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

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19
20 **MEMBERS PRESENT:**

21 Leg. Kara Hahn, Chairperson
22 Leg. Susan A. Berland, Vice Chair
23 Leg. Samuel Gonzalez
24 Leg. Kevin J. McCaffrey
25 Leg. Robert Trotta
26 Leg. Jason Richberg
27 Leg. William Spencer
28

29
30
31 **ALSO IN ATTENDANCE:**

32 Presiding Officer Robert Calarco, 7th Legislative District
33 Leg. Bridget Fleming, 2nd Legislative District
34 Leg. Leslie Kennedy, 12th Legislative District
35 Jess Nowak, Assistant Counsel/Legislature
36 Dan Dubois, Chief Deputy Clerk/Legislature
37 Elizabeth Stroehlein, Budget Review Office
38 Derek Stein, Aide to Presiding Officer
39 Robert Braun, Deputy Bureau Chief/County Attorney's Office
40 Richard Guardino, Executive Director of Long Island Regional
41 Planning Council
42 John Cameron, Chairman of Long Island Regional Planning Council
43 Todd Poole, President and Founder of 4ward Planning, Inc.
44 Elizabeth Cole
45 David B. Doty, Appointee/SC Planning Commission
46

47
48 **MINUTES TAKEN BY:**

49 Diana Flesher, Court Stenographer
50

51 **MINUTES TRANSCRIBED BY:**

52 Diana Flesher, Court Stenographer
53 Kim Castiglione, Legislative Secretary
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1 **THE MEETING WAS CALLED TO ORDER AT 12:36 PM**

2
3 **CHAIRPERSON HAHN:**

4 Hello everybody. Sorry for the brief delay there. Welcome to the
5 Legislature's Economic Development, Planning and Housing Committee.
6 If we could all rise for a salute to the flag led by Legislator
7 Berland.

8
9 **SALUTATION**

10 Okay, so I'm going to thank everyone for being here today. Just
11 remind those listening at home that in-person public comments will
12 not be permitted during this meeting. Have we had any
13 pre-requested speakers that are signed up?

14
15
16 **MR. DUBOIS:**

17 Yes, we do have one speaker.

18
19 **CHAIRPERSON HAHN:**

20 One speaker. He's in the room. And his name was?

21
22 **MR. DUBOIS:**

23 David Doty.

24
25 **CHAIRPERSON HAHN:**

26 David Doty. Oh, he's the appointment for today. Got it. Okay.
27 Excuse us all here. My fault.

28
29 So I'm going to continue reading about the public portion. We
30 don't have in-person public comments because of the continuing
31 protections we are taking to protect both the public and staff
32 here, but the public can address Legislators in several ways: They
33 can sign up to address us over Zoom through our website. Speakers
34 that sign up that way as always are limited to three minutes.
35 Members of the public may also send written testimony by e-mail to
36 clerk.legislature@suffolkcountyny.gov; or by the regular mail to
37 the attention of the Clerk's Office at the Suffolk County
38 Legislature, P.O. Box 6100, Hauppauge, New York 11788. In
39 addition, and this is an exciting addition, audio testimony has
40 been accepted during these difficult times via voicemail. And if
41 you call (631) 853-3685, callers can leave us a three-minute
42 message. And those messages get distributed to Legislators.

43
44 So we have no -- we're going to wait and hold off on the
45 appointment until that time, David, if you don't mind and we'll let
46 you speak during the discussion on your appointment, which we are
47 going to now.

48
49 **APPOINTMENT RESOLUTIONS**

50
51 So right now we have **Appointment Resolutions, Introductory**
52 **Resolution 1178, To appoint member of the Suffolk County Planning**
53 **Commission representing the Town of East Hampton David Doty. (Co.**
54 **Exec.).** And I will make a motion; seconded by Legislator Richberg.
55 Okay. So on the motion, Mr. Doty, if you'd like to introduce
56 yourself to the Committee and tell us a little bit about your

1 background and why you would like to serve in this capacity.

2
3 **MR. DOTY:**

4 Yes, thank you, Chairman Hahn and thank you everyone else on the
5 Committee for your willingness to consider my appointment. I'm
6 lucky enough to have the sun following me today, which is a very
7 good sign for, I hope, our future, because the preservation of the
8 environment is something that has been longtime very important to
9 me. But I also understand the issues of balance that we have to
10 bring to a place like Suffolk County. I've been a homeowner here
11 for about -- in Wainscott, the Hamlet in East Hampton Town, for
12 about two decades. And I've been coming out here for more years
13 than I would like recorded, but let's just say Reagan was
14 President. And I have been involved in local volunteering of many
15 sorts.

16
17 I have served on the East Hampton Town's Citizens Committee for the
18 CPF. I have also helped start the East Hampton Conservators with
19 Alec Baldwin. So, I've been involved with a lot of different
20 things across both parties; have a lot of friends and acquaintances
21 out here. And the most important thing to me is I've come to love,
22 and truly love, East Hampton Town for what makes it special and
23 what actually makes it unique: The vistas, the farms, the water,
24 which is not just about preserving the environment, but it's about
25 preserving our own lives, of course.

26
27 And so those things are very important to someone who lives in East
28 Hampton Town and I would love to bring that point of view, but I'd
29 also like to bring my sense of balance. And that balance is, as I
30 understand, that we need to be as much about preserving our past
31 and our heritage as we are about introducing ourselves to the
32 future and making sure that we have jobs and a vibrant economy.
33 And I know a lot of young people here. And, of course, they want
34 to live and work in a place where they can find a future and find
35 pride in what they do. And so that's very important to me.

36
37 Just a little background and who I am as a businessman. I actually
38 have a company, I'm a consultant, it's David Doty Digital
39 Perspectives. I started it here in Suffolk County and I do
40 advising clients like, it's mostly about digital advertising, which
41 I'm sure isn't necessarily popular among the general public, but I
42 consult with companies like Oracle, Grapeshot. I advise Google.
43 And the 614 Group which does the Brand Safety Summit Series. So
44 I'm heavily involved in that and I also write a regular column in
45 Forbes in the CMO Network.

46
47 But the most important thing to our point today is that I
48 appreciate you listening. I appreciate your consideration. And I
49 also know, as I said, I volunteer for many things. I know that
50 volunteering is not just about stepping up and then stepping back.
51 It's really about getting involved, committing my time and my
52 energy to making sure that Suffolk County profits from my
53 participation and I do, too, and so does the Town of East Hampton.

54
55 So thank you for considering me.

1 **CHAIRPERSON HAHN:**

2 Thank you, and thank you for your willingness to serve in this
3 manner. It's so important that -- as planned, that the ten towns
4 are represented; that we are an amazing Island made up of
5 Islanders. And each of our towns is very different. And it's so
6 important that we have your perspective and that you take on that
7 responsibility of representing East Hampton in this way. And like
8 you said, we all share -- the one thing I think we all share is our
9 love of the water and our need for our water to be clean and to be
10 able to preserve it. And that's a perspective that we all value.
11 Neither of the Legislators sitting here next to me at the horseshoe
12 in Hauppauge had questions. Was there anyone who would like to ask
13 our candidate a question from home or offices? From remotely?
14 Legislator Fleming.

15
16 **LEG. FLEMING:**

17 Yes, thank you. And thank you for allowing me as a guest in your
18 Committee, Legislator Hahn. I just ask for the support of our
19 colleagues on this appointment. I'm deeply grateful to Mr. Doty
20 for being willing to step up; somebody who is so deeply enmeshed in
21 the community and really has a very granular understanding of the
22 needs and concerns, but also as David mentioned, a broad
23 perspective on the regional impact of development, the sort of
24 things that the Planning Commission considers.

25
26 This seat has been vacant for some time as was the Southampton
27 seat; very pleased that the Southampton seat was filled in the last
28 General Meeting. Thank you very much. The East Hampton seat has
29 now got a fantastic candidate, and next cycle we've laid on the
30 table the Shelter Island candidate. So we will have representation
31 once again as long as everyone is willing to continue to move
32 forward.

33
34 So, thank you, David, for being willing to do this. It's super
35 important and thank you to the Legislature for allowing me to say
36 something and support Mr. Doty's appointment.

37
38 **CHAIRPERSON HAHN:**

39 Okay.

40
41 **MR. DOTY:**

42 Thank you, Legislator Fleming. I appreciate that, Bridget.

43
44 **CHAIRPERSON HAHN:**

45 Okay. We have a motion and a second. Roll call.

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

48
49 **CHAIRPERSON HAHN:**

50 Yes.

51
52 **LEG. RICHBERG:**

53 Yes.

54
55 **LEG. BERLAND:**

56 Sorry, I got lost on my screen. Yes.

1 LEG. GONZALEZ:

2 Yes.

3

4 LEG. TROTTA:

5 Yes.

6

7 LEG. McCAFFREY:

8 Yes.

9

10 LEG. SPENCER:

11 Yes.

12

13 LEG. CALARCO:

14 Yes.

15

16 MR. DUBOIS:

17 Eight. (VOTE: 8-0-0-0. PO CALARCO INCLUDED IN VOTE)

18

19 CHAIRPERSON HAHN:

20 Okay. 1178 is approved. Mr. Doty, you should know this now moves
21 in front of our full Legislature on Tuesday. You do not need to be
22 present there. We thank you. I look forward to working with you
23 on this Commission. Feel free to stay on and listen. We have a
24 presentation from the Long Island Regional Planning Council coming
25 up which may be of interest to you. If not, we understand but
26 thank you very much for your willingness to serve in this capacity.

27

28 MR. DOTY:

29 Thank you, Chairwoman and everyone else. I really appreciate it.
30 I'm very committed and excited about this. Thank you.

31

32 TABLED RESOLUTIONS

33

34 CHAIRPERSON HAHN:

35 Thank you. And I see Legislator Fleming was still here in the
36 room. We were going -- I wanted to take the Tabled Resolution out
37 of order just to get everything to be more efficient with the staff
38 that's in the room here and move to **Tabled Resolution 1062,**
39 **Reconstituting the Gabreski Airport Community Advisory Board for a**
40 **new limited purpose. (Fleming).** I have a motion to approve.

41

42 LEG. RICHBERG:

43 I'll the make motion to approve.

44

45 CHAIRPERSON HAHN:

46 Motion by Legislator Richberg.

47

48 LEG. GONZALEZ:

49 I'll second.

50

51 CHAIRPERSON HAHN:

52 Second by Legislator Gonzalez. And because it's your resolution,
53 Legislator Fleming, I didn't know if you wanted to say anything at
54 all.

55

56

1 **LEG. FLEMING:**

2 Well, thank you. I don't want to take too much of your time. And
3 we've amended the composition of the task force in order to ensure
4 that all concerned stakeholders are included in this important
5 discussion. We're noticing, of course, huge demographic changes
6 because of the Coronavirus includes not only more people living
7 around Gabreski Airport full-time, but also more people using the
8 airport. And so we felt that it was important to have a new
9 discussion. The original task force was formed back in 2006. So
10 this is a limited purpose task force. We'll meet four times
11 quarterly over the course of a year. We've got everyone involved
12 from aviation, to the Rechlers who own the -- who are leasing the
13 property, to community members who are concerned. And, of course,
14 thanks to Legislator Krupski, Riverhead and Southold are also in
15 the conversation, so just hoping you all will be willing to move it
16 forward and I'm happy to answer any questions.

17
18 **CHAIRPERSON HAHN:**

19 Thank you. I don't see any questions from the Committee members.
20 So we have a motion and a second, roll call.

21
22 **(Roll call by Mr. Dubois, Chief Deputy Clerk of the Legislature)**

23
24 **LEG. RICHBERG:**

25 Yes.

26
27 **LEG. GONZALEZ:**

28 Yes.

29
30 **CHAIRPERSON HAHN:**

31 Yes.

32
33 **LEG. BERLAND:**

34 Yes.

35
36 **LEG. TROTTA:**

37 Yes.

38
39 **LEG. McCAFFREY:**

40 Yes.

41
42 **LEG. SPENCER:**

43 Yes.

44
45 **LEG. CALARCO:**

46 Yes.

47
48 **MR. DUBOIS:**

49 Eight. (VOTE: 8-0-0-0. PO CALARCO INCLUDED IN VOTE)

50
51 **CHAIRPERSON HAHN:**

52 Okay. 1062 is approved. Thank you.

53
54 **PRESENTATION**

55
56 And now we will move on. Thank you for your patience, our

1 presenters here today. We're excited to have the Long Island
2 Regional Planning Council, who will present the recently published
3 study Multifamily Housing Development Impact in Long Island
4 Communities.

5
6 And with us we have -- I saw Richard. Yes, yes, Richard Guardino.
7 We do not have Commissioner Natalie Wright today. That was a last
8 minute -- she had to be removed, but we do have John Cameron and
9 Todd Poole. So if you all would like to -- we're going to work on
10 getting the presentation up on the screen and be part of what you
11 can see. And thank you so much for being here.

12
13 **MR. CAMERON:**

14 Thank you. I'll start off, Madam Chair. Thanks so much for having
15 us here today and also members of the committee. As you may be
16 aware that the Regional Planning Council is a bi-county agency
17 represented by members elected and at-large members of both
18 counties. And we strive to work together to advance, you know, the
19 initiatives of both counties as well as to address -- as well as to
20 address the challenges that we face.

21
22 Just a little background, back in 2010 the Planning Council
23 conducted LI 2035, which was a 25-year sustainability plan. Now we
24 addressed the numerous challenges that Long Island faces and the
25 assets that we presently possess. That being said, we identified
26 two major impediments to Long Island's future sustainability: One
27 being its unsustainable tax burden; and secondly being the lack of
28 diversity in housing stock, that being an insufficient amount of
29 rental housing. So as a result we've been attempting to try and
30 support rental housing all over the Island where it could be
31 appropriate and where it could advance the initiatives and advance
32 the economy of Long Island.

33
34 So with that being said, I'll introduce our Executive Director,
35 Rich Guardino, who will introduce our speaker for today, our
36 presenter, Todd Poole. Rich?

37
38 **MR. GUARDINO:**

39 Thanks, John. Madam Chair and members of the Committee, we're
40 really delighted that you're giving us an opportunity to do this
41 presentation this afternoon. It's my privilege to introduce Todd
42 Poole. He is the President, founder and managing principal of
43 4ward Planning Inc., with more than 29 years of economic
44 development experience, both in the private sector and in the
45 public sector. Todd has extensive experience in comprehensive and
46 master planning, transit-oriented development, economic and fiscal
47 impact analysis and neighborhood and redevelopment revitalization.
48 We had retained Todd to do economic impact analysis of the
49 revitalization of both Patchogue and Farmingdale. And today he
50 will be -- I'm sorry -- today he will be talking about multifamily
51 development impacts in Long Island communities. So with that, let
52 me turn it over to Todd.

53
54 **MR. CAMERON:**

55 Todd, you're on mute.

1 **MR. POOLE:**

2 Okay. Richard, thank you very much. Madam speaker, thank you for
3 having me here today. Before I get started, will I have access to
4 advance my slides? If they can let me know if I can do it from
5 this end.

6
7 (Off the record - IT discussion)

8
9 **CHAIRPERSON HAHN:**

10 Okay, go ahead. Now we have the opening slide.

11
12 **MR. POOLE:**

13 Okay, super. So really we need to start from the objective of the
14 first part of this study and this is looking at multifamily housing
15 impacts and specifically focused on school-age children being
16 produced at multifamily, principally rental projects, throughout
17 Long Island. And this has application really regionally and
18 nationally and we work on a number of projects where if there's
19 going to be pushback against multifamily residential, it has to do
20 with the, you know, expected or perceived number of public
21 school-age children related to those projects. And as we know
22 housing in general and affordable housing or workforce housing in
23 particular, particularly rental housing, is of critical need on the
24 Island. And you can go ahead and hit all those to -- I'm sorry, go
25 back, I apologize.

26
27 The enrollment trends that we identified in looking at these
28 districts, and this is part of the key findings, are uneven. That
29 is to say that not every multifamily project produces, you know,
30 the same percentage number of children, you know, per number of
31 units created or per bedroom count. It just depends. Some of that
32 is dependent upon the school district, how attractive of a school
33 district it is. Some of it is dependent upon the bedroom count.
34 But in all cases that we've examined, and as I will show you
35 shortly, we looked at seven specific multifamily housing projects
36 particularly. Only two saw an increase greater than five percent
37 of total enrollment at that particular school district. And,
38 again, this suggests that districts do not face an onslaught of
39 public school-age children from these projects.

40
41 Next. So where we did find that enrollment is rising, these
42 projects that are multifamily rental projects are not the drivers
43 of that increase in enrollment. The projects that we studied, you
44 know, constitute less than 20 percent of the new students. And so,
45 you know, these students, public school-age kids are associated
46 with other housing typologies; single-family, townhouses and, you
47 know, other reasons for children entering the school district other
48 than the development of multifamily rental housing.

49
50 Next. The other misnomer that we want to, you know, kind of dispel
51 is that total spending is not a precise indicator of enrollment
52 trends. I'm sorry, you can go back. It's not a precise indicator
53 for the simple reason that some school budgets increase because of
54 special needs, because of, you know, equipment or capital
55 facilities that need updating. So it's not because a school budget
56 increases is not a direct correlation between the number of

1 students that have enrolled. And I do want to address this issue
2 later on, talking about, you know, if there's capacity in a given
3 school district and, you know, X number of kids show up and enroll
4 within that capacity, they are not the drivers of an increase in
5 the school district's budget.

6
7 Next. In all cases of the school districts or the projects within
8 the school districts that we examined, these multifamily
9 residential projects, whether they're contributing through the ad
10 valorem tax or payment in lieu of tax revenue, those are PILOT
11 revenues, all of them provided more revenue than what it cost for
12 each of the public school-age children that were enrolled from that
13 particular project. And that's a significant finding and one that
14 is consistent with what we find typically when we do these projects
15 in various areas around the country. So that is consistent. And
16 actually the revenue exceeds, at least on an immediate basis in
17 this case, about \$322,000 above what the annual student cost is and
18 we'll talk about how we arrive at what that student cost is, but
19 you can see the range here on the slide. As low as, you know,
20 almost \$55,000 more per student cost to as much as almost \$740,000
21 above what the student cost. So it's quite -- it can be quite
22 significant. And the revenues generated are, you know, earmarked
23 for the school district; however, it's not necessarily the case
24 that all that money makes its way into the school district
25 depending on what the cap situation is.

26
27 Next. Here are the communities that were studied. And effectively
28 what we did as part of the methodology, we wanted to examine
29 projects that were in communities where the project was built over
30 the last eight to ten years. These projects generally are within
31 at least a mile of a mass transit facility; in some cases within a
32 half mile making them a TOD or transit-oriented development-type
33 project; you know, in other words, someone living at the facility
34 can walk to the train station. And so these projects on the left
35 were selected. We've identified the number of rental units in each
36 one of these buildings, the year it was built, obviously the
37 municipality, the County. We tried to look at a balance of
38 projects in both Nassau and Suffolk counties and then the school
39 district associated with that project.

40
41 Next. On this slide where you see red or the red metrics, it's
42 indicating for that particular school district when that project
43 came online. So, for example, in the case of Farmingdale, the
44 particular project that has been examined, that project was online
45 and open for move-in in the 2015-16 school year. And we've
46 identified what the total enrollment was in that year and then
47 obviously tracking from that point forward the number of public
48 school-age kids associated with that project and so on for the rest
49 of the school districts.

50
51 Next. Then we wanted to look at school district enrollment trends
52 in general for each of these districts. And we first -- we looked
53 at the enrollment numbers for the first year of residential
54 occupancy for each one of these projects in that given school
55 district, so you see in parenthesis the school district year
56 associated with the enrollment for that year. And then we jumped

1 ahead looking at the number of students who were enrolled in
2 2018-19 and then the change in students enrolled the year of
3 occupancy through 2019, which is the -- uniformly was the latest
4 data year we could obtain data. And as you can see with the
5 exception of three districts, the other districts actually saw a
6 decrease in enrollment. And then we have the three districts where
7 there was an increase: Uniondale, Mineola and Longwood. And, you
8 know, let me preface this by saying those increases, in this case
9 490 for Uniondale, 115 for Mineola and 167 for Longwood, is in
10 general. They are not attributed directly back to that given
11 residential project but in general the total number -- total
12 increase in number of students that we examined and, of course, the
13 percentage change of number of students through the product opening
14 and through 2019, as well as enrolled from 2010 to 2019.

15
16 *(The following testimony was taken by Diana Flesher - Court*
17 *Stenographer and transcribed by Kim Castiglione - Legislative*
18 *Secretary)*
19

20 Next. Then what we wanted to understand is not only how many or
21 what the increase in total enrollment, student enrollment, was for
22 those school districts, but how much of that enrollment could be
23 attributed to the projects that we were examining, that is to the
24 multifamily rental projects. So we relied upon the study that was
25 done, commissioned by Stony Brook University back in May of 2019.
26 It looked at the impact of market rate apartments on school
27 district enrollment, where the authors of that study actually
28 contacted the various school districts where these same multifamily
29 rental projects in these school districts were opened, and they,
30 through a FOIL request, were able to obtain the number of public
31 school-age children associated with those projects who enrolled in
32 the school districts. What you see in the middle column, then, is
33 the maximum student residence at these projects for between 2010
34 and 2018, between the years of the product opening.

35
36 So in the case of Uniondale, for example, 13 of the 490 student
37 increase is attributed to the residential product that opened in
38 that school district. In Mineola, 22 of the 115 increase in
39 student body enrollment is attributed to that particular
40 residential project. In the case of -- and actually in that case
41 it was two projects there, one had 15 children, one had 7. And in
42 the case of Longwood, it's 25 children associated the project out
43 of a total increase of 167. And then you see in the last column
44 the percentage that each one of those projects contributed in terms
45 of the student enrollment. So it's relatively small and only in
46 the case, really, of Mineola do you even see it approaching 20
47 percent of the increase in public school-age children. So, you
48 know, barely one out of five, so relatively small.

49
50 Next. And you'll get a fuller explanation of what you're seeing
51 right now on the screen if you read the entire report, but I'm
52 showing you a -- just a summary budget that we use for all the
53 school districts that distill down to what the estimated cost per
54 pupil is by district. And just a quick overview, this is important
55 to understand. Most people when they argue about, you know, the
56 number of school kids that are going to show up and how much it's

1 going to cost, they erroneously take the current school budget and
2 they divide that budget by the total number of children and they
3 come up with an average, and that average, for example, could be as
4 high as 25 or \$30,000 a student. And at that moment in time, that
5 could be a precise way to say on average it costs x number of
6 dollars, 25 or 30,000, to educate the current student in that
7 system. Fine. When the next student shows up, however, it would
8 be incorrect to suggest that it cost 25 or \$30,000 for that next
9 student for the simple reason that if there's capacity in that
10 district, in other words, school desks are available, teachers are
11 in the room, books on the shelves, so on and so forth, that it does
12 not cost 25 or \$30,000. The likelihood is there are some
13 incremental costs associated with materials that are, you know,
14 that wear out. Pencils, paper, school lunches, you know, that type
15 of thing.

16
17 And so what we do knowing that, you know, salaries are still going
18 to be paid to the teachers, employee benefits, debt service is the
19 same, it has nothing to do with new children showing up, is we
20 strip those budget line items out of the budget and try to simply
21 leave what we consider, you know, marginal variable costs
22 associated with a new student. In this way we get at a more
23 precise cost estimate for each student showing up and this is,
24 again, based on there already being capacity in that school
25 district, right. Where the school is at or above capacity then we
26 might suggest that the capital improvement cost as well as
27 operating costs would be much higher. But in none of these
28 districts did we run into that situation.

29
30 So in this case we are looking at the Farmingdale School District's
31 adjusted budget, and on an adjusted budget basis the per student
32 expenditure, and you go down to that line, which is third up from
33 the bottom, is \$6,684, okay. We take that average and we multiply
34 it by the number of school kids associated with this particular
35 project in Farmingdale, and we come up with that estimated one year
36 total cost. In this case, \$40,111.

37
38 Next. We're showing you the same type of approach or methodology
39 for in this case in the Avalon Garden City project located in
40 Uniondale. And so -- next.

41
42 And then, finally, just again another example, in this case from
43 Mineola. We're showing you what the adjusted budget is here,
44 5,832, and then multiply it by the number, total number of
45 students, so 22, to come up with a one year total cost of 128,313.

46
47 Next. So after utilizing that methodology, service cost
48 methodology per pupil, and let me also say this. We don't do this
49 in a vacuum. Over the years, and I have certainly done it here on
50 Long Island, we've had conversations or interviews with school
51 district superintendents, we talk to business administrators, and
52 I've done this with other projects in other states, and it is a --
53 this methodology that I just presented to you is widely accepted as
54 being correct, again, insofar as there is capacity in the system.
55 And when I say capacity, there's more than enough room for the
56 numbers of children that we're talking about here showing up to the

1 district and not needing in general to hire any new personnel or
2 purchase, you know, any major equipment or expand capital facility.
3 So this the supplies.

4
5 Based on this you can see what the estimated total annual costs
6 are, in this case for 2021, and the annual revenue produced by each
7 of the projects. The annual revenues produced were derived from
8 2019 data, which is really the latest data we could get our hands
9 on for both PILOT and ad valorem taxes, so we believe this revenue
10 would actually be even higher if we got it for 2021 to match up
11 against the 2021 school district cost estimates. But we pulled
12 this data from PILOT reports from Suffolk and Nassau Counties as
13 well as the Tax Assessor's database. And as you can see, when you
14 look at the very far right column, we have net positive impacts to
15 the school district budget that, you know, range as high as 737,456
16 down to 54,920, uniformly across all district projects examined.
17 So it's quite significant and we believe those numbers would
18 actually be higher if we're using 2021 data when that does come
19 out.

20
21 Next. So, finally, on this particular topic, and this is just to
22 reiterate, the revenues generated by these multifamily residential
23 projects, you know, uniformly exceeds or universally exceeds the
24 service costs that are estimated for each one of the projects in
25 terms of school-age kids being generated. We believe this is
26 important. I mean, and this simply only looks at that, you know,
27 economic impact benefit. There are other benefits, certainly, with
28 the number of households who move into these projects who spend
29 locally or we affectionately refer to as walking wallets in the
30 downtown. So they, you know, they contribute in terms of the
31 project itself, in terms of tax dollars exceeding service cost for
32 school-age kids and, you know, adding to that are the discretionary
33 dollars that are spent by the new households at these buildings on
34 local stores and services in the area.

35
36 Next. The second part of this analysis, which is also part of this
37 broader study, was to look at how multifamily projects impact
38 parking, and so if you go to the next slide. What the objective
39 here was to understand to what extent do these projects contribute
40 to, you know, a parking burden, if at all. And so using these same
41 projects we looked -- we examined the parking ratios and found that
42 in general these parking ratios are, you know, at or below one
43 space per unit. And you need to understand in many cases the
44 products that are being built today that are within walking
45 distance to a mass transit facility, such as Long Island Rail Road,
46 the people occupying these buildings generally don't have more than
47 one car. Sometimes they don't have a car at all. You know, if
48 they choose to either use mass transit or something like Uber or
49 Lyft, or perhaps they're, you know, walking to work where they
50 live. So there is less of a demand for the number of parking
51 spaces historically that there has been. For example, historically
52 you would find that an apartment building would have at least two
53 spaces per unit, if not more. In today's world where you have many
54 different transportation options that ratio has come way down.
55 And, again, in some cases as low as .5 spaces per unit.

1 Next. However, and I just mentioned, you know, the multifamily
2 developments that we've examined had a per parking unit ratio or
3 only two of them had per parking unit ratio lower than one. All
4 the other ones, nonetheless, still came in at above one parking
5 space per unit. And, as we'll talk about later, this was, you
6 know, more than sufficient for all the products that we examined.

7
8 Next. We wanted to kind of disentangle, at least account for the
9 fact that a number of these multifamily residential projects are
10 either mixed-use, that is to say that the ground floor may have,
11 you know, retail and service establishments, restaurants. If you
12 think about New Village in Patchogue, for those of you who are
13 familiar, that is a mixed-use project with ground floor retail and
14 several stories of multifamily rental above it. In most cases what
15 we found is that if there is a parking burden, it is not due to the
16 residential portion of that project, it has more to do with the
17 commercial portion of that project, as well as other commercial
18 businesses on the street where they become very popular. And, you
19 know, a given Thursday, Friday, Saturday night you've got people
20 driving around looking for space because they want to park right in
21 front of that building. However, it has nothing to do with the
22 residential portion as best we can tell.

23
24 Next. Having off-site parking certainly matters a great -- to a
25 great extent, and some of the communities that we've examined, and
26 certainly Patchogue and Farmingdale come to mind because we've
27 performed more in depth on those particular villages in the last
28 few years. What we want found is that where you have off-street,
29 you know, parking and you've got a combination of on-street
30 parking, it usually is sufficient to handle all of the parking
31 demand. As we all realize, you know, no one likes to drive around
32 and if they kind try to find some spot right in front of where they
33 want to go, but I think more visitors to communities recognize that
34 off-street parking in a parking lot usually is not more than a two
35 to 300-foot walk from where it is they're trying to get to.

36
37 Next. Similar to what we did for the school district analysis, we
38 created a table looking at these same projects, the municipality,
39 the county, the residential units and then we did an inventory of
40 the total number of parking spaces per project, and then we kind of
41 did an average of spaces per unit. And as you can see, you know,
42 they range from as low as .7 spaces per unit at Avalon at
43 Huntington in the Town of Huntington, all the way up to 1.75 in
44 Brookhaven for The Reserve at the Boulevard. So it's quite a
45 range, but what we found is that in general the parking spaces per
46 unit are hovering around 1.5 or slightly less than that when we
47 take an average.

48
49 Next. It's actually, yes, 1.2 to 1.4. The observed use we had
50 conversations or reached out to staff at these various projects to
51 get their take on, you know, whether or not there was an issue or
52 oversubscription for residential parking, and generally speaking we
53 found not one of the products that responded had any issue. The
54 Reserve at the Boulevard initially had demand was exceeding
55 capacity, but they constructed 50 temporary parking spaces and
56 then, you know, provided more permanent parking after a second

1 phase was completed. So other than that, there wasn't a project
2 that responded they had insufficient parking spaces for their
3 residents.

4
5 Next. We spotlight New Village at Patchogue, which I mentioned
6 before, because this is representative I think of a number of
7 multifamily rental projects that are being built today on Long
8 Island that are within walking distance of a train station. This
9 is a mixed-use project. As I mentioned, it has ground floor
10 commercial space, restaurants and retail. And, you know, it's a
11 quite large project in terms of the number of multifamily
12 residential units, yet it -- the number of spaces per unit, you
13 know, 236 spaces is more than sufficient to handle the parking
14 needs of many of its residents.

15
16 A number of residents, by the way, are persons who are under 40 and
17 have really adopted a lifestyle of going either with fewer cars or
18 no car at all and using ride apps or jumping on the train or some
19 other form of transit to get to where they're going.

20
21 Next. And that is the presentation. I'd be more than happy to
22 address any questions.

23
24 **CHAIRPERSON HAHN:**

25 Thank you. I don't know if any of the other members of the Long
26 Island Regional Planning Commission want to add anything before we
27 get into questions? John?

28
29 **MR. CAMERON:**

30 Kara, I appreciate it, thank you. And hopefully this was
31 informative for the members of the committee. I'd just like to
32 point out while it wasn't a focus of this specific study, what
33 we've seen, and I think it's somewhat intuitive that with the aging
34 of population on Long Island we're actually seeing a decrease in
35 student age -- in school-age children. So as a result, we're
36 seeing a decline in a lot of, you know, class sizes, etcetera. And
37 the importance of multifamily dwelling is that it's not that we're
38 generating, and this data proves that, but we're not generating as
39 many school-age children from the units, but what it does is it
40 provides that, if you will, that enabling of the empty nesters to
41 sell their houses to next gen, to younger people who can raise
42 their family in the single-family dwellings, and it becomes
43 transitional housing. Whether it's for the, like I said, next gen
44 to come in, rent an apartment, but it also helps to retain our
45 young people. As we all know, the price of housing on Long Island
46 is extremely difficult for young people to be able to afford, but
47 multifamily dwelling can provide that nexus that enables the young
48 people to get a job, stay here, and then when they're looking to
49 raise a family, move into the single-family residential areas and
50 enable the empty nesters to move into these units. So it becomes
51 really part of the cycle. So it's critical that we have this as
52 part of our matrix, if you will, on Long Island.

53
54 I should point out also is that in the suburban areas, not just as
55 you know in New York City has got a high concentration of rental
56 housing, but in suburban communities, whether it be Westchester,

1 Bergen County or surrounding counties around, you know, New York
2 City. They all have a much higher percentage of rental housing
3 than we do on the Island, which presents a challenge for the Island
4 and for our employers. So I just want to make that point though,
5 too, Kara. Thank you.

6
7 **CHAIRPERSON HAHN:**

8 Can I --

9
10 **MR. GUARDINO:**

11 Kara, the only thing I'd add --

12
13 **CHAIRPERSON HAHN:**

14 Go ahead, Rich. Is that you, Rich? Okay, yes.

15
16 **MR. GUARDINO:**

17 Yes, thanks. The only thing I'd add to that is Sarah Lansdale,
18 from Economic Development in Suffolk County, came up with a model
19 ordinance to repurpose areas throughout Long Island. Hopefully
20 some of the towns and villages will take a look at it. There is
21 opportunity in terms of some of the retail spaces, even some of the
22 strip zoning along our highways to repurpose that. And, again, if
23 you look, John mentioned it, the cost of a single-family home right
24 now has just skyrocketed in the last year. I believe Maura
25 McDermott has an article in today's Newsday, you look at Long
26 Island Business this week the headline is The Search For Housing.
27 There is definitely a lack of product and it's pushing the
28 single-family homes really beyond the means of many people here on
29 the Island. So I think there is an opportunity here right now for
30 multifamily and certainly Todd's analysis shows that it's not a
31 burden on the school districts.

32
33 **CHAIRPERSON HAHN:**

34 And thank you for bringing up the idea that was my brainchild, the
35 recycling retail and it really, thank goodness for our Planning
36 Department, who, you know, put that into model code that we then
37 carried across Suffolk County, presented to multiple towns, have
38 had some, you know, adoption already and we're very thankful for.
39 The original idea had been, you know, looking at big box stores and
40 specifically the malls and the department stores that are closing,
41 but then when you really thought about it, supermarkets and gyms
42 and other big box stores. There's opportunity for multiple reasons
43 and I could talk for an hour on that, but I think -- and I won't.
44 But that was something I worked hard with our Planning Department
45 on.

46
47 **MR. CAMERON:**

48 Kara, if I may just add to that. That philosophy is carrying over
49 into Nassau County, which is faced with the same challenge also.

50
51 **CHAIRPERSON HAHN:**

52 Right. I mean, if you look at our flagship mall, one of them,
53 maybe not on the west end, but in my region, Smith Haven Mall, with
54 Sears going out of business, with JCPenney being vacant, Sears
55 vacant. With -- I could probably count a dozen supermarkets that
56 are vacant and gyms that went out of business. You know, a lot of

1 this began before COVID, but then once COVID struck. And I think
2 when you think about finance, and as I age I think more and more
3 about investment strategies of, you know, your own dollars. You
4 think about diversification. And the one thing we have not done as
5 a region is diversify our housing stock well enough to protect us
6 and to make us strong as a fabric to handle a diversity of needs,
7 of housing needs.

8
9 And, John, I just went through, I hope I don't get emotional. My
10 parents sold my childhood home. And I wish they could have stayed
11 here, you know, I wish they could have found something at a time
12 when it was right in the place where they wanted to be, which was
13 near their two daughters and their grandchildren, without the
14 burden of an acre of land and the lawn mowing and, you know,
15 picking up the leaves, that was in the right spot and there just
16 wasn't -- it wasn't there for them. And they stuck it out as long
17 as they could in the home I grew up in and, you know, eventually
18 they moved near my brother in Florida which is really sad, and took
19 the money they had for retirement with them.

20
21 And so, you know, and, you know, if we can really just look at
22 that, the need for the diversity for all those different transition
23 periods that you discussed. Transitional housing, not only, you
24 know, we have the largest single site employer on Long Island at
25 Stony Brook University. You know, not only students when they come
26 home from school, you know, we educate them, we want them to come
27 back and have a place to live here that they can afford that's not,
28 you know, the bedroom they grew up in. And they need homes, but
29 like you said, seniors who don't want the burden of a single-family
30 home and a yard and all that entails, that's another transitional
31 period or moment in folk's lives.

32
33 So a couple of quick questions. I'm sorry, because we could all
34 pontificate on these. I'm just kind of curious, and maybe I missed
35 it because you covered so much and it's very interesting. Of the
36 projects, do you know how many projects you did not select for this
37 study? So, you know, you choose projects and you had a handful, I
38 can't remember the number, on the school district piece. And do
39 you know how many were built that, you know, didn't become part of
40 your research?

41
42 **MR. POOLE:**

43 Yes. I can tell you I think we looked at a total of about maybe 32
44 projects, something like that. But, again, in order to make our
45 cut they had to have been built in the last, you know, since 2010.
46 They had to have been within at least a mile of the rail station.
47 I'm trying to think what else, and of course I think we also wanted
48 to make sure that we had some kind of balance between Nassau and
49 Suffolk County, so we made sure there was a split there. So, yes,
50 there were quite a number that, you know, didn't make it, make
51 their way into the study. We also, you know, we didn't want it to
52 be so, so big, and based on the scope that we had we needed it to
53 be a manageable number of properties, so.

54
55 **MR. CAMERON:**

56 Kara, if I could add to that also.

1 **CHAIRPERSON HAHN:**

2 Sure.

3
4 **MR. CAMERON:**

5 One thing we noticed in the data and in the selection of projects,
6 as we all know, too, most of these multifamily projects in order to
7 be financially viable require a PILOT, okay, and those PILOTs
8 typically get ramped up over X amount years. It could be 10 years,
9 15 years, 20 years. What we wanted to do, we did not want to
10 compare and analyze the impact on the school district in the first
11 year or two when we know, you know, basically the revenue from the
12 project is very low. So you want -- we wanted to get a normalized
13 period so that's why Todd talks about in a ten year period. But we
14 did not want to choose ones that had just come online a year or two
15 earlier, so we chose a somewhat stable revenue stream also.

16
17 **CHAIRPERSON HAHN:**

18 Well, it may have to fill up, too. It takes a little while
19 sometimes to fill up. You know, they're not, well some of them,
20 are 100%.

21
22 **MR. CAMERON:**

23 Right now because of supply and demand, the demand is exceeding the
24 supply, so they are filling up pretty quick.

25
26 **CHAIRPERSON HAHN:**

27 Yes, and so -- well, depending on affordability, where they fall.
28 But what about number of bedrooms. You know, and, again, you may
29 have quickly covered this. But two to three bedroom units versus
30 one bedroom, studio or micro-apartments, which is part of what, you
31 know, we were looking at in our recycling retail and we got a lower
32 flow rate agreed to for our Health Department for sewage flow for
33 micro-sized apartments. So I'm just curious as to if you have a
34 breakdown on the average size in these projects of bedroom size or
35 square footage but both.

36
37 **MR. POOLE:**

38 I really don't have square footages. Again, that would be outside
39 the scope. While we didn't examine specific bedroom counts, I can
40 tell you, and again this is because we do this on a regular basis,
41 we've actually even created our own multipliers of the way we --
42 the algorithm we created. But most of these projects that we've
43 examined will typically be studios, one and two bedroom type units.
44 Very few of them have three bedrooms in them, and it's also one of
45 the reasons why you'll have fewer public school-age children. But
46 the vast majority of these are populated principally with one and
47 two bedrooms with a smattering of studios.

48
49 **CHAIRPERSON HAHN:**

50 And usually even in ones that do include two bedroom, it's a small
51 number of two bedroom units from what I've seen recently. It seems
52 like, I don't know if that's part of the negotiation or compromise
53 with the community to make them feel better about this, but what
54 you reviewed were projects that were from studio to two bedroom in
55 size mostly.

1 **MR. POOLE:**

2 Principally that's what gets developed in a lot of communities
3 today. I will say and, again, this is from our studies that we do
4 generally, the market analysis, that there needs to be more three
5 bedroom units developed. And the fact of the matter is three
6 bedroom units because of, John pointed out, you know, lower student
7 enrollment has a lot to do with lower fertility rates, the trend of
8 lower fertility rates. New York State is actually a state that
9 ranks high in terms of the decline in the number of school-age
10 kids, you know, being born or school-age kids being produced. So
11 there would still be sufficient room in a lot of school districts,
12 not all, but most even if you built more three bedroom, you know,
13 apartments.

14
15 **CHAIRPERSON HAHN:**

16 Okay, I have one more question then we'll go to the hands that are
17 raised. I see Legislator Richberg's waiting patiently and I know
18 Legislator Gonzalez.

19
20 The parking issue, and did you -- I guess two questions, I
21 apologize. Did you at all assess traffic generation? Parking
22 generation is one thing, traffic generation is another.

23
24 **MR. POOLE:**

25 We did not assess traffic generation. That was outside of our
26 scope, nor do we have the expertise to do so. I would also say,
27 and I did mention in my presentation where we notice that there
28 could be, and I'll use Patchogue as an example. Patchogue's
29 parking issue, as far as they have one, is not related to their
30 residential development. Patchogue's --

31
32 **CHAIRPERSON HAHN:**

33 Yeah, you're getting to my follow-up question. So I was wondering,
34 is there --

35
36 **MR. POOLE:**

37 Right.

38
39 **CHAIRPERSON HAHN:**

40 Is there an optimal mix? So we talk about mixed-use developments
41 all the time, and maybe more thought needs to be given to what gets
42 paired together depending on the number of spaces that you have
43 and room you have for parking. So could you -- would you be better
44 off if you paired office space and residential, because one
45 presumably is more used during the day and the other presumably the
46 parking is more used at night. I'm sure there's overlap. Could
47 you pair -- is it more advisable to pair medical with residential,
48 you know, just like outside of the -- has there been or are there
49 best practices out there that say there is an optimal formula of
50 that kind of when you talk mixed-use that it's not bars and
51 restaurants and residential necessarily all together, because they
52 all want the Friday, Saturday night, you know, parking spots. So I
53 don't know if that has come into your analysis at all or if you've
54 gleaned anything about optimal type of mix from that parking space
55 usage perspective.

1 **MR. POOLE:**

2 Right. What you speak of is known professionally as shared
3 parking. Shared parking has been a typology of parking development
4 for the past ten plus years, maybe 15 years, where parking
5 consultants will look at the total land use mix in a given town or
6 community and determine peak parking periods for each of those land
7 uses. And based on that, they're able to determine how much
8 parking can be shared or, you know, utilized by those mixes
9 depending on when the parking occurs.

10
11 So to your point, you know, during the day you'll have, you know,
12 office workers and those visiting commercial offices using parking
13 while say residents are out, you know, traveling somewhere else for
14 their jobs. Well, there's parking freed up and so maybe you're not
15 building as much parking for that office product because residents
16 are generally somewhere else with their cars. And then the reverse
17 happens in the evening, you know, that office parking frees up such
18 that that can be made available, let's say at least in part, for
19 patrons going to bars, restaurants and retailers that are open in
20 the evening. So it is a way, it's a method to not build as much
21 parking based on the different peak hours of parking for different
22 land uses.

23
24 **CHAIRPERSON HAHN:**

25 I have been kind of wondering and talking about, you know, we do
26 have a lot of business office space, vacant office space, I
27 believe. That may be changing now, but I'm almost wondering in
28 some cases, you know, they're really well located business
29 buildings. You know, I don't know if this trend has begun. I
30 think it's begun in the City where some of it, maybe the higher
31 level floors are being converted to apartments so that an office
32 building can become mixed-use. And, you know, whether it's folks
33 that work in that office building or not, you know, some of it can
34 be converted to apartments. I don't know if you're seeing that
35 happen at all on Long Island.

36
37 **MR. POOLE:**

38 I'll give a quick plug. We are in the midst of not quite finishing
39 but getting close to fishing in the next 30 days, a report we've
40 been commissioned by Next Long Island, nextLI, looking at
41 underperforming or challenging shopping center sites throughout
42 Long Island, including Smith Haven Mall, by the way. We are
43 looking at how some of those shopping center sites can be
44 repurposed for accommodation of uses including workforce housing,
45 including, you know, institutional uses such as a library or, you
46 know, some other public use, medical office space or even a
47 fulfillment center space, but in some cases town centers that where
48 once existed a whole, you know, community shopping center site. So
49 we're doing that, and of course along with that, you know, we'd be
50 talking in some sense about parking associated with that new use.

51
52 **CHAIRPERSON HAHN:**

53 Right, and I would argue that in spaces like near our University
54 where there are a number of shopping centers, including the mall,
55 that are on bus routes, you know, to and from the University that
56 are within walking distance of the University campus that could,

1 you know, replace a supermarket or replace a JCPenney or replace a
2 Planet Fitness or whatever's gone out of business with, you know,
3 of handful of apartments. And if they're, you know, small enough
4 and the folks that are used to living in dorms could live, you
5 know, could really reinvigorate the shopping center and help the
6 mom and pop businesses that are struggling to survive. And as we
7 all know why mixed-use works so well is that you provide automatic
8 customers for those businesses.

9
10 So I know we had a hand up from Legislator Richberg and then
11 Legislator Gonzalez. Oh, sorry.

12
13 **MR. CAMERON:**

14 If I may.

15
16 **CHAIRPERSON HAHN:**

17 John Cameron, sure.

18
19 **MR. CAMERON:**

20 If I may just give you one graphic example, if I may. I think
21 everybody has probably been there, but the Suffolk County -- the
22 Duck Stadium. If you look at -- we have, fortunately my firm, we
23 were engineers on the Duck Stadium. They saved millions of dollars
24 in parking by using shared -- your concept of shared parking with
25 the Federal Courthouse. The Courthouse, when people leave, they're
26 done with the workday and the Ducks play at night, they play on the
27 weekend. They saved millions of dollars by using that shared
28 parking concept. I think everybody's seen it there. So it's a
29 wonderful concept where it can be employed.

30
31 **CHAIRPERSON HAHN:**

32 If only they could work it out for the soccer fields that are right
33 across the street. I had a heck of a time trying to park, Sammy,
34 at that soccer field right across the street. There was no
35 parking. But, yes, and I completely agree. We have to think more
36 and more about that, a little bit less of paving paradise to put up
37 a parking lot.

38
39 So we've got Legislator Richberg, then Legislator Gonzalez,
40 followed by Legislator Piccirillo.

41
42 **LEG. RICHBERG:**

43 Thank you, Madam Chair, and thank you for this report. I would
44 love to get this in person so I can, you know, sort of look at it
45 and dissect it a little bit more and possibly ask more questions.
46 But I guess my first question is, when you were talking about the
47 data for those different school districts, was there anything taken
48 into account for outside factors that might not have only been the
49 new developments that you mentioned Uniondale and Patchogue in
50 there, and I don't know too much about the Longwood School
51 District. But I know there has been an influx of students into the
52 district from other means and, you know, how many of those students
53 were from, you know, from, you know, maybe moving in with their
54 grandparents and how, you know, while you have breakdown of the
55 kids inside the complexes, it doesn't, you know -- if I were to
56 present that to my district, they would say, "Yeah, yeah, yeah,

1 yeah, but you can't prove it". Right? So the question is how do
2 we dissect where those folks are coming from and why instead of
3 having it in just, I don't want to say an anecdote, but in one
4 section. That's my first question.

5
6 **MR. POOLE:**

7 Actually, Legislator, we can prove it, because the study that I
8 mentioned that was done by Stony Brook did exactly that. They did
9 a FOIL request asking for the number of students associated with
10 each one of those projects, so they can prove how many kids. I'll
11 give you a case in point. When I worked on the Patchogue study a
12 few years ago, we also did a similar analysis of number of public
13 school-age kids that were produced by the different projects. The
14 New Village project, for example, has a total of 192 units. That
15 project, and as provided to me by the Superintendent of the
16 Patchogue-Medford School District, produced a total of 11, that is
17 one-one, 11 public school-age kids, for a total of 192 apartments,
18 if I got that correct.

19
20 And so we do have that, those numbers are real for each one of
21 those properties. However, to your point, yes, kids are coming in
22 for, you know, in other housing, you know, for a variety of reasons
23 which was outside of the study. So we did not talk to, for
24 example, the Superintendent or the Business Administrator and say,
25 "Well, can you tell us about those other couple of hundred kids who
26 enrolled during that same time? Where are they coming from? Did
27 they move in with grandma or grandpa?" Let's say a single-family
28 house turns over that previously had, you know, a couple that
29 raised kids many years ago and now they're looking to downsize.
30 They sell, they move out, and now this family moves in and they
31 bring their kids with them, as an example.

32
33 **LEG. RICHBERG:**

34 And that might be drilling a bit too much into your report, but I
35 think those numbers would be very helpful, at least to me, I mean,
36 you know, who has a development in the district. Because if you're
37 able to show, okay, well, these are the 11 or six or whoever it is
38 who come from the development, but we have 15 coming from this
39 area, and 25 coming from that area, and three coming from this
40 area, or vice versa, you know, at least we're able to show where
41 the disbursement of the kids are going. Because in some districts,
42 some districts that would depend on what elementary school they go
43 to, right. And so some elementary schools have more kids than
44 others, right, and maybe we'll build will depend on how big your
45 district is. So I think those numbers drilling down would be also
46 helpful. And the other thing is what were the ages of those
47 children, because there's a difference between someone moving into
48 a development at, you know, 10, as opposed to moving in at three or
49 five or even at 15, right, you know, because those costs are
50 different.

51
52 And my next set of questions, you know, and I'll say set but it's
53 really I think it's just one, so when we're looking, you know, how
54 can we in the future be better at planning for these areas?
55 Because you mentioned PILOTs and, you know, that has been a
56 definite issue coming up in parts of my district. But also, you

1 know, understanding the worth or negotiating targeted areas where
2 it would be better, more beneficial, to have these housing
3 complexes as opposed to others. And not targeting certain
4 communities over, you know, not saying we should target, you know,
5 communities of color or lower income communities, but where do we
6 need the housing, right? Targeting the areas where we need the
7 housing is more important than just saying, you know, well, let's
8 just put it right next to a train track, because that doesn't
9 necessarily help everyone.

10
11 **MR. POOLE:**

12 Right. And we do a lot of housing studies, so I'll say this.
13 Housing and economic development are inextricably linked. If
14 you've got a weak housing policy, sooner or later your economic
15 policy is also going to be weak. And what I know about Long
16 Island, having done a number of studies of late, is that if there
17 is not more housing built on the Island, and more affordable
18 housing, and I say affordable. Everybody lives in affordable
19 housing. I live in affordable housing, you live in affordable
20 housing. It's affordable to your income, right. So I never -- I
21 try not to distinguish between market and affordable because if
22 you're paying more than what you can afford, then something's
23 wrong.

24
25 So, however, we do not, absolutely do not have enough inventory of
26 housing for people who are generally middle income and lower in
27 means. Which, by the way, happens to be the same group of folks
28 who dominate the service industries in our communities. And so
29 what I find, and what a lot of other experts find, is that these
30 folks are living further and further away to find that affordable
31 housing, but yet commuting back. So in terms of where do we need
32 it? We need it where we have industry, because the other thing is,
33 and this is where the inextricably linked part comes in, is sooner
34 or later that employer is going to either have one or two things
35 happen. They're either going to lose that employee because the
36 employee just can't afford to live locally and they're tired of
37 making that long commute, or the employer is going to have to pay
38 that employee more, which is not necessarily a bad thing but, you
39 know, over time that makes that employer probably less competitive
40 or unable to do so if, you know, because it's a reason of lack of
41 affordable housing. So there is absolutely a reason to build more
42 housing which is affordable where you have clusters of businesses
43 and industry which, you know, is a lot of areas on the Island.

44
45 **LEG. RICHBERG:**

46 So what I'm hearing you say, and I don't want to put words in your
47 mouth, is that we should be looking at these high value industrial
48 areas or industrial traffic areas. You know, I'm thinking about
49 the 110 Corridor. Sorry, I'm picking on the West End, but that's
50 where I live. I see Susan saying no, but, you know, but we should
51 be looking at areas around there or around maybe the Hauppauge
52 Industrial Complex or in those areas, because that's where people
53 want to live.

54
55 And I guess the follow-up to that is do we have a tracking for --
56 do we have a tracking of the incomes that are coming in? How do we

1 prove that the incomes are the incomes that we need to be
2 self-sufficient.

3
4 **MR. POOLE:**

5 I guess I'm not following that question. You mean incomes are
6 sufficient for the housing to be built or?

7
8 **LEG. RICHBERG:**

9 Right. So that one of the things that when you're building the
10 housing, the new housing development, is that we're bringing in,
11 you know, folks who want to live here, who want to commute, who
12 want to whatever, right. They're working in the City or now
13 they're probably working remotely, but one of the attractions is
14 that you're bringing in higher income wages into the communities.
15 You know, how are we tracking that, you know, maybe in the 5, 10,
16 to 15-year marks?

17
18 **MR. POOLE:**

19 So there's a double-edged sword there, and I know this well, and
20 the double-edged sword is this. It is one of the reasons we have
21 an affordability crisis right now. Because of a variety of
22 reasons, including regulatory issues and including the scarcity of
23 land, and now the tremendous increase in cost of both labor and
24 materials to build housing, the only people that can afford the
25 housing that gets built now are the affluent, the well-heeled.
26 And, of course, they're also snapping up existing housing. That's
27 not a good recipe long-term for economic development because we
28 need a diversity of households and incomes to come in because they
29 supply both their labor as well as, you know, other, you know,
30 diverse services and, you know, spending.

31
32 So what we really need and we have too little of, is quality
33 workforce housing that is not the luxury stuff. Because really the
34 units that I've been talking about in this study, those units are
35 principally targeted towards upper income households, and in
36 general, the types of complexes that have been built over the past
37 ten years almost everywhere is targeted towards upper income
38 households, and that's simply because of what it costs to develop.
39 It's not that the developers don't want to development more
40 affordable housing, they do, they could kill it all day long, the
41 problem is the economics aren't working and we could make those
42 economics work better if we had more land freed up or zoning
43 regulations were relaxed to the extent that they don't negatively
44 impact the health, welfare and safety of the communities, which is
45 possible, but we're not there yet, so.

46
47 **LEG. RICHBERG:**

48 And I guess that sort of ties in, and I'm glad you said that. So
49 what we need is a better diversity in household options and we need
50 a better set of options, and I guess that's working with our town
51 supervisors and setting up some better regulations, but also maybe
52 going back to what Legislative Hahn had, you know, suggested in
53 sort of repurposing things that we have already existing.

54
55 **MR. POOLE:**

56 You are going to have that opportunity with all of the shopping

1 center sites that are going to go, you know, vacant over the next
2 ten years.

3
4 **LEG. RICHBERG:**

5 And I want to thank you, because I didn't want to lead you down
6 that path, but you went down the path exactly I wanted you to go
7 down. So thank you very much and thank you for the presentation.

8
9 **MR. POOLE:**

10 You're very welcome.

11
12 **CHAIRPERSON HAHN:**

13 And I'm going to transfer over to Sammy Gonzalez, but I do want to
14 just say one more point on that, about how, you know, I think the
15 pandemic only hastened, you know, what we knew was coming
16 previously, that the retails, you know, the big box retail's
17 decline and what we need to do is make sure that it doesn't mean --
18 so many of the businesses here on Long Island and in Suffolk County
19 are small business, mom and mop, that's what our neighbors, our
20 neighbors run these businesses. And we need to make sure that they
21 can -- they have the customers coming in and out, they have the
22 customers that it's so convenient for them just to go downstairs
23 outside their door, you know, to frequent their businesses and
24 that's an important piece to this. Legislator Gonzalez, you had a
25 quick question I know.

26
27 **LEG. GONZALEZ:**

28 Absolutely. I was looking at the multifamily and the school
29 district areas. I know that you have here these certain school
30 districts. By any chance, did you incorporate and not -- and you
31 were not able to put it on your report here, but did you look into
32 the area of my district of Central Islip?

33
34 **MR. POOLE:**

35 Legislator, let me take a quick peak at everything we looked at.
36 I'm sorry, you said Central Islip?

37
38 **LEG. GONZALEZ:**

39 Yes. I know it follow, you know, it hits all the protocols within
40 the last ten years, you know, a lot of multifamily developments in
41 the area. I'm just thinking because I know I had a chance to speak
42 with Superintendent Dungee and, you know, that increase in new
43 students, and especially moving forward. There is a 380 plus unit
44 development that's going to be on Carleton Avenue that I'm also
45 looking into and a little worried. But I'm talking about all the
46 multifamily developments that has been happening there in the last
47 ten years. Do you have any type of data or figures or did you even
48 look at Central Islip and even possibly Brentwood.

49
50 **MR. POOLE:**

51 Yes. In answer to your question, on our original list for Central
52 Islip we had the development Foxgate at Islip, Courthouse Commons
53 and Fox, I guess Fox -- I don't know if there's two Foxgate at
54 Islip projects. But the reason that it didn't make it into our
55 study was they didn't tick off the box with transit access as we
56 define transit access. So they didn't make the cut because of

1 that.

2
3 **LEG. GONZALEZ:**

4 And that means? I just need the definition on what that is again?

5
6 **MR. POOLE:**

7 I mean, principally we wanted projects that were within, you know,
8 half a mile, but at the very least a mile of a rail station, and so
9 when we looked at those particular projects, and perhaps we didn't
10 get it right, but at least as far as the initial look that we
11 didn't have those within a mile of a transit station.

12
13 **LEG. GONZALEZ:**

14 I think the two developments that you're talking about do fall
15 within those parameters of the Central Islip train station, which
16 is right down, you know, Carleton Avenue from Sun View, I think
17 it's the street that I'm thinking about. There are like one, two,
18 quite a few developments that have been there within the last ten
19 years. So I'm just curious on why they didn't, you know, do those
20 boxes, they didn't check those boxes. I'm just wondering, that's
21 all.

22
23 **MR. POOLE:**

24 Let me, as you said, yeah, let me add this, too. Part of what we
25 also did to make this, you know, easier for us to get the
26 information, is in addition to all these other screens, we also,
27 you know, tried to identify leadership in those communities who
28 could speak to us. So it could have been an issue where we weren't
29 able to get ahold of someone in the community. We also didn't want
30 to, as I said, we didn't want to have an unwieldy list of
31 communities. So we had, you know, X number that we had for Suffolk
32 County, X number that we did for Nassau County, and then we left it
33 at that. So it's hard -- I know this far out I know this might not
34 be satisfactory to you, Legislator, but we, you know, at some point
35 we had to make a cut, and in this particular case those properties
36 did not make it in. It's not to suggest they weren't worthy, but
37 as far as I can tell they didn't make the cut for perhaps a couple
38 of reasons.

39
40 **LEG. GONZALEZ:**

41 Thank you, Todd. I was pretty much thinking out loud that part of
42 that reasoning was because you didn't get any answers or assistance
43 from the town, which is always very reluctant to give out
44 information, but thank you.

45
46 **MR. POOLE:**

47 You're welcome.

48
49 **CHAIRPERSON HAHN:**

50 And our Planning Department may be able to work with you,
51 Legislator Gonzalez, on trying to assess some of what was done
52 here. They may be able to help you determine that as well. I
53 think we had Legislator Piccirillo next.

54
55 **LEG. PICCIRILLO:**

56 Thank you as always, Madam Chair. John, how are you? Good

1 morning.

2

3 **MR. CAMERON:**

4 Good morning.

5

6 **LEG. PICCIRILLO:**

7 Good to see you. Okay. So I think John actually made the best
8 point so far that I've heard, and I appreciate all your work you've
9 done on the study, but I have a lot of issues with it. One is the
10 unsustainable tax burdens that we face as New York residents, but
11 especially as Suffolk County residents. I think we need to start
12 there before we talk about any other of the pieces of this study or
13 master planning in general. I don't see taxes going down anytime
14 soon. The State just got billions of dollars of money from the
15 Federal Government and they put a budget out that raises taxes \$7
16 billion a year, taxing people who make over 200,000, combined over
17 400,000. It's just bad policy, but let's just put that on the back
18 burner for a second.

19

20 So this only covered developments that were half a mile from a rail
21 station. Is that correct?

22

23 **MR. POOLE:**

24 No. We actually, Legislator, we actually included projects that
25 were within a mile of the station. Some of them were within a half
26 mile, some of them were not.

27

28 **LEG. PICCIRILLO:**

29 So between a half a mile and a mile from the train station. Fair
30 to say?

31

32 **MR. POOLE:**

33 Yeah, and sometimes closer than that, but at least, yes, at least
34 that.

35

36 **LEG. PICCIRILLO:**

37 Ballpark, okay. You talked a lot before about PILOTs and tax
38 breaks. So let me get this straight. The government gives out
39 land, it gives out tax breaks, we pay for sewer connections. The
40 developer and everyone involved, contractors, planning departments,
41 make money hand over first. The tax burden is then spread on to
42 the property tax owners. Are we supposed to say thank you for all
43 of this when it's a net loss on the taxpayer who has elderly people
44 in their communities that don't have school-age children, but are
45 paying beaucoup dollars in property taxes to see their taxes go up
46 to offset the losses of the tax breaks given out to the developer.
47 I just want to make sure I get this straight because there's
48 something missing in between.

49

50 **MR. POOLE:**

51 Legislator, what we demonstrated in this particular study is that
52 even notwithstanding the PILOTs, which generally do pay less than
53 ad valorem, nonetheless, the money that they're generating, as
54 we've demonstrated, exceeds the estimated cost of the child or the
55 children that they're putting into the school district. That's why
56 we went through the exercise --

1 **LEG. PICCIRILLO:**

2 Right, right. But leave that aside about -- maybe they're not
3 putting any kids in the school district, that's not my point right
4 this second. My point is there's a tax structure in the State that
5 comes down from the State and local government that imposed on
6 property tax owners. Then you want to build multifamily housing or
7 you want to build an Amazon Warehouse, just as an example,
8 hypothetical, if Jeff Bezos is listening. The government comes in,
9 and because taxes, like John said, it's so unsustainable, you have
10 to come and they give tax breaks and PILOTs. Well, who makes up
11 the difference for those tax breaks and PILOTs, especially dealing
12 with property taxes, which you know fund our schools. So leftover
13 people in the community, who may not even have school-age children,
14 have to make up the difference. So how is it fair for elderly
15 people who have been paying taxes in school districts for going on
16 50 to 60 years living in Suffolk County, to have to make up the
17 difference because somebody wants to put up a multifamily housing
18 unit.

19
20 **CHAIRPERSON HAHN:**

21 I'm not sure that this is germane to the study and I'm not sure
22 that, you know, you're hearing what they're saying about what they
23 investigated here. I don't know, John, if you think there's an
24 angle here that you can address, John?

25
26 **MR. CAMERON:**

27 One comment. The logic behind it, and I'm not going to advocate or
28 give you a pro or con right now, but the logic behind the PILOT is
29 that there will be a ramp up to the higher assessed valuation over
30 time, that it starts at least a minimum of what they're paying
31 today. So it's not that you're subsidizing something where there's
32 a loss, it's just a ramp up of what the increase would be up to the
33 full -- the full assessed valuation. That's the logic behind the
34 PILOT.

35
36 **LEG. PICCIRILLO:**

37 Right, and the logic makes sense. My issue is that with inflation
38 and cost of living rising at the rates they are, taxpayers never
39 get to make up the difference. They're always behind the eight
40 ball. And then, you know, I know you know this, we don't need to
41 have this debate, but hold on one second. I just want to -- as far
42 as people who are living in multifamily housing units, especially
43 those range in the 2500 to 3,000 rent range, a recent study from
44 the Department of Labor came out in the Federal Government that
45 said 80 percent of their income is going to rent. So if they only
46 have 20 percent left over, and that would, you know, include I
47 would say childcare, gym membership, cell phone, car insurance if
48 they have a vehicle. What's left to spend in our downtowns?

49
50 **MR. CAMERON:**

51 Anthony, I think you know the answer to that. I think that's
52 rhetorical. We all know that's excessive and that's part of the
53 challenge on Long Island. Again, getting back to supply and
54 demand. When the demand exceeds the supply, the rates go through
55 the roof.

1 **LEG. PICCIRILLO:**

2 I'm glad you said that, John.

3
4 **MR. CAMERON:**

5 It's unsustainable and we're on the same page.

6
7 **LEG. PICCIRILLO:**

8 How many units do you think need to be built for those rent prices
9 to come down? Island-wide.

10
11 **MR. CAMERON:**

12 It depends. I can tell you, we've done studies, my firm has done
13 studies where you look and say if you include a high percentage of
14 affordable units, and affordable, again, could be a certain
15 percentage of AMI. You can go from 100 percent down to -- one
16 project we did in southwest Nassau County went down to 60 percent
17 of AMI in the Town of Hempstead. And you give, you actually give a
18 bonus to the employer, excuse me, to the developer because in
19 theory they're not going to make any money on that, but we need the
20 housing. We need the affordable housing. And affordable,
21 unfortunately, as we all know, it's become a four letter word on
22 Long Island, affordable. What it means is it's something that is
23 getting away from your 80 percent of your income going to pay your
24 rent or pay your cost of living, is that we need to have units that
25 people can afford to live in for our young workers, for our
26 workers, and for our empty nesters and for basically all of Long
27 Island, and that's a challenge we have right now.

28
29 **LEG. PICCIRILLO:**

30 Right. Does anybody here on the panel have a number of units that
31 need to be built for the price to come down?

32
33 **LEG. BERLAND:**

34 A lot.

35
36 **LEG. PICCIRILLO:**

37 Ballpark figure?

38
39 **MR. CAMERON:**

40 It's typically in excess of a couple of hundred, I can tell you
41 that.

42
43 **LEG. PICCIRILLO:**

44 Okay.

45
46 **CHAIRPERSON HAHN:**

47 Okay. Next we had Legislator Berland follow by Legislator Trotta.

48
49 **LEG. BERLAND:**

50 Thank you, Madam Chair. I just wanted to make one comment about
51 the repurposing -- first, hello, everybody. Hello, John. Hello,
52 Todd. The repurposing of commercial buildings and/or retail
53 buildings. I think it's a great idea. When I said -- when I was
54 shaking my head about, you know, 110, the 110 Corridor, what we
55 have to not lose sight of is that the towns can't willy-nilly say
56 okay, we're going to change the zoning regulation for commercial

1 retail and allow apartment buildings or allow apartments. Because
2 that's I think what Huntington tried to do and they had a hearing
3 on the Melville Quadrangle and I got them to pull it because a
4 blanket change of zone, you know, can like totally upset the
5 applectart in terms of what gets built where and have numerous
6 apartments because once you change the zone for that, then anybody
7 who has that kind of building can build as of right. So I think
8 what's really important is, you know, like planned urban
9 development with this or if you have the quadrangle, take the
10 quadrangle and make that, you know, a development in and of itself
11 and do an overlay district. So you say okay, this building or here
12 we'll have residential, here we'll have commercial, here we'll have
13 retail here, here we'll, you know, have open space, and have a
14 plan.

15
16 Just like when The Greens was built. There was -- that was a
17 planned urban development. They were five different plans put
18 together at one point and the community with the committee for The
19 Greens finally decided on a plan that's fair. That's what I think
20 you need to do in these large areas to repurpose these things, is
21 to have the towns, because we're talking about all this stuff and
22 none of us have any jurisdiction to do anything with any of this.
23 So it's kind of like, you know, we're talking to ourselves when we
24 need to be, you know, we need to be talking with the town.

25
26 **CHAIRPERSON HAHN:**
27 Legislator Berland, I'm going to make sure my office sends you the
28 model code that we worked on in the overlay district and then, you
29 know, if you had input into that and how maybe you should -- would
30 recommend it being changed. But I think it does do just what
31 you're talking about, and I think what you're saying is very
32 important, that each jurisdiction take into --

33
34 **LEG. BERLAND:**
35 Kara, if I could just finish, though.

36
37 **CHAIRPERSON HAHN:**
38 Sure.

39
40 **LEG. BERLAND:**
41 Because I think the towns have to enact the zoning for the
42 (inaudible).

43
44 **CHAIRPERSON HAHN:**
45 Yes.

46
47 **LEG. BERLAND:**
48 The County can't come in and say --

49
50 **CHAIRPERSON HAHN:**
51 Correct. It's a model recommended code, right.

52
53 **LEG. BERLAND:**
54 Right. And the towns have the ability, and as a, you know, town
55 board member for 16 years, I know that, you know, that has to come
56 from the town up. We can give them all the suggestions we want,

1 but, you know, the towns have to, you know, make those final
2 determinations. So what's important is that zoning codes are not
3 amended just haphazardly, but that plans of specific developments
4 of specific areas are discussed with the community.

5
6 You know, so, I mean, that's why when I shook my head, you know,
7 for the 110, because the way it was put up there was no outreach to
8 the community, or minimal outreach to the community. Nobody had
9 any idea that this change of zone would have allowed apartment
10 buildings in every single, you know, in every single office
11 building in the quadrangle, which is, you know, not something I
12 think that anybody agrees to do.

13
14 So, you know, I think the purposes of this study to show that the
15 number of children that come out of these units are smaller than,
16 you know, than the opponents say they are I think is an important
17 point, but that's the point of the study. You know, it's not going
18 any further than that. I had always claimed on the town to build
19 studio and one bedroom units, you're not going to have any kids.
20 You're just not going to have any kids. You're going to help
21 seniors, you're going to help young people who want their, you
22 know, first place, but you're not going to have any kids. You
23 start building two and three bedrooms, more of those, you are going
24 to have more kids. But studios and one bedrooms, you're not. And
25 I think that this study is very helpful in proving that point and
26 showing that point going forward.

27
28 So I thank you for the work, you know, that you've done on that. I
29 think it will be very helpful when naysayers come in about the
30 number of students and you can at least show them -- show them
31 this.

32
33 **CHAIRPERSON HAHN:**

34 And seeing how this is the Economic Development, Planning and
35 Housing Committee and the presentation is by the Long Island
36 Regional Planning Council, we all know how poorly -- we are living
37 the reality of poor planning here on Long Island. And, you know,
38 to rejigger our communities will take intensive, complex planning
39 processes, but it has to happen, and you're right on point with
40 that, Legislator Berland, for sure. Next we had Legislator Trotta.

41
42 **LEG. TROTТА:**

43 First, I want to comment I cannot believe John Cameron's office is
44 a little bit messy.

45
46 **MR. CAMERON:**

47 Thanks.

48
49 **CHAIRPERSON HAHN:**

50 Oh, that's not fair.

51
52 **LEG. BERLAND:**

53 He knows where every piece of paper is.

54
55 **LEG. TROTТА:**

56 All right, clearly some of the things you said were true and some

1 of them were grossly distorted. I'm going to give you an example,
2 very quietly, of a place in Selden where they got a huge IDA tax
3 break. It was 214 apartments, two and three bedrooms. They
4 actually said five kids would go there and then no one ever
5 checked. So I went out there one day and I watched the bus and 21
6 kids got off the bus. So I came back, and as I was leaving, they
7 were changing the name from one owner to Fairfield. I came back
8 and I checked and I called the school district. And first I pulled
9 out the Fairfield application, because the IDA grant wasn't
10 transferable, they had to reapply. So they reapply and they
11 actually said they were six kids and all six of those kids were
12 already in the district. So I called the school district and lo
13 and behold there were 49 and the school district was not happy.

14
15 So now we have an IDA application that's fraudulent, twice by way,
16 because once they said it was five and once they said it was six,
17 and this is what turns people off. So during that time there were
18 299 pending foreclosures in that school district. So we just
19 shifted the burden of 49 students to an area that's already
20 suffering and now their taxes are going to go up and maybe more
21 people won't be able to pay their mortgages and will foreclose. So
22 we're spinning out of control. They're other -- some situations
23 where it's probably good, but --

24
25 **CHAIRPERSON HAHN:**

26 Do you have a question, Legislator Trotta?

27
28 **LEG. TROTТА:**

29 No, it was a statement and a question.

30
31 **CHAIRPERSON HAHN:**

32 Okay. It would be great, though, get to, you know, get to a
33 question here. Thank you.

34
35 **LEG. TROTТА:**

36 Okay. The question is this isn't a panacea. This isn't something
37 that can be -- Mr. Cameron, what do you think of that situation
38 where we have given those people a huge tax break, I think it was a
39 \$7 million tax break, and they are paying the equivalent for five
40 students they pay for.

41
42 **MR. CAMERON:**

43 If the numbers are correct it sounds like a gross misjudgment or
44 misrepresentation, whatever it is. I mean, we don't have the
45 numbers. Maybe Todd can look into that.

46
47 **LEG. TROTТА:**

48 I have e-mails and letters from the school district.

49
50 **MR. CAMERON:**

51 That's most unfortunate. If that's the case, that's wrong.

52
53 **LEG. TROTТА:**

54 So now this is the kind of thing -- now, let's talk about the other
55 students. Isn't it true that when people -- seniors move into
56 those complexes, who moves into their houses? People with kids.

1 So while they might not be moving in, my parents are not because
2 they moved out of their house into a senior complex and someone
3 moves into their house with kids. Now you've got an issue, another
4 way of looking at it.

5
6 Now, when you looked at the gentleman, Todd there said that you
7 went to the school districts and we looked at them going up. I
8 mean, based upon what people tell me and reality, like I'm sure
9 this guy's not lying, I'm sure Stony Brook, the University, but in
10 the meantime I called those two districts while I'm sitting here,
11 I'm waiting for a return call, to find out if those numbers are, in
12 fact, correct. Because I was told numbers on an IDA grant and they
13 were nothing remotely with reality. So, you know, I think it's
14 important to really check the facts and to look at this, because
15 the Avalon in Huntington, do you know what a one bedroom apartment
16 goes for? One bedroom, three grand. That's not affordable.

17
18 **MR. POOLE:**

19 Legislator, again, I want to -- it's important to emphasize that
20 the number of public school students that we reported out on were
21 obtained through a FOIL request to the school district, so those
22 numbers are not pulled from anywhere other than what the school
23 district provided. If the school districts provided, you know,
24 incorrect information or data, then they're the ones that need to
25 double check, but they were given -- what they were given were the
26 addresses of the apartment complex and asked to provide the number
27 of schoolchildren that were associated with that address. So --

28
29 **CHAIRPERSON HAHN:**

30 And it's a point in time number as well.

31
32 **LEG. TROTТА:**

33 Of course.

34
35 **MR. POOLE:**

36 Exactly.

37
38 **LEG. TROTТА:**

39 I think that you can't overlook the fact that this could have a
40 devastating effect on a community. That's my point. I mean, you
41 have to be very, very careful. You can't be, you know, you got to
42 be like 99.9 percent right, otherwise it's going to have a
43 devastating effect on the entire community. And, you know, in
44 terms of home prices, you know, if it wasn't for Coronavirus, I
45 think the exact opposite would be happening. Everyone is leaving
46 New York City and moving out here. It's a phenomenon. Anyway, I
47 don't think there's any easy answers.

48
49 **CHAIRPERSON HAHN:**

50 And enrollment is cyclical and, you know, baby boomers lead to, you
51 know, yeah, there's lots of factors. The bottom line is we need a
52 diversification in housing stock. We know what has happened by
53 relying on single-family homes only and diversifying our housing
54 stock would be positive.

1 **LEG. TROTТА:**

2 I think that some ownership, I think condos should be what's
3 happening because people will take pride in what they're doing, and
4 when you're paying \$3,000 a month for a one bedroom apartment, you
5 know, that's basically what you would do on a mortgage. So I would
6 get away from apartments and get into condos, something where
7 people take pride in what they're doing and they have an
8 investment, other than --

9
10 **CHAIRPERSON HAHN:**

11 And there are some people who don't want, you know, the
12 responsibility, some of the responsibilities there or they might
13 not be here for that long. You know, there's a host of reasons why
14 people --

15
16 **LEG. TROTТА:**

17 It shouldn't be that the Fairfield's are getting billionaires,
18 becoming billionaires just building apartments. We should say
19 look, there should be condos. I don't know of any real condo
20 complexes. The whole move now is apartments. There should be
21 definitely a move towards condos.

22
23 **CHAIRPERSON HAHN:**

24 Thank you. I know where you're going to put your money.

25
26 **LEG. TROTТА:**

27 Somewhere out of the state probably.

28
29 **MR. CAMERON:**

30 Not allowed to say that.

31
32 **CHAIRPERSON HAHN:**

33 If only. Okay, so this is a really important conversation to have.
34 John, I know, and Rich and Liz and even Todd, there's a lot more we
35 can talk about I know, and we should, and so I look forward to
36 those conversations as we move forward. And thank you for coming
37 here and putting up with a peppering of questions of all types from
38 this legislative body, who cares deeply about our communities, who
39 knows it's unaffordable in many places and for many people here,
40 and I believe a diversity of housing stock is one of the answers.
41 There are many clearly needed here in Suffolk and across Long
42 Island, but thank you for shedding some light into this issue.

43
44 **MR. CAMERON:**

45 Thank you, Kara. I think you all know, you know, we look forward
46 to working together on this mutual challenge. We share our love of
47 Long Island and Suffolk County.

48
49 **CHAIRPERSON HAHN:**

50 We absolutely do. We are all Long Islanders at heart here, I know
51 it. Okay, so with no further business before us, this committee is
52 adjourned. Thank you.

53
54 **THE MEETING CONCLUDED AT 2:18 PM**

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