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2 ECONOMIC DEVELOPMENT COMMITTEE  
3  
4 OF THE  
5  
6 SUFFOLK COUNTY LEGISLATURE  
7  
8 **MINUTES**  
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11 A meeting of the Economic Development Committee of the Suffolk  
12 County Legislature was held in the Rose Y. Caracappa Legislative  
13 Auditorium of the William H. Rogers Legislature Building, 725  
14 Veterans Memorial Highway, Smithtown, New York on January 26, 2023.  
15

16 **Members Present:**

17 Legislator James F. Mazzarella - Chairperson  
18 Legislator Trish Bergin - Vice Chair  
19 Legislator Stephanie Bontempi  
20 Legislator Kara Hahn  
21 Legislator Jason Richberg  
22 Legislator Robert Trotta (excused)  
23

24 **Also in Attendance:**

25 Frank Tassone - Clerk/Suffolk County Legislature  
26 Hope Clark - Chief Deputy Clerk/Suffolk County Legislature  
27 All Other Interested Parties  
28

29 **Minutes Taken By:**

30 Gabrielle Severs - Court Stenographer  
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2 (The meeting was called to order at 12:01 p.m.)  
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4 **CHAIRMAN MAZZARELLA:**

5 Good afternoon, and welcome to the committee meeting for Economic  
6 Development, Planning, and Housing. We will begin by rising,  
7 saying the pledge led by Legislator Bergin.  
8

9 (Pledge of Allegiance)  
10

11 **LEG. BERGIN:**

12 If we could all remain standing for a moment of silence just to  
13 remember our military men and women around the world and our first  
14 responders that are out every day protecting us.  
15

16 (Moment of Silence Observed)  
17

18 Thank you. Hello, Madam Clerk.  
19

20 **CHIEF DEPUTY CLERK CLARK:**

21 Hello.  
22

23 **CHAIRMAN MAZZARELLA:**

24 Roll call, please.  
25

26 (The roll was called by Chief Deputy Clerk Clark.)  
27

28 **LEG. MAZZARELLA:**

29 Present.  
30

31 **LEG. BERGIN:**

32 Present.  
33

34 **LEG. HAHN:**

35 Present.  
36

37 **LEG. TROTTA:**

38 (No response.)  
39

40 **CHAIRMAN MAZZARELLA:**

41 Legislator Trotta is excused.  
42

43 **LEG. RICHBERG:**

44 Present.  
45

46 **LEG. BONTEMPI:**

47 Present.  
48

49 **CHIEF DEPUTY CLERK CLARK:**

50 Five.  
51

52 **LEG. MAZZARELLA:**

53 Thank you, Madam Clerk. Is there any correspondence?  
54

55 **CHIEF DEPUTY CLERK CLARK:**

56 All correspondence have been distributed accordingly.

1  
2 **CHAIRMAN MAZZARELLA:**

3 With that, we'll move into public portion . We have a number of  
4 speakers today beginning with the Town of Babylon Deputy Supervisor  
5 Tony Martinez. Thank you for being here today. You will have  
6 three minutes, please.  
7

8 **MR. MARTINEZ:**

9 Thank you very much. I was going to follow our master developer,  
10 Mr. Russell Albanese, but I thank you for the opportunity to  
11 address you today. First of all, I bring greetings from Supervisor  
12 Rich Shaeffer and the entire town board for your dedicated service  
13 to the people of Suffolk County. I am here today specifically for  
14 resolution number **1348, Authorizing funding of infrastructure**  
15 **improvements and oversight of real property under the Suffolk**  
16 **County Affordable Housing Opportunities Program (Wyandanch Building**  
17 **L). (Co. Exec.)** As you know, we've been not only raising buildings  
18 in the Town of Babylon but also raising a community, and this  
19 infrastructure funds helps do that. Currently we are investing  
20 \$4.5 million to bring infrastructure to this specific building, and  
21 why this is important is because we're finally moving south of the  
22 railroad tracks. As phase one was north of it, and I don't know if  
23 you have been there, but we are very proud of the work we have done  
24 there, and that work would not have been possible without your  
25 support, and we grateful for that, and we're here again to ask for  
26 your support for this specific building, Building L. We're on a  
27 really tight timeline. We were supposed to close on this building  
28 last year. Unfortunately, we did find some roadblocks but we have  
29 been able to overcome those, and we are so close to bring the  
30 development south of the railroad tracks. So I respectfully ask  
31 and humbly ask for you to support this resolution. Thank you very  
32 much.  
33

34 **LEG. MAZZARELLA:**

35 Thank you, sir. Yeah, myself and Legislator Richberg and also  
36 Legislator Caracappa got an opportunity to visit the area, visit  
37 the property where this development is planned. It's a real  
38 welcome addition, and it looks great, and that blighted area, I  
39 think, will benefit from this, so thank you for being here.  
40

41 **MR. MARTINEZ:**

42 Thank you, Mr. Chairman.  
43

44 **CHAIRMAN MAZZARELLA:**

45 Next speaker is Beth Wahl. Welcome, Beth.  
46

47 **MS. WAHL:**

48 Good afternoon. I'm here to speak in support of resolution 1366.  
49 As president of the William Floyd Community Summit and past  
50 president of the Chamber of Commerce of the Mastics and Shirley, I  
51 have been involved in the journey to bring sewers to the Mastic  
52 Shirley Peninsula for 20 years. Thankfully, that journey has come  
53 to fruition. We are all aware that the needs for sewers are  
54 twofold: Environmental and economic. We agree the environmental  
55 needs are extremely important. Equally important are the economic  
56 needs for the Montauk Highway Business Corridor. Many of our small

1 mom-and-pop businesses have been in our community for many years  
2 and are deeply -- were deeply affected by the pandemic. These  
3 small businesses, which are the backbone of our community, cannot  
4 afford the costs of installing and hooking up to the sewers.  
5 Without the assistance this grant can provide to them, we sadly are  
6 going to see some of these businesses go out of business. I am so  
7 excited to see how far this project has come, and it would be a  
8 shame to take a step backwards by not helping our small businesses  
9 so that they can have the benefit of sewers and, therefore, will  
10 not be helping our economic growth. Thank you.

11  
12 **CHAIRMAN MAZZARELLA:**

13 Thank you. Next speaker is Frank Montanez, Jr.

14  
15 **MR. MONTANEZ:**

16 Good afternoon. Thank you. I am here in support of resolution  
17 1366. As the president of the Chamber of Commerce of the Mastics  
18 and Shirley, I am happy to see this resolution put forward. Our  
19 small businesses are the backbone of our communities. These are  
20 difficult times for our small businesses having to deal with the  
21 high inflation, rising energy costs, rising labor costs and higher  
22 costs for all goods and services and while all are trying to  
23 continue to serve the community and to keep their own services  
24 affordable and to continue to do business. The sewer project is  
25 vital for our residents but extremely vital for continued economic  
26 development of the tri-hamlet area and the Montauk Highway  
27 corridor.

28  
29 The monies that would be attributed to this resolution allowing  
30 assistance by the way of grants to these small businesses is sorely  
31 needed, and I do hope that the Suffolk County Legislature does pass  
32 this resolution and keep this moving forward. Thank you.

33  
34 **CHAIRMAN MAZZARELLA:**

35 Thank you, Mr. Montanez. Next speaker is Tony Porcelli.

36  
37 **MR. PORCELLI:**

38 Good afternoon. I don't think I can add more than both Frank and  
39 Beth did at this time, but I am a small business owner in the  
40 Mastic corridor. We've been there over 35 years. We've been paying  
41 probably more real estate taxes than the residents because we are a  
42 commercial building. We renovated our building several years ago,  
43 and we really don't need to hook up to the sewers because we are a  
44 dry retail floor covering business, but we do want to see the  
45 advancement, and we would love to see this resolution passed.  
46 Thank you.

47  
48 **CHAIRMAN MAZZARELLA:**

49 Thank you, Mr. Porcelli. Appreciate all of you coming here today.  
50 The next speaker is Russell Albanese. Good afternoon, sir.

51  
52 **MR. ALBANESE:**

53 Good afternoon. Thank you, Mr. Chairman. My name is Russell  
54 Albanese, chairman of the Albanese Organization, speaking on behalf  
55 of resolution 1348. I, as the deputy supervisor mentioned, my firm  
56 is the master developer of Wyandanch Rising. This July marks our

1 10th year since commencing construction, and to date we've  
2 completed nearly 400 income-restricted and market-rate apartments,  
3 35,000 square feet of retail, and our next project, known as  
4 "Building L" in the subject of the resolution, is the first  
5 building in the south neighborhood of Wyandanch, a very challenged  
6 area, and originally the project was going to break ground last  
7 year and due to various issues in financing, funding, priorities of  
8 New York State, the project was shelved until this year. The  
9 Suffolk County funding of 1.5 million represents about one percent  
10 of the development cost, yet it is a critical component that will  
11 enable us to close on financing in June and all the financing is  
12 lined up. Commitments with J.P. Morgan Chase, PNC Bank, and New  
13 York State FHA. So it's critically important; if we don't close in  
14 June, then we'll be bumped for potentially another year which just  
15 puts the project in jeopardy overall. In New York State with all  
16 other projects, they look for involvement of all public partners:  
17 Town of Babylon, Suffolk County, who has been a great partner from  
18 the beginning, and New York State, and so we appreciate your  
19 consideration and thank you for the opportunity to speak.

20  
21 **CHAIRMAN MAZZARELLA:**

22 Thank you. If I may, Mr. Albanese, the monies that this resolution  
23 would entitle the project is for infrastructure, and there was some  
24 questions as to how those monies are broken down. Are they  
25 specifically for certain infrastructure? Can you give a little bit  
26 of an explanation on that?

27  
28 **MR. ALBANESE:**

29 Sure. With the other, we've received the infrastructure funding on  
30 three of the four projects to date, and it is strictly for site  
31 improvements, the infrastructure for the site, and it is not part  
32 of the building construction.

33  
34 **CHAIRMAN MAZZARELLA:**

35 Thank you. Legislator Richberg.

36  
37 **LEG. RICHBERG:**

38 Thank you, Mr. Chair. So when we talk about site improvements, can  
39 you sort of explain what we are doing? Because I think without  
40 folks being there, it's hard to understand the gravity of what  
41 we're doing.

42  
43 **MR. ALBANESE:**

44 Sure. So to begin with, the site has a very high water table.  
45 There is substantial investment of funds needed for the storm  
46 drainage as basically the parking lot is almost end-to-end drainage  
47 pools; all the parking lot improvements; we're correcting a very  
48 bad traffic hazard right now where Long Island Avenue splits off to  
49 Grand Avenue and the town -- the road is being closed and so  
50 there's -- this is a large site. It's a 218-unit building, which  
51 is almost double the size of the previous buildings but the size  
52 that's needed to create critical mass on the south neighborhood.

53  
54 **LEG. RICHBERG:**

55 And are you reconstructing a street at the same time or an entrance  
56 to a street?

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**MR. ALBANESE:**

Yes. Well, we're not constructing the public roads but all the drives and parking areas and connections to the public streets.

**LEG. RICHBERG:**

And you're creating --

**MR. ALBANESE:**

And sidewalks.

**LEG. RICHBERG:**

And so we're creating right-of-ways, we're creating public space as well?

**MR. ALBANESE:**

That's correct.

**LEG. RICHBERG:**

So this \$1.5 million, while it's one percent of the project, it means a lot because you are opening up the space that's been closed off to residents for a while; am I correct?

**MR. ALBANESE:**

That's correct.

**LEG. RICHBERG:**

Thank you.

**CHAIRMAN MAZZARELLA:**

Thank you, Legislator Richberg. Legislator Bergin.

**LEG. BERGIN:**

Hi. Thank you so much for being here with us today. Okay. So the moneys that we're talking about for today, just as you outlined for us verbally here, this is pretty much for on-site infrastructure; I have that correct?

**MR. ALBANESE:**

Yes. And sidewalks, you know, beyond the confines of the building.

**LEG. BERGIN:**

Right but not the roadways.

**MR. ALBANESE:**

Not the roadways.

**LEG. BERGIN:**

Not the external roadways but the internal roadways, this would help cover with the infrastructure for drainage.

**MR. ALBANESE:**

Yes.

**LEG. BERGIN:**

And all of what you just discussed, is there, like, a site plan

1 that you have delivered to the commissioner of the department?

2  
3 **MR. ALBANESE:**

4 Yes.

5  
6 **LEG. BERGIN:**

7 And how long ago did you provide that?

8  
9 **MR. ALBANESE:**

10 I don't recall. Marty, would you know? When did we submit the  
11 plans to the county? I know that the office of -- they reviewed  
12 all our plans early on, over a year ago.

13  
14 **LEG. BERGIN:**

15 Oh, over a year ago.

16  
17 **MR. MARTINEZ:**

18 County agencies, a year ago.

19  
20 **LEG. BERGIN:**

21 Okay. That's all I needed to understand. Thank you so much.

22  
23 **LEG. RICHBERG:**

24 Can I just follow up?

25  
26 **CHAIRMAN MAZZARELLA:**

27 Sure.

28  
29 **LEG. RICHBERG:**

30 So, Mr. Albanese, you submitted the plans to -- for this site over  
31 a year ago but the overall plan to -- for the Wyandanch  
32 Revitalization, which included the north and south side have been  
33 submitted to this legislature multiple times; am I correct?

34  
35 **MR. ALBANESE:**

36 Yes, we've submitted the master plan. I don't remember the exact  
37 timeframe. I could look that up, but -- Marty, would you --  
38 Executive Vice President Marty Dettling who runs the project for  
39 us.

40  
41 **MR. DETTLING:**

42 I'm sorry. I'm multitasking.

43  
44 **MR. ALBANESE:**

45 The question was when did we submit the site plans for this.

46  
47 **MR. DETTLING:**

48 To this committee or to the Suffolk County agencies?

49  
50 **CHAIRMAN MAZZARELLA:**

51 Marty, can we just have your name for the record.

52  
53 **MR. DETTLING:**

54 I'm sorry. It's Martin, M-A-R-T-I-N, Dettling, D, like in David,  
55 E-T-T, like in Thomas, L-I-N-G.

1 **LEG. RICHBERG:**

2 Marty, thank you, and I know we're encroaching on Mr. Albanese's  
3 time, but you submitted the master plan probably about, what, eight  
4 years ago?

5  
6 **MR. DETTLING:**

7 Right, that's correct. It was more than eight years ago.  
8

9 **LEG. RICHBERG:**

10 Right, it's 10. So about 10 years ago, you submitted the master  
11 plan to the county and to the legislature, and I think we adopted  
12 the master plan then.  
13

14 **MR. DETTLING:**

15 It was the town that submitted the master plan that they had  
16 created with the input of the community and developed a Form-Based  
17 code, so that was part of the town's activities.  
18

19 **LEG. RICHBERG:**

20 Thank you very much.  
21

22 **MR. DETTLING:**

23 We were then designated as a master developer in response to that  
24 plan.  
25

26 **LEG. RICHBERG:**

27 Thank you very much.  
28

29 **CHAIRMAN MAZZARELLA:**

30 Thank you. Anyone else? Thank you, gentlemen.  
31

32 **MR. ALBANESE:**

33 Okay. Thank you.  
34

35 **CHAIRMAN MAZZARELLA:**

36 The next speaker is Mike Rosato. Good afternoon, Mike.  
37

38 **MR. ROSATO:**

39 Good afternoon.  
40

41 **CHAIRMAN MAZZARELLA:**

42 You have three minutes.  
43

44 **MR. ROSATO:**

45 I'm here representing myself and my partner, Charlie Reichert, who  
46 is one of Suffolk County's most generous philanthropists. Mr.  
47 Reichert asked me to convey to you his frustration with the Land  
48 Bank's mismanagement of the proposed Steck Philbin landfill project  
49 in Kings Park. In 2015, Mr. Reichert and I teamed up with the land  
50 reclamation contractor who had the means and experience to properly  
51 clean up and cap the 25-acre landfill. Our main objective was to  
52 remediate the site because we are aware of its hazards and live and  
53 work in the surrounding community. Our plans were used for the  
54 property was renewable energy. Our team won the bid from the Land  
55 Bank in June 2016, but our solar partner lost its bid with PSEG  
56 later that year, so we informed the land bank that we wanted to



1 proceed with the cleanup and would determine its appropriate re-use  
2 after conducting environmental and geo-technical studies. The Land  
3 Bank agreed and the resolution was passed by the legislature in  
4 March 2017 to reaccept our winning bid.

5  
6 Our team accepted all terms of the Land Bank's contract in early  
7 September 2017 but the Land Bank refused to sign the contract.  
8 After inquiring about the delays, we were informed that County  
9 Executive Bellone received a letter several months earlier from  
10 Smithtown Supervisor Pat Vecchio. His letter shockingly claimed  
11 that the toxic landfill was not causing any adverse impacts to the  
12 community. After Mr. Vecchio lost his re-election bid and his  
13 letter was debunked, the Land Bank resent us the contract in  
14 January 2018 and we again accepted all terms soon afterwards;  
15 however, the Land Bank again refused to sign the contract. On  
16 February 21, 2018, a member of the Land Bank staff, Dorian Dale,  
17 responded to our concerns in an e-mail that read: "Alas, we're  
18 awaiting clearance from the 12th floor," a clear reference to  
19 County Executive Bellone. In fact, the Land Bank staff who are all  
20 appointed by Bellone never informed the other board members that  
21 our team had approved the bid.

22  
23 In April 2018, the Land Bank issued an RFP for a five-acre site in  
24 Kings Park known as the former Izzo tire dump which is adjacent to  
25 the Steck landfill. Our team submitted a bid that included  
26 re-using the site for the landfill drainage basin. A day before  
27 the Land Bank's May 2018 board meeting, the staff asked our team to  
28 send them a letter explaining the Izzo properties importance to the  
29 landfill project, which we did. The next day, the staff  
30 recommended selling their property to another bidder, Mike Cox (ph)  
31 of Pioneer Paving, without even sharing our letter with the board.  
32 I immediately protested that recommendation, and it was eventually  
33 tabled.

34  
35 A month later, the Land Bank again decided to sell the Izzo  
36 property to Mr. Cox. I then withdrew our bid for the Steck  
37 property after realizing politics was dictating policy and that the  
38 Land Bank had no intention of upholding their mission. Soon  
39 afterwards, the Land Bank agreed to also sell the Steck landfill to  
40 Mr. Cox who has no approved site plan or COs on all seven  
41 properties he owns in Kings Park.

42  
43 Our team would've had the project completed well before the onset  
44 of the pandemic in 2020. The Land Bank's misconduct has delayed  
45 progress until this day. In fact, their mishandling of this  
46 project has only worsened the contamination of the area's  
47 groundwater, potentially harming the welfare of Kings Park's  
48 residents. Their actions are unacceptable and they must be held  
49 accountable by this committee so this never happens again.

50  
51 **CHAIRMAN MAZZARELLA:**

52 Thank you, Mr. Rosato. The next speaker is Peter Florey. We won't  
53 count your set up in your three minutes.

54  
55 **LEG. RICHBERG:**

56 He's a one-man show.

1  
2 **MR. FLOREY:**

3 Good afternoon, Mr. Chairman. Peter Florey. I'm a principal with  
4 the DNF development group based in Levittown. I'm here to speak in  
5 favor of resolution 1330, which represents a million dollars of  
6 infrastructure funds for affordable housing. As I'm sure everybody  
7 is aware, there's an affordability crisis in New York State and  
8 certainly on Long Island as well, and this particular resolution is  
9 intended for a project that we are developing and also in  
10 Wyandanch, also part of the Form-Based Code. It's located at 309  
11 Meritt Avenue between 15 and 16 Street in Wyandanch. The project  
12 is going to be an 81-unit, all affordable development. It will  
13 also have a supportive services component to it. We are working  
14 with two groups: New Hour and Concern for Independent Living to  
15 provide those supportive services.

16  
17 The development itself is \$47 million. The one million  
18 represents about two percent of the total cost. This was also the  
19 case in the Albanese project. The \$1 million is an essential  
20 component of our development. Without that, the project will not  
21 move forward. We have a tax credit award for this project, so it  
22 is now -- can proceed and we are anticipating on closing this this  
23 summer, and we are very excited about the ability now to finally  
24 move forward with this project which has been in process now for  
25 over three years.

26  
27 The affordability levels that we're targeting here are between 50  
28 and 70 percent of the area median income. That will translate into  
29 rents that will range between approximately \$1100 a month to -- on  
30 up to about \$2300 month. So with that, I'll pause if you have any  
31 questions, and I thank you very much for this opportunity to speak.  
32 Thank you.

33  
34 **CHAIRMAN MAZZARELLA:**

35 Thank you, Mr. Florey. I'm familiar with your projects in my  
36 district. I know that you are working on two in North Bellport  
37 that are serving well the residents there. I don't have any  
38 questions for you, but Legislator Caracappa has a question.

39  
40 **LEG. CARACAPPA:**

41 Thank you, Mr. Chairman. I know I don't sit on this committee, so  
42 I appreciate the opportunity to speak. Good afternoon. I had the  
43 pleasure of coming out last week and seeing the site, the proposal  
44 of what this development is going to be. Speaking with all those  
45 involved land owners, the builders, the elected representatives of  
46 that district including Legislator Richberg and the community  
47 members that were all there. I just wanted to ask you your  
48 experience working in that community. You've been involved with  
49 the community groups. What's the response been from everyone in  
50 that area?

51  
52 **MR. FLOREY:**

53 The response has been very, very positive, and as is the case with  
54 also the Wyandanch Rising Project done by Albanese, I think the  
55 community is really very excited about more positive development,  
56 more economic development, and more affordability coming in.

1  
2 **LEG. CARACAPPA:**

3 Yeah. Absolutely. I did see the Albanese project as well.  
4 Fantastic what you guys are doing and what the -- the whole  
5 collectiveness of not only just county government, the community,  
6 developers all working together, the beautification and the  
7 necessity of putting these development projects into these areas,  
8 beautification, allowing opportunities for those who need it. I  
9 mean, I give a lot of credit to Legislator Richberg for bringing  
10 this project together -- these projects I should say, multiple.  
11 What is there, now having a career with the Suffolk County Water  
12 Authority, we have several pump stations over there and over the  
13 last 15 years or so watching what was there develop into that is  
14 there now, which is beautiful, getting MTA involved with the new  
15 train station platform. Just night and day difference of what can  
16 really be with the community center, the parks in the middle of the  
17 project, the development, the business owners who have long-vested  
18 interest in the community have all taken up residency in those  
19 complexes over there at Wyandanch Rising. It's a real sense of  
20 community affair there and what's needed, what's being looked  
21 forward to, what's absolutely made an incredible change for a lot  
22 of people's lives over there, so I credit you and also with the  
23 Albanese project over there in Wyandanch Rising. So I just  
24 appreciate the opportunity being forthright and giving all the  
25 information that was asked and answering all the questions.

26  
27 And also when we ask you about inclusive housing, we ask you about  
28 IDD, ADA, veterans preference, you said you're all in. Have you  
29 forwarded any of that agreements in writing, as I asked to  
30 Commissioner Lansdale, Planning and Development?

31  
32 **MR. FLOREY:**

33 We're in the process of finalizing that right now, sir.

34  
35 **LEG. CARACAPPA:**

36 All right. That's going to be necessary.

37  
38 **MR. FLOREY:**

39 Yes, sir.

40  
41 **LEG. CARACAPPA:**

42 I'm all for handshake. I'm old school, but you know, just to cover  
43 everybody's butts, I like to have everything in order. I  
44 appreciate the consideration to all of that, those classifications  
45 of individuals that also need opportunity, so all around a win-win.  
46 Thank you.

47  
48 **MR. FLOREY:**

49 Thank you, sir.

50  
51 **CHAIRMAN MAZZARELLA:**

52 Anyone else? Thank you, Peter. Appreciate it.

53  
54 Next speaker is Kevin Cox (ph). Good afternoon, Mr. Cox.

55  
56 **MR. COX:**

1 Good afternoon. Thank you for having me. My name is Kevin Cox.  
2 I'm here because I've been working with Suffolk County Landbank for  
3 the purchase of the Steck Philbin site. We were the high bidder on  
4 the site as well as the Izzo site, which meant that we offered the  
5 most amount of money for the property as well as we offer site plan  
6 development and it was something that the Land Bank has accepted  
7 and the legislature has accepted. We've been working with the Land  
8 Bank and the DEC to enter into the Brownfield's Clean-Up Program on  
9 the Steck site. It is a contaminated landfill, and we have been,  
10 in the past year, successful in entering into the Brownfield's  
11 Clean-Up Program with the DEC and a couple of the main things that  
12 have happened in the past year to show the progress of the site.

13  
14 We entered the Brownfield's Clean-Up Program. We submitted a  
15 remedial investigative work plan, which shows what investigative  
16 work needs be done in order to decide what action needs to be taken  
17 to cap the landfill. That work plan was submitted as a draft and  
18 approved this year. The work initiated in August of 2022 and the  
19 work was completed for the remedial investigation work plan.

20  
21 Since then, we also submitted the remedial action plan, which is  
22 the means of which how we're going to cap the landfill and, you  
23 know, stop the contaminants from entering the groundwater. So  
24 we're working with DEC now on the remedial action plan, and that is  
25 something that is in the progress, and we also have sat down with  
26 Town of Smithtown to review our site plan, and in the months to  
27 come, we plan on finalizing the remedial action plan and beginning  
28 construction to cap the landfill. It's been a pleasure working  
29 with the Suffolk County Land Bank over these years and with the  
30 DEC. Certainly things have taken a little longer than we've  
31 anticipated, but we're on the right track and I just wanted to  
32 report that, so thank you.

33  
34 **CHAIRMAN MAZZARELLA:**

35 Thank you, sir. As a member of the Land Bank, I'm familiar, but at  
36 this juncture and this present day in regard to the capping and the  
37 remediation, is there a timeline available? You sound like you're  
38 ready to start the remediation process as far as boots on the  
39 ground, but if you can give us a little bit of timeline.

40  
41 **MR. COX:**

42 Sure. So our company has completed capping of landfills across  
43 Long Island and in New York City, so as far as whether or not we're  
44 ready and able, we're certainly ready and able, but we're working  
45 with the DEC and the Brownfield's, and so there's a long process  
46 that comes into play. Like I said, we submitted the remedial  
47 action plan, which is the means of which, how we are going to cap  
48 the landfill and that plan is being reviewed, and we anticipate it  
49 to take about 60 more days for them to have comments on the plan.  
50 From there, our team of engineers are going to work on their  
51 comments, and we'll have the remedial action plan submitted to them  
52 as a final. Then from there, once it's approved, there's a period  
53 in which it needs to be out in Newsday for 30 to 45 days. I have a  
54 full list of what it's actually going to take, but we hope to be  
55 boots on the ground the end of '23 or early '24. If it were up to  
56 me, the work would have already began.

1  
2 **CHAIRMAN MAZZARELLA:**

3 Thank you, Mr. Cox. Any questions? All right. Thanks very much.

4  
5 **CHAIRMAN MAZZARELLA:**

6 Next speaker is Felice Holder (ph).

7  
8 **MS. HOLDER:**

9 Good morning. This is the first time I have ever spoke, so I'm a  
10 little nervous, but I'm going to speak like I always speak from my  
11 heart.

12  
13 **CHAIRMAN MAZZARELLA:**

14 Don't be nervous. You're amongst friends.

15  
16 **MS. HOLDER:**

17 I'm here for 1348, and I came to New York in '78, and I've always  
18 been a community organizer for the district of Wyandanch, and when  
19 this plan was done, I was one of the people that helped brought  
20 this plan to Wyandanch that got the people to come out to hear  
21 about the uprising. And now I am moved away, and I moved back into  
22 the senior citizen, even though I don't look like a senior citizen  
23 but I am, I've been living at the 11 Park Drive in Wyandanch, and  
24 I'm gonna tell you something. The people of Wyandanch are  
25 beautiful people, educated people. They want to be treated as like  
26 other surrounding area because Wyandanch really is the heart that  
27 beats the other communities and the work that he has done. This is  
28 the first time I'm putting the face with the man. The building I  
29 live in is beautiful. If anything that needs to be done, they are  
30 there. And I think that the beautification have really uplifted  
31 the community and sometimes you got to go talk to the people who  
32 are just everyday people because they bring more awareness that's  
33 what's going on in the community because if you don't live there,  
34 you really don't know what's going on.

35  
36 Mr. Jason Richberg, he's like a brother to me than being a  
37 legislator. I mess with him all the time, but he cares about the  
38 community. And I know this community really needs this money  
39 because they have brought all walks of life back into the  
40 community. It's just not black and Spanish. It's people from  
41 everywhere. I've just met people from Harlem. I've met people  
42 from Brooklyn. I have met people coming from every where, so you  
43 got to realize when you build up something, it makes people feel  
44 good not just on the outside, it's a beauty inside, and I think  
45 that if this money, that should be done and give it to them to fix  
46 the community. Just watch what would happen and go out and start  
47 mingling with the people that's just everyday, and I think he's  
48 doing a great job.

49  
50 I love my apartment. I know it's from a big place to a small, but  
51 I love it. I know the community is just feeling good about  
52 theirselves, and that's what you need in any community, for it to  
53 be like a family instead of somewhere you just live, and I just  
54 thank y'all for giving me this time to even speak.

55  
56 **CHAIRMAN MAZZARELLA:**

1 Ms. Holder, if you can stay with us for a minute. I had the  
2 opportunity to see the buildings, to see the projects there, and  
3 you couldn't have said it better. You hit it right on the head.  
4 The spirit that I felt amongst people, they had a feeling of pride,  
5 a feeling of dignity, a feeling of happiness, and it was certainly  
6 worthwhile to be there that day and just see people in their  
7 everyday lives being able to utilize the apartments the way they  
8 are intended to be, so thank you for coming today. I think  
9 Legislator Richberg would like to ask a question.

10  
11 **LEG. RICHBERG:**

12 Thank you, Ms. Holder. Good to see you. Long time, no see. So,  
13 Ms. Holder, we've known each other for a long time.

14  
15 **MS. HOLDER:**

16 Yes.

17  
18 **LEG. RICHBERG:**

19 And about -- I just want to ask you a question. About 10 years  
20 ago, almost literally 10 years ago, I was working in district  
21 office, and you came to the office and you asked me some questions  
22 about the Wyandanch Rising Project. Do you remember that?

23  
24 **MS. HOLDER:**

25 Yes.

26  
27 **LEG. RICHBERG:**

28 And do you remember you asked about what are we doing there and  
29 what's happening?

30  
31 **MS. HOLDER:**

32 Yes.

33  
34 **LEG. RICHBERG:**

35 Can you tell me -- can you just recall just a little bit of that  
36 conversation?

37  
38 **MS. HOLDER:**

39 Well, I wanted to know what it was really about, was it going to  
40 have any jobs, any type of economics for the community, what was  
41 they going to do, what would they get out of it, and, like I said,  
42 I seen -- a lot of the questions I asked have come. They have been  
43 done.

44  
45 **LEG. RICHBERG:**

46 And as a long-term community member and community advocate you  
47 worked with the school district and you talked about the energy --  
48 the change in energy. Do you see a different type of pride in the  
49 community now?

50  
51 **MS. HOLDER:**

52 Yes, I think that people feel like they can just be free to walk  
53 around, and, beauty -- like I said, when a place is fixed up and  
54 they feel at home, you feel like going outside when you don't feel  
55 safe and you don't feel like people care in this community, like I  
56 said, it just been looked over but now it's a whole different look

1 now I think.

2

3 **LEG. RICHBERG:**

4 And, Ms. Holder, I want to just thank my colleague Legislator  
5 Caracappa for his comments, but I wouldn't be here if it wasn't for  
6 Maxine Postal, if it wasn't for a number of folks, DuWayne Gregory  
7 and a number of folks, who started this work, Rich Schaeffer and  
8 Deputy Supervisor Martinez. What is the one question folks have  
9 been asking since the north side has been started?

10

11 **MS. HOLDER:**

12 Well, most people ask when it's going to go up.

13

14 **LEG. RICHBERG:**

15 The south side? When the south side is going to go up?

16

17 **MS. HOLDER:**

18 Yes.

19

20 **LEG. RICHBERG:**

21 Because they drive on the north side and they see those buildings  
22 and they're wondering when the next is going up, and this is where  
23 we are right now, so I think that's an important -- for the  
24 community to keep rising. I think it's one of those sites that's  
25 been an eyesore. We got the new post office and some other things,  
26 and we did some moving but this is the next part of the process.  
27 Thank you, Ms. Holder.

28

29 **MS. HOLDER:**

30 They just want change. People want change. Thank you.

31

32 **LEG. CARACAPPA:**

33 Hold on. Don't go nowhere.

34

35 **CHAIRMAN MAZZARELLA:**

36 One more.

37

38 **LEG. RICHBERG:**

39 You're a star.

40

41 **CHAIRMAN MAZZARELLA:**

42 You're an overnight popularity.

43

44 **LEG. CARACAPPA:**

45 You speak from the heart, you capture everybody; that's what it is.  
46 I'm over here, dear. Hello. How are you, darling? You're  
47 obviously involved in the community. That's great. I commend you  
48 for that work. It's important to have people like you speak on  
49 behalf of those who can't be here or, you know, don't feel  
50 comfortable. And I'm not buying it that you're shy or  
51 uncomfortable after the way you just did. And if you can sit in a  
52 room with Legislator Richberg, you can talk with the best of them;  
53 I can tell you that right now.

54

55 **LEG. RICHBERG:**

56 For doggone sure.

1  
2 **LEG. CARACAPPA:**

3 But, you know, Legislator Richberg asked you something I was going  
4 to ask, the feeling about the pride, and that's great coming from  
5 the community, and in your opinion and speaking on behalf of the  
6 community, do you feel that this was an act of good government  
7 process coming into your neighborhood and working together with the  
8 responsible bidders, contractors, developers, getting local labor,  
9 and building a structure that you feel safe and that you could take  
10 pride and you feel good going outside, and you feel good driving  
11 buy? You know, do you feel that this was an act of good government  
12 to get this thing done?  
13

14 **MS. HOLDER:**

15 Well, to me, it was because, you know, coming from the south,  
16 coming through the civil rights movement and I have seen a lot of  
17 stuff in my life and then coming to New York was like a shocker to  
18 me. So I know that in life, you have to have change to go forward,  
19 and sometime I have dealt with people in the community that really  
20 talks to me because people got to understand if -- now I'm going to  
21 been even realer, okay? Jason know how I am. When you in a  
22 community that don't feel like people listens to you or they feel  
23 like they are just being used and no trust, you can't make change.  
24 It got to be people who can go out and mingle with these people and  
25 talk with them.  
26

27 And, like I said, I have been in Wyandanch for '78 -- I moved out  
28 of Wyandanch and moved to Lindenhurst for 13 years but my heart was  
29 still in Wyandanch, so I came back, and some people's like, Why?  
30 But you got to realize that when you want change, and you don't see  
31 the change for years and you keep telling the person, It's going to  
32 change, it's going to change, just give me time it's going to  
33 change. Now they see the change. When this building started, it  
34 brought, like he said, pride because when you don't feel good about  
35 yourself and you feel like you're hopeless and you know you don't  
36 get the same coverage, and I'm going to say it's killings, it's  
37 drugs, it's prostitution, it's johns, and people say to me don't go  
38 -- they say things like that, but you can't say this don't go on  
39 when it's real. It's in your eyes.  
40

41 But when people step up and say, Listen, we are here to help you  
42 and we are going to bring the change, it changes the inside of a  
43 person, so this is what's going on now in Wyandanch. This is the  
44 reason I came back, to fight for some of the things I know is good.  
45 Because other people might have took that good idea and put it in  
46 other people who don't understand goodness and turned it into  
47 something bad. But it have prospered that people see now this is  
48 done, we are going to do this, we are going to do this, and now the  
49 people is like, Okay, we can see. You just got to give a person a  
50 chance, but you got to stand up and say what's right and what's  
51 wrong. That's the way I believe. I'm not talking about everybody  
52 in the community because I talked to a lot of the people in the  
53 community and they just want to have the same as any other  
54 township; that's all.  
55

56 **LEG. CARACAPPA:**



1 I agree. And, you know, I sat on my local school board for seven  
2 and a half years, and at the time, we had probably the worst  
3 playing fields for every sport, and we had a presentation that sort  
4 of came in and said if you bring in nicer sports fields -- because  
5 our attendance for our football teams, our softball teams, our  
6 baseball teams were so low, we couldn't even form teams because no  
7 one wanted to play on the fields. We paid for it. We made the  
8 investment in just putting fields in, and lo and behold, these kids  
9 felt that pride. They wanted to be a part of it. They wanted to  
10 go out there and be on that field, so I could just imagine the  
11 living quarters, a house where they call home, to have the pride,  
12 that sense of wanting to go home, being proud to be home, going  
13 outside and playing and fielding safe. Government is supposed to  
14 act that way. Government is supposed to assist in that. Good  
15 government is.

16  
17 Now, there were different philosophies and I respect everybody's  
18 opinion, but in essence, we're making a small contribution.  
19 They're coming asking -- these developers come and ask for one, two  
20 percent of the total cost of the project, and it's essential, one  
21 or two percent because that's a kick start of what's to come and  
22 it's one thing to see it on a board. It's another thing to see it  
23 in action, what it's done to the community, to the people, to the  
24 businesses, right?

25  
26 **MS. HOLDER:**

27 Yep.

28  
29 **LEG. CARACAPPA:**

30 And to your quality of life. That is our job to change, to better  
31 the quality of life to the residents of Suffolk County. I am not a  
32 representative of Wyandanch, but I am a representative of Suffolk  
33 County. I thank you for coming forward, I thank you for being  
34 real, and I thank you for speaking from the heart. Thank you for  
35 representing your community.

36  
37 I do have one more question, and I'm sorry, and it's for the  
38 developers. I just want to know for both of these projects, what  
39 is the capacity? Are you guys sold out? Are you close to being  
40 sold out? Can you come back up to the mic? I want to see. It's  
41 one thing to build it, but is it being occupied? That's a question  
42 I think that needs to be answered.

43  
44 **CHAIRMAN MAZZARELLA:**

45 We thank you very much, Ms. Holder, for being here today.

46  
47 **MR. ALBANESE:**

48 Thank you for your kindness.

49  
50 **MS. HOLDER:**

51 Thank you.

52  
53 **LEG. CARACAPPA:**

54 Thank you, Ms. Holder.

55  
56 **MR. ALBANESE:**

1 For each project that we finish, each building that we finish,  
2 there's a lottery, and for each building we received over a  
3 thousand applications for -- each building is approximately 100  
4 apartments. Since opening, we've maintained between 95 and 100  
5 leased. Right now, the senior building is 100 percent. The other  
6 buildings are around 97, 98 percent leased.

7  
8 **LEG. CARACAPPA:**

9 And now this new proposal, the proposed project, it's quite a  
10 larger building?

11  
12 **MR. ALBANESE:**

13 It's 217.

14  
15 **LEG. CARACAPPA:**

16 And you anticipate the same kind of attendance?

17  
18 **LEG. CARACAPPA:**

19 The demand is tremendous. We leased up our third building that we  
20 had to set aside for veterans, 123 apartments, and where we leased  
21 the first 19 apartments to veterans. That building leased up  
22 during Covid. We finished it at the end of 2019 and even with  
23 Covid, New York State recognizes housing as an essential service.  
24 Management -- so the senior building was leased up in less than a  
25 year. Each building has been leased up in less than a year.

26  
27 **LEG. CARACAPPA:**

28 Let me just go on the record and say Suffolk County sees housing as  
29 -- we don't have to depend on New York State to dictate what  
30 happens here in Suffolk County.

31  
32 **MR. ALBANESE:**

33 Right. It's a huge effort, as I mentioned. Suffolk County has  
34 been a huge partner as with the town and the state.

35  
36 **LEG. CARACAPPA:**

37 Well, you're doing good work, and I'm going to make the same  
38 comment we made earlier to the other gentleman -- Algeer (ph)?  
39 Allegra (ph)? I know. I'm sorry. I should have this down. But  
40 anyway, I know you have the one veterans building but you also  
41 made the commitment to me onsite -- and I'm going to get you on the  
42 record here saying that you are going to also include units for  
43 veterans, IDD, and ADA in this new proposal?

44  
45 **MR. ALBANESE:**

46 Yes. We have a marketing goal with the third building. There was  
47 an approved set aside for veterans. With this building, the state  
48 will not allow that set aside, but they will allow us to market to  
49 organizations that serve vets and we'll do our best as in the last  
50 project --

51  
52 **LEG. CARACAPPA:**

53 That's the outreach.

54  
55 **MR. ALBANESE:**

56 Yes. And as well as the units for individuals with intellectual

1 development disabilities.

2  
3 **LEG. CARACAPPA:**

4 And what about not just intellectual but physical disabilities?

5  
6 **MR. ALBANESE:**

7 Well, we have in the building now as designed in each building, but  
8 this new building, we have 11 units for residents with physical  
9 impairments and we have five units, separate units for persons with  
10 hearing or sight impairments.

11  
12 **LEG. CARACAPPA:**

13 Is that all in the proposal or is this something new?

14  
15 **MR. ALBANESE:**

16 Yes.

17  
18 **LEG. CARACAPPA:**

19 And what about for the veterans? Is that language in any kind of  
20 proposal or in writing to the commissioner of planning and  
21 development?

22  
23 **MR. ALBANESE:**

24 It's not. That goes into the marketing program that has to be  
25 approved by the state. Before we begin a lottery, we have to have  
26 a marketing plan approved.

27  
28 **LEG. CARACAPPA:**

29 I'm not aware of that. I'm not sure. I'm going to ask  
30 Commissioner Lansdale to maybe come on up and respond to that. But  
31 I'm going to ask the same question for the other project. Do you  
32 have any -- thank you for your responses. I appreciate it. Do you  
33 have any idea what your occupancy is going to be? Do you have  
34 people already lining up or signing up for what's to come across  
35 the street from Wyandanch Rising? No, we don't have any  
36 applications. We do take them -- once we start construction, the  
37 project starts gaining interest. The project has not been  
38 publicized, but we -- there's an extensive outreach to -- in  
39 accordance with New York State guidelines to market to the broader  
40 public within Wyandanch and outside of Wyandanch.

41  
42 **LEG. CARACAPPA:**

43 Very good. Thank you for your time.

44  
45 **CHAIRMAN MAZZARELLA:**

46 Thank you, sir. Legislator Caracappa, this is what we're going to  
47 do in the interest of moving along a little bit. There's two  
48 resolutions that are on today regarding these projects, and we'll  
49 bring the commissioner up during those resolutions, if that would  
50 be okay, and with that, what we'd like to do is -- thank you,  
51 gentlemen. We'll get you back up here if people have questions  
52 later.

53  
54 We're going to try to move the presentation, which is Suffolk  
55 County Landbank Corporation, we're going to try too -- we're not  
56 going to try, we're going to -- I'm going to entertain a motion to

1 take the introductory resolutions out of order and move the  
2 presentations to after the IRs because we have a legislator that  
3 has to vote and then move on. So motion and second to take the IRs  
4 out of order. All in favor? Opposed? Abstentions?

5  
6 **CHIEF DEPUTY CLERK CLARK:**  
7 Five.

8  
9 **CHAIRMAN MAZZARELLA:**  
10 So there are no tabled resolutions, so we're going to begin with IR  
11 1306, Sale of County-owned real estate pursuant to Section 72-h of  
12 the General Municipal Law (Town of Babylon) (SCTM No.  
13 0100-186.00-01.00-038.001). (Co. Exec.) Can I get a motion?

14  
15 **LEG. RICHBERG:**  
16 Counsel, we have to table that for public hearing; am I correct?

17  
18 **CHAIRMAN MAZZARELLA:**  
19 No.

20  
21 **LEG. RICHBERG:**  
22 Motion to approve.

23  
24 **CHAIRMAN MAZZARELLA:**  
25 Motion to approve by Legislator Richberg. I'll second it. All in  
26 favor? Opposed? Abstentions?

27  
28 **MS. CLARK:**  
29 Five.

30  
31 **CHAIRMAN MAZZARELLA:**  
32 1306 is approved.

33  
34 Moving on to IR 1330, so maybe what we can do because these are  
35 going to be longer as well, do you want me to motion to skip over  
36 those or take the others out of order?

37  
38 **LEG. RICHBERG:**  
39 Do we need a motion?

40  
41 **CHAIRMAN MAZZARELLA:**  
42 That's what I'm asking.

43  
44 **LEG. RICHBERG:**  
45 I don't think we need a motion. I think we can just --

46  
47 **CHAIRMAN MAZZARELLA:**  
48 Just take them out of order. So we're going to skip, then, 1330,  
49 1344 -- 1330 and 1348, and we're going to move to 1344, Authorizing  
50 the transfer of County-owned real estate pursuant to Section 72-h  
51 of the General Municipal Law (Town of Southampton) (SCTM Nos.  
52 0900-207.00-04.00-lots 027.000, 028.000, and 29.000, and  
53 0900-207.00-05.00-adjacent to Lots 002.010 and 004.001 described  
54 herein); and transfer of County-owned real estate pursuant Section  
55 118-A of Highway Law (Canal Properties, LLC) (SCTM No.  
56 0900-207.00-04.00-026.000). (Co. Exec.)

1  
2 **LEG. BONTEMPI:**

3 Make a motion.

4  
5 **LEG. RICHBERG:**

6 Second.

7  
8 **CHAIRMAN MAZZARELLA:**

9 Motion by Legislator Bontempi and second by Legislator Richberg.  
10 All in favor? Opposed? Abstentions?

11  
12 **CHIEF DEPUTY CLERK CLARK:**

13 Five.

14  
15 **CHAIRMAN MAZZARELLA:**

16 1344 is approved.

17  
18 Moving to 1349, Authorizing funding of infrastructure improvements  
19 and oversight of real property under the Suffolk County Affordable  
20 Housing Opportunities Program (The Grove Apartments). (Co. Exec.)  
21 I'm going to put a motion to table on this.

22  
23 **LEG. RICHBERG:**

24 Second.

25  
26 **CHAIRMAN MAZZARELLA:**

27 Second by Legislator Richberg. All in favor? Opposed?  
28 Abstentions?

29  
30 **CHIEF DEPUTY CLERK CLARK:**

31 Five.

32  
33 **CHAIRMAN MAZZARELLA:**

34 1349 is tabled.

35  
36 **1366, Establishing a Pilot Program for Small Business Sewer**  
37 **Infrastructure Financial Assistance. (Mazzarella)** I'll make a  
38 motion to approve on that. Second by Legislator Bergin. All in  
39 favor? Opposed? Abstentions?

40  
41 **CHIEF DEPUTY CLERK CLARK:**

42 Five.

43  
44 **LEG. RICHBERG:**

45 Co-sponsor, Madam Clerk.

46  
47 **CHAIRMAN MAZZARELLA:**

48 1366 is approved.

49  
50 Moving back to 1330, Authorizing funding of infrastructure  
51 improvements and oversight of real property under the Suffolk  
52 County Affordable Housing Opportunities Program (Alegria North).  
53 (Co. Exec.)

54  
55 **LEG. BERGIN:**

56 I have some questions for the commissioner, so do you need the

1 motion and the second on the floor before we can bring her up?

2  
3 **CHAIRMAN MAZZARELLA:**

4 We'll put the motions on the floor, and then we'll ask questions on  
5 the motion.

6  
7 **LEG. BERGIN:**

8 Okay. I'm going to make a motion, then, to discharge without  
9 recommendation.

10  
11 **LEG. RICHBERG:**

12 Second.

13  
14 **CHAIRMAN MAZZARELLA:**

15 Second the motion by Legislator Richberg. On the motion.

16  
17 **LEG. BERGIN:**

18 Do you want me to start, or do you want to?

19  
20 **COMMISSIONER LANSDALE:**

21 Happy to answer questions. I can give an overview as well.

22  
23 **LEG. BERGIN:**

24 Why don't we start with an overview, and then I'll ask you my  
25 questions.

26  
27 **COMMISSIONER LANSDALE:**

28 Stephanie, do you want to provide an overview?

29  
30 **MS. ROSEN:**

31 Sure. Stephanie Rosen, director of affordable housing and  
32 community development for the Department of Economic Development  
33 and Planning.

34  
35 So this is an affordable housing project in the Hamlet of  
36 Wyandanch. It's going to be 80 affordable units with AMIs from 30  
37 percent to 70 percent with most of them at 60 percent or below.  
38 It's going to be affordable for 50 years. The number of units that  
39 are affordable in perpetuity is equal to the percentage of funding  
40 we give to the project, so that comes out to about three units and  
41 we're providing \$1 million for this project. The developer is the  
42 D&F Development Group. They have done some other projects with us,  
43 most recently Matinecock Court in Legislator Bontempi's district  
44 that we're getting ready to start construction on soon. They have  
45 two ESSHI awards from OPWDD. Twenty one units will be set aside  
46 for special needs populations. Nine units will be for those  
47 re-entering the community from incarceration. Twelve units will be  
48 for those with serious mental illness, and they have partnered with  
49 non-profits in the community to help them for referrals and support  
50 services for those populations.

51  
52 **COMMISSIONER LANSDALE:**

53 So further, I just want to say before we answer all of your  
54 questions is that we apologize. There was a tour that we invited  
55 the legislator whose district it was in as well as the chair of  
56 both Public Works and Economic Development and Planning committee.

1 Next time, we will make sure that all committee members are invited  
2 to tours. We are happy to provide a tour of any these projects that  
3 are before you today before the general meeting if that's helpful,  
4 but moving forward we will make sure that -- this was a new thing,  
5 making sure that -- we wanted to make sure that members of the  
6 legislature saw, or the chair at least saw the project, but moving  
7 forward we will extend that invitation to all members, so I do  
8 apologize for that. And we'll make sure that the development  
9 plans, when the resolution is filed, that the development plan is  
10 attached to that before we ask any member of the legislature to  
11 consider this. My apologies.

12  
13 **LEG. BERGIN:**

14 I have a question.

15  
16 **CHAIRMAN MAZZARELLA:**

17 Thank you, Commissioner; and after doing the tours and looking over  
18 the plans, I certainly can sympathize with any of the legislators  
19 on the horseshoe. It's a lot of information to digest, and I think  
20 the folks up here are just trying to do their due diligence so we  
21 appreciate any help.

22  
23 **COMMISSIONER LANSDALE:**

24 Absolutely. You have my commitment.

25  
26 **CHAIRMAN MAZZARELLA:**

27 Legislator Bergin.

28  
29 **LEG. BERGIN:**

30 Thank you. Just on that note, Commissioner, I appreciate the  
31 paperwork that you got to us on Friday. I know that you are aware  
32 that many of us sit on various committees on Mondays, Tuesday, and  
33 Wednesdays, so to get that information on Friday just really didn't  
34 give us enough -- ample opportunity to do our homework and do our  
35 research --

36  
37 **COMMISSIONER LANSDALE:**

38 Understood.

39  
40 **LEG. BERGIN:**

41 -- so that we can make educated decisions. I know that when you  
42 did the tour with some of the other folks who were sitting on the  
43 dais, some of whom don't even sit on this committee, they were all  
44 handed a packet of information where they had the luxury of being  
45 able to spend time in doing their research and understanding it, so  
46 I'm disappointed with that, and I do appreciate the apology.

47  
48 My second point to that is Bill Duffy is our legal counsel here.  
49 He does an outstanding job, and we're happy to have him by our  
50 side. When he is asking for a development plan, which I believe is  
51 probably something that is required prior to us taking a vote and  
52 when we we were speaking to the developer, he did indicate that  
53 this was infrastructure for onsite and that there was some sort of  
54 a development plan that seems to have been placed in your hands  
55 more than a year ago according to him, and that it has taken all  
56 this while and our counsel, Bill Duffy, has been asking for the

1 development plan and still to this moment while we're sitting up  
2 here still has not received a development plan. So if we're up  
3 here to make educated decisions, then we need to be educated to  
4 make those decisions.

5  
6 It was really going to be a request of mine that we table this  
7 because of the lack of information and the lack of participation  
8 from your office with regards to this committee receiving proper  
9 information. I understand that that puts your department and this  
10 project in a pickle because we will then blow out a deadline that  
11 you're counting on us making a decision here today, and just in the  
12 interest of the project, which I'm not opposed to the project, I'm  
13 not going to make that motion to table it today because I don't  
14 want to disrupt the flow of this project, but I want you to  
15 understand, and I want the developer and everybody here in this  
16 room to understand, that if there is ever again a lack of  
17 information flowing to these committees where we have to make  
18 educated decisions, I promise you, I will table it. I don't care  
19 how much I disturb a project. I will let this one go, but I'm  
20 very, very disappointed.

21  
22 **COMMISSIONER LANSDALE:**  
23 Understood.

24  
25 **CHAIRMAN MAZZARELLA:**  
26 Anyone else on the motion? Legislator Piccirillo.

27  
28 **LEG. PICCIRILLO:**  
29 Thank you, Mr. Chairman. Good morning, Commissioner. Good  
30 afternoon, whatever it is. I have a couple questions. First one  
31 is how much federal, state, and local money altogether is this  
32 project going to receive?

33  
34 **MS. ROSEN:**  
35 Hi. So the county is providing \$1 million and they are receiving  
36 \$13.5 million in low income housing tax credits from New York  
37 State.

38  
39 **LEG. PICCIRILLO:**  
40 How about fed money? No fed money?

41  
42 **MS. ROSEN:**  
43 I believe the low income housing tax credits are federal money that  
44 flows through the state, so I guess technically --

45  
46 **LEG. PICCIRILLO:**  
47 So that's it, total 14.5 million?

48  
49 **MS. ROSEN:**  
50 I believe, unless the developer -- Peter, is that correct? I think  
51 that is all the federal, state, and county funding. Yep, correct.

52  
53 **LEG. PICCIRILLO:**  
54 My next question is about sewage. How many gallons a day are going  
55 to come out of this unit when it's fully --



1 **MS. ROSEN:**

2 We don't have that. I'm sorry. I can get that to you as soon as  
3 this committee is over, but I don't know how many gallons per day  
4 on my notes. I apologize. About 15,000. It's southwest sewer  
5 district.

6  
7 **LEG. PICCIRILLO:**

8 Are we going to have recharge basins? Is it going to --

9  
10 **COMMISSIONER LANSDALE:**

11 Southwest Sewer District is Bergen Point and that is an ocean  
12 discharge.

13  
14 **LEG. PICCIRILLO:**

15 Thank you, Mr. Chairman.

16  
17 **CHAIRMAN MAZZARELLA:**

18 Other questions? Okay. So we have a motion to discharge without  
19 recommendation and a second. Did you second on that, Legislator  
20 Richberg?

21  
22 **LEG. RICHBERG:**

23 I believe so.

24  
25 **CHIEF DEPUTY CLERK CLARK:**

26 Yes.

27  
28 **CHAIRMAN MAZZARELLA:**

29 All in favor? Opposed? Abstentions?

30  
31 **CHIEF DEPUTY CLERK CLARK:**

32 Four.

33  
34 **CHAIRMAN MAZZARELLA:**

35 1330 is discharged without recommendation.

36  
37 **Moving on to IR 1348, Authorizing funding of infrastructure**  
38 **improvements and oversight of real property under the Suffolk**  
39 **County Affordable Housing Opportunities Program (Wyandanch Building**  
40 **L). (Co. Exec.)**

41  
42 **LEG. BERGIN:**

43 I'd like to make a motion to discharge without recommendation for  
44 the same points that I made moments ago.

45  
46 **LEG. RICHBERG:**

47 Second.

48  
49 **CHAIRMAN MAZZARELLA:**

50 Motion to discharge without recommendation by Legislator Bergin and  
51 second by Legislator Richberg. All in favor? Legislator  
52 Piccirillo, on the motion.

53  
54 **LEG. PICCIRILLO:**

55 I just forgot to ask one question. Do you plan on asking for IDA  
56 benefits for this project?

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**MS. ROSEN:**

Sorry. Just to clarify, this is for Alegria or this is for Building L?

**CHAIRMAN MAZZARELLA:**

This motion is for Building L.

**LEG. PICCIRILLO:**

You can answer for both. Thank you for the deference, Mr. Chairman.

**COMMISSIONER LANSDALE:**

So we've heard from the developer that the developer for this project, which is IR 1348, is requesting or has approved benefits from the Town of Babylon's IDA.

**LEG. PICCIRILLO:**

And how about the other project? And how much is the benefit package.

**COMMISSIONER LANSDALE:**

Yes for the other from --

**LEG. PICCIRILLO:**

Yes on both, so it's more than 13.5 million. Glad we would clarified that.

**COMMISSIONER LANSDALE:**

The benefit package, please, developers. Please come forward.

**MR. FLOREY:**

Peter Florey, D&F Development. I do not have the IDA benefit package with me right now, but we do have IDA benefits in this.

**LEG. PICCIRILLO:**

Ballpark figure? Wrigley Field?

**MR. FLOREY:**

I can inquire with my staff and get that information for you.

**LEG. PICCIRILLO:**

I'm not trying to be a ball buster -- excuse my language -- but our main focus here is oversight, and I'm trying to provide that oversight, and every time I ask people questions in these committees, they come back and say, I don't know, I have to get back to you, and no one ever gets back to me. So I'm trying to figure out how we can proceed here. We're trying to find out how much the taxpayers are going to be on the hook for.

**MR. FLOREY:**

If you can give me a couple minutes, I can confer with my staff.

**LEG. PICCIRILLO:**

Sure. Take your time. We can move on while you're getting the information. Thank you, Mr. Chairman.

1  
2 **CHAIRMAN MAZZARELLA:**

3 Sure. And this is it, this is all we have on the agenda, so I  
4 would recommend that we --

5  
6 **COMMISSIONER LANSDALE:**

7 We have the information for 1348 if you would like it.  
8

9 **MR. ALBANESE:**

10 The IDA has calculated -- estimated pilot savings of 24 million  
11 over 30 years, and there's also part of the pilot agreement calls  
12 for the project to contribute \$1.1 million dollars of upfront  
13 community benefits that's paid on closing and financing that gets  
14 paid to the IDA.

15  
16 **LEG. PICCIRILLO:**

17 Thank you, Mr. Albanese. This is more of a statement. I'm not  
18 looking to debate you on the merits or the economics of this  
19 because I think we're going to disagree.  
20

21 **MR. ALBANESE:**

22 Yeah.  
23

24 **LEG. PICCIRILLO:**

25 But so you said how much to community benefit, 1.1 million?  
26

27 **MR. ALBANESE:**

28 Yes.  
29

30 **LEG. PICCIRILLO:**

31 Okay. So \$24 million in savings, 1.1 million, so let's just call  
32 it 23 million in tax savings. Who in this school district makes up  
33 the \$23 million that they are not going to get?  
34

35 **MR. ALBANESE:**

36 Well, to begin with, right now the property is blighted and has not  
37 been receiving any taxes so --  
38

39 **LEG. PICCIRILLO:**

40 And it uses no services, no school, no police, no fire, no  
41 emergency services, no garbage?  
42

43 **MR. ALBANESE:**

44 That's correct, but we are paying a pilot. The taxes are not a  
45 hundred percent abated.  
46

47 **LEG. PICCIRILLO:**

48 Okay. What's the pilot? We'll reduce it from the 23 million.  
49

50 **MR. ALBANESE:**

51 I'm sorry. It's fine print.  
52

53 **LEG. PICCIRILLO:**

54 It's okay. My eyesight isn't the best, either.  
55

56 **MR. ALBANESE:**

1 I'm trying to read it. There's a pilot payment of 240,000 per year  
2 starting on completion of construction plus there's an unabated  
3 taxes of 54,000 so it's about 295,000.

4  
5 **LEG. PICCIRILLO:**  
6 295,000.

7  
8 **MR. ALBANESE:**  
9 Per year.

10  
11 **LEG. PICCIRILLO:**  
12 Per year. For how long? 10 years, 30 years?

13  
14 **MR. ALBANESE:**  
15 It escalates at three percent a year for 30 years.

16  
17 **LEG. PICCIRILLO:**  
18 Okay. That answers my query. Thank you, Mr. Chairman.

19  
20 **CHAIRMAN MAZZARELLA:**  
21 You're welcome. So there's a motion and a second to discharge  
22 without recommendation, which I think I said when I entertained the  
23 motion; yes, Madam Clerk?

24  
25 **CHIEF DEPUTY CLERK CLARK:**  
26 Yes.

27  
28 **CHAIRMAN MAZZARELLA:**  
29 Thank you. All in favor? Opposed? Abstentions?

30  
31 **CHIEF DEPUTY CLERK CLARK:**  
32 Four.

33  
34 **CHAIRMAN MAZZARELLA:**  
35 1348 is discharged without recommendation. There's no procedural  
36 motions, home rule messages, executive session, tabled subject to  
37 call resolutions so this committee is now adjourned.

38  
39 **LEG. BERGIN:**  
40 No, we have a presentation.

41  
42 **CHAIRMAN MAZZARELLA:**  
43 I need a motion to reopen.

44  
45 **LEG. BERGIN:**  
46 Second. Legislator Richberg and Legislator Bergin. I'm sorry.  
47 All in favor? Opposed? Abstentions? We are now reopened, and I'm  
48 sorry to the Land Bank. I will now call the Suffolk County Land  
49 Bank Corporation to present their annual report.

50  
51 **COMMISSIONER LANSDALE:**  
52 Good afternoon. Sarah Lansdale, commissioner of Economic  
53 Development and Planning, here to present the annual report of the  
54 Suffolk County Land Bank. Last year, I came before this committee  
55 as the executive director. Now we have Matt Kapell who is the  
56 executive director, so I'm going to turn it over to him as well as

1 Michael Kerr. They both wear many hats at the county. Matt is the  
2 executive director of the Land Bank as well as has other roles as  
3 well as Mike Kerr who works on the Land Bank as well as our open  
4 space and farmlands administrator for Suffolk County.

5  
6 The Land Bank was formed back in 2013 through -- with partnership  
7 with the Suffolk County Legislature. It was actually Legislator  
8 Richberg who first thought of the idea of forming a Land Bank for  
9 the county, and I was able to secure funding and authorization from  
10 New York State years ago to form the Suffolk County Land Bank. So  
11 with that, I'm going to turn it over to Matt Kapell to provide an  
12 overview of our accomplishments, and I want to thank both  
13 Legislator Mazzarella and Legislator Richberg for serving as board  
14 members on the Suffolk County Land Bank. Matt.

15  
16 **CHAIRMAN MAZZARELLA:**

17 Thank you. So, Commissioner, so, if I may, and you can let me know  
18 how you want to handle. One of our colleagues also has to leave,  
19 but there are some questions regarding the Cox/Steck property. Can  
20 we answer get a few answered questions before we do the whole  
21 report? Is that okay?

22  
23 **COMMISSIONER LANSDALE:**

24 Absolutely. Happy to answer as many questions of you as you have  
25 on this subject.

26  
27 **CHAIRMAN MAZZARELLA:**

28 All right. Thank you. So, Legislator Piccirillo, you're the one  
29 who has a short time limit.

30  
31 **LEG. PICCIRILLO:**

32 Yes. Thank you, Mr. Chairman, I appreciate it. We are running a  
33 little over, and I do have another thing to do today. So let's  
34 just go to the Cox property real fast. How long -- Mr. Rosato gave  
35 testimony in front of this committee today that it was 2017 that  
36 they were approved but the agreement was not signed by the Land  
37 Bank; is that correct?

38  
39 **MR. KAPELL:**

40 That's correct, yes.

41  
42 **LEG. PICCIRILLO:**

43 That's correct. So from 2017 until today, we have -- go ahead. I  
44 see you shaking your head.

45  
46 **MS. LANSDALE:**

47 No. So there was a proposal that was approved by the legislature  
48 back in 2016, 2017, and then it took several months, if not over a  
49 year to enter into contract negotiations, which is not unheard of.

50  
51 **LEG. PICCIRILLO:**

52 Not unheard of, right.

53  
54 **COMMISSIONER LANSDALE:**

55 Right. And then there was another parcel of property right next  
56 door called "Izzo," the tire dump. The tire dump became

1 available, and we issued a request for proposals on that.  
2 Mr. Rosato and his team made a proposal, and the Land Bank staff  
3 reviewed it, and it was decided that the proposal -- and let me  
4 just review the numbers if it's okay with you.

5  
6 **LEG. PICCIRILLO:**

7 Let's straighten this all out because there's a lot surrounding  
8 this.

9  
10 **COMMISSIONER LANSDALE:**

11 Yep, absolutely. It's convoluted. So Pioneer Asphalt, which is  
12 one of the gentleman came here today, made a proposal on Izzo for  
13 \$1.3 million dollars, paid at closing, at the closing table 1.3 in  
14 cash. Power Crush and Vision Associates, which is Mr. Rosato, made  
15 a proposal of \$500,000 in installment payments over 20 years. No  
16 interest, 0 percent interest on that for the Izzo site.

17  
18 For the Steck site --

19  
20 **AUDIENCE MEMBER:**

21 That's not entirely true. She's not telling --

22  
23 **CHAIRMAN MAZZARELLA:**

24 We're going to have order here. We have Land Bank personnel that  
25 are at the podium now, and we are done with public expression, so  
26 we are going to move on. Thank you.

27  
28 **LEG. PICCIRILLO:**

29 Go ahead, Commissioner. Thank you.

30  
31 **COMMISSIONER LANSDALE:**

32 For the Steck site, the Pioneer Asphalt proposal was \$600,000 in  
33 full at closing.

34  
35 **LEG. PICCIRILLO:**

36 600,000.

37  
38 **COMMISSIONER LANSDALE:**

39 Correct. The Power Crush proposal was for \$500,000 over 20 years  
40 at zero percent interest.

41  
42 **LEG. PICCIRILLO:**

43 Okay. So obviously, I just heard some of this may not be true.  
44 You're saying what you're saying; he's saying what he's saying, so  
45 we're going to leave that for another day until both parties can  
46 get in the room. What I want to know is, Mr. Cox, does he have any  
47 compliance issues with any of his other properties across Suffolk  
48 County? And is it true that if you do have a compliance issue that  
49 you can't be a winning bidder?

50  
51 **MR. KAPELL:**

52 Sure. So it's correct that if you do have compliance, you cannot  
53 be -- well, it's frowned upon, you know, if you have compliance  
54 issues, you know, to be a winning bidder, so our policies would  
55 direct us to not award to that --

1 **LEG. PICCIRILLO:**

2 I'm just trying to get this right. Is it in the statute that you  
3 cannot win the bid?  
4

5 **MR. KAPELL:**

6 No. It's in our policies that a winning bidder, you know, if  
7 there's open violations that we should not award it to them, but  
8 it's ultimately -- there's a line in our policies that say it's  
9 ultimately up to the discretion of the board. However, when they  
10 applied, the Cox brothers, when we were reviewing their proposal,  
11 they did not have open violations. We were alerted to those later,  
12 and we're working with them and the town to have those resolved  
13 before we close on the property.  
14

15 **LEG. PICCIRILLO:**

16 Okay. How many bidders that have had compliance issues have you  
17 awarded bids to?  
18

19 **MR. KAPELL:**

20 I can't think of any.  
21

22 **LEG. PICCIRILLO:**

23 You can't think of any?  
24

25 **MR. KAPELL:**

26 Yeah.  
27

28 **LEG. PICCIRILLO:**

29 So it hadn't happened, basically.  
30

31 **MR. KAPELL:**

32 Correct.  
33

34 **LEG. PICCIRILLO:**

35 So after you found out that he had compliance issues, why wasn't  
36 the application dismissed as clean these up and then we'll  
37 entertain the winning bidder here?  
38

39 **MR. KAPELL:**

40 It was after the legislature had already approved it. It was after  
41 they had already been applying to the Brownfield Cleanup Program,  
42 and they committed that they would work with us and with the town  
43 to rectify those issues prior to closing.  
44

45 **LEG. PICCIRILLO:**

46 Okay. All right. I think we have some more questions, but I'm not  
47 going to keep going here. I think you've answered everything I've  
48 asked. Thank you, Mr. Chairman. I appreciate it. Thank you,  
49 Commissioner.  
50

51 **CHAIRMAN MAZZARELLA:**

52 You're welcome. Legislator Bergin.  
53

54 **LEG. BERGIN:**

55 Thank you very much. This was before I arrived here, so forgive me  
56 if I repeat myself. So wasn't there another -- so Mr. Rosato, his

1 company, didn't the legislature vote to approve his purchase of the  
2 property and why didn't that move forward?

3  
4 **COMMISSIONER LANSDALE:**

5 We're just looking at the exact date of the legislative approval.  
6

7 **LEG. BERGIN:**

8 I think I have a timeline here. Yeah. It was approved by the  
9 Suffolk County Legislature and signed by the county executive June  
10 2, 2016; would that be right?

11  
12 **MR. KAPELL:**

13 We have it as 2017.  
14

15 **LEG. BERGIN:**

16 I'm just trying to figure out by -- if it was approved by the  
17 legislature and signed by the county executive in 2017, how come we  
18 didn't go with the first bidder?

19  
20 **MR. KERR:**

21 Well, we received a letter from the, at the time, the town  
22 supervisor who expressed his worry with moving forward on a project  
23 without stating an end use.  
24

25 **LEG. BERGIN:**

26 So it was all because the town supervisor of that town sent you a  
27 letter which stated what? And his letter usurped the authority of  
28 the full legislature and the county executive because he wrote a  
29 letter? What did the letter say? It must have been pretty  
30 profound.  
31

32 **LEG. CARACAPPA:**

33 Mr. Chairman, I;m sorry to interrupt, but my information is correct  
34 with Legislator Bergin's about this reso 453-2016, the approved --  
35 the sale of the liens on the Steck site in 2016 to Power Crush  
36 team, Rosato (indiscernible). That was contingent upon solar use  
37 and something happened where PSEG pulled out or didn't accept the  
38 Power Crush proposal, so the request made it null and void; is that  
39 correct?  
40

41 **COMMISSIONER LANSDALE:**

42 That's right. We then went back to the legislature in 2017 to have  
43 the legislature approve the sale of the tax liens to Mr. Rosato and  
44 his team without a specified end use and that was what caused the  
45 town supervisor at the time to issue a letter to the Land Bank  
46 expressing concern about an undefined use for this property, an  
47 undefined end use for this property.  
48

49 **LEG. CARACAPPA:**

50 So just for my clarification, Legislator Trish Bergin is correct in  
51 saying that was 2016, correct?  
52

53 **COMMISSIONER LANSDALE:**

54 Yes, that was the fist resolution. There was a second resolution.  
55

56 **LEG. BERGIN:**



1 So what I'm trying to understand, then, is why did the county  
2 executive, if this is the case, not allow you to sign the contracts  
3 with the original winning bidder? Isn't that at your discretion,  
4 Commissioner, that you would be the one to sign that and you don't  
5 need permission from the 12th floor?  
6

7 **COMMISSIONER LANSDALE:**

8 It is the discretion -- as the prior executive director of the Land  
9 Bank, my discretion lies with the board of the Land Bank.  
10

11 **LEG. BERGIN:**

12 Okay. But did you inform the other board members that the original  
13 winning bidder approved the Land Bank's contract twice?  
14

15 **COMMISSIONER LANSDALE:**

16 Yes, and we had informed the board of and shared with the board the  
17 letter from the town supervisor. And then, let me just point out,  
18 that it was Mr. Rosato who withdrew from contract negotiations.  
19 We'd be happy to share the e-mail from Mr. Rosato informing us that  
20 he withdrew from contract negotiations.  
21

22 **LEG. BERGIN:**

23 More than that, I'd love to see this letter from the supervisor  
24 that ended up usurping the entire authority of the legislature.  
25

26 **CHAIRMAN MAZZARELLA:**

27 Absolutely. We'd be happy to share that with you.  
28

29 **LEG. BERGIN:**

30 Must've been profound.  
31

32 **CHAIRMAN MAZZARELLA:**

33 Okay. So we're going to get you a letter from the supervisor,  
34 Legislator Bergin. Do you have another question?  
35

36 **LEG. BERGIN:**

37 So what is the end game from Mr. Cox and his company with regard to  
38 the use of this property?  
39

40 **MR. KAPELL:**

41 After capping the property they plan to relocate their headquarters  
42 there for their current business, which is also in that general  
43 area. They also own additional property along Old Northport Road  
44 in Kings Park there.  
45

46 **LEG. BERGIN:**

47 Several industrial buildings that -- do they not have COs? Is that  
48 the problem?  
49

50 **MR. KAPELL:**

51 I'm not entirely familiar with this. The Town said that they've  
52 been working with the Cox brothers on addressing the issues that  
53 they have outstanding and will confirm that with the Town before we  
54 close on the property as well.  
55

56 **LEG. BERGIN:**

1 And then if the first bidder who wanted to purchase this and  
2 remediate it, and the solar idea fell through, could he not have  
3 just come forward and said, "Hey, I'm going to cap this and I'm  
4 going to move my headquarters there"?

5  
6 **MR. KAPELL:**

7 He could have, yes, but he also would have had to go through the  
8 Brownfield Cleanup Program and also address violations that he had.

9  
10 **LEG. BERGIN:**

11 Oh, he also had violations?

12  
13 **COMMISSIONER LANSDALE:**

14 He did. He had violations as well. And it was in the financial  
15 interest of the Board as well as the Legislature approved, looked  
16 at both proposals and thought that the Cox proposal was better  
17 financially for the County and the Land Bank than the Rosato  
18 proposals.

19  
20 **LEG. BERGIN:**

21 And why -- tell me how it was better --

22  
23 **COMMISSIONER LANSDALE:**

24 Sure.

25  
26 **LEG. BERGIN:**

27 -- and then please also explain to me how you went to move to the  
28 Cox proposal after the full Legislature had approved the first  
29 buyer.

30  
31 **COMMISSIONER LANSDALE:**

32 Okay, I'll answer that question first. It was because Mr. Rosato  
33 pulled out of the proposal. He withdrew from contract negotiations  
34 and said he was no longer interested in moving forward on the Steck  
35 site. That left us no other choice but to issue a new RFP for both  
36 Steck and for Izzo.

37  
38 **LEG. BERGIN:**

39 I can appreciate that. Thank you.

40  
41 **COMMISSIONER LANSDALE:**

42 Great. And then let me just review the financial offers on both.  
43 Pioneer Asphalt was for 1.3 million at Izzo and 600,000. Both are  
44 -- those both come from Pioneer and that was cash at closing. One  
45 point three million for Izzo, 600,000 cash on hand at closing.  
46 Power Crush was \$500,000 over 20 years at zero percent interest on  
47 Izzo. Steck was 500,000 over 20 years at zero percent interest.

48  
49 We think that cash on hand and a better financial offer is better  
50 for the County residents than interest payments or payments over 20  
51 years.

52  
53 **LEG. BERGIN:**

54 I understand. So I just want to clarify these numbers so I  
55 understand. So the first offer from the first group, Mr. Rosato's  
56 affiliation there, was 1.3 million with 600 --

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**COMMISSIONER LANSDALE:**  
No, opposite. Rosato is Power Crush.

**LEG. BERGIN:**  
Oh, so he was -- he was a total of a million --

**COMMISSIONER LANSDALE:**  
Yes.

**LEG. BERGIN:**  
-- and it was no cash on hand, it was all payments with zero interest over 20 years.

**COMMISSIONER LANSDALE:**  
Twenty years.

**LEG. BERGIN:**  
Okay. And then the second offer that came in was the 1.3 million which was a higher number, right?

**COMMISSIONER LANSDALE:**  
Yes.

**LEG. BERGIN:**  
More than the million that was first offered, and it was \$600,000 cash on hand.

**COMMISSIONER LANSDALE:**  
Yes.

**LEG. BERGIN:**  
I see. Thanks.

**CHAIRMAN MAZZARELLA:**  
Legislator Richberg.

**LEG. RICHBERG:**  
Thank you, Mr. Chair. So the reissuing of the RFP was not based off of the letter of the Supervisor --

**COMMISSIONER LANSDALE:**  
No.

**LEG. RICHBERG:**  
It was based off of the withdrawal of the proposal.

**COMMISSIONER LANSDALE:**  
Yes.

**LEG. RICHBERG:**  
Okay. So while the Supervisor's letter might have been great, it might have been, you know, the emancipation proclamation, the main thing was the fact that the proposal was pulled back.

**COMMISSIONER LANSDALE:**

1 That's correct.

2

3 **LEG. RICHBERG:**

4 Okay. And I know Legislator Mazzarella and I both sat on the  
5 committee, and did the Land Bank in recent years put any  
6 stipulations to make sure that nothing moves forward until the  
7 property is cleaned up?

8

9 **COMMISSIONER LANSDALE:**

10 Yes. We have received correspondence from Legislator Trotta. We  
11 responded to all of his inquiries, and one of his inquiries was to  
12 make sure that there was a stipulation that without -- that we  
13 would not close until all of the violations were addressed. And we  
14 have put that stipulation in the -- on the record and made it a  
15 requirement of closing in the contract.

16

17 **LEG. RICHBERG:**

18 And did the Land Bank -- and so the Land Bank also made sure that  
19 the DEC was involved and stayed abreast of the conversations with  
20 the DEC?

21

22 **COMMISSIONER LANSDALE:**

23 Yes, absolutely. We are in regular communications with DEC to make  
24 sure that Cox does advance and is advancing quickly through all of  
25 the steps of the Brownfield Cleanup Program.

26

27 **LEG. RICHBERG:**

28 Okay. So just to confirm, and Commissioner, I just want to correct  
29 you on one thing. It wasn't my idea, I worked on the idea, you  
30 know, it was Legislator Gregory I think at the times idea to bring  
31 this forward. But I think -- so I guess the first thing is that  
32 we've heard sort of the apprehension about moving forward, the Land  
33 Bank took action to make sure that nothing is confirmed until all  
34 the Ts are crossed and the Is are dotted; am I correct?

35

36 **COMMISSIONER LANSDALE:**

37 That's correct.

38

39 **LEG. RICHBERG:**

40 And the Land Bank has been -- the Land Bank Board has been updated  
41 consistently on the progress of this property as well as the other  
42 properties that the Land Bank has brought in?

43

44 **COMMISSIONER LANSDALE:**

45 Yes.

46

47 **LEG. RICHBERG:**

48 Okay. And I know that we've talked a lot in the Land Bank about  
49 this property.

50

51 **LEG. PICCIRILLO:**

52 Hope to be a fly on the wall in there.

53

54 **LEG. RICHBERG:**

55 It's on the record, brother -- I was going to say Brother  
56 Piccirillo, as if I'm in my fraternity.

1  
2 **COMMISSIONER LANSDALE:**

3 We also have verbatim transcripts if anyone would like them.

4  
5 **LEG. RICHBERG:**

6 Right. But what I was going to say is -- but how much other  
7 properties, and I know you're going to do a presentation, but the  
8 Land Bank has brought in how much money over its tenure?

9  
10 **MR. KAPELL:**

11 We've recouped over \$10 million now in back taxes from delinquent  
12 environmentally challenged properties through -- via kind of the  
13 scared straight, and I believe it's another probably \$3 million in  
14 sales that we've generated through about 24 tax parcels that we've  
15 transferred to developers to remediate and redevelop properties.

16  
17 **LEG. RICHBERG:**

18 So \$13 million over how long?

19  
20 **MR. KAPELL:**

21 Since 2013.

22  
23 **LEG. RICHBERG:**

24 So over 10 years. It's at least a million dollars a year that  
25 you've brought in -- more than a million, probably 1.3 million, and  
26 on this property alone, you brought in a million dollars, and  
27 there's probably more than that in work. And I know that this is  
28 -- I know this is -- I know you guys are just doing the Land Bank  
29 work out of a labor of love, so I would just want to thank you all  
30 for the work that you're doing and for your attention to detail on  
31 this and all the other projects.

32  
33 **COMMISSIONER LANSDALE:**

34 Thank you.

35  
36 **CHAIRMAN MAZZARELLA:**

37 Thank you, Legislator Richberg. Legislator Caracappa.

38  
39 **LEG. CARACAPPA:**

40 Yes, Commissioner, I just have a question. I see -- I'm hearing  
41 that the numbers were 1.3 million and one million respectively. I  
42 have on the Izzo -- it was 1.3 from Pioneer on the Izzo; 500K --  
43 500,000 for Power Crush; and then, Steck, 600,000 from Pioneer; and  
44 from Power Crush 500,000, so.

45  
46 **COMMISSIONER LANSDALE:**

47 That's accurate, yes.

48  
49 **LEG. CARACAPPA:**

50 All right, so it wasn't one versus 1.3. It was 1.3 over 500,000 on  
51 the --

52  
53 **COMMISSIONER LANSDALE:**

54 On Izzo.

55  
56 **LEG. CARACAPPA:**

1 Yes.

2

3 **COMMISSIONER LANSDALE:**

4 It was 1.3 versus 500,000.

5

6 **LEG. CARACAPPA:**

7 Right. So that was -- it was said a million and it wasn't a  
8 million, so it was quite higher than 300,000.

9

10 **COMMISSIONER LANSDALE:**

11 Sorry if I misspoke.

12

13 **LEG. CARACAPPA:**

14 It was 800,000 --

15

16 **COMMISSIONER LANSDALE:**

17 Yes.

18

19 **LEG. CARACAPPA:**

20 -- based on the information I got. And I know there is a lot of  
21 input from Legislator Trotta but also I thought there was a letter  
22 or e-mail from him recusing himself because of the employment of,  
23 you know.

24

25 **COMMISSIONER LANSDALE:**

26 That's correct. At the General Meeting on June 18th, 2019, he does  
27 say, quote, "I tried to recuse myself from it because I know the  
28 people involved." I can read more of that if you'd like, but it's  
29 the transcript. It's page 107 of the General Meeting minutes from  
30 6/18/2019.

31

32 **LEG. CARACAPPA:**

33 Right, because he said Mike Rosato was an employee of his and also  
34 a large contributor, so he was doing the right thing by recusing  
35 himself. Is that not what's written in the e-mail that I have?

36

37 **COMMISSIONER LANSDALE:**

38 Yes.

39

40 **LEG. CARACAPPA:**

41 Thank you.

42

43 **CHAIRMAN MAZZARELLA:**

44 Thank you, Legislator Caracappa. All right, I think -- I  
45 appreciate you taking the time to clear up some of those questions.  
46 I think we're prepared for your presentation. I'm sorry that we  
47 kept you to the end for it but, nonetheless, please continue.

48

49 **DORIAN DALE:**

50 I have a few -- just one point of clarification because I don't  
51 think it's been really absorbed. Five-hundred thousand dollars --

52

53 **CHAIRMAN MAZZARELLA:**

54 Just give your name.

55

56 **DORIAN DALE:**

1 I'm sorry. Dorian Dale, I'm with the Land Bank as well as Economic  
2 Development & Planning. Five-hundred thousand dollars for a  
3 property over 20 years, anybody who is in real estate knows, it's  
4 zero percent interest, means that you're holding the note as the  
5 owner of the property. The person who is ostensibly purchasing it  
6 is basically getting a zero dollar offer. Five-hundred thousand  
7 over 20 years at zero interest is a zero dollar offer for all  
8 intents and purposes.

9  
10 **CHAIRMAN MAZZARELLA:**

11 Thank you.

12  
13 **COMMISSIONER LANSDALE:**

14 Great. I'll turn it over to Matt and Mike to provide an overview  
15 of what we've been up to.

16  
17 **MR. KAPELL:**

18 Thank you for letting us present to you today. We're going to try  
19 and be as brief as possible to take everybody's time into  
20 consideration. So I'm going to turn it over to Mike to talk about  
21 some of our brownfield accomplishments in 2022.

22  
23 **MR. KERR:**

24 Sure. Thanks Matt. So in 2022 we had six brownfield properties  
25 that we were marketing. We sold one of those properties. The sale  
26 price was \$10,000. So last year about \$3 million were collected in  
27 back taxes, which put us at 10.6 million in back taxes created -- I  
28 mean collected since the formation of the Land Bank. So this here  
29 is the property that we sold last year. This is Bianchi-Weiss site  
30 in East Patchogue. It was a former nursery operation. It had been  
31 vacant since around 2006. It had back taxes totalling around over  
32 \$450,000 and it was costing the County about \$22,000 a year. Due  
33 to the nature of the contamination at this property I really  
34 couldn't -- it struggled to have, you know, for redevelopment  
35 scenarios. So we worked with the Post-Morrow Foundation to get  
36 this property back on the tax roll and it will become a passive  
37 park, and we really also just want to thank Legislator Thorne and  
38 his staff. They were instrumental in helping us get this property  
39 back on the tax rolls.

40  
41 In addition, we did 13 limited Phase I's and one limited Phase II  
42 site investigation. They were a little bit delayed because of the  
43 cyber attack, pushing some of our Phase II's into the -- into 2023.

44  
45 **LEG. FLEMING:**

46 There's no quorum.

47  
48 **MR. KAPELL:**

49 The Land Bank also has a zombie home program which we call {Arbor},  
50 and this year we've renovated two properties in high foreclose  
51 areas.

52  
53 **COUNSEL DUFFY:**

54 Can you please wait? We don't have a quorum, so we can't proceed.

55  
56 **MR. KAPELL:**

1 Yep.

2  
3 **LEG. FLEMING:**

4 Would you mind if I just -- could I just make a note? I'm  
5 Legislator Bridget Fleming for the task force that was scheduled to  
6 begin at 2:00. We will be beginning immediately following this  
7 committee, which we expect will be ending fairly soon. So sorry  
8 about that.

9  
10 **CHAIRMAN MAZZARELLA:**

11 All right. Please continue. Thank you. Sorry and I appreciate  
12 your patience.

13  
14 **MR. KAPELL:**

15 No problem. We'll be as quick as possible. So like I said, two  
16 properties were renovated in high foreclosure areas. One home was  
17 sold as affordable housing to first time home buyers. One property  
18 was sold to the not-for-profit New Hour for Women. Two homes were  
19 donated to United Way of Long Island for affordable housing, one  
20 property was donated to LIH Pace (ph) Community and Land Trust, and  
21 one home is currently being marketed. We generated over \$458,000  
22 this year from the zombie home program.

23  
24 And next are just a few project highlights. This is a house in Bay  
25 Shore that we are currently under construction. We had to lift the  
26 entire house to put a new foundation on it, and this is another  
27 property where we partnered with Habitat For Humanity to create,  
28 you know, affordable housing for a very low income family in  
29 Central Islip. This was the key giving ceremony.

30  
31 Next, this is just a list of the properties that we disposed of.  
32 You can see there's five of them and there's three properties that  
33 we still have in our inventory, with one closing happening on  
34 Friday of 25 Saxon Avenue in Bay Shore.

35  
36 In 2022 we were awarded \$200,000 from HCR in funds to help address  
37 tax delinquent Brownfields and zombie houses. We also this week  
38 were just informed that we received another \$360,000 from HCR to  
39 address side lots in Legislator Gonzalez's district.

40  
41 This is just our financial activity for 2022 and you can go ahead  
42 -- and then Mike's going to give a little update on Lawrence  
43 Aviation.

44  
45 **MR. KERR:**

46 Year, sure. So we just wanted to provide a quick update on the  
47 Lawrence Aviation property. You know, the County has been very  
48 involved in signing the settlement agreement on this property.  
49 We've had -- we now have all of the claimants signed off on the  
50 settlement agreement. There was a 30-day public comment period for  
51 that settlement agreement that just ended, so we're expecting that  
52 the courts will sign that settlement agreement in the coming days  
53 and we'll be able to close on that property and take title to it in  
54 the beginning of May. And we continue to work with a solar  
55 developer who was awarded part of the property where we will be  
56 developing a solar field, and we continue to have conversations



1 with the MTA for a regionally significant project on the remainder  
2 of the portion of the property.

3  
4 **LEG. RICHBERG:**

5 Can I --

6  
7 **CHAIRMAN MAZZARELLA:**

8 I was just going to ask very quickly about the tax implications on  
9 this property.

10  
11 **MR. KAPELL:**

12 Sure. So I believe it's over \$90 million now that's owed and it's  
13 a couple \$100,000 every year that the County is paying, and that  
14 will cease once the Land Bank LLC takes title to the property as  
15 we're exempt from taxes, and then the solar developer will be  
16 paying taxes when they become the owner off the property. So we'll  
17 really be flipping this around soon, hopefully this calendar year.

18  
19 **CHAIRMAN MAZZARELLA:**

20 As a net net.

21  
22 **MR. KAPELL:**

23 Yes.

24  
25 **CHAIRMAN MAZZARELLA:**

26 All right. Thank you. Legislator Richberg.

27  
28 **LEG. RICHBERG:**

29 Thank you. And I know this has been 25 years and I know there's  
30 another committee about to meet, and I apologize to Legislator  
31 Fleming and her committee, but how much money -- how much grant  
32 funding, outside funding, outside of the County have you all  
33 received? You might not have that number now.

34  
35 **MR. KAPELL:**

36 Total grant funding?

37  
38 **LEG. RICHBERG:**

39 Just total, yeah.

40  
41 **MR. KAPELL:**

42 I don't have that exact figure but, you know, somewhere around  
43 \$4 million.

44  
45 **LEG. RICHBERG:**

46 Four million dollars.

47  
48 **MR. KERR:**

49 Yeah, between four and \$5 million.

50  
51 **LEG. RICHBERG:**

52 And so you've taken that \$4 million investment and turned it into  
53 13 million.

54  
55 **MR. KAPELL:**

56 At least. That doesn't capture the tax -- you know, the positive

1 tax benefit of the residential program when we sell these zombie  
2 homes to new, you know, single-family homeowners. They also start  
3 paying taxes. That is entirely captured so it's over the ten point  
4 -- you know, the \$13 million, yeah.  
5

6 **LEG. RICHBERG:**  
7 Thank you very much.  
8

9 **MR. KAPELL:**  
10 And that's the end of our presentation. Thank you very much for  
11 your time.  
12

13 **CHAIRMAN MAZZARELLA:**  
14 We thank you. Thank you for your patience and, you know, please  
15 excuse us taking it, you know, out of order and moving you to the  
16 end.  
17

18 **MR. KAPELL:**  
19 Thank you.  
20

21 **CHAIRMAN MAZZARELLA:**  
22 And, again, I'm preaching to the choir, but great job. Keep up the  
23 good work and let's continue to do the work that you've been doing  
24 all along.  
25

26 **MR. KAPELL:**  
27 Thank you.  
28

29 **MR. KAPELL:**  
30 Thanks very much.  
31

32 **CHAIRMAN MAZZARELLA:**  
33 With that, I think I already read through that there are no further  
34 motions, executive sessions, and this committee is now adjourned.  
35

36 *(\*The meeting was adjourned at 2:40 p.m.\*)*  
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