William H. Rogers Legislature Building, 725 Veterans Memorial Highway, Smithtown, New York on March 11, 2020.

**MEMBERS PRESENT:**

Leg. Kara Hahn, Chairperson  
Leg. Susan A. Berland, Vice Chair  
Leg. Samuel Gonzalez - absent  
Leg. Kevin J. McCaffrey - absent  
Leg. Robert Trotta

**ALSO IN ATTENDANCE:**

Presiding Officer Robert Calarco, 7th Legislative District  
Sarah E. Simpson, Counsel to the Legislature  
Jess Nowak, Assistant Counsel/Legislature  
Amy Ellis, Chief Deputy Clerk/Legislature  
Elizabeth Stroehlein, Budget Review Office  
Sarah Lansdale, Director/Planning Department  
Michael Kern, Planning Department  
Samantha Sarube, Aide to Leg. Berland  
Guy Calla, Aide to Leg. McCaffrey  
Nicole Duckham, County Executive's Office  
Robert Braun, Deputy Bureau Chief/County Attorney's Office  
Jason Smagin, Real Estate  
Peter Fiore, D & F Development  
Ronald Becker, appointee Arts Council  
And all other interested parties

**MINUTES TAKEN BY:**

Diana Flesher, Court Stenographer

**THE MEETING WAS CALLED TO ORDER AT 2:09 PM**

1  
2  
3  
4 **CHAIRPERSON HAHN:**

5 Legislators, please report to the horseshoe. All right. Hello  
6 everybody and welcome to the Legislature's Economic Development,  
7 Planning and Housing Committee. If we could all rise for a salute  
8 to the flag led by Legislator Berland.  
9

10 **SALUTATION**

11  
12 Okay, no correspondence today. Public portion. Do we have any  
13 cards?  
14

15 **MS. ELLIS:**

16 No, Ma'am.  
17

18 **CHAIRPERSON HAHN:**

19 Thank you. We have no cards today. Was there anyone in the  
20 audience who would like to speak to the Legislature? If so, please  
21 come forward to the podium, fill out a card. Nobody? Okay, we'll  
22 close the public portion. We'll begin with Appointment  
23 Resolutions.  
24

25 **APPOINTMENT RESOLUTIONS**

26  
27 **Introductory Resolution 1250, To appoint Ronald Becker as a member**  
28 **of the Suffolk County Citizens Advisory Board for the Arts.**  
29 **(Donnelly)** Is Mr. Becker here today? Hello. Come on down. Come  
30 up to the podium. Just make sure the green light is on on the  
31 microphone. And you might need to direct that thing up since  
32 you're so tall. Welcome. How are you today?  
33

34 **MR. BECKER:**

35 Very well, thank you.  
36

37 **CHAIRPERSON HAHN:**

38 Just tell us a little bit about yourself and why you'd like to  
39 serve on the Suffolk County Citizens Advisory Board for the Arts.  
40

41 **MR. BECKER:**

42 I'm a resident of Deer Park. I've been a resident of Deer Park for  
43 34 -- 29 years. I'm married; I have two children. I'm retired but  
44 now I'm an artist since I retired. That's what I initially went to  
45 college for, was a visual artist. Life took me to Florida where  
46 then I ended up in show business for ten years. And then I was  
47 Director of Therapeutic Recreation in nursing homes and hospitals  
48 for 30 years. So my last five or six years in the hospital/nursing  
49 home setting, I was teaching painting and drawing to the residents  
50 and patients which got me back into my art.  
51

52 **CHAIRPERSON HAHN:**

53 Wow.  
54

55 **MR. BECKER:**

56 Then --

1  
2 **CHAIRPERSON HAHN:**  
3 What medium do you use?

4  
5 **MR. BECKER:**  
6 Excuse me?

7  
8 **CHAIRPERSON HAHN:**  
9 What medium do you use?

10  
11 **MR. BECKER:**  
12 Oil and acrylic. My website is Rbeckerart.com, if you want to  
13 check me out.

14  
15 **CHAIRPERSON HAHN:**  
16 All right.

17  
18 **MR. BECKER:**  
19 I do have an exhibit coming up at the Babylon Village Town Hall in  
01:11PM 20 April called My Block. And that is noted on the website.

21  
22 **CHAIRPERSON HAHN:**  
23 Excellent.

24  
25 (Presiding Officer Calarco entered the auditorium)

26  
27 **MR. BECKER:**  
28 I was the president -- initial founding president for five years  
29 with Deer Park Arts Council. During that time -- our mission is to  
01:12PM 30 advocate for the vision performing arts in the Deer Park School  
31 District. And we also did an outreach out into the community. So  
32 I spearheaded the mural boards that are on the train trestle on  
33 231. I did about 11 of those boards and oversaw the other artists  
34 that completed that project. I just finished doing a mural in the  
35 Terryville Elementary School. So I'm an artist who advocates and  
36 is passionate about the arts. I was approached by Mr. Donnelly if  
37 I would consider this position. And now that I'm retired, I have  
38 the time to serve.

39  
40 **CHAIRPERSON HAHN:**  
41 I can't wait to talk to you. I hope you can come into my office  
42 once you're on the board because couple of places I've been trying  
43 to get murals going. I'm also Chair of the Parks Committee, which  
44 is now part of the Environment, Parks and Agriculture Committee.  
45 We've been trying to get the tunnels at Smith Point -- have you  
46 even been to Smith Point Beach?

47  
48 **MR. BECKER:**  
49 No.

01:13PM 50  
51 **CHAIRPERSON HAHN:**  
52 So, Smith Point is our flagship ocean beach in Suffolk County.  
53 It's Mastic, the Mastic peninsula, I believe, officially. And  
54 there are a couple of tunnels to walk you from the parking lot to  
55 the beach. You go through these tunnels. And we're really wishing  
56 we had murals. And it would be great if the Arts Council could

1 help us figure out how to make that happen. Because right now  
2 they're painted gray and they're kind of --

3  
4 **MR. BECKER:**  
5 Right.

6  
7 **CHAIRPERSON HAHN:**  
8 You know. So if you have done murals before.

9  
10 **MR. BECKER:**  
11 Well, I worked with the Long Island Railroad to get the boards. We  
12 did mural boards on the walls because the railroad was concerned if  
13 there were cracks or issues with the foundation, that if it was  
14 painted on the wall, it might be, you know, you'd have to paint  
15 over it or destroy the mural.

16  
17 **CHAIRPERSON HAHN:**  
18 Right.

19  
20 **MR. BECKER:**  
21 So that's why we went with boards.

22  
23 **CHAIRPERSON HAHN:**  
24 Boards.

25  
26 **MR. BECKER:**  
27 But --

01:14PM

28  
29 **CHAIRPERSON HAHN:**  
30 That's another one, I have a trestle in Stony Brook right near the  
31 university. I would love to -- and that's a solution, then,  
32 probably because the trestle, the concrete.

33  
34 **MR. BECKER:**  
35 It depends on the foundation and --

36  
37 **CHAIRPERSON HAHN:**  
38 It's already cracked, so yeah.

39  
40 **MR. BECKER:**  
41 We use the cement board that you normally use in bathrooms behind  
42 the tiles and stuff that's waterproof. And the boards on Deer Park  
43 Avenue have been up for a good three years.

44  
45 **CHAIRPERSON HAHN:**  
46 I'll have to go look.

47  
48 **MR. BECKER:**  
49 They're terrific.

01:14PM

50  
51 **CHAIRPERSON HAHN:**  
52 I was also looking at mosaics; like, there's some really cool  
53 mosaics that have been done around the world like on train  
54 trestles. But other artists kind of poo-poo the idea of mosaics,  
55 but I think it would have been really pretty.

56

1 **MR. BECKER:**  
2 It's a beautiful feature and it's another approach.

3  
4 **CHAIRPERSON HAHN:**  
5 Right.

6  
7 **MR. BECKER:**  
8 But the mediums that you use and depending on the --

9  
10 **CHAIRPERSON HAHN:**  
11 With the train going over it every ten minutes.

12  
13 **MR. BECKER:**  
14 The trains and the weather, especially in the winter.

15  
16 **CHAIRPERSON HAHN:**  
17 Right.

18  
19 **MR. BECKER:**  
01:15PM 20 You'd have to look at materials you use for long-term upkeep.

21  
22 **CHAIRPERSON HAHN:**  
23 Yeah, no, I would love -- in my district, which is Three Villages,  
24 Stony Brook, Setauket, Port Jeff area, we've been looking for more  
25 community art, ways to, you know, ways to just bring art alive in  
26 the community for all to see.

27  
28 **MR. BECKER:**  
29 Well, being on the board --

01:15PM 30  
31 **CHAIRPERSON HAHN:**  
32 Right.

33  
34 **MR. BECKER:**  
35 If we get the money, I'd be happy to spearhead that type of thing.  
36 Because reading the mission of the organization is to enhance the  
37 arts in the County, which in turn brings in more tourists.

38  
39 **CHAIRPERSON HAHN:**  
01:16PM 40 Right.

41  
42 **MR. BECKER:**  
43 You know, it's a win/win/win.

44  
45 **CHAIRPERSON HAHN:**  
46 Right.

47  
48 **MR. BECKER:**  
49 So I'd be happy to be on that committee --

01:16PM 50  
51 **CHAIRPERSON HAHN:**  
52 Excellent. Love it.

53  
54 **MR. BECKER:**  
55 -- if it's arranged or developed.

56

1 **CHAIRPERSON HAHN:**

2 I'm not super involved with the Citizens Advisory Board for the  
3 Arts, but I'm going to have to change that. Thank you. Because  
4 this is new for me to be chair of this Committee. So, this is  
5 first year I'm doing it. Okay. Does anyone else have any  
6 questions for Mr. Becker? This is Legislator Trotta.

7  
8 **LEG. TROTТА:**

9 You just put something in my mind with trestles.

01:16PM 10  
11 **CHAIRPERSON HAHN:**

12 Oh, no.

13  
14 **LEG. TROTТА:**

15 I have zero artistic ability. In fact, if there was a negative  
16 artistic ability, that would be me.

17  
18 **MR. BECKER:**

19 No, I'm sorry, as an artist I can't accept that.

01:16PM 20  
21 **LEG. TROTТА:**

22 But I've got a guy --

23  
24 **CHAIRPERSON HAHN:**

25 He actually has a strange mind. He did that on purpose.

26  
27 **LEG. TROTТА:**

28 There's a guy that I met that can paint wood -- sheetrock and it  
29 looks like wood; puts knots in it, you know.

01:17PM 30  
31 **MR. BECKER:**

32 Faux marble, faux wood.

33  
34 **LEG. TROTТА:**

35 Yes, but it's actually textured. He mixes the sheetrock in with --  
36 it's unbelievable. Do you do that?

37  
38 **CHAIRPERSON HAHN:**

39 This is Legislator Trotta.

01:17PM 40  
41 **LEG. TROTТА:**

42 Because I'm thinking what you could do for the trestles --

43  
44 **MR. BECKER:**

45 What I suggest --

46  
47 **LEG. TROTТА:**

48 What you could do with the trestles is make them look old like new.

49  
50 **CHAIRPERSON HAHN:**

51 Wouldn't that be cool?

52  
53 **LEG. TROTТА:**

54 I have a picture.

1 **MR. BECKER:**

2 I would suggest you go on my website and look at the piece called  
3 *Still Standing*. And it's an acrylic painting of a dilapidated  
4 building and pretty much -- a majority of the people that see it  
5 think it's a photograph. I do realistic photo-realism painting  
6 some people might term it.

7  
8 **LEG. TROTТА:**

9 You make it look like wood.

01:18PM

10  
11 **MR. BECKER:**

12 Sorry.

13  
14 **LEG. TROTТА:**

15 Make the metal look like wood.

16  
17 **MR. BECKER:**

18 I could give it a shot.

19  
20 **LEG. TROTТА:**

21 There's a vineyard in Northport. It's called Del Vino. In the  
22 rooms there, he painted the beams. And it looks like there's metal  
23 brackets holding them. It's paper mache painted. It's  
24 unbelievable. Anyway, all right, let it go.

25  
26 **CHAIRPERSON HAHN:**

27 I can't wait to see it. I'm going to have to go out a Riverhead  
28 meeting, field trip. Alex from my office, Alex DeRosa, hopefully  
29 she'll give you a card or something and we'll set up a time to come  
30 talk. Any other questions? Okay, we have a motion? Nope. I'll  
31 make a motion to approve; seconded by Legislator Berland. All  
32 those in favor? Opposed? Abstentions? 1250 is approved. (VOTE:  
33 4-0-0-2. PO CALARCO INCLUDED IN VOTE. ABSENT: LEGISLATORS  
34 GONZALEZ, Mc CAFFREY)

01:18PM

35  
36 Thank you very much for your willingness to serve. The bill still  
37 has to go to the full Legislature next Tuesday but you don't have  
38 to come to that meeting.

39  
40 **MR. BECKER:**

41 Okay.

42  
43 **CHAIRPERSON HAHN:**

44 Trust me, you don't want to sit there for 10 hours waiting.

45  
46 **MR. BECKER:**

47 I trust you.

48  
49 **CHAIRPERSON HAHN:**

50 But thank you very much. I look forward to talking to you more.  
51 Thank you.

01:19PM

52  
53 **MR. BECKER:**

54 Welcome.

1 **CHAIRPERSON HAHN:**

2 And checking out your website, I can't wait.

3  
4 Okay, we have no presentations. We have no Tabled Resolutions.

5  
6 **INTRODUCTORY RESOLUTIONS**

7  
8 Section seven, Introductory Resolutions, **Introductory Resolution**  
9 **1235, Authorizing the sale of Tax Lien Certificates on 620 and 628**  
10 **Shore Rd. Lindenhurst, NY (SCTM Nos. 0103-022.00-01.00-069.003 and**  
11 **0103-022.00-01.00-069.002) to the Suffolk County Landbank**  
12 **Corporation. (Co. Exec.). Motion by Legislator Berland; seconded**  
13 **by myself. On the motion, Director Lansdale, do you want to tell**  
14 **us a little bit about 620 and 628 Shore Road in Lindenhurst?**

15  
16 **DIRECTOR LANSDALE:**

17 Would love to. Thank you. The properties have been tax delinquent  
18 since 2006. The yearly cost to the County is \$21,283.

19  
20 **CHAIRPERSON HAHN:**

21 Yearly cost?

22  
23 **DIRECTOR LANSDALE:**

24 Yes.

25  
26 **CHAIRPERSON HAHN:**

27 Combined or each?

28  
29 **DIRECTOR LANSDALE:**

30 Since 2006. And I'm sorry, your question?

31  
32 **CHAIRPERSON HAHN:**

33 Combined or each?

34  
35 **DIRECTOR LANSDALE:**

36 Combined.

37  
38 **CHAIRPERSON HAHN:**

39 Thank you.

40  
41 **DIRECTOR LANSDALE:**

42 There's currently an auto repair shop and an unimproved storage  
43 yard, which has cars, trucks, boats and various machinery. It's in  
44 Legislator McCaffrey's district. We've spoken with him prior to  
45 seeking authorization at the Landbank board meeting and he is on  
46 board with this transfer.

47  
48 **CHAIRPERSON HAHN:**

49 I'm surprised. What's the acreage?

50  
51 **DIRECTOR LANSDALE:**

52 The acreage is -- they're small sites. I'm just going to ask my  
53 staff to come up and --

54  
55 **CHAIRPERSON HAHN:**

56 Do you know the acreage and what they're zoned?



1  
2 **DIRECTOR LANSDALE:**

3 Yes. This is Michael Kern.

4  
5 **MR. KERN:**

6 They are commercially zoned currently. And I believe the acreage  
7 is about -- I think it's about point eight combined.

8  
9 **CHAIRPERSON HAHN:**

01:21PM 10 Less than an acre combined and 21,000 for commercial -- two  
11 commercial parcels.

12  
13 **DIRECTOR LANSDALE:**

14 Yes.

15  
16 **CHAIRPERSON HAHN:**

17 I'm surprised it's that low. Okay. Thank you. Anyone else have  
18 any questions? And the Environmental Impact Statements that were  
19 done?

20  
21 **DIRECTOR LANSDALE:**

22 Sure.

23  
24 **CHAIRPERSON HAHN:**

25 Because you said it was a what?

26  
27 **DIRECTOR LANSDALE:**

28 It's an auto repair shop.

29  
30 **CHAIRPERSON HAHN:**

31 All right, okay, so tell us.

32  
33 **DIRECTOR LANSDALE:**

34 We coordinated with the Health Department and did environmental  
35 testing, a PCE, which is -- a chlorinated solvent was detected in  
36 the soil gas samples that are above the New York State Department  
37 of Health action levels. So the buyer -- the future buyer needs to  
38 install a sub slab depressurization system. And that would be part  
39 of the contract.

01:22PM 40  
41 **CHAIRPERSON HAHN:**

42 That's all that was was found in the soil samples?

43  
44 **DIRECTOR LANSDALE:**

45 Yes.

46  
47 **CHAIRPERSON HAHN:**

48 And it was a phase --

49  
50 **DIRECTOR LANSDALE:**

51 It was a phase II.

52  
53 **CHAIRPERSON HAHN:**

54 So they did a phase I and then a phase II.

1 **DIRECTOR LANSDALE:**

2 Yes.

3  
4 **CHAIRPERSON HAHN:**

5 I mean that's why obviously it's with the Landbank probably.

6  
7 **DIRECTOR LANSDALE:**

8 A-hum.

9  
10 **CHAIRPERSON HAHN:**

11 All right. And how much has accumulated -- I'm sorry. 279.

12 Excellent. We have a motion and a second. All those in favor?

13 Opposed? Abstentions? 1235 is approved. (VOTE: 4-0-0-2. PO

14 **CALARCO INCLUDED IN VOTE. ABSENT: LEGISLATORS GONZALEZ,**  
15 **McCAFFREY)**

16  
17 **Introductory Resolution 1245, Authorizing funding of infrastructure**  
18 **improvements and oversight of real property under the Suffolk**  
19 **County Affordable Housing Opportunities Program Gleneagle Green.**

20 (Co. Exec.) Motion; seconded by Legislator Calarco. I'm sorry,  
21 Presiding Officer Calarco. Is there someone from the -- Jason  
22 Smagin. Come on down. Tell us about this.

23  
24 **MR. SMAGIN:**

25 Good afternoon.

26  
27 **CHAIRPERSON HAHN:**

28 Good afternoon.

29  
30 **MR. SMAGIN:**

31 So this is a project that's located on Atlantic Avenue just west of  
32 Post Avenue in North Bellport. It's a 70 unit apartment complex  
33 that's going to be all affordable. One unit will be a  
34 superintendent unit. It's going to have an SBP plant connected to  
35 the development. We do have the developer here if there is any  
36 further questions. We're very excited. It's about point three  
37 miles from the train station. It's just northwest of there. We've  
38 spoken to the local Legislator who's called me. I can state that  
39 he's in full support of it. So if there is any question I'm here.

40  
41 **CHAIRPERSON HAHN:**

42 Affordable at what level?

43  
44 **MR. SMAGIN:**

45 It's actually multiple levels. It's all going to be below 70  
46 percent or below. So it's going to be 8 units at 30 percent, 13  
47 units at 50 percent, 38 units at 60 percent and 10 units at 70  
48 percent.

49  
50 **CHAIRPERSON HAHN:**

51 What are we doing? What are we giving?

52  
53 **MR. SMAGIN:**

54 One million five hundred and thirty thousand.

1 **LEG. TROTТА:**  
2 And what is that going to do?

3  
4 **MR. SMAGIN:**  
5 What was that, Legislator Trotta?

6  
7 **CHAIRPERSON HAHN:**  
8 What will that be used for is what he's asking, I guess. Does it  
9 have to be used for like drywall?

01:24PM 10  
11 **MR. SMAGIN:**  
12 Yeah, so it's our infrastructure funding which has to be used on  
13 project site work, landscaping, the SBP plant, lighting, things  
14 like that. I mean the SBP plant alone is going to be about 1.5  
15 million to \$2 million just that cost alone. So there's a lot of  
16 costs associated with the project site.

17  
18 **CHAIRPERSON HAHN:**  
19 Legislator Trotta.

01:24PM 20  
21 **LEG. TROTТА:**  
22 Is there an IDA grant on this?

23  
24 **MR. FIORE:**  
25 Peter Fiore, D & F Development. Yes, there is IDA. There will be  
26 IDA benefits on this project.

27  
28 **LEG. TROTТА:**  
29 What percent?

01:25PM 30  
31 **MR. FIORE:**  
32 I'm sorry?

33  
34 **LEG. TROTТА:**  
35 What grant are you getting; how much money?

36  
37 **MR. FIORE:**  
38 It's not a grant.

39  
40 **LEG. TROTТА:**  
41 How much of a tax abatement are you getting?

42  
43 **MR. FIORE:**  
44 That's --

45  
46 **LEG. TROTТА:**  
47 I'll abstain in the vote and I'll research it. Don't worry. Thank  
48 you.

49  
50 **CHAIRPERSON HAHN:**  
51 Legislator Berland.

52  
53 **LEG. BERLAND:**  
54 I just have one question. I understand it's affordable for 50  
55 years. I just wanted to put on the record I will support this  
56 project but future projects, I would like to be affordable in

1 perpetuity. And I know, you know, Mr. Fiore knows my opinion on  
2 that. And I would just ask 50 years from now or 50 years from when  
3 you're done building, when I may or may not be here in some very  
4 old capacity, you know, if you can extend it for, like, another 50  
5 or in perpetuity at that point, that would be great.

6  
7 **LEG. TROTTA:**

8 What's the name of the company?  
9

10 **MR. FIORE:**

11 D & F Development.  
12

13 **CHAIRPERSON HAHN:**

14 Okay. Anyone else? We have a motion and a second. All those in  
15 favor? Opposed? Abstentions?  
16

17 **LEG. TROTTA:**

18 Abstain.  
19

20 **CHAIRPERSON HAHN:**

21 One abstention. 1245 approved. (VOTE: 3-0-1-2. PO CALARCO  
22 INCLUDED IN VOTE. ABSTAIN: LEG. TROTTA/ABSENT: LEGISLATORS  
23 GONZALEZ, McCAFFREY)  
24

25 Unless anyone from the Administration wants to speak on anything,  
26 we have no further before the Committee and we are adjourned.  
27

28  
29 **THE MEETING CONCLUDED AT 2:26 PM**  
30 **{ } DENOTES SPELLED PHONETICALLY**  
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