

1
2 **ECONOMIC DEVELOPMENT, PLANNING & HOUSING COMMITTEE**
3
4 **OF THE**
5
6 **SUFFOLK COUNTY LEGISLATURE**
7
8 **MINUTES**
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14 A meeting of the Economic Development, Planning & Housing Committee
15 of the Suffolk County Legislature was held in the Rose Y. Caracappa
16 Legislative Auditorium of the William H. Rogers Legislature
17 Building, 725 Veterans Memorial Highway, Smithtown, New York on
18 March 10, 2021 via Zoom conference.
19

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21
22
23 **MEMBERS PRESENT:**

24 Leg. Kara Hahn, Chairperson
25 Leg. Susan A. Berland, Vice Chair
26 Leg. Samuel Gonzalez (excused absence)
27 Leg. Kevin J. McCaffrey
28 Leg. Robert Trotta
29 Leg. Jason Richberg
30 Leg. William Spencer
31

32 **ALSO IN ATTENDANCE:**

33 Presiding Officer Robert Calarco, 7th Legislative District
34 Leg. Al Krupski, 1st Legislative District
35 Leg. Steven J. Flotteron, 11th Legislative District
36 Jess Nowak, Assistant Counsel/Legislature
37 Dan Dubois, Chief Deputy Clerk/Legislature
38 Derek Stein, Aide to P.O.
39 Elizabeth Stroehlein, Budget Review Office
40 Rebecca Sinclair, Deputy Commissioner/Economic Development &
41 Planning
42 Nicole Amendola, Director/Government Affairs/CE
43 Richard Bronson, appointee/Poet Laureate
44
45
46

47 **MINUTES TAKEN BY:**

48 Diana Flesher, Court Stenographer
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THE MEETING WAS CALLED TO ORDER AT 12:21 PM

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2
3
4 **VICE CHAIR BERLAND:**

5 Good afternoon, everyone. Welcome to the March 10th meeting of the
6 Economic Development, Planning and Housing Committee. If everybody
7 can please rise and join Legislator Richberg in the pledge.
8

9 **LEG. RICHBERG:**

10 Thank you.
11

12 **SALUTATION**

13
14 Okay. Thank you everyone. Little bit of housekeeping. Legislator
15 Sam Gonzalez has an excused absence from the meeting. I'm
16 Legislator Susan Berland. I'm the Vice Chair of the Committee. I
17 am going to be chairing today at the request of our Chair,
18 Legislator Kara Hahn, who is attending the meeting but is unable
19 due to Zoom issues to not be able to chair the meeting. So I'm
12:32PM 20 going to be chairing that for her.
21

22 Speakers are limited to three minutes. Members of the public are
23 not going to be entertained by Zoom in these meetings due to the
24 rules set forth by the Governor, but you can send written testimony
25 to the Legislature's Clerk. You can also do testimony by voicemail
26 at 631-853-3685 and leave a three-minute message. I do not believe
27 we have any speakers signed up; is that correct?
28

29 **MR. DUBOIS:**

12:33PM 30 That's correct.
31

32 **VICE CHAIR BERLAND:**

33 Who do we have? Mr. Dubois, okay. All right. We have no speakers
34 so there's no public portion today.
35

36 **APPOINTMENT RESOLUTION**

37
38 We do have an appointment resolution. I will let Mr. Bronson into
39 the room. Has he been let in?
12:33PM 40

41 **DR. BRONSON:**

42 I'm in.
43

44 **VICE CHAIR BERLAND:**

45 Oh, you're in. Hey.
46

47 **DR. BRONSON:**

48 I'm in, I'm in.
49

50 **VICE CHAIR BERLAND:**

51 Hi, Richard. How are you?
52

53 **DR. BRONSON:**

54 How are you doing?
55
56

1 **VICE CHAIR BERLAND:**

2 Good, good. Nice to see you, nice to see you. Well, you are our
3 first active business at the meeting today.

4
5 **DR. BRONSON:**

6 That's good.

7
8 **VICE CHAIR BERLAND:**

9 Let me introduce everyone to Richard Bronson, who is the designee
10 for the Poet Laureate for Suffolk County. So we will start with
11 that resolution as resolution **1072, Designating Poet Laureate for**
12 **Suffolk County Richard Bronson, M.D.. (Hahn).** Do I have a motion?
13

14 **LEG. RICHBERG:**

15 Motion.

16
17 **LEG. SPENCER:**

18 Motion.

19
20 **VICE CHAIR BERLAND:**

21 Motion by Legislator Richberg; seconded by Legislator Spencer.
22 Mr. Bronson, would you, you know, like to tell us a little bit
23 about yourself and about your history as a poet?
24

25 **DR. BRONSON:**

26 Sure.

27
28 **VICE CHAIR BERLAND:**

29 And then -- I guess -- I know you're going to read us a poem today,
30 so, that's up to you, I guess, if you'd us to vote on your Poet
31 Laureate's status first; then you be reading in that order, or if
32 you want to read the poem --
33

34 **DR. BRONSON:**

35 I'm not going to read the poem and risk. I have a second one if
36 you want one just in case as a backup.

37
38 (Laughter)

39
40 **VICE CHAIR BERLAND:**

41 Why don't we -- tell us about yourself. We'll vote on you and then
42 you can follow-up.

43
44 **DR. BRONSON:**

45 All right. So basically -- I wrote poetry in high school and it
46 went to the side in college and medical school. And then I was
47 very, very lucky because when I joined Stony Brook, which was about
48 30 years ago, the former dean there was promoting the concept of
49 bringing the medical humanities back into medicine, which was
50 something in the past. It's dominated by science for a long time
51 but you need both for balance in terms of being a good doc. And he
52 recruited someone to start a program called the Institute of Human
53 Medicine, who was a medical poet. And I volunteered for that,
54 jumped in, and basically that person, Jack Houlihan, was my initial
55 editor and mentor and got me into writing again to help me find a
56 voice. And Jack's emeritus now. In fact, I tell this story, the

1 first book I wrote I dedicated it to him and not my wife. But the
2 second book went to her.

3
4 But, anyway, so I been writing about 30 years. About a decade ago
5 three of us in the Medical Center started a program to bring poetry
6 to the community together with people from the Medical Center to
7 discuss poems that dealt with the experiences of elicited healing.

8
9 A new person came and took over Dr. {Kline's} spot, Steven Post,
10 found a larger center for medical humanities, bioethics and
11 compassionate care really work under that purview. So I've also
12 been very active for about 25 years in the Laureate Poetry
13 Collective. It's so old they still call it a collective. And I've
14 been -- a good two decades been running a workshop in the
15 Huntington Library every Thursday evening for anyone who wants to
16 read a poem and discuss the poem. So I had a long experience. I'm
17 on the board of that group Long Island Poetry Collective. We
18 publish an annual for many years. And I always tried to merge,
19 those -- I wear two hats, you know, the science hat and the medical
20 humanities, make sure coming together much more especially now.

21
22 So that's a very quick summary of me. You know, I balance them
23 both and feel very fortunate, I had some talent and matured a bit.

24
25 **VICE CHAIR BERLAND:**

26 Wonderful. Well, I see -- you know, you're clearly still a poet.
27 Are you still married to the same woman that you didn't dedicate
28 the book to?

29
30 **DR. BRONSON:**

31 But I've written her love poems, too.

32
33 **VICE CHAIR BERLAND:**

34 All right, good to know. Just checking on that.

35
36 **DR. BRONSON:**

37 I'm very, very lucky in my marriage. I'm very, very lucky.

38
39 **VICE CHAIR BERLAND:**

40 Well, you are. She stayed married to you and you dedicated your
41 first book to your mentor. So, way to go. You lucked out in the
42 wife department. But congratulations, Richard. Anybody have any
43 questions for Richard? All right. Let's take a vote on our new
44 Poet Laureate, Mr. Clerk, if you can call the roll please.

45
46 **(Roll call by Mr. Dubois, Chief Deputy Clerk of the Legislature)**

47
48 **LEG. RICHBERG:**

49 Yes.

50
51 **LEG. SPENCER:**

52 Yes.

53
54 **CHAIRPERSON HAHN:**

55 Yes.

1 **VICE CHAIR BERLAND:**

2 Yes.

3

4 **LEG. GONZALEZ:**

5 (Not present)

6

7 **LEG. TROTТА:**

8 (No response)

9

10 **VICE CHAIR BERLAND:**

11 You're muted.

12

13 **LEG. TROTТА:**

14 Yes. Sorry, muting problem.

15

16 **LEG. McCAFFREY:**

17 Yes.

18

19 **P.O. CALARCO:**

20 Yes.

12:38PM

21

22 **MR. DUBOIS:**

23 Seven. (VOTE: 7-0-0-1. PO CALARCO INCLUDED IN VOTE/LEG. GONZALEZ
24 ABSENT)

25

26 **VICE CHAIR BERLAND:**

27 All right, congratulations. Richard Bronson is the new Poet
28 Laureate for Suffolk County.

29

30 **DR. BRONSON:**

31 Thank you.

32

33 **VICE CHAIR BERLAND:**

34 Congratulations, Richard.

35

36 **DR. BRONSON:**

37 Thank you.

38

39 **VICE CHAIR BERLAND:**

40 Kara?

41

42 **CHAIRPERSON HAHN:**

43 It does have to go before the full legislature on Tuesday.

44

45 **VICE CHAIR BERLAND:**

46 Oh, yes, that is true. But as far as the Committee is concerned,
47 you're here. And I understand you would like to read a poem to the
48 Committee and we'd love to hear it. The floor is yours, Richard.

49

50 **DR. BRONSON:**

51 Okay. Let me give you some background. So my dad was a family
52 practice doc, very large practice in the Bronx basically during the
53 Korean War. So between -- I guess after World War II in that time,
54 and I grew up with him. And this is a poem that I sort of
55 dedicated to him. It was a very hard experience after he passed
56 away, that my wife and I went to his office and did an inventory of

1 the office basically. And the poem is called "Inventory."

2
3 "Twenty men in white, all dead, stand in a photo behind his desk;
4 dark mahogany is littered with prescription pads, un-open journals.
5 He was the last survivor of his graduating class. Antiseptic
6 smells emanate from the examining rooms stocked with instruments,
7 potential cruelty, nasal speculate, steel irrigating syringes.
8 Across the hall a padded table with stirrups, eyes behind a wooden
9 partition. In pride he guided an immaculate Fleetwood through
10 neighborhoods now deceased, East Bronx, West Bronx, South Bronx;
11 doubled parked on crowded streets carrying his big black bag into
12 patient homes. Discovered in the trunk of his car contained a
13 stethoscope, otoscope, red rubber catheter, a case of hyperdermic
14 syringes he boiled in frying pans on kitchen stoves to administer
15 morphine or penicillin. Up at dawn, home at bedtime, seven days a
16 week, away often in the middle of the night. To him and his
17 patients there could be no other."

18
19 That's the poem.

12:40PM 20
21 **VICE CHAIR BERLAND:**

22 Wonderful. Thank you. Thank you so much, Richard, for sharing
23 that with us. Very nice, very nice.

24
25 **LEG. KRUPSKI:**

26 That was wonderful.

27
28 **VICE CHAIR BERLAND:**

12:41PM 29 Great pictures. You can, you know, you can see it as you're
30 reading it to us.

31
32 **DR. BRONSON:**

33 Can you imagine that, boiling syringes in frying pans? God.

34
35 **VICE CHAIR BERLAND:**

36 Yeah, yeah. I remember when doctors used to make house calls.

37
38 **DR. BRONSON:**

12:41PM 39 Yeah, doctors used to make house calls. Now maybe tele-masking
40 house calls we hope.

41
42 **VICE CHAIR BERLAND:**

43 Right, right.

44
45 **DR. BRONSON:**

46 I remember coming home during a polio epidemic, you know, I was
47 about 12, 13, Saturday from playing baseball. And I walk into the
48 house, the kitchen, my father's there and he's boiling up a
49 syringe. And I says "is that for Grandma?" He says, "no, it's for
50 you. There's a polio epidemic." Ten cc's in your butt gamma
51 globulin. I still remember it.

52
53 (Laughter)

54
55 **VICE CHAIR BERLAND:**

56 Wow. All right. Well, thank you so much, Richard.

1
2 **DR. BRONSON:**

3 Thank you so much. I appreciate it.
4

5 **VICE CHAIR BERLAND:**

6 The General Meeting is Tuesday. So I think, you know, you should
7 be prepared, come at the beginning of the meeting and maybe we'll
8 be lucky enough to have you read a poem to us again at the General
9 Meeting. We would love that.

12:42PM

10
11 **P.O. CALARCO:**

12 I was going to say he does not need to come on Tuesday. We don't
13 usually require that.
14

15 **DR. BRONSON:**

16 Okay. Just give me the official role that I know that I got it
17 then.
18

19 **VICE CHAIR BERLAND:**

20 Okay.
21

22 **DR. BRONSON:**

23 Thank you so much. I really appreciate this very much.
24

25 **VICE CHAIR BERLAND:**

26 All right. Presiding Officer wins, so. Yes, but thank you so
27 much, Richard. We appreciate your time and your efforts and we
28 look forward to your reign as Poet Laureate. So, congratulations.
29

30 **DR. BRONSON:**

31 Thank you. Bye, bye, Ma'am. Bye, bye.
32

33 **TABLED RESOLUTIONS**
34

35 **VICE CHAIR BERLAND:**

36 Bye, bye. Okay, Tabled Resolutions, 1062, Reconstituting the
37 Gabreski Airport Community Advisory Board for a new limited
38 purpose. (Fleming).
39

40 **CHAIRPERSON HAHN:**

41 Motion to table.
42

43 **VICE CHAIR BERLAND:**

44 Yes, Legislator Fleming has asked for this to be tabled. So I have
45 a motion. Legislator Krupski.
46

47 **LEG. KRUPSKI:**

48 On the motion.
49

50 **VICE CHAIR BERLAND:**

51 No. Yes. We have motion by Legislator Hahn and I'll second the
52 motion to table. Yes, Legislator Krupski.
53

54 **LEG. KRUPSKI:**

55 Thank you for the indulgence, Madam Chair. So -- and this is the
56 reason I'm at this meeting besides to hear the poetry which I

1 thought was -- that was pretty good. This is an important advisory
2 board right now as there's been a tremendous increase in air
3 traffic over the East End in 2020. And so I have spoken to the
4 sponsor. The last version of this I saw did not include her
5 amendments, which would include a representative from Riverhead and
6 from Southold Town. I've spoken to both of those Supervisors and
7 they said they would -- they both have airplane and air traffic
8 noise committees because of all the helicopter traffic that we're
9 trying to address. So they have active committees on both -- both
10 towns have those on that issue and they were both willing to, you
11 know, commit someone to serve on the Gabreski Airport, you know,
12 Community Board.

12:44PM

13
14 So, it's a hot topic out here as air traffic increases; the quality
15 of life decreases and it's something that -- it's good to have a
16 way to, you know, make some input into that important issue. So,
17 thank you.

18
19 **VICE CHAIR BERLAND:**

12:44PM

20 Thank you, Legislator Krupski. Any other comments on 1062? All
21 right. Mr. Clerk, can you please call the roll.

22
23 **(Roll call by Mr. Dubois, Chief Deputy Clerk of the Legislature)**

24
25 **CHAIRPERSON HAHN:**

26 Yes.

27
28 **VICE CHAIR BERLAND:**

29 Yes to table.

12:44PM

30
31 **LEG. GONZALEZ:**

32 (Not present)

33
34 **LEG. TROTTA:**

35 Yes.

36
37 **LEG. McCAFFREY:**

38 Yes.

39
40 **LEG. RICHBERG:**

41 Yes.

42
43 **LEG. SPENCER:**

44 Yes.

45
46 **P.O. CALARCO:**

47 Yes.

48
49 **MR. DUBOIS:**

12:44PM

50 Seven. (VOTE: 7-0-0-1. PO CALARCO INCLUDED IN VOTE/LEG. GONZALEZ
51 ABSENT)

52
53 **VICE CHAIR BERLAND:**

54 Okay, 1062 is tabled.

INTRODUCTORY RESOLUTIONS

1
2
3 Introductory Resolutions, 1137 Authorizing funding of land
4 acquisition and oversight of real property under the Suffolk County
5 Affordable Housing Opportunities Program Bay Shore Redevelopment.
6 (Co. Exec.). I have a motion. I'll make the motion. Do I have a
7 second?

8
9 **LEG. McCAFFREY:**
10 Second.

11
12 **VICE CHAIR BERLAND:**
13 Seconded by Legislator McCaffrey. Anyone on the motion?

14
15 **LEG. TROTТА:**
16 Yeah, on the motion, can someone just explain in detail what this
17 is?

18
19 **VICE CHAIR BERLAND:**
12:45PM 20 Okay, Rob, you want to go first? Okay. Well, Legislator Flotteron
21 had his hand up.

22
23 **LEG. TROTТА:**
24 Okay, let him -- let him go first.

25
26 **LEG. FLOTTERON:**
27 Actually, Rob, this might explain some of it, too. Thank you,
28 everyone. This project's in my district. Maybe just give you a
29 quick history. This property that is owned right now is where
12:45PM 30 Touro Law is. But going way back, this was a school; was built
31 back in the late 1800s from being a school for about 80, 90 years.
32 This sort of became the mini-center where Social Services was
33 there. Back when it was there, you know, the County was trying to
34 do a -- helped to -- some revitalization in Bay Shore back in the
35 '70s by doing that. But over time what ended happening in Bay
36 Shore the reverse happened, which was the poverty industry really
37 grew in Bay Shore.

38
39 So, when the community got together in the '90s where we had over
12:46PM 40 50% vacancy rate on Main Street, besides a lot of criminal
41 activity, one of the great news at that time was Touro had an
42 interest in moving their school there. And at that time the County
43 actually had the land. And the community petitioned the County.
44 And I would never want to do to you guys what we did 20 years ago,
45 we sent two school buses up to the Legislature meeting with moms
46 with babies in baby carriages, there was over 80 people marched in
47 front of all the Legislators. And at that time it was really to
48 encourage the Legislature to sell the land from being the
49 mini-center to becoming a college with Touro. The exciting news in
50 Bay Shore with 50 percent vacancy rate was that it was becoming a
51 college town. And from that we'd thought that we'd follow up with
52 investments and everything else because this was right in the
53 center of the downtown.

54
55 That never really fully happened. Touro came there. They made a
56 good neighbor, but they never grew to having the thousands of

1 students going through there each week that they originally were
2 hoping for. So it's really been a fenced-off property that has not
3 generated the walkability that we needed.

4
5 We're very happy to see now this proposal here, Tritec who's done
6 other wonderful developments in Suffolk County such as in Patchogue
7 and also up at the Ronkonkoma Hub, Bay Shore is -- they want to
8 build a project there. They're planning -- and this will be -- why
9 I was giving you the history before, this property will finally be
10 on the tax rolls after being a one hundred and something years
11 never being on the tax rolls.

12
13 So part of my mind is the little bit of investment we're doing here
14 to help affordable housing is going to put this property on the tax
15 rolls, which we'll win back over time, besides on this property,
16 it's also so that downtown community with \$168 million investment,
17 they're going to be building 418 units. The developer working with
18 the town potentially will have his own (inaudible) in this planned
19 development district. They could have maybe built as many as 700
20 but it's been getting a little too much in the community. With the
21 compromises they're going to do 418 units on this ten acres, not
22 seven hundred plus. But they're being required -- instead of doing
23 the 10% affordable, to do 20%. And they're willing to do that.
24 This is a community who's done a lot of affordable, across the
25 street, Cortland Square, we did 40 units all owner-occupied, 100%
26 affordable. A block away we all voted on the project LGBT
27 community project, which was 75 years a hundred percent affordable
28 a year ago. And this one's going to be a 20% affordable. And we
29 like the diversity of housing here. This is going to be a higher
30 price point place, but it's going to include affordability.

31
32 It also fits all those other definitions besides the affordable
33 aspect. It is -- you heard the words like Smart Growth or TOD,
34 transient-oriented development. This is right in the center of the
35 downtown. In front of us we just built a bike path to connect the
36 train station to the waterfront down to the ferry. So there's
37 really -- so many times we have in front of us affordable projects,
38 which does not really have the same amount of connectivity as this
39 one does, with bike pass built, a bus depot, train station and
40 ferry terminal all in walking distance.

41
42 So hopefully everybody will be supportive of this right now. And,
43 again, this investment is going to bring us a lot more in overtime
44 besides saving the downtown and everything else. So, if anyone has
45 any questions for me, I can maybe help if there's any other
46 confusion. Thank you.

47
48 **VICE CHAIR BERLAND:**

49 Great. Thank you, Legislator Flotteron. Legislator Trotta.

50
51 **LEG. TROTТА:**

52 Who owns the property now?

53
54 **LEG. FLOTTERON:**

55 Touro.

1 **LEG. TROTТА:**

2 And you want the taxpayers to pay \$2.5 million towards buying it
3 for Tritec?

4
5 **LEG. FLOTTERON:**

6 It's not just buying -- this is for the affordable component. The
7 affordability component only needed to be 10%. They're doing
8 another 40 units basically. It's part of, I guess, negotiations of
9 what they had to do, you know. Hey, they can do a 10% if they
10 built 800 units and still have 80 units. They were trying to give
11 us --

12
13 **LEG. TROTТА:**

14 My question is, this is taxpayers' money; you're going to take this
15 property, buy it and give it to a private entity.

16
17 **LEG. FLOTTERON:**

18 The taxpayers' money is for the affordable -- this taxpayer money
19 --

20
21 **LEG. TROTТА:**

22 It's a yes or no answer. That's a yes --

23
24 **LEG. FLOTTERON:**

25 No, it's not. It's taxpayers' money for the affordable component.
26 It's even in the legislation. It's doubling it. They normally
27 require two other developers.

28
29 **LEG. TROTТА:**

30 All right. You might want to switch parties. Thank you.

31
32 **LEG. FLOTTERON:**

33 Yeah. Well, Legislator Trotta, these are the programs that we have
34 to all -- we are doing right now in Suffolk County. Unless we're
35 going to get rid of all these programs so all the communities are
36 treated the same, equal playing field, you know, I understand your
37 point. But right now these are the tools --

38
39 **LEG. TROTТА:**

40 If you --

41
42 **LEG. Flotteron:**

43 These are the tools that all the competition --

44
45 **VICE CHAIR BERLAND:**

46 All right, one at a time please.

47
48 **LEG. FLOTTERON:**

49 Thank you.

50
51 **VICE CHAIR BERLAND:**

52 Are you done, Legislator Trotta?

53
54 **LEG. TROTТА:**

55 No. I mean, this is -- this is, I'm sure if you went back and
56 listened to the Touro speech on how this is going to change the

1 world, it's very similar. So, you know, the idea of government
2 should be hands off. Let the private sector do it.

3
4 **LEG. FLOTTERON:**

5 That would be changing also -- we should not be forcing private
6 businesses to do these affordable components also. I mean, that's
7 a different philosophy. I disagree with you --

8
9 **LEG. TROTТА:**

10 12:51PM We can argue --

11
12 **LEG. Flotteron:**

13 Those are the cards we have.

14
15 **LEG. TROTТА:**

16 All right.

17
18 **VICE CHAIR BERLAND:**

19 12:51PM Okay. Legislator Krupski. Legislator Krupski, did you have your
20 hand up?

21
22 **LEG. KRUPSKI:**

23 Thank you, Madam Chair. Yeah, I just was curious about the
24 affordables and will they be affordable in perpetuity?

25
26 **LEG. FLOTTERON:**

27 12:52PM Of that, the legislation that was passed in the future, it was a
28 percentage of the affordable for perpetuity, I believe, and Susan
29 can clarify, it was two.

30
31 **VICE CHAIR BERLAND:**

32 Two, two, two.

33
34 **LEG. FLOTTERON:**

35 And before there was none ever. So that passed. That's what the
36 legislation is now.

37
38 **VICE CHAIR BERLAND:**

39 Yeah, I believe we have Rebecca Sinclair here. Did you want to
40 comment?

41
42 **DEPUTY COMMISSIONER SINCLAIR:**

43 12:52PM Sure. So the legislation that was passed says that the percentage
44 of affordable in perpetuity is directly relevant to our percentage
45 of investment in the deal. So in this case their actual site
46 acquisition costs are over 20 million. What we've reviewed -- and
47 by the way, you know, the Legislature previously approved us going
48 forward and doing an appraisal of the site that they're seeking to
49 acquire to concur that their costs were relevant. And we are to
50 invest 2.5 million, less 1.5 percent of the deal and so that's why
51 -- and I hear this often that the perpetuity seems like such a --
52 the in perpetuity's such a small number, but it's the way the
53 legislation is set is relative to our investment to total
54 development cost. So, you know, if there is concerns over that, I
55 think we have to revisit that, how that percentage was broken down.
56 I wasn't part of that process, but that's why I feel that there's

1 such a small number but it's because of these deals. I mean, the
2 total development costs on the residential portion of this deal is
3 \$168 million. And so that's why it is such a small percentage.

4
5 **VICE CHAIR BERLAND:**

6 Yeah, if I can reply to that.

7
8 **LEG. KRUPSKI:**

9 Thank you. Thank you. I'm done. Thank you.

12:53PM 10

11 **VICE CHAIR BERLAND:**

12 Sorry, Legislator Krupski. But I would have loved the entire 20%
13 and all affordable units to be affordable in perpetuity. And what
14 I was told and led to believe was that we really couldn't control
15 the entire 20% because our part -- the County's part in it is not
16 that full 20%. So as I was able to control the 20% --

17
18 **DEPUTY COMMISSIONER SINCLAIR:**

19 Our investment.

12:54PM 20

21 **VICE CHAIR BERLAND:**

22 -- a piece that we put in.

23
24 **DEPUTY COMMISSIONER SINCLAIR:**

25 Right.

26
27 **VICE CHAIR BERLAND:**

28 You know. But if you have any suggestions how we can -- how I can
29 change that and up that number, you know, and still be consistent
30 with, you know, the various percentages, you know, across the
31 board, please let me know. Because just having two of them, it
32 seems like a small number, it's better than zero, but it's -- it's
33 still, I think, significantly less than it should be. I firmly
34 believe that all of the units that are affordable should be
35 affordable in perpetuity. And I just don't know if we have the
36 power or authority to make that happen beyond, you know, what we
37 did we in this legislation. But if you have any ideas, Miss
38 Sinclair, I'd love to hear them.

12:54PM 30

39
40 **DEPUTY COMMISSINER SINCLAIR:**

41 The affordability period on the balance of the units is 50 years.
42 So of the 84 affordable, 82 of them for the, you know, perspective
43 50 years will be affordable.

44
45 **VICE CHAIR BERLAND:**

46 Right. Which does go by in the blink of an eye, so. All right,
47 Legislator McCaffrey, I believe you're next.

48
49 **LEG. McCAFFREY:**

12:55PM 50 Thank you. I just want to say that this is the type of investment
51 that I think we need to make in our downtowns. This is what's
52 going to keep our young people here. It's gonna keep our downtown
53 vibrant. I can tell you Tritec just has not completed development
54 scheduled to open up in Lindenhurst with 261 units, I believe, in a
55 few months. And already we have seen a resurgence in the village
56 of Lindenhurst and our downtown. We now have two breweries. And

1 first time ever we're opening up -- an Irish pub just opened up.
2 So I'm kind of thrilled about that. It's really -- and restaurants
3 open up every -- every week there's a new ribbon cutting I'm going
4 to because people see that this creates a vibrant downtown.

5
6 When I was on the board of Village of Lindenhurst, we're managing
7 the decline of our downtowns. People are still waiting for the
8 Thom McCan shoe to come back -- shoe store to come back and the
9 Singer sewing machine, a repair shop to be there. And this has
10 just changed the way our whole downtown looks. And to be able to
11 have an affordable component on there, I think, that this
12 investment we're going to make in this downtown, and we've made in
13 others, is going to pay dividends for us in many, many years. And
14 not just economic development; tax receipts we're going to get
15 through sales tax. And, yes, it will bring us down from 62 to
16 probably to 31 I bet by the time that all these investments kick in
17 and we see the results of that.

18
19 So, I'm happy to support that. And I know that I've dealt with
20 Tritec in Lindenhurst and had them also in Ronkonkoma Hub;
21 responsible developers in every place they've been. And in
22 Patchogue, they've always left communities in a better place. So,
23 I'm happy to support this.

24
25 **VICE CHAIR BERLAND:**

26 Thank you very much, Legislator McCaffrey. Legislator Kennedy, I
27 believe you're next. And then Legislator Piccirillo.

28
29 **LEG. KENNEDY:**

30 Okay. I just want to ask two questions. How close is this project
31 to the water? And what type of -- will it be connecting up to a
32 waste treatment plant; will it be regular cesspools; will it be the
33 IA systems? What are we using?

34
35 **LEG. FLOTTERON:**

36 Downtown Bay Shore is through the Southwest Sewer District and it's
37 right in the heart of downtown so it's walking distance down to the
38 marina and to even a beach front they can walk to.

39
40 **LEG. KENNEDY:**

41 Okay. Thank you. So, it will be connecting to the sewers.

42
43 **LEG. McCAFFREY:**

44 No, I want it in Babylon --

45
46 **LEG. Flotteron:**

47 We're sending it right over to Kevin McCaffrey (Laughter). I would
48 like Legislator McCaffrey explain to our younger audience what a
49 Thom McCan is and what a Singer sewing machine is.

50
51 **LEG. KENNEDY:**

52 Yeah, we know.

53
54 (Laughter)

1 **VICE CHAIR BERLAND:**

2 I would love the Singer sewing machine store. I have like 19, 22
3 machines, or something like that. All right, are you done,
4 Legislator Kennedy?

5
6 **LEG. KENNEDY:**

7 Yes, thank you.

8
9 **VICE CHAIR BERLAND:**

10 My pleasure. Legislator Piccirillo, you're up next.

11
12 **LEG. PICCIRILLO:**

13 Thank you, Madam Temporary Chair, for the great job that you do on
14 these committees. So just to Miss Sinclair, what's the definition
15 of affordable under the County's rules and regs?

16
17 **DEPUTY COMMISSINER SINCLAIR:**

18 Affordability's not actually set by the County. The affordability
19 standards are set by HUD so their standard's based on -- district's
20 based on census tracks. And so, you know, we have a standard for
21 Suffolk County. And right now -- so let's go through a fair market
22 rent, you know, and this is with consideration that AMI is \$126,000
23 a year for a family of four. So an efficiency apartment,
24 essentially a studio is \$1343; a one-bedroom is \$1659; a
25 two-bedroom is 2035 and a three-bedroom is 2600.

26
27 So depending on your household size -- and this is something I
28 think we shared in prior conversations where there was questions
29 about the affordability is set or what the standards are, and I'll
30 just hold up to you, there's essentially a matrix that HUD puts
31 together where you quality folks by income bracket that fit within
32 their AMI by household size. And it's all based off of that
33 average or median income of 126 for a family of four. So
34 everything's adjusted through this matrix to achieve affordability.
35 And affordability is considered, you know, for a rental unit is --
36 30% of a household income is typically what you'd want to cap your
37 housing costs at for a family.

38
39 **LEG. PICCIRILLO:**

40 I'm just writing that down.

41
42 **DEPUTY COMMISSINER SINCLAIR:**

43 Sure. And I'm happy to send this around and share this so -- and
44 this changes year to year, but generally it's set for the year by
45 HUD and you could -- you know, we can have that as a reference doc
46 for you all.

47
48 **LEG. PICCIRILLO:**

49 How long have we been doing these sort of projects; ballpark
50 figure?

51
52 **DEPUTY COMMISSINER SINCLAIR:**

53 I believe since 2015. I have a staff person Kelly Sullivan on if
54 Kelly wants to correct me. But I believe since 2015. We do have a
55 summary of total investment; the dollars we invested and the
56 dollars we've leveraged. And the dollars we've leveraged are

1 hundreds of millions in dollars in development and job creation.

2
3 **LEG. PICCIRILLO:**

4 So I'm just curious, we're doing all this affordable housing and
5 putting up all of these projects all over Suffolk County and yet
6 New York leads the country in out migration. So what's become
7 affordable here that people are actually going to stay here? How
8 many of these projects do we have to do? Should we just build
9 Starrett City across Suffolk County and (inaudible)? Or is it
01:00PM 10 taxes and regulation and cost of living and declining quality of
11 life and declining quality of our infrastructure that we don't ever
12 fix and we keep building up and up and up and the infrastructure is
13 crumbling and we just keep pouring words on like "affordable
14 housing". And if you vote against it, somebody comes on, "oh my
15 God, you're a Republican devil that you vote against affordable
16 housing." Meanwhile it's not affordable for anybody. We've just
17 been shifting the tax burden from the poor and the working poor
18 onto the middle class who can't afford to be here.

19
01:01PM 20 Listen, this isn't an opinion. This is data and facts. I'm
21 following the science. The economics is a science, which I follow.
22 Just like Doc is a doctor; I'm sure he follows the science when he
23 treats a a patient. Well, I'm trying to find out that we have the
24 wrong diagnosis here. And we can't just treat the symptoms. We
25 have to treat the underlying illness which is taxes, regulation and
26 government bureaucracy that's running up the price. I mean, just
27 right here 18 Legislators is \$1.8 million in salary. There are
28 Legislators Upstate that make 2,000 in stipend and work the same
29 amount that we do.

30
31 I mean, it's not the projects that I'm against. It's the policy
32 that I'm against. Because it's the policy that's making us poorer.
33 And we're not leaving anybody with any options here. We're going
34 to keep building these high rise apartments. We're going to turn
35 Suffolk County, which is supposed to be a suburb, into a mini city.
36 And you want to know why constituents get pissed off when we have
37 cars here, why can't I get my road paved in the last 35 years, but
38 you guys can build a six-story apartment building and tax me to do
39 it. The policy has to change. Because if it doesn't, we're going
01:02PM 40 to keep seeing people leaving and we're going to have no more
41 middle class. It'll be the rich and the poor and we'll just keep
42 subsidizing until everybody is bankrupt.

43
44 So, Madam Chair, I yield back and I thank you for the deference but
45 I --

46
47 **VICE CHAIR BERLAND:**

48 Okay, on that happy note, we'll go to Legislator Richberg.

49
50 **LEG. RICHBERG:**

51 Thank you, Madam Chair. So, Commissioner Sinclair, I know you
52 aren't able to solve the problems of the world or the state or
53 area median income in 30 minutes of the Committee. So this project
54 here, so how long has this building or this area been vacant? It
55 could be to you or Legislator Flotteron actually; how long has this
56 area been vacant?

1
2 **LEG. FLOTTERON:**

3 It's not vacant right now. It is Touro but it's been
4 underutilized. If you've ever driven by there, even when classes
5 are in session, I don't know the exact number, say there's 200
6 parking spaces, you're lucky if there's 40 cars ever in there.
7 It's underutilized.

8
9 **LEG. RICHBERG:**

01:03PM 10 Thank you, thank you, Legislator Flotteron, because you brought up
11 a point of mine. So -- because I've driven by there a lot of times
12 over the last 20 years. And if I saw 40 cars there, I would be
13 very happy. Because I don't think I've seen that many. So -- and
14 it's got -- what is it three or four parking -- parking areas
15 there, right? And to the left --

16
17 **LEG. Flotteron:**

18 That area was fenced off when they bought it from the County. It's
19 on four sides. It's over ten acres. It goes down to
01:04PM 20 Mechanicsville, which is, if you don't know the name of the street,
21 sort of the back road for the back parking lots of downtown in a
22 sense.

23
24 **LEG. RICHBERG:**

25 Right. And so over the last, how long, Legislator Flotteron, I
26 know Islip Town Board has done some work to bring some businesses
27 there. So what other work have they done to bring businesses
28 and --

29
30 **LEG. FLOTTERON:**

31 With downtown?

32
33 **LEG. RICHBERG:**

34 Yes.

35
36 **LEG. FLOTTERON:**

37 There's been many, many projects. I'll be blunt. You drive around
38 there, Bay Shore now, you'll see a crane on every other block just
39 about. So it is really the hottest spot of development within the
01:04PM 40 township on every other block. Just on Park Avenue alone there's
41 two giant developments being built, which I mentioned before. The
42 hospital expansion, they just built a \$58 million parking garage
43 for the hospital. They called it Southside Hospital which is now
44 known as LIJ System. I think they're planning to spend close to,
45 you know, half a billion dollars in the next couple of years still
46 of more investments.

47
48 So -- and from that spurring a lot of professional offices. So,
49 you know, Union which was always sort of a struggling street with
01:05PM 50 industrial buildings, there are new office buildings going up along
51 there, so. And this is part of what they need for housing. People
52 say where are these people coming from? I'm surprised, too. It's
53 younger generation want this choice some of them. And also it's
54 really -- the hospital has been a giant -- say if it was a mall,
55 like a giant anchor store. It's really bringing in reinvestment.
56 So this is where nurses and janitors and people who work in the

1 ambulance corps are all renting these places are some of the --

2
3 **LEG. RICHBERG:**

4 And, Legislator Flotteron, just to answer something really quickly,
5 that half a billion dollars is not county funding?

6
7 **LEG. FLOTTERON:**

8 Not county funding.

9
10 **LEG. RICHBERG:**

11 Okay. And then so most of those cranes, I'm guessing, that are
12 around the buildings are not county-funded.

13
14 **LEG. FLOTTERON:**

15 Correct.

16
17 **LEG. RICHBERG:**

18 And I have driven by the area recently, so. And you see not only
19 medical offices, you see professional buildings; you see mom and
01:06PM 20 pop shops going up there; you see different restaurants. Most of
21 that -- is any of that town or county funding?

22
23 **LEG. FLOTTERON:**

24 No, it is not.

25
26 **LEG. RICHBERG:**

27 So. We're saying that we're spending -- we're spending \$2.5
28 million on top of at least more than a billion dollars is probably
29 being spent in that area or at least close to a billion dollars?

01:06PM 30
31 **LEG. FLOTTERON:**

32 I think the two billion that's being spent here is really because
33 of requirements under the affordable housing aspect that we have --

34
35 **LEG. RICHBERG:**

36 Right. But I'm also talking -- the two million, we're spending two
37 million, but there's close to a billion, you said, in investment
38 going on in the area.

39
40 **LEG. FLOTTERON:**

41 I'd say the majority of that is all being driven from the hospital,
42 how the hospital system's growing in the permit of LIJ.

43
44 **LEG. RICHBERG:**

45 Okay. And while my colleague is right, this is one of the biggest
46 areas where people are leaving, one of the areas that's growing on
47 a larger scale, and I know Commissioner Sinclair and I have a
48 meeting with Department of Labor, one of the areas that's growing
49 is the medical field.

01:07PM 50
51 **LEG. FLOTTERON:**

52 Correct.

53
54 **LEG. RICHBERG:**

55 They're going to build. And I know especially in the Northwell
56 system, they're trying to get nurses and doctors and LPNs to stay

1 near or live near the hospital. In fact, they're trying to give
2 some sort of incentive for that as well.

3
4 **LEG. FLOTTERON:**
5 Correct.

6
7 **LEG. RICHBERG:**
8 So it sounds like we're trying to capitalize on that as well as
9 capitalize on the fact this is near a train station.

01:07PM 10
11 **LEG. FLOTTERON:**
12 Train, bus, ferry and bike bath, all right there at the doorstep
13 basically.

14
15 **LEG. RICHBERG:**
16 So what you're saying this is an intermodal transport; this is
17 close to a medical center. And there is, you know -- we can't
18 quantify a billion dollars but probably close to a billion dollars
19 of investment in this downtown.

20
21 **LEG. Flotteron:**
22 Correct.

23
24 **LEG. RICHBERG:**
25 Thank you very much. I yield.

26
27 **VICE CHAIR BERLAND:**
28 Thank you, Legislator Richberg. Legislator Trotta, you're up.

29
30 **LEG. TROTТА:**
31 What's the total cost of this project? Like, what is the amount
32 it's going to cost to build this?

33
34 **LEG. FLOTTERON:**
35 A hundred and sixty-eight million is to my understanding is what
36 this covers.

37
38 **LEG. TROTТА:**
39 Okay. So if you think this Tritec, this major corporation is going
01:08PM 40 to walk away from this for \$2.5 million? Look, they're doing what
41 they're supposed to do. They're trying to make as much money as
42 they possibly can. And it's insane to think they're going to walk
43 away from this because of this. This is -- look, is anybody
44 shocked by the fact that we're last? We've been doing this. We're
45 dead last. You're forcing people out of here, period. Look at the
46 facts. Like what Legislator Piccirillo said, we're last; dead
47 last. We couldn't get any worse. And you think Tritec is going to
48 walk away because they don't get \$2.5 million? Then they're going
49 to flood the school with kids and the rest of the people who live
01:08PM 50 in that neighborhood are going to pay higher taxes. It's basically
51 a lack of common sense. And that's why we're last. Out of all the
52 1800 counties in this state, we're the 12th most taxed. And we're
53 in the worst fiscal shape. Doesn't that tell you something?
54 Shouldn't we be saying wake up here, we're doing something wrong?

1 **LEG. RICHBERG:**

2 I agree with my colleagues, you know. Diversity has cost us about
3 a billion dollars to the region. Economic development cost us a
4 lot. When we look at -- we have the most subdivisions of any
5 county in the state. So, you know, we could take a look at any of
6 those things that could add to it. You know, you bring up the
7 school district, you're a hundred percent right. Sixty-seven
8 percent of most people's taxes come from the school district. So
9 while I a hundred percent agree with you that we need to look at
01:09PM 10 all of these systems, we don't have control over those systems. We
11 have control of the school district?
12

13 **LEG. TROTТА:**

14 Excuse me. But we have control over this. And we have to -- you
15 know they're going to the IDA and asking for a tax break. You know
16 that's coming next. So now what do we do? We flood this with
17 apartments, two or three-bedroom, we flood it with kids and give it
18 a tax break so all the neighbors can't afford to live there. And
19 their home values will ultimately plummet. The only reason why
01:10PM 20 home values are going up now is because the city's abandoned. So
21 once this flattens out, it's over here. Make no mistake about it,
22 it's over. And this is the kind of thing that's kills -- look,
23 \$2.5 million in our budget isn't going to change anything but the
24 bottom line is it's the culture. It's the culture of
25 mismanagement. Look, I'm not saying it. New York State
26 Comptroller is saying it.
27

28 **LEG. RICHBERG:**

29 But ensuring that we have affordable housing in our --
01:10PM 30

31 **LEG. TROTТА:**

32 You'll never get affordable housing if you keep doing this.
33

34 **VICE CHAIR BERLAND:**

35 Okay. All right. Thank you, Legislators. I believe our Presiding
36 Officer, Presiding Officer Calarco would like to speak.
37

38 **P.O. CALARCO:**

39 Thank you, Legislator Berland. And actually Legislator Trotta
01:10PM 40 brought up the issue I wanted to talk about which is that tax base.
41 And there's a lot of reasons why affordable housing doesn't get
42 built. And I have my opinions and I've shared them in the past.
43 And certainly what we're buying here is not \$168 million
44 development. What we're buying with this \$2.5 million is 40
45 affordable housing units. Is that right, Miss Sinclair?
46

47 **LEG. Flotteron:**

48 Eighty-two.
49

50 **DEPUTY COMMISSINER SINCLAIR:**

51 Well, 84. Two in perpetuity.
52

53 **P.O. CALARCO:**

54 Okay, 84 units. Out of how many units does this project total?
55
56

1 **DEPUTY COMMISSINER SINCLAIR:**

2 Four hundred and eighteen.

3

4 **P.O. CALARCO:**

5 Okay. So, we're buying roughly about 20% of the project being
6 affordable housing.

7

8 **DEPUTY COMMISSIONER SINCLAIR:**

9 Correct.

01:11PM 10

11 **P.O. CALARCO:**

12 With this investment of \$2.5 million. And then affordable
13 housing's going to comply with our code which says that -- are
14 these rentals or are these condos? These are rentals, right?

15

16 **DEPUTY COMMISSIONER SINCLAIR:**

17 Rentals.

18

19 **P.O. CALARCO:**

01:11PM 20

21 That they're not going to be able to charge rents that exceed what
22 is deemed affordable for somebody who's making in the 80% AMI.

22

23 **DEPUTY COMMISSIONER SINCLAIR:**

24 Correct.

25

26 **P.O. CALARCO:**

01:12PM 30

27 Okay. So I'm going to talk about my experience with the project in
28 Patchogue. Because, you know, when I talk to folks, and we look at
29 our tax problems in Suffolk County, and we have tax problems, I
30 think my tax bill's closer to about 65% of the school district at
31 this point in time, the only way to reduce taxes or the tax burden
32 on single-family homes is to expand our tax base that is not
33 single-family homes. Because my house, with my three kids going
34 through it, three educations for the next 13 years is pulling a lot
35 more out of the school district than my property taxes are over the
36 next 30 years of my mortgage. That's just pure numbers based on
37 what it cost to educate a kid right now.

38

01:12PM 40

39 What pays the difference are the commercial properties, the higher
40 residential -- the multi-family properties, any of the other
41 properties that are paying in more than they're taking out. Now to
42 Legislator Trotta's point about schools and the number of kids
43 going into it, either does Miss Sinclair, and I see that we have
44 the developers on here, how many units here are -- you know, what's
45 the break down on units in terms of studios, one-bedroom,
46 two-bedrooms, three-bedrooms?

47

48 **DEPUTY COMMISSINER SINCLAIR:**

01:13PM 50

49 Sure. We have 52 studios; 169 one-bedrooms; one-bedrooms with a
50 den 31; one-bedroom juniors, I think which a little bit larger, 37;
51 117 two-bedrooms and only 12 three-bedroom apartments.

52

53 **P.O. CALARCO:**

54 Okay. So the vast majority of these are one-bedrooms with a chunk
55 of two-bedrooms and a very few handful of three-bedrooms. So in
56 Patchogue, our experience, and I don't know if Bob is able to

1 answer this question, but there are only a handful of kids coming
2 out of that project of 300 plus units in Patchogue Village. I'm
3 not saying there's no children living in that building; there
4 definitely are, but it's only a handful. And when they pay their
5 property taxes in to the school district of whatever they're paying
6 now days, about \$4 million, and they're only pulling out -- even
7 ten kids to be generous -- they're paying in a lot more into that
8 school district to help offset the taxes than they're pulling.

01:14PM

9
10 You have to start spreading this tax base out. Because single
11 family homes demand other services. A project like this also
12 doesn't require garbage service. They got to take care of garbage
13 on their own. The town doesn't have to come down and pick up that
14 garbage. They gotta take care of it themselves.

01:14PM

15
16 Everybody's looking at me with weird eyes, but, yeah, the towns
17 don't collect the dumpsters from multi-family residences. The
18 person who owns that residence has to take care of that garbage
19 disposal at their own cost, which, of course, comes out of the cost
20 of the renter at the end of the day because no developer, no
21 landlord is doing it for free. Even the ones that do affordable
22 housing are still looking to make a profit as everybody in business
23 should, you know, be able turn a profit. You have to start
24 spreading that tax base.

01:15PM

25
26 Now, what's important in all of these projects is to make sure that
27 the project is something that fits into the community; that the
28 town, local zoning and planning is in compliance with; and that the
29 developer is meeting the needs of the community that they're
30 looking to develop in. And that's not easy to do. But my
31 experience is that usually -- they don't come to us until they got
32 their permits in place.

33
34 So, Miss Sinclair, has this gone to the town? Is the town in favor
35 or approved this project at this point in time?

36
37 **LEG. FLOTTERON:**

38 Yes.

39
40 **P.O. CALARCO:**

41 Thank you, Legislator Flotteron. And I know that the Legislator
42 that represents the area is in favor of this project as well, which
43 says to me that this developer did their homework, they're going
44 out to the community and soliciting their input and ensuring that
45 they have buy-in from the residents and from the surrounding area
46 for the project that they're proposing. And this is how you grow
47 your tax base. And, you know, they're not going to -- there are
48 studies that have been done up and down the Island with these kind
49 of projects. And it has shown that you actually are getting more
50 paid in on taxes than you're pulling out.

01:16PM

51
52 In Patchogue Village, we're generating not only far more in
53 property taxes than we were paying, than the area was generating
54 before all of the development, we're also generating millions of
55 dollars more a year in sales tax revenue that comes back to the
56 County that we otherwise were not generating because you have --

1 now you have a vibrant downtown with a lot of activities going on
2 and people are going and they're shopping and they're going out to
3 eat and they're going to the theatre and they're enjoying
4 themselves, this is how you grow that tax base. This is how you
5 start lightening the burden on the single-family neighborhoods.
6

7 And this is also how you start allowing people to have access to
8 housing opportunities that isn't a basement apartment. And unless
9 the towns want to start legalizing accessory apartments, and I know
10 that that's an idea that's been put out there and maybe there's
11 some legitimacy to it, but that's something, again, that the towns
12 have to decide to do because that's in their baliwick; not ours.
13 What we can try to do and what the County has always done with
14 affordable housing is try to find a way to use carrot-approaches to
15 enticing development that's going to provide housing opportunities
16 for people who aren't poor. Eighty percent of the median income,
17 Miss, Sinclair, is what?
18

19 **DEPUTY COMMISSINER SINCLAIR:**

20 I'm sorry. I think it's 97,000 so it'd be 80% of the 126.
21

22 **P.O. CALARCO:**

23 Ninety-seven for what, for a single individual or --
24

25 **DEPUTY COMMISSINER SINCLAIR:**

26 A family of four.
27

28 **P.O. CALARCO:**

29 A family of four.
30

31 **DEPUTY COMMISSIONER SINCLAIR:**

32 So a hundred percent of AMI is 126.
33

34 **P.O. CALARCO:**

35 So 97 for a family of four. What's a single individual? Because
36 reality is you're not getting a family of four in one-bedrooms.
37

38 **DEPUTY COMMISSINER SINCLAIR:**

39 No. So, I'm sorry, a family four is \$101,000 a year.
40

41 **P.O. CALARCO:**

42 Okay. So what's the AMI for a single individual?
43

44 **DEPUTY COMMISSINER SINCLAIR:**

45 Seventy thousand nine hundred dollars a year.
46

47 **P.O. CALARCO:**

48 So you gotta make \$70,000 a year to get into this unit.
49

50 **DEPUTY COMMISSIONER SINCLAIR:**

51 Correct.
52

53 **P.O. CALARCO:**

54 It's not low-income housing, that's for sure. Most of our aides
55 don't make that kind of money. All right. I'm done. Thank you,
56 everyone.

1
2 **VICE CHAIR BERLAND:**

3 Thank you, Mr. Presiding Officer. Okay, Legislator Trotta, I think
4 you're next.

5
6 **LEG. TROTTA:**

7 I just want to give you an example of what happened in Selden and
8 we'll discuss how that happened. There's 214 two and three-bedroom
9 apartments. And the IDA application said there was five kids going
01:18PM 10 to the school. And those five kids were actually in the district
11 before. So they gave them a \$3 million -- no, sorry, \$7 million
12 tax break. So the entire complex paid \$150,000, a hundred of which
13 went to the school district which pays for about five kids.

14
15 So I called the superintendent, I drive out there, I sit in my car
16 and I watch the kids get off the bus. I counted 21 kids off the
17 bus. I called the superintendent and they gave me a breakdown, 49
18 kids went there. So let's analyze what happened to the
19 neighborhood there. They're paying \$150,000; a hundred thousand to
01:19PM 20 the school district, the equivalent of 11 houses on a block. So
21 now you have a guy who owns an apartment complex collecting
22 millions of dollars, sending 49 kids to the school where every
23 other house in that neighborhood has to get their taxes raised in
24 order to subsidize them.

25
26 So don't think for one second that this isn't going to happen here.
27 And don't think for one second -- look, this is a business decision
28 for the developer. If he doesn't think he can do it for \$2.5
29 million, he doesn't do it. This is -- this is the attitude that
01:19PM 30 put us where we are. This is what we've been doing for years and
31 we're getting nowhere. So there's no way I would support this.

32
33 **VICE CHAIR BERLAND:**

34 Okay, I think we got that. Legislator Piccirillo, you're up.

35
36 **LEG. PICCIRILLO:**

37 Thank you, Madam Chair. And I think the Presiding Officer made
38 some great points. I would disagree, obviously he knows that, that
39 this is the way to grow our tax base. Because, yes, there are data
40 to show that economic activity has increased. I think that's
41 partly due to a huge online shopping that everyone does now. But
42 unfortunately our tax base is decreasing if you look at plain
43 statistics and numbers of out migration in Suffolk County and New
44 York State as a whole going to tax from these states, like
45 Carolinas, Florida, Tennessee, just to name a few.

46
47 The way you grow your tax base is to lower taxes. And that means
48 you have to have a buy-in from people that suck up those tax
49 dollars. And unfortunately the fear level is so high, we can't
01:20PM 50 have those conversations here. So they get put on the back burner,
51 they never happen. We need more affordable housing units. The
52 minimum wage goes up, we have to build more affordable housing
53 units. I mean, there are so many factors, Legislator Richberg is
54 right, that are out of our control, that we can't factor in because
55 we don't have any direct involvement with.

1 But, again, just to finish up, I'm glad that we can have this
2 debate on policies. I think it's really important moving forward
3 to try and get ourselves back into the black. So, I always
4 appreciate the time even though I'm not on the Committee. Thank
5 you, Madam Chair.

6
7 **VICE CHAIR BERLAND:**

8 You're welcome. All right, now Legislator Flotteron, you're up.
9

10 **LEG. FLOTTERON:**

11 Yes. Again, we have other developments in Bay Shore that have been
12 built with different developers. And these units, again, are
13 mostly studios and one-bedrooms. The kids are not culling these
14 buildings historically. Part of the reason just making sense, the
15 market rate ones, that's even a one-bedroom, they're trying to get
16 \$2800 dollars a month. A family of four is not going to be
17 renting. They could rent a house in the area for less money and
18 have a lot more square footage. We're finally even coming out of
19 the house and not these apartment buildings.
20

21 I agree with Legislator Piccirillo, is the policies maybe need to
22 be changed and I agree with him. And I will work with him on that.
23 It's just right now these are the policies that have been in place
24 for the last five years. You have builders and everybody else
25 spending a lot of money on getting approvals and drawings and it's
26 part of the math of the competition they have. And at the 11th
27 hour, we can't change the rule book on something that's been really
28 laid out. But going forward for any other new applications, we
29 should probably change some policies. And I agree at this point.
30

31 But right now this money is going to the affordable component
32 where, one is, in most places it's supply and demand gives you --
33 entices developers to develop. We have this program. We have to
34 do 10% affordable. It's a cost to a developer. In this case we
35 made them do double, 20%; you know, if anything, they'll lower the
36 affordability thing, even not be asking for any of this money and
37 that's part of the problem. And that's a determination of policy
38 in how you solve the problem of affordability of Long Island. And
39 if we're going to be making the private world -- it'd be like a
01:23PM 40 restaurant saying, hey, you have to give everyone 20% discount --
41 20% of the customers discounted prices or a supermarket or anything
42 else.
43

44 But right now this is the rule. This type of business is stuck
45 with developers. And you're asking help on the affordable
46 component. And, it's again, two and a half million dollars of a
47 \$168 million development. If anything, we lowered it down to just
48 10% affordable, he doesn't need the money. And realistically the
49 rest of the world, there's no affordable component. So that's a
01:23PM 50 whole other debate. But right now the developer's put many years
51 into it and a lot of money. And this is the tools -- the game --
52 the tools we all had. So to me professionally other projects we
53 approve this way. We have to do the same thing here. And in the
54 long run I think it's going to be a good project and the community
55 is good with it. And they also -- they were willing to do less of
56 enormous urbanization which I know some of my colleagues are

1 worried about. Again, they could have gone down to 300 more units
2 on this property and they're not doing that and that was part of
3 the compromise. So, thank you.

4
5 **VICE CHAIR BERLAND:**

6 All right, thank you, Legislator Flotteron. Any other comments?
7 All right, before we vote, I just want to add two things. There
8 was a letter that everybody should have received from Visual Long
9 Island in support of the project so that should have been under
01:24PM 10 correspondence. Everyone should have gotten that.

11
12 And, you know, I just want to add, you know, one other point with
13 single-family homes that are paying taxes, things are cyclical. I
14 mean, you know, in our family we put four kids through the school,
15 you know, we pay a lot in taxes, but how do we not -- you know,
16 four kids worth. But now we have no kids in the school and we've
17 been paying for years for the other people down the road who are
18 now going to come. So, you know, that's part of, you know, how
19 that pendulum swings and everybody's a part of it. So, I support
01:24PM 20 this project wholeheartedly.

21
22 All right, so I think it's time we take a vote. So, Mr. Clerk, can
23 you call the vote, please, on the resolution.

24
25 **(Roll call by Mr. Dubois, Chief Deputy Clerk of the Legislature)**

26
27 **VICE CHAIR BERLAND:**

28 Yes.

29
30 **LEG. McCAFFREY:**

31 Yes.

32
33 **CHAIRPERSON HAHN:**

34 Yes.

35
36 **LEG. GONZALEZ:**

37 (Not present)

38
39 **LEG. TROTTA:**

01:25PM 40 No.

41
42 **LEG. RICHBERG:**

43 Yes.

44
45 **LEG. SPENCER:**

46 Yes.

47
48 **P.O. CALARCO:**

49 Yes.

01:25PM 50
51 **MR. DUBOIS:**

52 Six. (VOTE: 6-1-0-1. PO CALARCO INCLUDED IN VOTE/LEG. TROTTA
53 OPPOSED/LEG. GONZALEZ ABSENT)

54
55 **VICE CHAIR BERLAND:**

56 Okay, 1137 is approved. Anybody have any further business before

1 this Committee? Any other happy thoughts we'd like to bring up
2 before we go? All right, seeing none, everybody, we are adjourned.
3 Stay healthy and safe.

4
5 **CHAIRPERSON HAHN:**
6 Thank you. Thank you, Sue.

7
8 **VICE CHAIR BERLAND:**
9 My pleasure, Legislator Hahn, safe travels and we'll see everybody
10 soon. Have a great afternoon.

01:25PM

11
12
13
14 **THE MEETING CONCLUDED AT 1:25 PM**
15 **{ } DENOTES SPELLED PHONETICALLY**
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