

RESULT:	HEARING CLOSED [UNANIMOUS]
MOVER:	Edward R. Wehrheim, Supervisor
SECONDER:	Thomas J. McCarthy, Councilman
AYES:	Wehrheim, McCarthy, Nowick, Inzerillo, Lohmann

(RES-2020-444)

This Public Hearing will remain open for comments for the next twenty days.

JENNIFER JUENGST: This third public hearing is to consider proposed local law eight of 2020, which is a change in your Zoning Code Chapter 322 to add a mixed-use amendment to that code, and some preliminary remarks with regard to this proposed change to the law, is that there's no vote being taken today. This is a public hearing, which is simply the town's requirement, to give the public an opportunity to be heard on the proposed code changes before they're ever voted on. This code change involves a discrete portion of the Hauppauge Industrial Park overlay district only. There's no proposal before the Town Board to build any skyscrapers, tall office buildings, or public housing projects. There are no proposed changes to the existing height restrictions that already exist in the overlay district for the Hauppauge Industrial Park. At the end of this presentation, it's my understanding that an additional 20 days for written comments will be given to the public. With that, I'll proceed with some comments that were drafted by the planning department and Liam Trotter, who you saw before, will be assisting me with some slides. So maybe Liam, you wanna pop up the first one? The proposed amendment is the result of a request by the Hauppauge Industrial Association to allow greater diversity of uses in the industrial park so they remain competitive in industrial areas of this region, as well as the nation. The Hauppauge Industrial Park is the largest industrial park in the Northeast. There are over 1,300 companies, employing more than 55,000 people. Approximately 13 million square feet of building area. The entire park is approximately 1,600 acres split between the town of Islip and Smithtown, but the majority sitting in Smithtown. The Hauppauge Industrial Association recently polled businesses within the park, and it was determined to change the name to the Long Island Innovation Park at Hauppauge. So it's no longer perceived, or to move towards a new perception that it's not just warehousing and manufacturing. And you could put up the cover of the report that the town relied on. Last year, the Regional Plan Association, together with James Lima Planning and Development, together with the Suffolk County Industrial Development Agency, completed the study. That's the screen you see up now. That's the cover of the report, and we'd refer you to the Suffolk County Industrial Development Agency's website, which is called SuffolkIDA.org. There are two clicks you'd have to make to get to the report itself, the complete report. Research and resources would be the first tab, and then you click on "our research," and I think it's the fifth document down in that list. And anybody can take a look at the whole report there. One of the short-term recommendations was, as you see here in red, made by the grouping that did the study, was to allow mixed-use buildings at certain locations within the park. Mixed-use building is a multistory structure. It's designed to integrate various uses, including office space, commercial, institutional, and residential uses, with active uses on the ground floor in a coherent design. Mixed-use buildings are very common in other industrial areas of the country, including Denver, Seattle, Arizona, Silicon Valley, other areas of New York, and along the East Coast in Maryland and Virginia as well. With the task that was basically suggested to us, the town set out to craft a mixed-used building code. Only within the Hauppauge Industrial Park overlay district itself, so it doesn't fall out in other areas of the town. It's zoned in the light industrial areas of the industrial park. Certain areas, I'm sorry, of the light industrial areas are excluded from the overlay. And Liam, if you could switch to the map, you'll see the red border along the three to four portions of the park is a thousand feet wide. And those areas would be excluded from the overlay district itself, where this mixed-use could land. You'll see that there are approximately--how many do we have? The outlined blue areas are the 13 sites where the criteria that the town--that the planning department, together with others, developed for this mixed-use identified these 13 locations specifically. And I'll get to those criteria. The park is a major economic engine for Long Island. Careful consideration was taken by the planners here not to overdevelop this aspect as a new--as a transition for the park. The average size of the lots in the park is approximately two acres. But the proposed minimum size where this mixed-use could be done has to be at least seven acres. Of the 450 parcels within the park, these 13 hit the criteria, and that's approximately 3 percent of what exists in the park now. Now, the criteria

that have been developed and are being proposed for consideration by the board, and which we'll hear comment on by the public. This will be part of Chapter 322 of the zoning code of the town. Two new definitions have to be added to accomplish this, and the first one, as you can see on the screen, active use is a "use that generates daily public patronage, including, not limited to bars, commercial entertainment, restaurants, museums, retail, both sales and service, personal services, offices, and similar uses, and also a use which provides an amenity for building residents" themselves. Importantly, we had to craft the definition of "mixed-use building is a multi-story structure designed to integrate various uses, such as office, commercial, institutional, and residential uses, with active uses occupying the ground floor. A building that's designed exclusively for one use type shall not be considered a mixed-use. Mixed-use building integrates uses in a coherent physical design." Then we included the current text of what the Hauppauge Industrial Park overlay district encompasses. We had to add into the overlay district, as you can see there in A, subdivision 2, the underlined language there is mixed-use buildings. Further down, subdivision F, you'll see that the mixed-use buildings can only be done and shall be permitted by Town Board Special Exception, pursuant to the criteria of 32-94 [sic] and a new section called 32-104.2 [sic]." 32-94 [sic], as many people probably are familiar with, the public hearing and notice requirements in order to accomplish the change. And there's a subparagraph you'll see there including mixed-use buildings being permitted to include "bars, commercial entertainment, retail personal services will be considered permitted uses in the mixed-use building only." So the thrust of a lot of the change comes in section 104.2, the mixed-use buildings. I would be repeating myself; subdivision A just alerts the public that it has to be done pursuant to the notice provisions within our Town Code. And the Board has to make a determination that the use that's proposed is desirable and compatible with the surrounding area, and keeping with the purposes of 32.2 [sic], which are the general purposes included in our zoning code. Okay. Subdivision B gives a criteria, and this basically determines where these locations can be located within the permissible portion of the overlay. Number one, the lot's gotta be a minimum of seven acres in size, which I said earlier. The second criteria, they can land on Motor Parkway, their frontage on Motor Parkway or Old Willets Path, south of Rabro Drive. They can also land within certain intersections. They have to be within 500 feet of Adams Avenue and Commerce Drive, Adams Avenue and Wireless Boulevard, Moreland Road and Commerce Drive, Moreland Road and Wireless Boulevard, Marcus Boulevard and Kennedy Drive. Liam, maybe you could put the map back up so people could see those intersections? Okay. So those would be the yellow circles that you see. Those are the intersections mentioned in the code. Going forward with the criteria, the third one is that a minimum of 50 percent of the ground floor--that's where these retail operations could be placed--50 percent of the ground floor would be occupied by active uses. A minimum of the 30 percent of the active uses themselves would have to be uses that generate daily public patronage. Off-the-street parking has to be included, pursuant to sections 322.61 and 322.62 of the Town Code. The minimum number of parking stalls would be the sum of required parking stalls for each use of the building. And the last of the criteria would be that a minimum of 20 percent of the residential units shall be affordable workforce housing units and will comply with the town's affordable workforce housing policy. And the last piece of the code that required a minor change was the chart containing the dimensional regulations in what is that, attachment eight, it appears in the code. And you'll see only one area is struck that would come out, pursuant to these changes. So in essence, that's the text of the changes, and I guess, Supervisor, if you wanna open up for questions by the Board, now would be a good time.

EDWARD R. WEHRHEIM, SUPERVISOR: Okay. So I know we have some folks from outside that wanna speak to this public hearing. In advance of that, is there anyone on the Board that has any questions for Madam Attorney?

LYNNE C. NOWICK, COUNCILWOMAN: No.

THOMAS J. MCCARTHY, COUNCILMAN: No, thank you.

EDWARD R. WEHRHEIM, SUPERVISOR: Okay. In that case, Nicole, you can open up the floor for public comment. I would like to remind folks before you start, if you are going to speak to the public hearing, we are strictly adhering to the three-minute rule. So you will have three minutes to make your statement. You can also reply to us in writing, written comments delivered to the town clerk, for the next 20 days after the hearing. So, Nicole, you can begin with our speakers.

JAMES LIMA, JAMES LIMA PLANNING: Hi, good afternoon. This is James Lima, thank you very much for the opportunity to speak today. I am speaking in support of the application. As was mentioned earlier, I'm one of the co-authors of the Long Island Equal Opportunities report that we did in conjunction with the Regional Plan Association, and had the pleasure of working closely with Supervisor Wehrheim and his team. Efforts to enhance the economic productivity and quality of life for the largest employer in the area, the largest industrial park on the Eastern seaboard, and an extraordinary resource for the Island that faces some pretty significant threats. So it's a moment for optimism, as much as we identified a number of key interventions that a number of players--public sector, private sector, private owners, businesses--can take to make the park more competitive and therefore allow companies to grow and create more jobs for locals. One of the biggest threats, as you know, for Long Island and its economy, and for many of the businesses in the Long Island Innovation Park at Hauppauge is the high cost of housing and the lack of housing choices available. It used to be that workforce would go wherever the jobs were, and now the opposite is true. And so, as you know, there's a significant challenge for Long Island to compete with other places. One of those very significant factors is the availability of more housing choices at more price points with more amenities. And so we strongly recommended at the periphery of the park, particularly focused along Motor Parkway, that mixed-use development, exactly as proposed, be permitted here so that people have the option of being proximate to work, which reduces travel time, reduces traffic, and creates an important amenity for one of your most significant employers. We've done strategic planning and development advisory for Suffolk County and Smithtown and King's Park, Amityville, Lindenhurst, Copiague, East Farmingdale, Babylon; also with (inaudible) in Glen Cove and Nassau. And we've done innovation district planning throughout the country--Brooklyn Navy Yard, in Tennessee, Myrtle Beach, Pensacola, and worked on campus plans for Google and Facebook. And I can tell you in each of those cases, housing and the availability of quality housing choices is a critical factor. So I urge you to support this initiative. Thank you.

ALAN: If you like, we can move to the next (sounds like) until--

ALAN: --I bring James Coglin back in a little bit.

THOMAS KRIKLAVA, CENTRAL ISLIP-HAUPPAUGE VOLUNTEER AMBULANCE COMPANY: Yes. Good afternoon, Supervisor Wehrheim and distinguished councilmen. My name is Thomas Kriklava. I'm the operations manager for the centralized Hauppauge ambulance. We are the ambulance service that covers the industrial park. Briefly about us, we do respond to over 7,000 calls a year, and this is the area that we do serve. The 13 locations that have been outlined all fall within the response area of our organization. The chiefs and board officers have serious reservations on how this mixed-use project would affect emergency medical services to this area. We have received no information in regards to this project, with the exception of news articles. Without verified factual information, we cannot make a proper decision to agree or disagree with this project. We would like to request the Town of Smithtown supply us with information and open a dialogue with our leadership on this project. I'd like to thank you very much for your time, and on behalf of our officers and chiefs, they do apologize for not being able to present personally. They all are (inaudible) working at this time. Thank you very much, Mr. Supervisor.

EDWARD R. WEHRHEIM, SUPERVISOR: Thank you.

ANTHONY COATES: I'm unmuted--can you hear me?

ANTHONY COATES: Thank you, Mr. Supervisor. My name is Anthony Coates. I'm speaking to you today from my home in Head of the Harbor. First let me say that while Smithtown is on pins and needles, sheltering in place and caring for loved ones, worried about keeping a roof over its head and food on the table, I find it unfathomable that you pick this moment in time to bring up today's topic. If I were trying to sneak a fastball by Mickey Mantle at the height of his career, I'd try to do it on a moonless night, in the dark, when he wasn't looking, and that's exactly what you're doing here today. Moving forward on the

approval agenda for the largest residential (inaudible) undertaken by this town in recent memory during a pandemic? Shame on this board. Now, you will tell me that this meeting is merely for informational purposes, and to that I would say good public policy requires complete public participation. This hodgepodge online meeting with faces in boxes looks more like the opening of the TV show "The Brady Bunch" than a serious session. And if this session is merely informational, then why the rush? On the merits of the project, Mr. Supervisor, this board can't seem to get beyond that old wives tale that somehow, more residential housing is going to make us all rich. This board seems to have missed the lesson that we Long Islanders have all come to understand by paying high taxes, and that is when you build tons of homes, you flood the schools with students, you increase traffic, you kill open space, you strain services, and taxes go up, not down. Mr. Supervisor, recently, you were quoted in "Newsday" as saying, "We are a high-tax town." Is that our problem here? We just haven't built enough homes? Why is this board so determined to preside over the Queens-ification of Smithtown? Oh, and by the way, let me guess--these towers are going to get huge (sounds like) IDA tax breaks, right? So we get to absorb the students and the traffic, we get the privilege of paying the developers' taxes--hooray. And the folks that rent these apartments, you've said they will walk to work. Young folks don't have kids anymore? I know there's a virus going around, but the birds and the bees are still actively working. Look, I could go on, but there's not enough time. Let me conclude by saying if you were truly proud of this project, then why sneak it out in the dark like this? I see clearly why you don't wanna talk about it in the light of day. And I thank you for your time.

EDWARD R. WEHRHEIM, SUPERVISOR: [laughs]

RICHARD MURDOCCO, THE FOGGIEST IDEA: Hello, is everyone there?

RICHARD MURDOCCO, THE FOGGIEST IDEA: Excellent. Amazing. For those of you who don't know me, my name is Richard Murdocco. I'm speaking today on the proposal to integrate residential development within the Hauppauge Industrial Park. I'm the founder of the Foggiest Idea, an award-winning resource on the region's land use, and also teach land use and development in Stony Brook University's public policy graduate program. As part of the research process for my award-winning body of work, I regularly review the policy actions taken by local, state, and federal governments that impact communities throughout Long Island. In general, I'm supportive of creating a variety of housing options in the region, but as always, urge policymakers within this town to cautiously proceed with any developmental changes (inaudible). While there is no denying the marked need for attainable housing options geared towards our region's young professionals, in general, municipal change (inaudible) zone action that increase developmental density are often granted without substantive follow-up policies that ensure these units remain within the reach of the targeted demographic. The proposed locations on key roads that limit frontage to nearby homes is a good start, but it is critical if these measures are approved by the municipality that the town ensures that the industrial park's transportation and wastewater infrastructure can handle any and all impacts of growth in the coming years. Thank you.

ROBERT SCURITO: Can you hear me now?

ROBERT SCURITO: Okay. Thank you to the Town Board for allowing me to address my questions and concerns. Stuff that was not addressed in today's presentation was has the school district of Hauppauge been notified of this potential housing, how many apartments will there be--will there be more to come? How many people will be allowed in each apartment, per code? Will the apartments pay school tax, or will it just become just another unfunded mandate that we have to eat? I am hoping that the Town Board will be transparent through this whole process and let us, the community and taxpayers, know what the answers are to these questions. I thank you for your time, and everyone stay well and safe.

ANDREA CHADAYO: Hi. Yeah, it's Andrea Chadayo [ph].

ANDREA CHADAYO: Thank you very much, Board, for (inaudible) me up to speak. I have two young children who will soon be entering the Hauppauge school district, and I intend and would like to have them attend from start to finish. However, with the increase in enrollment that these apartment buildings are likely to bring, I'm extremely concerned about what that's going to look like with regards to class size and the quality of education.

Especially right now, during this pandemic, and what's going on with schools, we have absolutely no idea what the next year or what September's going to look like. We already have our educators really overwhelmed. And to have more children into classes is something that we really do not want to introduce. I ask you, Board, to put yourselves in our shoes, young families' shoes. While you might not have young children anymore, or maybe you have grandchildren, really think about what--the effect that this is gonna have on us. And I am very, very much against this, and I hope that a lot of thought goes into this. And I thank you very much.

MIKE WEBBER: Hi. I just wanna speak in support of the issue. I think the rebranding is actually a good idea. I do have some questions about it; mainly about what constitutes "affordable housing" in this case. I saw under Section B5 there was a brief reference to the affordable housing part, and it's been my experience that when affordable housing is brought up in Smithtown, the definition in the town can be quite different where it might be elsewhere. There was a recent project, I believe the Hudson Place apartments in King's Park, where they were affordable housing of 20 percent of the units. And what they considered affordable housing was individual income in excess of \$80,000 a year, which seems pretty unattainable for most people starting out. So while I am supportive of the idea and the need for apartments on Long Island, I am a little hesitant about what the--about what is considered affordable housing in this case. That was pretty much all I had to bring up. Thank you.

JAMES BOUGLAS: Yes.

JAMES BOUGLAS: (Inaudible) this public hearing today's a farce. This Town Board knows that far smaller projects routinely get spirited community involvement with many (inaudible) people than have attended today, many more questions. This was done purposely, at 2:00 p.m., while there's a pandemic. While people are focusing on keeping their lights on (inaudible) for an appointment, caring for the kids, who are now home from school, and protecting their families. Essential workers are working (sounds like) more and longer hours and putting their lives on the line (inaudible). If you don't have the time to think about (inaudible) and then log into Zoom in the middle of the day, because you decided to plow ahead with (inaudible). And I wanna correct a (inaudible). I believe it was the Town Attorney that said that there was no proposal for a thousand units. (Inaudible) from "Newsday," "Smithtown officials will propose zoning changes to encourage construction of as many as a thousand apartments in the Long Island Innovation Park at Hauppauge," Smithtown supervisor Edward Wehrheim said." So let's be clear--you can't talk out of your mouth--out of one side of your mouth to "Newsday" and then say something else when it comes to a public hearing. (Inaudible) you know, this is designed to lower participation, lower involvement, and people are aware of it, people are upset, and I think you understand that. And let's be clear--you know, citizen participation is critical to good government. Focusing (inaudible) online (inaudible) meetings when this project can wait was a deliberate choice, and (inaudible) participation would have been so much higher if this was after the pandemic. And there is literally no reason not to wait. (Inaudible) villages decided to take these major projects and put them off until after the pandemic, but not Smithtown. And let's be clear--we're talking about the need for more housing on Long Island? Why don't you talk about parking, where 3,500 units have been approved less than four miles away, and the developers are seeking 9,000. What about that? Why don't we allow that to get built first, and see if we still need these thousand units right here in Smithtown? And I also wanna be clear--there are hundreds of thousand of dollars, perhaps as much as a million dollars, being spent on the so-called "master plan." Well, since that time, you've had this Town Board advocate for 189 apartments in Nesconset, a project the size of the mall on 25E at (inaudible), a (inaudible) hotel in our residential communities (inaudible) and now apartment towers in Hauppauge. Why did you spend public money on a plan that you never intended to see the light of day in any meaningful way? It is clear that you will do what you want, regardless of the master plan and regardless of what the community (inaudible). Thank you.

KAITLIN SCHOEPE, SMITHTOWN: It's "Schoepe." [ph]

KAITLIN SCHOEPE, SMITHTOWN: No, that's okay. I'm actually his wife, Kaitlin Schoepe. I'm another mom with several kids that will be shortly joining the school system. I'm also a homeowner and taxpayer in this town. And just like some of the other parents, I'm sure, are feeling and have already mentioned, we're worried about overwhelming the already

overcrowded schools. These proposed housing plans and the apartments, any children that are in them would obviously be in the Hauppauge school district, and most likely go to Bretton Woods, which is already very crowded. We're also worried about loss of jobs. Currently, there are buildings where these proposed structures would be built. Where would all of those jobs go? Those are full office buildings, and if we put in mixed-use buildings, where the majority of it is apartments, where are all those jobs gonna go? The last thing I wanted to say is that I just agree wholeheartedly with basically everything that Mr. Coates said earlier. That's all.

ALAN: Their mic is unmuted, but I don't--Owens Fire, can we--can you speak, so we can hear you? Not hearing anything.

UNKNOWN FEMALE SPEAKER 00:46:30: hello, can you hear us?

OWEN MCCAFFREY, HAUPPAUGE: Hello?

OWEN MCCAFFREY, HAUPPAUGE: Yeah, hi. I'm so sorry, yeah, I'm on a Fire Stick, so--

OWEN MCCAFFREY, HAUPPAUGE: My name's Owen McCaffrey [SP]. I am a Hauppauge resident for over 30 years. I have two children that have gone through the system, from the Pines Elementary all the way to the Hauppauge high school. The Hauppauge high school is just rated 75th in the country, and I want it to stay that way. I'm very concerned that you would consider adding 13 bars within a quarter a mile from my home. I find it offensive that the timing of the meeting, that this is just a public hearing, and that's--I'm public, but I'm also a resident, a taxpayer of Smithtown, of Hauppauge. Again, for 30 years, I've been here. When I come off the Long Island--when I come off of the Northern State Parkway, the very first thing I see is a sign that's illegal, has been there forever, to ask for palm reading. I'm concerned about the environment of Hauppauge and the direction of which we're going. What I want is the community that I--where I pay my taxes and I moved out here from Nassau County so I could have park-like environment. And I just look at this proposed additional thousand families--my--I am in the bird section. The bird section has 90 homes in my development. To have a thousand additional cars, families, overburdening the school district and 13 bars cut--13 bars where the patrons would be cutting through my neighborhood? Really, there's gotta be a better way. Thank you.

LORRAINE COSTELLO: (inaudible) that should be--

ALAN: I think they heard you--hello?

LORRAINE COSTELLO: Can you hear us?

ALAN: Yes, we can.

LORRAINE COSTELLO: Okay. So I'm here with my father, Russell Landriassi [SP], and I'm Lorraine Costello. I've lived in Hauppauge (inaudible) years, and now my children are going to Hauppauge. I have one in the middle school and one in the Pines. We are already affected by the overload of homeless shelters that somehow were put into the industrial park, and we felt that really bad in the elementary schools. There's private busing, it's costing money for food and money for special education services, and again, with the bar situation, we live here because it's one of the most beautiful middle class neighborhoods. My husband and I worked our entire lives to live here because it's so beautiful. And what this is turning into is nothing short of a nightmare. We've gotten police issues from people from a DASH that was put into the industrial park. And we also have, on what is it boulevard, Digital? Digital Boulevard? We've got sex offenders being placed in there every month this year, going into Hauppauge schools. I mean, it's just been horrendous, and I am completely against any type of additional housing. And the cost of our kids, it's being taken away from them. And it's just congestion, and we really think it's unfair and it's sad, because I worked my whole life to live in this beautiful home and have the same life I had with my father. Thank you. My father will be next.

RUSSELL LANDRIASSI: I just wanted to add to that. I live at the end of Northern State

Parkway. I've been here since 1973. Used to be able to get off the parkway and come right home. If you've been there lately, it's bumper-to-bumper traffic from 5:00 on, and it just-- you couldn't put another car in there. And another concern of mine is you get off the Northern State at the industrial part [sic] exit, they're advertising these apartments for almost a year or nine months. Now, how are they able to advertise it if it hasn't even been approved or looked at? That's what's puzzling. It almost sounds like it's a done deal, because they already have an advertisement out for it. That's my concern. And the traffic is getting worse and worse. Thank you.

LORRAINE COSTELLO: And do we actually have a voice? Does it even matter? Or is this a done deal? And it's actually made me concerned and think of possibly moving, after all these years in Hauppauge.

KEN ASSANG: Hello?

ALAN: Hi.

KEN ASSANG: Good afternoon. I'm ready--

ALAN: Ready to go?

KEN ASSANG: First thing, I thought this was gonna be questions and answers. There's no questions being answered. I didn't realize it was just a comment period. Is there gonna be a time where we are gonna be able to ask questions that are gonna be answered? Because I was floored by the fact that before you went to this comment section, they asked the Board if they have any questions or comments, and not one of you had one thing to say. Not one. That's dismaying, and alarming. Going back to what Nicole said before about the done deal (inaudible) in Macy's with "Newsday" already. Because this reminds me of what happened with the BJ's going into Macy's. When people on this Board were quoted in "Newsday" before Macy's had made any statements, or BJ's, and they were denying it. But people on this Board were quoted in "Newsday" as saying it's a done deal. So I'm hoping that's not the case in this situation. I actually have some questions about how many kids are gonna be entering the school district is estimated, and how much in tax giveaways are gonna be given to this project. Those are really my questions, but apparently, you're not answering any of them. So if maybe somebody can tell me when I can ask questions that could actually be answered, that would be material and be helpful. That's all I have to say. Thank you for your time.

KEN ASSANG: Thank you.

ROBERT CARTELLI: Can everybody hear me?

ROBERT CARTELLI: Okay. And I can see everybody (inaudible). Thank you for this opportunity. The Long Island (inaudible) the largest residential building trade association in the state of New York, with thousands of employees (inaudible) development of multifamily housing within the Long Island Innovation Park at Hauppauge. The recent report by Suffolk County Industrial Development and the Regional Plan Association calls for a series of innovations to ensure the continued success of the former Hauppauge Industrial Park, in order to allow the park and all the companies to provide employment and tax revenues necessary to support all of our local government. The employment of thousands will allow millions of tax dollars of our local revenue to be provided by the park, and it's essential for the park to be able to compete with others in the area, in order for the companies to attract which may want to work in the park. To be able to ensure the continued success of the park, it is necessary to implement the innovations to modernize the park and its employees. One of the most innovations recommended by this report, the ability to transform the park from a segregated commercial and industrial park to a multi-faced (inaudible) including a variety of use. One of these uses would be the ability to provide a new place to live for the employees who wanna work in the park. Our young people wanna live close to their place of employment, and it's (inaudible) automobiles, to engage their different lifestyle. The (inaudible) park can be accomplished by the zoning change, allowing people to both live and work in the park, which reduces transportation costs and the affect on our roadways. Providing new employees and their companies in the park will provide significant new

revenue for our local government. I hope the Town of Smithtown recommends the new opportunity to provide a series of meaningful zoning changes to transform the park. Young people, employees, will allow the businesses to succeed, provide new spending in our local government, and provide new revenues for local government, including our school district (inaudible) to bring the local zoning into the 21st century. And this zoning change is a great opportunity to do so. We urge its passing by the Town of Smithtown. Thank you very much. Have a good day.

LORRAINE COSTELLO: Thank you.

MIKE WEBBER: I actually already had a chance to speak earlier.

MIKE WEBBER: No problem.

ALAN: I can take someone from the phone, sure.

ALAN: Great, yeah, no problem. I'll let you--give you a break.

ALAN: Okay. So I've got a caller with the phone numbers ending in 976. I see your hand is raised. I'm going to let you unmute your mic, and the floor is yours.

ANN, SMITHTOWN: Hello?

ALAN: Yes, we can hear you.

ANN, SMITHTOWN: Yes, okay. Sorry. My name is Ann (inaudible). I'm a resident of Smithtown. I am also a transportation engineer with (inaudible). And I wanted to speak in support of the proposal to amend the zoning overlay district to allow the multifamily housing. I feel that given the losses from the manufacturing and other businesses from the park, I think it's important to the town and the region that the Hauppauge Industrial Park continues to be successful and thrive. And to ensure that, we need to implement some changes to modernize the park and to make it more attractive to both companies and potential employees. I feel that by letting people both live and work in the park, it'll allow us to retain professionals and graduates, and it'll also help us reduce both transportation costs and the impact on our roadways. I believe that any future improvements should include the establishment of internal shuttle routes and transit connections to the Long Island Railroad and other facilities in the area. And we should also be including walking and biking routes within the park. And all of this will help to reduce vehicular trips during peak hours, and reduce transportation costs and roadway impact, all of which is good for the town. Thank you very much.

ALAN: Thank you.

ALAN: I can do another dial-in, sure. Looking at our list here, we've got a caller with a dial-in ending in 697--697, I'm gonna open your mic. 697, would you like to speak?

KEVIN STEMFEL, HAUPPAUGE: Can you hear me?

ALAN: We can hear you now.

KEVIN STEMFEL, HAUPPAUGE: Oh, I'm sorry. Thank you.

ALAN: That's okay.

KEVIN STEMFEL, HAUPPAUGE: My name is Kevin Stempf [SP]. I'm a Hauppauge resident for over 30 years. Thank you, Supervisor Wehrheim and Town Council, for allowing me to speak. I am totally against this proposal. Hauppauge has 20,000 residents--a little less than 20,000 residents, and with a brush--sweep or a brush, we're gonna add another thousand? That's a big number. We already have the Fairfield Properties apartments, Devonshire apartments, Cornerstone apartments, Townhouse Village apartments, so it's not like we have no apartments. Adding more to that type of system, making a suburban area more of an urban area, which is not what myself and many other people want for this area.

Commuting on Long Island has always been an issue, in Hauppauge in particular, it's a disaster. I live less than two miles from the high school, and during that sweet time of rush hour, it can be over a 30-minute drive. I can walk there faster, probably. And to add more people into this--no one's gonna convince me adding another--all of these apartments in there is gonna reduce traffic, it's (inaudible) gonna reduce services, it's gonna be worse. Parking--how are they gonna park? Sewage treatment--how is that gonna be handled? Kids, people, riding bikes, walking around an industrial, large-truck traffic area, which streets that have no sidewalks? This is not an area that was ever designed or meant for people to live in. It was an area of work. It's actually a beautiful industrial park, and I give it that. I give kudos to that. It's not an area for people to live and walk around and bicycle. That's not what it is, it has been, and nor should it be. And lastly, it is a terrible time to have, and a terrible way to have this particular meeting. It should be done when people can be there, so that we could voice our opinions in front of you, look at you, get your responses, hear what you have to say, and feel what other people are feeling. This is a terrible thing, and I move, or I request formally, what (inaudible) need to do to get this meeting postponed any decisions postponed, until we can (inaudible) a physical meeting where people can attend, and it's at the 7:00 time slot, not the 2:00 time slot. Thank you very much. I'm finished.

ALAN: Okay. Thank you. Okay.

ALAN: (Inaudible) I do.

ALAN: I've got one--sorry, I'm just going down my list here, same thing you are, making sure I got--

ALAN: --the right list going. Yep. We just did 697; let me lower the hand. And okay, let's see--I've got, for a call-in, I see I have a call-in user number 3, but I don't have a phone number to identify with that, so I can't--I'm not sure if I can--

ALAN: Okay.

JAMES COGLIN: Yes, hello, can you hear me?

JAMES COGLIN: Great. Hold on, I'll be right with you. Sorry. Can you hear (inaudible).

JAMES COGLIN: (Inaudible) you can hear me, okay.

JAMES COGLIN: All right, great. So I'm James Coglin. I (inaudible) real estate company. We've invested in the Hauppauge Industrial Park for about 20 years. We have several buildings in the park, and we built a bunch of others. The past (inaudible) years or (inaudible) primarily focused on mixed-use, multifamily developments, revitalization projects around Long Island. Some of those include (inaudible) Patchogue, Ronkonkoma hub, and the shipyard at Port Jefferson. Now, this park has been the economic engine of our region for a long time, but things change. And over the past 20, 30 years, the type of person that this park attracts as an employee has changed dramatically. And with the change of our generations and the increased percentage of Millennials that are important to the workforce, the demands of this park for employees has gone--a significant change. But over the past years, we've not changed the park at all, and what we've learned building office and industrial around Long Island is that employers go where employees wanna be, particularly the more Millennials take over the workforce. We're very fortunate to have this zoning proposal in front of us. I'd like to speak a little bit about the impact of the school districts. The last couple of years (inaudible) University Research Real Estate Institute has done significant studies of the actual schoolchildren generated by all of the actual apartments that have been built across Long Island, and they determined that the ratio of students to apartments is about .09. That's consistent with all of our projects to date. That would mean that if this is successful and developed a thousand units over the next 10 years or so, could expect maybe 90 kids to the school district. The school district over the past 10 years has lost at least 720 kids from their enrollment. They lost 110 kids last year alone. So if this is successful and generates the 90 kids over the next 10 years, it won't replace what the school district lost last year alone. The taxes from the multifamily and mixed-use are significantly higher than the existing industrial buildings. They will be phased in over time, with IDA pilot (inaudible) programs, but they will not be reduced going in, and they will increase over time,

significantly. If you look at multifamily developments and the forensic analysis of let's say the Patchogue downtown revitalization, it is a huge positive impact on the school district, and we could not be more supportive of that. And also will keep this park alive, and keep the funds that it is able to generate for the school district coming in. So, the park's a huge generator. It needs this change. We're very much in favor of it as taxpayers in the district.

UNKNOWN MALE SPEAKER 01:07:22: Great.

ALAN: I have hand raises, but for folks that are already in Zoom. I don't have--yeah, okay.

ROBERT MANNINO, KULKA GROUP, HAUPPAUGE: Hello, everybody, how are you? My name is Rob Mannino. I'm chief operating officer at the Kulka Group. I'm here today representing myself, Devin Kulka, and Jack Kulka, who could not be here today. But I am here in support of this for many reasons. Before I comment, I'd just like to say that myself, Devin, and Jack are all residents of the Smithtown area. We are business owners as well as residents. Jack's been in the park for 42 years. He was a major part of developing that park early on, a park that's treated Long Island very, very well over the last four decades. It's been a major economic driver, as many people have said, has created a ton of jobs, 55,000 jobs. I am from Hauppauge my entire life. I was born and raised here, my family's been here since the early '60s. My father went to Hauppauge, I went to Hauppauge, my wife went to Hauppauge, my kids go to Hauppauge. I work in Hauppauge, I'm very entrenched in this community and what the park means to the community. I know this park as something great. I know this park as the place where my parents worked, the place where my friends' parents worked, the place where a lot of people supported their families throughout the years. The park has brought some great companies in the last 40 years. We wanna continue to bring those great companies. It's the second-largest--from what I know, it's the second-largest industrial park in the country (inaudible) Silicon Valley, and that's a big deal. I'm gonna say that again--second-largest, behind Silicon Valley. Because Silicon Valley is a place that everybody knows. When you say it, you know what it means, you know what it represents, you know the companies that are there. We can't say the same about our industrial park, and that's sad. We can't say the same, because I could tell you that people in California, if you said the "Long Island Innovation Park at Hauppauge," they don't know what it is. They don't know the companies that are here. But we have a major opportunity to set ourselves up for the next 40 years. This is something that could attract great talent. With great talent comes great companies. Great companies from all over the world will continue to come here, will be big economic drivers in not only the town, not only the area, but the entire Island. We need to have a place where people could come, they could work, they could play, and they can live. That's what people want. That's what companies are attracted to because their employees are attracted to it. We have a chance right now to set ourselves up, not only for ourselves, which would be great; our kids, it'll be great for; our grandkids, it'll be great for. This is a decision that's gonna help us for many, many decades. To me, it's smart, it's the right thing to do, and I don't even think we should hesitate to even think about it. I heard some things about timing. I want to applaud the Board on timing. I think reason, with everything that's going on with the pandemic, and the way that small business owners are suffering, this is a nice way to think about how to revitalize the area. I've been in the school district my whole life. This is the first I'm ever hearing they're overcrowded in the entire time (inaudible) down there today, so I don't know what that's about.

UNKNOWN MALE SPEAKER 01:10:49: (Inaudible)

ROBERT MANNINO, KULKA GROUP, HAUPPAUGE: But I completely support the project, so thank you.

BRANDON MODRAVE, HAUPPAUGE: Hi, can you hear me?

BRANDON MODRAVE, HAUPPAUGE: Yes, thank you. My name is Brandon Modrave [SP]. I'm a lifelong resident of Hauppauge. I grew up in the Pines, I graduated from Hauppauge, and now I am a fairly recent homeowner. I'm now five years into owning my own home. I live in the neighborhood directly behind the industrial park, on Eagle, so this directly impacts me personally, as well as many of the residents in the area, and also many in Hauppauge, in the town. I, like some of the others on the call, thought this was a question-and-answer session, so I've been writing down several questions I had in mind throughout

this, and I guess I'll ask them now, but I also ask, as someone else did before, if there can be a better time that this is done. If this was the idea that it's supposed to be, and as great as it's supposed to be, this should be presented much differently than this. I don't have many meetings to go by; this will be my first one. But I have a lot of school board meetings to go by, I've been watching those very intently lately. And they present very full plans and they take questions, and they then answer the questions live. I think that's a much better way of doing this than a 2:00 on a Thursday. So I can't agree or disagree on the plan without more than 20 minutes on a Zoom call, trying to read typed-up documents through my computer. My questions would be what is--are there any, like, economic studies done on this that I can find as a homeowner. Are there any projected values for homes after this construction is done? How long is the construction going to take place? Am I gonna have to listen to construction for many, many years? I'm very concerned about that as a new homeowner in the area. I also work for the school district, so I'd be curious to find out what the plan is for the school district. And it seems, though, that that plan has not been sent to the school district. I think the school district should be really included in this, as they (inaudible) be impacted by this greatly. My other questions would be as I've learned right now, though, with this pandemic and (inaudible) appointment and not working is those that are not going through it don't really fully understand what's going on. So my questions would be as those that are voting on this and (inaudible) the final say, how many of you would be, like, immediately impacted, like someone like me? Do you live close by to this park, or do you live on the other side of town, more in Smithtown, Nissequogue, and that part? So did anyone have any members--any members of the Board have any students in the school district? This is a lot of questions I have as a new homeowner in the area and the first time on a meeting like this. And if it's great for the town and great for me, I would love to find out really why, and have a much more open discussion than what we do right now. So I'm--I don't know what ability I have to say what--to postpone this, to discuss it more openly. Much better idea. Thank you.

UNKNOWN MALE SPEAKER 01:14:07: Thank you.

BRUNA BARRETTO, HAUPPAUGE: Hello, can you hear me?

BRUNA BARRETTO, HAUPPAUGE: Okay, hi. I am a resident at the bird section. I've lived here about 12 years. I have six children in the school district across Forest Brook, Bretton Woods, Pines, high school. I've been exposed to every single class. I'm also a business owner in the area, and I'm very well-versed on what's going on in this industry, especially here in the industrial park. I purposely picked here because of the taxes and the way the whole structure of Hauppauge. So much thank you to all of you. My professional observation, as I have economic background as well, of the industrial park, it is kind of falling behind with the rest of the industries. And I think that this project I am very much for, once I've started seeing the review from the attorney. It does show positive aspects, if it's done properly. The only thing is that if it's done successfully with all the items considered. I think everybody's voice, what they stated, was valid, was very concerning. I also agree that the traffic is a concern. In the area of the bird section, because there are sections that there's a lot of children here and there's no sidewalks, the increased flow of traffic, especially around Wireless Boulevard, needs to be (inaudible) for this project to go successfully, because I am very much for it, especially in the wintertime. It is extremely dangerous here during rush hour traffic. However, the other concerns I have noticed is more of the border of the industrial park from the other side of the highway. I've noticed crime here on the residential side because of the workers that go into the industrial park has increased as well. I'm part of the Neighborhood Watch. I've noticed a great deal of it. I've personally been exposed by it. I think that to stay up with the times, as I grew up in the city, it is important to create this, because it will allow younger generations to be able to work closely. It will bring a lot more revenue, a lot more conditions that we can work with. With having children in the school districts, it is increasing at a gradual pace, which I think I find reasonable. Are the children affected? Not really. I think the teachers and especially the superintendent, he's very good at adapting to the new environment, and I'm sure that we will work something out. And they're very capable, so I know that they'll adapt to this very well. The only concern that I have outside of that is the timing. It is unpleasant; however, it would be helpful to provide more information of how we plan to take care of cesspool issues. You know, maybe we're gonna change the city sewers, or you know, how--what kind of population is coming in, what type of businesses that would actually help increase revenue? The change is good. The only

reason why my businesses aren't in the Hauppauge industrial area is because of the non-option for mixed. So I think that this is positive and I'm for it, and I just wish that we had more time to review more of the data on what your plans are to progress and execute it. (inaudible)

ALAN: Did you unmute--did you open up Bob's mic?

ALAN: I see it now, okay.

BOB SOTO: Unmute, okay--can you hear me now?

BOB SOTO: Oh, thank you so much. Well, hello to all, and I hope everyone is staying safe. And thanks for all your efforts around the town. It's appreciated. I have two things. This project--I'm very pro-development, but this project doesn't sound too good to me, because the Long Island Expressway is right there, and we're gonna have a small city created called Heartland very, very soon. I don't know how soon, but it's gonna happen. Five thousand residents, 500,000 square feet of retail space. If the Long Island Expressway in that area is not upgraded somehow, I don't see how this works. The Long Island Railroad is far away. It doesn't run right through that industrial park. Also, if there isn't a sewage treatment plant installed for those units and for the park, it's a non-starter. I don't see how it gets done. And I'm very pro-development, but this doesn't look to me like it's viable at this particular time. We have lots and lots of apartments all around the area. We're gonna be building in Smithtown proper, there's gonna be apartments there. And again, Heartland is gonna have, on the site of Pilgrim State, which is approximately four miles away, five thousand apartments. I drove through that area on the Long Island Expressway for 38 years, morning time and rush hour. There is no more rush hour, it's rush four-hour. So please think about all of this. Thank you very much for hearing from me.

ALAN: Mike, you have to unmute your mic, if you could.

ALAN: Nicole, I just wanna say one thing--so for all the folks who are joining on Zoom, if you just have a first name or, like, an initial or something, it'll be super helpful for us if you could rename yourself to make it easier to identify you, to give you the chance to share your commentary.

CINDY ZETO: I also agree that this pandemic is really not the time to be talking about this and bringing it up. It's a little irksome that people are saying that it's advertised already, which leads me to believe that this is possibly a done deal, and we're just wasting our time. You know, we moved to--my children and I all bought houses here in Hauppauge. We moved here because the schools were wonderful just the way they are. I think that it's gonna bring a lot of traffic, more traffic than we need. And right now, our police, our fire, our ambulances are wonderful, and the more you bring in here, the worse it's gonna be. And I don't think it's fair to them, I don't think it's fair to the teachers. It's very easy for realtors and people that are gonna benefit to be in favor of all of this, but this is not the community we moved into, and I think you're gonna be finding the realtors are gonna be very happy, because a lot of people are gonna be moving. Basically, that's really it. I think that it's unfair that you're bringing this up now, and we really need a time where we can get these questions answered and move on. Okay, thank you very much.

KALIOPE GANIUS, HAUPPAUGE: Hi, how are you, thank you for having me. I recently, about a year ago, moved in with my husband, our three kids. We have a business in the community, and I'm a teacher myself, and I know what these kind of housing projects are a huge strain on school districts. They over-flood the schools, they overwhelm the teachers, because the class size just shoots up. I'm genuinely concerned, and I don't understand how this is beneficial to us. I hear--you know, the people that are coming on here in support of it, they must be the developers who wanna get this done, this agenda done. I can't imagine how it's beneficial to me as a taxpayer to help, I guess in part, subsidize this housing, and for the fire department, the police, the schools--it just doesn't make sense to me. So we'll probably end up needing more. My taxes are probably end up [sic] going up in the long run. So I just motion, please, just inform the public a little bit more, wait till everything opens up to bring this to a vote again, so we can be in public, we can be better informed. I found out about this 20 minutes before the meeting, to join and voice my opinion. The neighbors in my

community are very upset. And I can't imagine many people being supportive of something where you know it's going to just flood traffic and just bring more bad than good. Thank you.

ALAN: Okay.

UNKNOWN FEMALE SPEAKER 01:25:33: We're on mute.

EILEEN BARR, HAUPPAUGE: Hello, can you hear me?

EILEEN BARR, HAUPPAUGE: Okay. Thank you. Good afternoon. My name's Eileen Barr, EMB. I'm calling to voice my disapproval of this proposal on behalf of my family and I. I've been a resident in Hauppauge since the 1970s, went through the Hauppauge schools, and my children are doing the same. And I'm very proud of that, and I'm very proud to be a part of Smithtown. I'm against this proposal because of the impact that it's going to have directly to my family and I. Our neighborhood is directly next to the Oser Avenue portion of the industrial park. I just want everybody to remember that when this park was designed, its name was the Hauppauge Industrial Park, and I don't think that we should go towards the Hauppauge residential park. It's great that we have businesses here. We have technology, we have--it creates jobs, all good things. We, the neighbors surrounding this area, have seen the negatives. We have had crime in the bird section, we constantly have speeding vehicles going through our neighborhood. We've had (sounds like) DUE fatalities on Carter Lane that originated from the bars that are in the industrial park. I have children that are riding bicycles. I have never let my kids (inaudible) onto the industrial park to ride their bicycles, or even leave our neighborhood, because of the traffic from the industrial park. As for the need for this housing, I don't agree with it, because if you look at the history of the residential--I should say the hotels, the--a lot of the hotels have converted, because they weren't getting business, to homeless shelters, on Moreland. They've converted to places for the elderly, and some of them have been knocked down. So if housing is needed, why weren't any of those properties looked at? We have a lot of affordable housing on the other side of the expressway, in Brentwood and Central Islip. So if they need affordable housing, they can renovate over there. I don't think that it's fair to the residents here in Hauppauge. The influx to the schools they talked about, we have board meetings going on this week stating that it will be devastating to our district because of this pandemic, and getting a budget passed. We have no information from the state of New York on how the monies will come or will not come, and the percentages. We will lose a lot of teachers going forward if the pandemic affects our district like that. So I don't believe that this is a good proposal. I am against it, again. I don't think the notification to everybody in Smithtown was informative. I found out through our school board very last-minute, and thank you.

PAULA LABELLE, HAUPPAUGE: Can you hear me?

PAULA LABELLE, HAUPPAUGE: Okay, thank you. I am a resident, along with my husband and my son. My husband grew up, like many of us, here on the Zoom. His family lived in the bird section. They never locked their doors. And when we decided for him to move back, Hauppauge was our number one choice. Based off of the school district, the ratings, the whole nine yards. And my concern over the last few years is the safety of my child. We've had to beef up security in school districts, which scared my son, to see, you know, security walking around. Parents had to get buzzed in, you need a license, which is actually, I think, good. However, you know, I can't allow my son to ride his bike on our street because I have a speed zone, 20 miles an hour, and it's--people go crazy around here. So, you know, that is a problem, as well as what we consider affordable housing, okay? Affordable housing, to me, is extremely low-income individuals. Again, we've had--my next-door neighbor had her father's car broken into. I've never seen that in my neighborhood. We had a crack house at the corner of my block that we were trying to get rid of for years and years and years, and now I have a boarded-up house that looks disgusting. People walking through my neighborhood that I know don't belong in my neighborhood. The biggest thing here for me is the safety and the wellbeing of our children, and what it will do to the school. And again, I also wasn't informed, and I only heard about this on a board meeting as well. So first and foremost it's safety, and that should be considered for our children, and that's what we're all here and wanting and fighting for. A great education, they are ranked 75/76 out of the state, which is amazing and great, and my son flourishes in this

school district. And the teachers--I just had a teacher drop off a goodie bag to my son today. You don't see that, and these teachers care. And I'm concerned for the future of what's gonna happen in the schools. So passing something that's affordable is very concerning to me. Thank you.

ALAN: Thank you.

DAVID BARSHAY, HAUPPAUGE BOARD OF EDUCATION, HAUPPAUGE: Can you hear--can you hear me now?

DAVID BARSHAY, HAUPPAUGE BOARD OF EDUCATION, HAUPPAUGE: Great. Yes, this is David Barshay--sorry I didn't put my first name on there.

DAVID BARSHAY, HAUPPAUGE BOARD OF EDUCATION, HAUPPAUGE: It's okay. I'm a resident of Hauppauge school districts, and I'm also the president of the Hauppauge Board of Education. I've been on the board of education since 2012. I've been its president since 2013. I just wanna echo some of the comments first before I tell you the school district's position on this. I wanna echo some of the comments concerning the form of this meeting, and the way the notices, and the way it's being conducted. The fact that people are not able to get answers to the questions that they're asking, and those things are gonna be answered in email, shows a complete lack of transparency on behalf of the Board, with all due respect. We run our meetings for the school, we answer questions live. We take all night. On Tuesday, we were there until midnight, answering questions from the community. That's what the community deserves. That's your obligation as a leader of the community, and you're failing the people if you're gonna email questions back to people--email answers, rather, back to people in private. You have an obligation to answer questions live. We have a meeting tonight in the schools at 8:00, live, online. Questions will be answered live, online. I invite everyone--every one of you on the Board to come and join our meeting. Contact me through the school. I'll give you the code to join and answer questions from the community live. As far as the school district's stance on this thing, I can tell you that one, you haven't been watching our board meetings, because the school districts--right now, our school district is facing a budget shortfall of over \$2 million. So to say that we can easily absorb more kids is disingenuous at best and uninformed at worst. The school district sent a letter to the Board asking that this matter be delayed so that the school could do a study to determine exactly how many kids are gonna be coming in, to the best of our ability, and how we're gonna pay for those kids, their education. Every kid that comes into the district, it's more than \$20,000 a year to educate each kid. Do the math. Do the math. Give us time to figure out whether we can even absorb these kids. Maybe it winds up that we can. But right now, pushing this through without that information is grossly irresponsible. And again, I invite you all to join us tonight in our meeting, and answer questions from the community live. Thank you.

ALAN: I do.

ALAN: Yeah, I think some have been trickling in and trickling out (inaudible).

ALAN: Sure. So I see a hand raised for a phone number that ends in "747." Again, 747, I'm going to let you speak. You can unmute your mic, and the floor is yours.

DAWN LAVORIC, HAUPPAUGE: Hi, my name is Dawn Lavoric. Can you hear me?

ALAN: Yes, we can.

DAWN LAVORIC, HAUPPAUGE: Oh, okay. I've been living in the district for 25 years. My kids went here. I've been listening all along, since the beginning of this meeting, and I'm very, very concerned about the fact that I was not notified. I found out by accident, through my daughter, whose family also lives in this district. No big notices came out, no questions are being answered. I find that disingenuous at best. And I would like to ask one question, and I would like to have it answered right now. Is this a done deal? I don't want an email, I don't want it happening in the background. I want it answered now. Has this already been done, and is this just a formality? Thank you.

ALAN: Yes. I've got another call-in person with their hand raised.

ALAN: And that is--one second. So, phone number ending in "953," 953, the floor is yours. You should be able to unmute your mic.

STEVE AVERNY, HAUPPAUGE: Hi, this is Steve Averny [SP]. Can you hear me?

ALAN: Yes, we can.

STEVE AVERNY, HAUPPAUGE: Great, thanks very much. I hope everyone is safe during these times, and I hope we all can enjoy this Memorial Day weekend, and we have beautiful weather. I've been a Hauppauge resident for 20 years now, my wife and my two children. My children went to Hauppauge schools, my son has graduated from high school. My other son is a junior in high school. You know, I am concerned about the impacts, and whether this has really gone through a thorough analysis and due diligence. I echo David Barshay's comments that the devil's in the details. You need to be able to figure out what the impacts are gonna be to the schools, to the districts, to public service, to fire, sewage, police, all of these things. And if you have not done that study, I encourage you to do that. Do not rush this through. Do the right thing, and do a thorough analysis. Otherwise, you're gonna run this through and you're gonna ruin this community. Thank you very much.

ALAN: Okay, thank you.

ALAN: We've got one more dial-in that I can recognize.

ALAN: That's gonna be "930." Phone number ending in 930, you are allowed to speak, your mic is--

LINDA HUTCHINSON-BOTTITA, HAUPPAUGE: Hello. Hello, yes, this is Linda Hutchinson-Bottita, and I reside in Hauppauge. First, I'm gonna say I don't have any great statistics prepared. I only found out about this a little more than an hour ago. I was born and raised in New York City. I love the city, but I moved out here because I wanted a more quiet environment. I wanted to spend my golden years in a nice, quiet, suburban area, and I don't wanna see it turned into an urban area. I am concerned that the taxes are going to go up more than they already are. I'm concerned that the schools and the public services are going to be over-stressed. I have stepchildren in the public schools here, and they are getting a level of education, I would like to see it remain that way. I'm concerned about the traffic. Sometimes it is amazing in just the few years that I've lived here, how long it takes to get down Veterans Highway. And I'm concerned that that's going to become more of a problem. I find it very unsettling that I just found out about this an hour ago, that there was no opportunity for people to have a regular meeting, ask questions face-to-face. I find it very unsettling that that lady asked if this was a done deal and nobody answered her or recognized her question. Thank you for your time. Good afternoon.

ALAN: Okay, thank you.

ALAN: I've got one dial-in, but for some reason, in Zoom it's showing up as call-in user 3. I'm not sure if they dialed in anonymously, so I can't--

ALAN: --find a way to recognize them, I'm sorry.

FRANK ANTONELLI, SMITHTOWN: Hi, good afternoon. Thank you for taking the time. I just wanna say that I'm a Smithtown resident for over 23 years, and I really--I'm looking forward to this, if it's done right and done correctly. I think it's an opportunity for us to look into the future. In 23 years, I have seen businesses close for years, and people moving out of the area, and I think this would be an opportunity for us to bring people back into this town. As far as the schools, I mean, you know, like I said, I'm a Smithtown resident. I am in the Commack area, but I know that enrollment has been (inaudible) all around. And I think this is a great opportunity, as I said, to look into the future and create a nice economic advantage for this town. That's all I have to say. Thank you very much for letting me speak.

ALAN: Ann, your mic is open, but we're not sure--we can't hear anything you're saying at

the moment. Hm.

BOB COURT, HAUPPAUGE: (Inaudible) now?

ALAN: Yes.

BOB COURT, HAUPPAUGE: Yes, Bob Court (inaudible). Different perspective. I'm a business owner, and actually a landowner in the park. And I have many clients in the park, and I think (inaudible) from a business perspective, we support (inaudible) use initiative. Many of us struggle to attract talent to the park, and certainly I think the complexion of the park has changed, where there are more professionals working in the park, and they require that affordable housing that we talk about. And I'm not talking about Section 8 housing, I'm talking about something that's affordable, and certainly for the younger folks that are coming out of college. I think that's really critical. And people wanna live close to where they work, and where employment is, and they (inaudible) where there is retail, and there is retail in the park and around the park. And I think that's extremely important. I think it would help us retain employees, as well. Sometimes we have (inaudible) employees, and it's difficult for them to perhaps relocate out here, where they think they need to buy or purchase a home. So affordable housing (inaudible). Apartments, again, would attract and retain the talent with that affordable housing. It would help the retail businesses around the park to survive and thrive. And in closing, I'd say I am sympathetic to many of the callers. Most of them are residential. I understand. No one likes change, no one wants to move forward. But I think it's time we need to, and I think it's time to upgrade the park and keep up with demanding times. And I do think, finally, this initiative will ultimately keep the park vibrant as the regional business hub of Long Island. Thank you very much, Nicole and the Board.

RICH HUMANN, H2M ARCHITECTS AND ENGINEERS, HAUPPAUGE: Unmuted.

RICH HUMANN, H2M ARCHITECTS AND ENGINEERS, HAUPPAUGE: (Inaudible) So, to Supervisor Wehrheim and the Town Board, I appreciate the opportunity to address you today. As Nicole said, my name is Rich Humann. I'm also resident of the town. In addition, I also run a growing (inaudible) professional design services firm, and we employ about 350 people here on Long Island and Suffolk County. I'm in strong support of the proposed change in zoning to allow for mixed-use development, and I believe there are a number of very positive aspects with the proposed change. But I really wanted to highlight two of them in particular for the Town Board. First, the challenge for us to grow as a region as well as, you know, my company, companies like ours, is our ability to retain our young professionals. I've got a pretty strong human resources team here that I rely on, and I've asked them to research the topic of young professionals on Long Island for a number of years now, and they're really looking for rentable opportunities. They're not looking to buy a home, they don't wanna live in their parents' house anymore. And we're woefully short as a region, and as a result, we're really losing out with young professional talent. And if we're not continuing to grow as a region, then we're all gonna suffer. They're really looking for live, work, play environments, which mixed-use will accommodate. So not only is it a fantastic opportunity for young professionals, I think the businesses in the park are gonna continue to rely on the ability to retain their talent. I think more than ever we have to be innovative and forward-thinking, and I think this is a great opportunity for us. Second, and was mentioned by a few people, as a region we've already made a tremendous infrastructure investment in the park by installing wastewater sewer systems. Having sewers in the park now opens up a lot of opportunity for existing uses and new uses. The potential that is unlocked in the park can't be overstated. You know, not only is mixed-use now possible, I think it's really imperative. The opportunities that sewer systems present to help us create communities that aren't transient, but are sustainable, really needs to be part of the consideration for the Innovation Park. And I'm sure there are many communities in Suffolk County that would die for sewer infrastructure, to be able to take advantage of what it provides. And I think not leveraging that to the greatest extent would be a significant missed opportunity, not just for the park, but really for the Town of Smithtown. So I appreciate the time and your consideration. Thanks.

JOE CAMPOLO, HAUPPAUGE INDUSTRIAL ASSOCIATION OF LONG ISLAND, HAUPPAUGE: Can you hear me, Nicole?

JOE CAMPOLO, HAUPPAUGE INDUSTRIAL ASSOCIATION, HAUPPAUGE: Great. So, Town Board, Joe Campolo. I'm Chair of the board of the Hauppauge Industrial Association of Long Island, and I'm also the managing partner of a law firm here on Long Island, and I've been involved in development projects for more than 30 years. And one of the things that I think we're all learning through this pandemic is good government requires decisions based on facts and not on emotion. And the first fact I wanna let everybody know is I've been involved with this from the very beginning. This legislation, which is terrific legislation, terrific proposed legislation, is a product of a study that started more than three years ago. In conjunction with Stony Brook University, the Hauppauge Industrial Association took a look at the industrial park and said, what do we have here, what's the asset we have here, and how do we maximize it from a job-creation and tax-generation perspective? That was more than three years ago. Through those past three years there have been dozens of press conferences, public reports, legislative breakfasts, all of which Supervisor Wehrheim has been at and asked tremendous questions about the project, and answered every question that was asked about him. So to say that there was no transparency or this is somehow sneaky, this legislation, is just not factually correct. To say that this project is going to hurt the taxpayer of Smithtown is, again, factually incorrect. This project is designed to help the taxpayers in Smithtown. You know, people have to pick a path about how we're gonna continue to exist here on Long Island. Either you're gonna pay more taxes, or you're going to encourage economic development to offset those taxes. This project is going to offset those taxes long-term, and that's a great thing for the residents. The fact that people try to scare developers by saying "low income." Well, low income--these are not low-income, Section 8 apartments. These are going to be beautiful apartments that young professionals are gonna be able to afford to live in, like my daughter, who just graduated college. Where is she going to live? And the other thing people like to say is "traffic." And having workers live where they work creates less traffic, folks. It creates (inaudible). So to me, I applaud the supervisor and the Town Board for being on the right side of history here. We have the second-largest innovation park in the world, second only to Silicon Valley, that is thoroughly underutilized from a job-creation and a tax-creation perspective. This legislation pushes it forward where our society needs to go. As far as the school district is concerned, I think the cite was made earlier, it's anticipated it'll add 90 kids to the school district. And we don't even know, with this pandemic, how education's gonna look going forward. So congratulations to the Town Board for such great legislation.

GREG BABINO, HAUPPAUGE: Hello, can you hear me?

GREG BABINO, HAUPPAUGE: All right, thank you very much. Good afternoon, all. I'm calling in for support of this legislation, with certain caveats, of course. Just a quick summary. My name is Greg Babino. I am a new Smithtown resident with my wife and first child, three-month-old daughter. I tell you this because as a 30-year-old it is becoming more and more rare to hear of someone in my own position, in my wife's position, because the young professional just seems to be becoming a unicorn. You hear less and less of them. And I believe this is a great opportunity if done responsibly, as a few of the past callers have indicated. That provides opportunities to attract those young professionals, not just like myself, but even younger individuals who are coming out of college, those responsible, if you wanna call it, in quotes, ways while preventing raising taxes on the current residents, attracting those young professionals, which in turn could actually reduce the amount of crime and reduce the amount of traffic, if you're supporting those local businesses and trying to get people to work and live in the same area. And I think you can also mitigate those concerns with those various aspects and the school districts, because you are going after the younger individuals. You know, maybe that's the intent, rather than the idea of having a whole household. I think it certainly gives us an opportunity to look towards the future, and I do, once again, just wanna reiterate that it provides us opportunities to look towards the future, rather than just looking towards the past. Millennials and Gen Z'ers, they are more and more likely to just--they don't want to commute an hour each way, all right? And when you speak to them, more and more often than not they will much rather leave a job and go to a new job that is closer to home. They're not gonna stay in the same job for 30 years because it's just convenient. And I do appreciate the opportunity to speak. Thank you very much.

ALAN: Thanks.

TERRY MICELLI, HIALI, HAUPPAUGE: Can you hear me?

ALAN: Yep.

TERRY MICELLI, HIALI, HAUPPAUGE: (Inaudible) hear me? Okay. Thank you. Thanks, Nicole. And thank you to the Supervisor and the Town of Smithtown Council. I have to commend all of you on moving forward with this during the pandemic, because, you know, sustainability is more important to us now than ever before. So I speak as the CEO of the HIALI, but I also speak as a 58-year resident of Smithtown and a Hauppauge graduate from the school district. So you've already heard about the park; it's one of the largest in the nation--19.6 million in total taxes (inaudible) value back to the Town of Smithtown; 44 million in taxes to the Hauppauge school district. And it supports the lowest taxes for residents in Hauppauge. So I think we can all agree one thing--that we need to sustain the park for many, many years to come. And as was mentioned before, we went through a study. It took us well over three and a half years. It was the most transparent process we have ever been through in terms of getting feedback, running meetings, surveying. And one of the things that came out of it, as you've heard, is there is an urgent need for young professionals, to retain young professionals in the workforce. And by the way, to counteract, that's 68 percent of our kids on Long Island are telling us that within the next five years, they will leave Long Island. And many of them will leave Smithtown. So as we surveyed the young professionals, they said they need a place to live, to work, to play. By the way, they said the park has the walkability to do that. As we surveyed the business owners, they said there was an urgent, urgent need to fill the talent pipeline. So it's really critical, I think, that we pass this, because those two needs need to come together--the young professionals and where they're gonna live, and certainly filling the talent pipeline. You know, we're told that the added tax revenue would be more--would more than offset any added demands, and you heard about the school district, that we know the school district lost about 110 enrollments last year, and this would add, at the most over the next 10 years, 90. So we're committed to leading this, we're committed to really helping it happen for your young professionals, for my children who are in the schools, and we urge you, really, to pass this mixed-use. Thank you.

ALAN: It's Katherine T. Katherine (inaudible).

ALAN: Yeah.

ALAN: Katherine, if you can unmute? Katherine, the floor is yours, if you can unmute your mic. Katherine, are you able to unmute your microphone?

ALAN: I've got one more with a hand raised. I think we tried this one earlier, I'm not sure.

ALAN: Phone number ending in--I may have taken this already; I apologize, because I'm trying to write these things down fast and furious--phone number ending in "747?" 747? We may have already addressed you. Your microphone is open, if you'd like to speak. Okay, 747, I'm going to mute your mic and lower your hand. If I did that by a mistake, I apologize, please let me know. I'm lowering your hand--again, for the people on the phone, star, nine raises your hand. I have one other hand raise. Again, call-in user number 3. I don't know how to--I'm gonna lower that hand. Call-in user 3, if you've raised your hand, I'm gonna lower it, if you wanna raise it again. One more, Nicole. I think Rob Scurito? Did we already try to bring Rob Scurito (inaudible)?

ALAN: Got it, okay. We just didn't lower the hand, my apologies. In terms of hand-raises, I've got one more just now--nope. We've got one more hand raised right now. Bob McGuigan--hopefully I said that--Bob McGuigan, you (inaudible)--

BOB MCGUIGAN, HAUPPAUGE: Can you hear me?

ALAN: Yes, we can.

Okay. I've been a homeowner and a taxpayer in Hauppauge for 44 years. I plan on being around another 20 or 30. I got a lot of concerns with this issue, most of which have all been mentioned--the traffic, the schools, the bars. My main issue, though, is you're putting a thousand apartments in the industrial park. If not all of them are rented to Millennials who

are professionals to work there, are they gonna go to Section 8 housing? Is the developer, whoever in charge, gonna make sure they get their money back and go to Section 8? Because that would just decrease the property values and increase the crime here in the Hauppauge area and the rest of Smithtown. I'm concerned about that, and I think the Board should be concerned about the current residents and their welfare, and not potential new residents who might be on welfare. I'm sure Mr. Lima, who developed this plan, and most of the ones who've spoken in favor of it, with a few exceptions, don't live here. And I believe the Board has a duty to take care of the long-term residents who live in this area, and not put the priority with the industrial park. Thank you.

EDWARD R. WEHRHEIM, SUPERVISOR: Okay. So there are no more public speakers lined up, correct?

EDWARD R. WEHRHEIM, SUPERVISOR: Okay. So you'll just retain that information, and we'll try and contact them in the future.

EDWARD R. WEHRHEIM, SUPERVISOR: Okay. So before we move on to the agenda, for those who are still listening, and I hope most of you are, I'd like to just clarify a number of issues that came up. Number one, if you go back to the presentation by our Assistant Town Attorney, you hear that this public hearing today was specifically to get public comment back on a special exception by the Town Board for mixed-use development. At this time, there is no application, nor is there any site plan for any of the 13 properties that were described here. So we don't have any of that yet. When we do, or if we do, and there is an application put in, all of the questions, or many of the questions and concerns that came up in this public hearing certainly will be addressed at that time by our planning people. All of the environmental issues, traffic issues, all of that will go along in conjunction with an application that's put in to put a site plan. So the misimpression that we're looking to build a thousand apartments in the industrial park immediately doesn't exist, and I wanna make sure that all the folks that called in enjoy their weekend today, have no fear. There is nothing imminent going on there. Myself and the Town Council have heard all of you. I know we all take copious notes, which we always do. And that's the purpose of this meeting. This meeting and a public hearing is to hear what you have to say, whether it's pro or con. We will then take this back to our planning professionals, which is what we do, and we will go over all those concerns. But there will come a point, possibly at some time, when an applicant will forward an application to the planning department. And at that time, the public will know exactly what's going on, just as you saw a site plan today. There'll be ample time to review anything that goes on there into the future. I would also like to just address a number of comments, and I wanna preface by saying I certainly understand them, as to why we're doing this via Zoom outlet, during a pandemic. We all, including our government officials here and staff members, understand that this is a very difficult and uncertain time. No one really knows when this is going to end. No one knows any of the results of the pandemic at this time. We are certainly in the early stages. But in conversations with all governments in the state, and frankly across this country, the one issue that remains is that government has to continue to operate. And I believe what you'll find going forward is there'll be a lot of adjustments, and many things that may seem unusual. But we have to continue to do our job. That's what we're responsible to do, and that's why we're doing this in accordance with all of the governor's of the state of New York's executive orders. So in closing, to the people who are out there, I hope you're all safe. I know I can speak for our Town Board. I hope you stay healthy. I would ask you to enjoy your Memorial Day weekend, and dispel your fears about a lot of what you said. Your comments were taken, and at the proper time, your concerns will be answered. And this Board has no intention of pushing anything through. I will tell you there were a number of speakers who referenced these apartments were being advertised. I was made aware of three signs talking about apartment rentals on Willets Path. I'm sure that's what they're speaking about. Rest assured, that has nothing to do with this application. We researched it. Those signs are put up there by Rechler Equities, and they're in reference to renting apartments that are in Melville. So it's strictly advertisement. It has no connection whatsoever to this special exception public hearing. So I wish you all well, I hope you all stay healthy. I wanna thank you all, as does the Board, for calling in and giving us your comments. And we will now move to the agenda.

EDWARD R. WEHRHEIM, SUPERVISOR: Yes?

EDWARD R. WEHRHEIM, SUPERVISOR: Nope, not at all. Let's hear her--let's hear the (inaudible) and then we'll move to the agenda.

UNKNOWN FEMALE SPEAKER 02:06:58: Hi. Thank you for letting me speak as well. I am a mother of three children who attends the Hauppauge school district and of course has major concerns about this being put in my neighborhood. A thousand apartments--you know, you sit there and you say, well, you know, these are professionals and Millennials. You can't guarantee that they're not going to have children that are attending our schools. That is a lot of students to account for. And if you attend Hauppauge's board meetings, we are in a financial crisis right now, especially because of this pandemic. This can overburden our schools. In addition, the traffic that this will create--and you say it won't create traffic; well, it will. On the weekends, when these so-called "professionals" are living in the industrial area will be going out and about their business in our community. I live off of Old Willis, in the bird section, and I just--I am so against this being put in my community. I love my community, and it's beautiful, and I just think that you will destroy what is already here in Hauppauge. I hear a lot of residents calling in from Smithtown. This doesn't affect Smithtown residents. This affects Hauppauge. This is in our neighborhood. Thirteen bars in our neighborhood. This is appalling. I also find (inaudible) concern on a 2:00 meeting. Do you typically have meetings like this at a 2:00 timeframe? Usually board meetings are at night, when the public can attend. I'm in and out of meetings for work, and I have been logging in and out throughout this 2:00 time period. I just wanna say that I am absolutely against this, and I think it is not in the best interests for our residents, for traffic, for our children, for our community. Thank you.

EDWARD R. WEHRHEIM, SUPERVISOR: Well, that's good to hear. Before we continue, just a reminder for folks who are still listening in, we will leave this record open on this public hearing for 20 days, so you have 20 days to make any comments in writing to the Town Clerk regarding the public hearing that we heard today. So I wanna thank you all for attending. And Madam Clerk, we'll move to the consent agenda. I wanna close the public hearing--

UNKNOWN MALE SPEAKER 02:09:45: (Inaudible) motion? We need a--

UNKNOWN MALE SPEAKER 02:09:49: Can we have a motion?

EDWARD R. WEHRHEIM, SUPERVISOR: (Inaudible) remain open for 20 days.

UNKNOWN MALE SPEAKER 02:09:53: Okay.

EDWARD R. WEHRHEIM, SUPERVISOR: Okay, very good. Okay, we can move to the consent agenda.

EDWARD R. WEHRHEIM, SUPERVISOR: Yes, we can--

UNKNOWN MALE SPEAKER 02:10:18: (Inaudible)

EDWARD R. WEHRHEIM, SUPERVISOR: --leave it open for 20 days for comment.

JENNIFER THOLL, JENNTHOLL@YAHOO.COM, HAUPPAUGE: I am writing in regards to the proposed zoning change for the Hauppauge industrial area. I feel this would be a detriment to our town, our children and our school system. I am asking that you do not change this local law 8-2020 chapter 322 zoning and do not allow housing/apartments. I also do not appreciate the time change of the meeting and the poor notification of the change. I would love a response to my email. Please contact me at jenntholl@yahoo.com. Sincerely, Jennifer Tholl.

KAITLIN SCHOEPE, KAITLIN.SCHOEPE@GMAIL.COM, SMITHTOWN: I would like to express my absolute outrage at the town council. It seems as though the hearing today regarding the zoning change in the industrial park was simply going through the motions. From more than one source it seems that town council has UNLAWFULLY already made agreements to allow these mixed-use buildings and apartments to be built. Tell them they

can say goodbye to their seats. I'll run myself if I have to and make sure that I do a better job representing the voice of Smithtown. They are not the emperors of this town. They are elected officials that are supposed to represent their constituents. They have absolutely circumvented the process in place and Smithtown will not stand for it. I will continue to write everyday until I get a legitimate response. You can count on it.

K. GABRIELSEN, KPGAB56@YAHOO.COM: The meeting on Hotel in Hauppauge industrial park should not be held during a pandemic quarantine, And need to be better publicized anyway. We do not need or want another hotel that can be turned into a welfare hotel like the Howard Johnsons Hotel was. It is a strain on or resources and our schools. People come from other states and are placed there. You are not even helping NYers. Please do not approve this project, ever.

KATHLEEN AND TOMMY LEONARD, HAUPPAUGE: Dear Town Clerk, I am opposed to the change to local law 8-2020 chapter 322 zoning. Please advise if you have spoken to and discussed all issues with local schools, ambulance, police and other concerning parties. I believe this change and allowing multipurpose buildings will increase the Hauppauge school district student population and burden the elementary schools. Will the tenants of these apartments be taxed and pay local school taxes or will the burden fall on the community to absorb? How many apartments are actually being built? Will more come? What is the code for the amount of people in each apartment? I am also concerned with the number of bars you are permitting in the area as well. The community deserves answers to the questions. When will you have a hearing to respond and give further information? Appreciate your time. Kathleen and Tommy Leonard, 33 Sequoia Drive.

NATALIE ALLEGATO, ALEXJARRED@OPTONLINE.NET, HAUPPAUGE: Not only do I oppose the Industrial Park project, but I oppose you having the audacity of attempting to change zoning for such an enormous, and dangerous project to the Hauppauge school district in a virtual setting and not in person. This project needs to be postponed until taxpayers can attend in person meetings. I also reject how difficult it is to be able to comment on this project, no doubt in hopes that people not efficient online are unable to make their comment. Anyone with knowledge about Agenda 2030 know this is your goal; CONTROL!! However, if you are keeping up with any news, politicians with goals of CONTROL are losing their seats. We all know IDA's are taxpayer money. The bottom line is "follow the money." No doubt all of you are getting rich or obtaining votes from developers and contractors. Many of us are not as stupid as you think we are.

TONIANN MICHELS, T.MICHELS@HOTMAIL.COM: It has come to our attention that the Town of Smithtown wants to change the zoning laws to allow a mixed use of buildings (allowing residential) in the Hauppauge Industrial Area. As this could potentially add many more students into our schools as well as more traffic to our area we are firmly against this change. My family is not for the change to local law 8-2020 chapter 322 zoning and wanted it to be known we would not be happy to have residential areas added in any form to the Hauppauge Industrial Area. We are not happy about the adding of "affordable" housing included to our area. Thank you for your time and please take this into consideration. Sincerely, Toniann and Shaun Michels.

CHRIS ARNOLD, CAARNOLD24@GMAIL.COM, NEW YORK CITY: I am writing as a millennial, young professional and former resident of Hauppauge, in support of the proposal for the creation of overlay for mixed-use in the Hauppauge Industrial Park. First and foremost, I am proud to be a graduate of Hauppauge High School and feel very fortunate to have grown up in the Hauppauge/Smithtown area. It is my hope, that with your effort and vision for the future, that Hauppauge and its industrial park will realize its potential as a hub for business and community. My career has brought me to New York City, where I work for Oracle managing the sale of marketing technology to some of the most innovative brands in the world. When I look at Oracle, our competitors, and many of our customers, it is evident that the interests and needs of young professionals are the foremost concerns during expansion. Oracle and much smaller yet booming tech companies have built divisional hubs in the subcommunities of major cities in recent years, where young professionals not only work but also live. What considerations are these companies making and how are they accommodating the ever-changing values of millennials? They are minimizing commutes, making it easier to work longer, harder, and smarter. These companies do so by providing

short term, modern & desirable living options because millennials, however talented: come with their own debt, they do not look at their next job/role as a 10 or 20-year commitment, and therefore they do not consider purchasing a home with a 30-year mortgage in their first years of a career. While the Hauppauge industrial park boasts an incredible location in its centrality to NYC and The Hamptons, the North and South Shores, it severely lacks desirable short-term living, social incentives, and the ability for businesses to make it easy for their workforce to live and play. When asked if they will move back to Long Island; The general consensus of those I know in tech, who grew up in Hauppauge or surrounding towns and have moved elsewhere, is no. You cannot earn a large salary without a long commute to NYC, and quite frankly there isn't much to do. While I am no community development planner or expert, I firmly believe that the long term benefits of a revitalized industrial park will greatly outweigh the short term concerns of nearby homeowners and urge you to pass this overlay district to allow the creation of mixed-use in the innovation park. With the right strategic and aesthetic changes, I believe the Hauppauge Industrial park and surrounding area would be a highly desirable place for modern tech businesses and living. I appreciate your reading and look forward to the board's decision. Sincerely, Chris Arnold.

GAIL LEOPOLD, LEOPOLD5@YAHOO.COM: I am writing to you opposing Local Law 8-2020 Chapter 322 Zoning. My school district does NOT have the capacity or the dollars to support more students. I did NOT move to Suffolk to have my neighborhood look like Queens, NY. I grew up in Nassau County and came to Town of Smithtown because it was not so congested. This is not the place for 6 story buildings. Aside from my opposition to this change in zoning laws, the timing of this meeting was sneaky to say it nicely. This proposal should NOT go through. Tax paying citizen, Gail Leopold.

PETER F. VAN DERLASKE, NESCONSET: Supervisor and Members of the Smithtown Town Board, Good afternoon, In response to your online town hall meeting 5-21-2020, I was not called on to speak, even though my friend and I phoned in and dialed *9 as per the directions that were posted. I called the Town's IT department on Friday 5-22 2020, spoke to a Charles and asked them to look into this matter. I was promised a response by the end of business 5-22. To one ones' surprise, there has not been a response to my question nor do I think the Town will answer my request as to why I was not called to speak. Either there is a problem with the directions or I did something incorrect. The Town did not, in my opinion, DID NOT provide sufficient lead time or "heads up" for the residents to become knowledgeable with this new procedure. I fully understand the Towns necessity of returning to some normalcy, but to spring a new procedure on its residents in the middle of a pandemic with such an important topic as this? Unfathomable!! The Town Board could have initiated this procedure with a much simpler topic to test and work out issues. As one woman who spoke and asked directly..."is this a done deal...?????"In my opinion there is no flexibility of the town board listening to its residents. It's a done deal period, over. This meeting was a charade in order to continue the vision of the Town Supervisor and Town Board regardless and absent of public opinion. I fully understand the need for the Town Board to return to some sense of normalcy but the rezoning of this area should not be taken up at this point in time. People are more interested in feeding their families, coping with unemployment, dealing with corona, dealing with corona deaths, dealing with shutdowns mandated by the Governor! Shame on you Town Board for even thinking about broaching and having a public meeting with new meeting procedures on this rezoning issues!!! Shame. I am against the code change for various reasons. Some are but not limited to: I reiterate my letter to the Town Board and attached to the minutes of 4-7-2020. The Town of Smithtown does not need to compete with other cities to have the biggest and best of any industrial park in the USA! I do not want the Town of Smithtown to Turn into Bronx of Smithtown (in many instances this is already so). Where is the Towns' New Master plan that we, the taxpayers, paid over \$500000? What will or does this plan say about this development? I just have the feeling that this new master plan be no more than a \$500000 doorstep. 1000 new apartments??? There was no statement of existing and or future traffic issues that exist in this area. Schools? Taxes? Roads are inundated now! Where are the proposed changes to the existing traffic patterns needed to alleviate traffic congestion in the town and with this new code change? The public is given only 20 days to respond to this issue? Due to the complexity of this problem more time needs to be provided. The on line meeting was held at the wrong time and the wrong place, without sufficient notice to the Residents that the system has changed. Suffolk County is on lockdown. Town Hall is closed to the public due to the corona virus. There is no need or necessity to ram rod this change on the Smithtown

residents--to make it EASIER for developers and builders to push their agendas thru the town absent compliance to existing town codes and in the midst of a pandemic. This meeting and request for this specific code change must be held at a future date, in an area that is not limited in occupancy and advertised sufficiently to all via local and daily newspapers, so all town residents and other folks of interest including various Smithtown Civic Associations can plan to attend. On complex issues as this, more time needs to be assessed to fully develop the position of the town's residents and various Civic Associations. The Smithtown Senior Center and meeting room in Town Hall are just simply too small to handle any type response for public meeting(s). The vision of the Town Board is not within the Vision of most Smithtown Town Civic Associations and Town Residents. You have indicated there are no plans submitted for review, however you have opened the door for developers and builders to start work to prepare plans for submission based on the fact that Town Codes will be changed for their benefit. The Town board is not hearing residents that are desperately trying to change the Town into something it's not. Traffic situations exist throughout the town with no proposed solutions. Codes are being changed. Building heights are being changed all to make it easier for developers. The Town is being overdeveloped for the sake of taxes and against the wishes of many residents and Civic associations. Maybe the Town Board should listen to their constituents and not industrial leaders who spout tremendous tax dollar returns to the Town, developers and builders that have no concern whatsoever towards residents and the issues that they present to town residents. I am respectfully requesting an answer from the Town as to why my call was not taken during the on line Town meeting of 5-21. I see how the Town jumped at the chance to change public meetings due to the Governors Executive orders. Maybe the town should look at their own codes before granting variances and exceptions. I am respectfully requesting this letter to be read and adopted into the minutes. Respectfully submitted, Peter F. Van Derlaske.

BOB MCGUIGAN, HAUPPAUGE: I have been a Hauppauge homeowner and taxpayer for 44 years. Although I did briefly speak at the "Zoom" Meeting last week, I do have a few more comments to add to the record regarding this matter. The first speaker at the zoom meeting was James Lima, who prepared the very extensive plan that this proposal is based on. One of Mr. Lima's arguments for building up to 1,000 apartments in Hauppauge is that millennials don't like to have to travel more than a matter of minutes to get to work. I do not believe that the character of the neighborhood where I have lived for decades, long before many of them were even born, needs to change because some members of the young generation do not want to be inconvenienced by having to travel to work. If they need an incentive to work here, pay them more, that's how capitalism works. Mr. Lima's own plan states on page 154 that "there are almost 750,000 dwelling units within an approximate 30-minute drive of the park, and 270,000 units within 15 minutes". It seems that potential employees should be able to find a place to live that is fairly nearby. By the way, my three children are professional millennials (two science PhDs and a Masters in Economics)--and all three have had jobs that required commuting. The perceived problem is not with all young people. Hauppauge has always seemed to be the step-child of the Town of Smithtown, good for the property taxes that the industrial park pays, but otherwise an after thought, that is caught between two towns--Smithtown and Islip. The roads and sidewalks here are in terrible shape. Old Willets Path is over our backyard fence, and the house shakes when large trucks hit the pot holes. We were aware of the industrial park when we bought here in 1976, and the extra traffic of trucks and the thousands of employee cars. However, we did not know that there would be seven Super Fund Sites, two of which are still active, including one that is still on the National Priorities List as "one of the worst hazardous waste sites identified by the EPA." So, I believe the community of Hauppauge has done its part with regard to the industrial park, or "Innovation Par" as it now calls itself. However, we did not bargain for 1,000 new apartments, presumably in six-story buildings, since zoning is being increased to allow 62 foot tall structures. Nor do we need potentially 13 new bars, if all 13 possible sites are developed. There are enough drunk drivers out there as it is, and not all of the patrons of the bars will be walking home, no matter what Mr. Lima may think. Keeping our quality of life is much more important than the "possibility" of lower taxes in the future. The residents of Smithtown do not owe it to millennials who don't want to travel, or wealthy business owners, to provide housing. One of the speakers in favor of the plan who spoke at the meeting seemed to be miffed that everyone in the country has heard of Silicon Valley but not the Hauppauge Innovation Park. Again, not our problem. Is this a case of NIMBY? Absolutely! If this proposal was for somewhere else, and would lead to all of the good things Mr. Lima thinks it will for Suffolk County and Long Island, I would not object--although I

might if it would negatively impact residential neighborhoods. And I would not bet on them actually getting Google, Apple or Facebook to set up shop here. Also, how the nation and New York State may change doing business after COVID has yet to be determined. Mr. Lima's plan may need revisions that aren't known yet. Under Mr. Wehrheim's biography on the Smithtown website is the phrase "Smithtown, a government that truly belongs to the residents." I hope that is true. It is the Residents, not business owners, who vote for the Supervisor and Town Board members. They represent us, the residents. The overwhelming majority of the approximately forty people who spoke at last week's meeting were residents opposed to hundreds of new apartments in Hauppauge. So please support us. Bob McGuigan, 17 Swallow Lane, Hauppauge, New York.

LISA ROSENBERG, LISABEN2@OPTONLINE.NET, SMITHTOWN: I am opposing the industrial park apartment project. I am against the overcrowding of schools, especially in this COVID 19 time we live in. This project will have a detrimental effect on medical emergency services, traffic, and restaurants/bars too close to a residential area.

SANDRA BRAUN, St.JAMESSANDRA19@GMAIL.COM, SAINT JAMES: Dear Supervisor Wehrheim and members of the Smithtown Town Board: I am writing in support of the proposed Zoning Amendment within The Long Island Innovation Park at Hauppauge. When the rezoning of the park is approved and new project move forward, there will be new opportunities for employment, increased revenue for the town and the creation of much needed housing on Long Island and in the Smithtown area. My son works for the NYPD and is currently looking to move and work for law enforcement in another state. I believe the mixed-use projects are very attractive to younger professionals and multi/single-family households. The American Dream may still be the same, but housing has changed and evolved. Multi-use communities are on the rise. We need to keep up with the demand. I fully support the zoning amendment for The Long Island Innovation Park at Hauppauge. Respectfully, Sandra Braun.

MARISA MORGILLO, MMORGILLO@BBVPC.COM, HAUPPAUGE: I am writing to express my support for the change of code amendments in the Hauppauge Industrial Park that will allow for mixed-use development. As a 30 year-old, full-time employee in the HIP, I believe this project will be beneficial in retaining the talented youth on Long Island, creating a more desirable and lively community. Thank you, Marisa Morgillo.

MARIO MATTERA, SMITHTOWN: Dear Supervisor Wehrheim and members of the Smithtown Town Board, On Behalf of Plumbers Local 200, I am writing to express my strong support for the Town's proposed code amendments to allow for mixed-use building within the Long Island Innovation Park (LIIP) at Hauppauge. These code amendments will promote the creation of a live-work-play environment within the Park, and in turn strengthen the competitiveness of the LIIP, serve as a catalyst for economic development and allow for the construction of much-needed rental housing that our region so desperately needs to attract and retain a talented workforce. Most important to my members, these proposed zoning amendments will allow for the potential generation of thousands of construction jobs. As a fifty-five-year resident of the Town of Smithtown, I am personally in full support of this Code Amendment. In light of COVID-19, it is more important than ever that we support such forward-thinking zoning initiatives. To ensure that our economy gets off to a fast recovery, we need shovel-ready projects in the pipeline to get our economy back on its feet. Thank you for your consideration. Please do not hesitate to contact me with any questions (516-860-6112). Sincerely, Mario Mattera.

DEVIN KULKA, HAUPPAUGE: Dear Supervisor Wehrheim, I first want to wish you well during these crazy times and hope all of your family and friends have stayed safe. The world we live in is ever changing and it has never been so apparent as it is today. I am writing this letter to stress my strong support for the re-zoning in the Innovation Park at Hauppauge. I will try to keep it short and to the point and to not take up too much of your time. I am a millennial who was brought up in the Hauppauge School District, who still lives within the Town of Smithtown and who takes a lot of pride in my hometown. Unfortunately, I am watching friends and family move out of Hauppauge and even the state. It is estimated that within the next 5 years over 50% of millennials will move off of the Island. It is incredibly expensive to own a home on Long Island and we must have enough rental options to meet

the high demand. My father brought this business to the park over 40 years ago when much of it was still undeveloped. With the help the local municipalities, fellow builders, eager property owners, business owners and the community, the park has developed into one of the major economic hubs in the world. I say the world because it really is the truth. Companies in the park such as Chembio Diagnostics who recently developed one of the first FDA approved COVID-19 antibody tests, are making world impacts. If we don't continue to grow as a community, we will watch the park regress. IF you drive through the park right now you can tell it was built in the 80's. If this is going to change, we need the park to attract business who are going to invest resources into the park. Currently there are over 60 vacant parcels of land in the park and it is unacceptable. It is imperative to this region and this town for the park to continue to be an incubator for amazing businesses. We must attract and retain the top talent in the world. at the end of the day, the most important thing to a business is its human resources and its culture. The most important thing in creating a positive culture with the top talent is to create an environment where people want to work. This has been one of the most important focuses of The Kulka Group and this was also confirmed in Suffolk County IDA's recent report developed by James Lima Planning and The Regional Plan Association. One of the things the study sited is the urgent need for housing for our young professionals, as a primary strategy to retain and attract a talented, competitive workforce. They collaborated with students who said they are looking for a place to live, work and play. They want the walkability that this innovation park can give them. Allowing this re-zoning is the first step to implementing a master plan that will benefit all. Some people argue the stress on the school system. This has proven to be false time and time again. Third party studies have shown that for every 100 units built on Long Island, a school district will have and additional 10 students brought into the system. Below is a chart of Hauppauge School District enrollment over the past 5 years. As you will see, it is a steady decline, proving that the school district can withstand the addition of 90 students over the next 10 years.

School District	County	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Trend (Comparing 2014 to present)	# Increase/Decrease
Hauppauge USFD	Suffolk	3747	3638	3562	3464	3354	Consistently Decreased	-393

Some people may argue that there will be traffic problems. The goal is to create an environment where people can work, play and live within the community, having the ability to get outside and walk places. Is there traffic on Motor Parkway during the times of 4:30 p.m. and 6:00 p.m.? Absolutely there is. We live on Long Island, next to the largest city in the world. Residents of Long Island need to accept the fact that there are a lot of people here because as a region we have created a desirable place to live. Not allowing the park to grow and become desirable again for businesses because of the fear of potential additional traffic is neglectful. All in all, I understand that the opinion of a developer / contractor will be taken with a grain of salt. I will truthfully say at the moment we are not involved in talks of a single Multi-Family deal here in the park. I am in huge support of this for two reasons: 1) Deep down I know with Smithtown and Islip on board with the master plan, the park will become an incredible community. 2) My family and business have invested a lot of time and money into the Industrial Park. We want to be here for the long term but to do that and to become a company that is known across the nation, we must have the ability to attract the top talent in the nation. I thank you for your consideration in this piece of legislation and urge you to pass this overlay district, allowing multi-use and multi-family in the Innovation Park. Sincerely, Devin Kulka.

JAMES F. LIMA, NEW YORK, NEW YORK: Dear Smithtown Town Board, I am writing on behalf of James Lima Planning + Development (JLP+D) in reference to the recent hearing to create a zoning overlay for mixed use in the Long Island Innovation Park at Hauppauge (LIIPH). The Innovation Park at Hauppauge, one of the largest in the nation, gives \$19.6 million in total tax assessed value back to the Town of Smithtown and over \$44 million in taxes to the Hauppauge School District. The Hauppauge Industrial Association of Long Island worked, in a very transparent process, with JLP+D, and top experts including Stony

Brook, Suffolk County Industrial Development Agency and the Regional Plan Association to create an economic opportunity analysis for the park's future. One of the observations the study cited is the urgent need for housing for young professionals, which is a key strategy to retain and attract a talented, competitive workforce. Across the country, and especially in major economic and innovation hubs that are outperforming other regions, young professionals and students are attracted to those locations because they are looking for a place to live, work and play. They want the walkability that this innovation park can give them. During our study, many business owners in the park were interviewed and said they have an urgent need to fill their talent pipeline. With the recent study citing that over 68% of young professionals plan on moving from Long Island within the next five years, this project is critical. This is also an opportunity to attract more well-capitalized and growing businesses that will create much needed local jobs. It is my understanding that this action is for the creation of a zoning overlay district for mixed use, not as some have suggested to heavily skew land use in the park room from industrial to residential. Rather, the proposed mixed-use district is quite limited in size and scope and is located in areas deemed to have the least impact on existing residential neighborhoods. Allowing a limited amount of mixed-use development, including much needed new residential units, would create an opportunity for young professionals to build their careers and contribute to the local and regional economy. We urge you to pass this overlay district to allow the creation of much needed mixed-use development in LIIPH. James F. Lima.

CONNOR ROBERTSON, CROBERTSON.APS@GMAIL.COM, HAUPPAUGE: Good afternoon, I am writing to express my support for the change of code amendments in the Long Island Innovation Park that will allow for mixed-use development. As a 27-year-old, full time employee in the LIIPH, I believe this project will be beneficial in retaining the talented youth on Long Island, creating a more desirable and lively community. I appreciate your time, Have a great night and be well! Connor Robertson (516) 859-0809, RobertsonsResales@gmail.com

GREGG PAJAK, GPAJAK@WIZDOMONE.COM, ISLANDIA: Good Evening, I am writing to you in reference to the recent hearing to create an overlay for mixed use in the Long Island Innovation Park at Hauppauge. The Innovation Park at Hauppauge, one of the largest in the nation, gives 19.6 mil in total tax assessed value back to the town and over 44 million in taxes to the Hauppauge School district. The HIA-LI worked, in a very transparent process, with the LIMA group, and top experts including Stony Brook, Suffolk IDA and the Regional Planning Association to create a sustainability plan for the park's future. One of the things the study sited is the urgent need for housing for our young professionals as a primary strategy to retain and attract a talented, competitive workforce. They collaborated with students who said they are looking for a place to live, work and play. They want the walkability that this innovation park can give them. Business owners in the park were interviewed and said they have an urgent need to fill their talent pipeline. With the recent study siting that over 68% of young professionals plan on moving from Long Island within the next 5 years this project is critical. This is also an opportunity to attract more high-end companies. This is for a creation of overlay for mixed use not to put in 1,000 low income apartments or to turn the LIIPH into a giant housing unit. It is to create an opportunity for our young professionals--a place for them to live, to work, to play. If this zoning allowed for 1000 new apartments over the next ten years studies show us to expect a max of 90 additional student's, less than the 110 that the school district lost in enrollment last year alone. We urge you to pass this overlay district to allow the creation of mixed use in the Innovation Park. Let's do something and lead the region in reversing the trend of our youth leaving the area.

PAUL BARTLES, JEFFREY HOCH, NEXUS, HAUPPAUGE: Dear Town Council Members: We write on behalf of the Nexus Young Professionals Network ("Nexus") in support of the proposed rezoning of the Hauppauge Industrial Park ("HIP") to permit residential and mixed-use development. Nexus is a growing network of more than fifty young professionals based primarily in Western Suffolk County. Our members include real estate developers, real estate brokers, Insurance brokers, accountants, lawyers, contractors, Infrastructure technology companies, marketing companies and other trades. As Nexus has a vested interest in the growth and sustainability of Smithtown and Western Suffolk County, we strongly support the proposed rezoning. Nexus members are deeply entrenched in the HIP and many members own or rent space in the HIP. Other members engage in a

substantial amount of business inside the HIP, and spend appreciable time traveling to and from the HIP. Accordingly, the Nexus group both supports and relies on the HIP for its business development and sustainability. Simply put, the Nexus group and its affiliates has a vested interest in the success and continued growth of the HIP and its surrounding environs. As young professionals and tradesmen, our members are well aware of the challenges of obtaining affordable housing in the vicinity of the HIP and Western Suffolk County generally. For this reason, many of our friends and co-workers have moved further West to New York City and Nassau County in search of affordable and convenient housing. The proposed rezoning of the HIP to permit mixed-use and residential development would be a crucial first step towards achieving sustainable development and affordable housing for Western Suffolk's young professionals and tradesmen. The rezone would also provide a necessary boost to local businesses in the current economic climate. The rezone itself will not appreciably impact traffic in the vicinity of the HIP, or substantially increase enrollment in local schools, which have seen decreased enrollment in recent years. Rather, the rezone will revitalize the HIP, increase tax revenue, and attract young talent and families to the Town of Smithtown. For these reasons, Nexus members strongly support the proposed rezoning of the HIP, and are excited to see the continued growth and development of the HIP. Very truly yours, Paul Bartels, Esq., Jeffrey Hoch.

KAREN BOORSZTEIN, FAMILY SERVICE LEAGUE, HAUPPAUGE: Dear Town of Smithtown Board Council, On behalf of the FSL Board of Directors and community residents we service, I am writing in reference to the recent hearing to create an overlay for mixed use in the Long Island Innovation Park at Hauppauge. The Innovation Park at Hauppauge, one of the largest in the nation, gives \$19.6 million in total tax assessed value back to the Town of Smithtown and over \$44 million in taxes to the Hauppauge School district. These are significant contributions to the community. The HIA-LI worked, in a very transparent process, with the LIMA group, and top experts which included Stony Brook, Suffolk IDA, and the Regional Planning Association to create a sustainability plan for the park's future. One of the things the study cited is the urgent need for housing for our young professionals. This endeavor can be a primary strategy to retain and attract a talented, competitive workforce which is needed for Long Island. Many young professionals, college students, small families, and retiring seniors are actively seeking an environment that includes walk-ability, close proximity to employment and recreation, and sense of community this Innovation Park can give them. Business owners in the park were interviewed and expressed an urgent need to fill their talent pipeline. With the recent study citing that over 68% of young professionals plan on moving from Long Island within the next 5 years this project is critical. This is also an opportunity to attract more high-end companies to our region. I urge you to pass this overlay district to allow the creation of mixed use in the Long Island Innovation Park at Hauppauge. Sincerely, Karen Boorsztein.

KEVIN M. O'CONNOR, KOCONNOR@BNBBANK.COM, HAUPPAUGE: Dear Mr. Wehrheim, I am writing in regards to the recent hearing to create an overlay for mixed use in the Long Island Innovation Park located in Hauppauge. The Innovation Park at Hauppauge, one of the largest in the nation, gives \$19.6 million in total tax assessed value back to the town and over \$44 million in taxes to the Hauppauge School District.

The HIA-LI worked, in a very transparent process, with the LIMA group and top experts including Stony Brook, Suffolk County IDA and the Regional Plan Association to create sustainability plan for the park's future. One of the things the study cited is the urgent need for housing for our young professionals as a primary strategy to retain and attract a talented, competitive workforce. They collaborated with students who stated they are looking for a place to live, work and play. They want the walkability that this park would provide. Business owners in the park were interviewed and said they have an urgent need to fill their talent pipeline. With the recent study citing that over 68% of young professionals plan on moving from Long Island within the next 5 years, this project is critical. This is also an opportunity to attract more high-end companies to our area. This is for the creation of mixed-use, not to put in 1,000 low income apartments or to turn the LIIPH into a giant housing unit. It will create an opportunity for our young professionals--a place for them to live, to work, to play. If this zoning allowed for 1,000 new apartments over the next 10 years, studies show us to expect a max 90 additional students, less than the 110 that the school district lost in enrollment last year alone. I urge you to pass this overlay to allow the creation of mixed use in the Innovation Park. Sincerely, Kevin M. O'Connor.

THOMAS CORONA, TCRONA20@OPTONLINE.NET, STONY BROOK: Ladies and Gentlemen of the Smithtown Town Board, I have been following the proposed plan to amend the code associated with allowing for mixed use building within the Long Island Innovation Park (Hauppauge Industrial Park). I would like to express my support for such a change that promotes growth and development. While I am from Stony Brook, and not a Town of Smithtown resident, I feel that any changes in my neighboring communities have impact on the quality of life that those surrounding communities afford me and my family. The Town of Smithtown provides many features where shopping, dining, recreation, and potentially living, support us. I have been in the construction industry for over 35 years and was very involved with many of the buildings and businesses that the Hauppauge Industrial Park became home to. It was exciting to see how some of these [architecturally] creative buildings provided use and purpose to the businesses that moved into the park. It's now many years beyond the initial creation of that park, and it's obvious that the needs of the community and economy are changing. We've seen impressive revitalization projects transform communities. We've seen impressive re-purpose accomplishments from as recent as our COVID 19 situation; where businesses changed purpose from manufacturing whiskey to hand sanitizer and from making pillows to face masks. We've seen Drive-in movie theaters (a cherished family recreational memory from my childhood) turn into beautiful communities. We've seen an explosion of Starbucks and coffee spots where no one would have expected so much coffee could be consumed. Let the park evolve into something purposeful and beautiful. Let the architects create a new and revitalized purpose to the park. Let the park provide an exciting new lifestyle in the Town of Smithtown. Let the park present a new source of tax revenue to support the entire community. If the Industrial park doesn't change with the needs of time and the investment in vision, it could become a barren eyesore with nothing to offer. With young twenty-something year old kids at home / graduating / starting their independent lives, let the park present another option for them to remain here, and close to where they grew up. Regards, Thomas Corona.

MITCHELL H. PALLY, MITCH@LIBI.ORG, ISLANDIA: In addition to our testimony at last week's public hearing, the Long Island Builders Institute, the largest residential home builder trade association in the region, wishes to reaffirm our total support for the proposed zoning changes which would permit the ability to construct much needed residential housing within the Long Island Innovation Park at Hauppauge. The continued economic success of the Long Island Innovation Park is essential to the economic well-being of the entire Town of Smithtown and especially the Hauppauge School District. The businesses located in the Park pay over \$44 million in real property taxes to the Hauppauge School District every year, allowing the tax rate in this school district to be the fourth lowest for all school districts in Suffolk County outside of the four East End towns. Because of the past success of the Park, the tax rate is almost 40% lower per residence of the average tax rate in Suffolk County. Unfortunately, the Innovation Park was built at a time when it was the goal to segregate uses of property on Long Island, thereby not allowing for residential, retail, commercial and industrial uses to be in the same area. Now, in the 21st century, times have changed and lifestyles have changed and the Innovation Park is facing a series of challenges which could make its continued success of great concern to all real property taxpayers in the town and school district. Many of the buildings in the park have outlived its usefulness and are now vacant and many businesses are finding it increasingly difficult to find the new young workers they need to succeed on Long Island. Many young people now want properties in the park to apply for transformation from industrial use to residential use, which is all this zoning change allows, the Town Board will be aiding the ability of the Innovation Park businesses to succeed and prosper, thus protecting the real property tax base which has provided the school district residents with the fourth lowest tax rate outside of the East End and the lowest real property tax base in the entire town of Smithtown. In addition, the number of school children which could be added to the school district rolls over the next few years is actually smaller than the reduction in school children which has actually taken place in the second district over the past five years. The recent report by Stony Brook University on the number of school children created in a school district all over Long Island estimates that even if 1000 apartments were built in the Innovation Park, only 90 children would be eligible for the school district, which is less than the 100 children lost by the school district. Rather than being a detriment to the school district and the town of Smithtown, the zoning change under consideration will be the lifeblood for a school district which needs the economic viability of the Innovation Park to continue to charge one of the lowest real

property tax rates the entire county. Without this zoning change, the ability of the businesses in the Innovation Park to succeed will be much less limited and any continued downgrade in the success of the businesses will provide a significant reduction in real property taxes paid by the businesses, thereby increasing the real property taxes paid directly by the residential property owners in the district. Thus, the ongoing and future success of the Innovation Park is the only barrier to the residents of the school district being forced to pay a higher percentage of the total real property taxes paid by all property owners in the district. The Long Island Builders Institute was pleased to play a role in the preparation of the report along with the Regional Plan Association and the Suffolk County Industrial Development Agency. The report makes it clear that the time has come to move the Hauppauge Industrial Park from its 20th century development to a new development for the Long Island Innovation Park in the 21st century, with all of its benefits to all of the residents of the town of Smithtown and especially the residents of the Hauppauge School District. We are hopeful that you will see the benefits of this zoning change and move the Innovation Park toward continued successes and prosperity. Mitchell H. Pally.

FERN GUTMAN, COMMACK: Dear Mr. Wehrheim: I would like to express my strong support for the proposed rezoning to allow apartments in the Long Island Innovation Park at Hauppauge. This rezoning does not involve developing green space, but is the reuse of developed property. I think some people may object to this proposal, because they object to other unrelated development in Smithtown and have not examined the proposal on its merits. I see three reasons to support this rezoning. 1. My husband worked for a firm in the industrial park for over 25 years. It was always difficult to recruit staff because of the lack of local housing, especially the lack of apartments. 2. My son had a hard time finding an apartment after graduating from college. His experience was shared by many of his contemporaries. 3. The lack legal apartments creates a market for illegal apartments. With illegal apartments, the tenants get substandard housing, and the town gets no taxes. Sincerely, Fern Gutman.

LISA MITNICK, LMITNICK@PAFCU.ORG: Dear Supervisor Wehrheim: I approve of the Creation of mixed use in the LIIPH because it will create a well needed talent pool and housing for young professionals. Sincerely, Lisa Mitnick.

RITA DISTEFANO, RDISTEFANO@PMPHR.COM, SMITHTOWN: Dear Town Supervisor Wehrheim: As a resident of Smithtown, I am writing to you in reference to the recent hearing to create an overlay for mixed use in the Long Island Innovation Park at Hauppauge. The Innovation Park at Hauppauge is one of the largest in the nation. I have lived in Smithtown for many years, and also worked in Hauppauge for many years. I know for a fact that the HIA-LI worked very hard to create a sustainability play for the Park's future. It was cited that there is an urgent need for housing for our young professionals in order to retain and attract a talented, competitive workforce. I have been a Human Resources Consultant on Long Island for the past 15 years and recognize from a front row seat that retaining these young people is the future of Long Island. Without their talent most businesses will not survive in the future years ahead. Business owners will agree there is an urgent need to fill their talent pipeline. This Overlay is directly aimed at creating an opportunity for our young professionals with a place to live, work and play. It will be such a welcomed addition to Long Island, and selfishly it will help to keep my children and grandchildren here!!! For the sake of Long Island's future, and in the ongoing effort to keep our young people here on Long Island, where they have gotten the best education in the nation, please consider creating an overlay for mixed use in the Long Island Innovation Park at Hauppauge. I respectfully thank you for the time given me regarding this issue. Rita DiStefano.

RYAN DALVANO, SMITHTOWN: Dear Town of Smithtown Board Council; The Innovation Park at Hauppauge is one of the largest in the nation; employing over 55,000 people and giving nearly 20 million in total tax assessed value back to the town. I am writing you regarding the hearing to create an overlay for mixed use in the park. With an ever-growing population of young professionals breaking out into the work force, combined with the constant need to fill the talent pipeline, creating housing in an industrial park makes perfect sense for people looking to start their careers. The walkability of the park itself is a huge selling point to the younger professionals that are eager to work, talented, and would be a much-needed addition to the competitive workforce. The HIA-LI has worked with many

groups to create a sustainability plan for the park's future. This is strictly to create an opportunity for our young professionals; a place for them to live, to work, to play. It is a creation of overlay for mixed use; not to put in a bunch of low-income apartments, or to turn the LIIPH into a giant housing unit. I strongly urge you to pass this overlay district to allow for the creation of mixed use in the Innovation Park. Sincerely, Ryan Dalvano.

JASON DALVANO, SMITHTOWN: Dear Town of Smithtown Board Council; Employing over 55,000 people, the Innovation Park at Hauppauge is one of the largest in the nation. It also gives nearly 20 million in total tax assessed value back to the town. I am writing you regarding the hearing to create an overlay for mixed use in the park. Young professionals are looking to begin their careers, and what better way to ensure their long-time employment than to have housing near their place of employment? The walkability of the park itself is a huge selling point to the younger professionals that are eager to work, talented, and would be a much-needed addition to the competitive workforce. Business owners that were interviewed expressed an urgent need to fill their talent pipeline. Recent studies show that over 68% of young professionals plan on moving from Long Island within the next 5 years; let's give them a reason to stay. The addition of 1,000 new apartments over the next 10 years is not to create low income housing units, it is strictly to create an opportunity for our young professionals a place for them to work, to live and to play. I strongly urge you to pass this overlay district to allow for the creation of mixed use in the Innovation Park. Sincerely, Jason Dalvano.

RICHARD DALVANO, SMITHTOWN: Dear Town of Smithtown Board Council; This letter is regarding the hearing to create an overlay for mixed use in the park. Employing over 55,000 people, the Innovation Park at Hauppauge is one of the largest in the nation. It also gives nearly 20 million in total tax assessed value back to the town and over 44 million in taxes to the Hauppauge School District. The HIA-LI has worked with many groups to create a sustainability plan for the park's future. One of the things that has come up is the young professionals want for a place to live, work and play. Recent studies show that over 68% of young professionals plan on moving from Long Island within the next 5 years; let's give them a reason to stay.

While they are on the hunt to begin their careers, what better way to ensure their long-time employment than to have housing near their place of employment? The walkability of the park itself is a huge selling point to the younger professionals that are eager to work, talented, and would be a much-needed addition to the competitive workforce. The addition of 1,000 new apartments over the next ten years is not to create low income housing units, it is strictly to create an opportunity for our young professionals as a place for them to work, to live and to play. I strongly urge you to pass this overlay district to allow for the creation of mixed use in the Innovation Park. Sincerely, Richard Dalvano.

NICHOLAS DALVANO, COMMACK: Dear Town of Smithtown Board Council; This letter is in reference to the recent hearing to create an overlay for mixed use in the Long Island Innovation Park at Hauppauge. It is one of the largest in the nation, giving 19.6 million in total tax assessed value back to the town and over 44 million in taxes to the Hauppauge School district. The HIA-LI worked in a very transparent process with the LIMA group, and top experts which included Stony Brook, Suffolk IDA, and the Regional Planning Association to create a sustainability plan for the park's future. One of the things the study sited is the urgent need for housing for our young professionals as a primary strategy to retain and attract a talented, competitive workforce. They collaborated with students who said they are looking for a place to live, to work and to play. Business owners in the park were interviewed and said they have an urgent need to fill their talent pipeline. With the recent study citing that over 68% of young professionals plan on moving from Long Island within the next 5 years this project is critical. This is for a creation of overlay for mixed use not to put in 1,000 low income apartments or to turn the LIIPH into a giant housing unit. It is to create an opportunity for our young professionals and to keep them here. I urge you to pass this overlay district to allow the creation of mixed use in the Innovation Park. Sincerely, Nicholas Dalvano.

NICHOLAS DALVANO: Dear Smithtown Board Council: I am writing to you regarding the hearing to create an overlay for mixed use in the Long Island Innovation Park at Hauppauge. The Innovation Park at Hauppauge is one of the largest in the nation; giving

19.6 million in total tax assessed value back to the town and over 44 million in taxes to the Hauppauge School district. There is an urgent need for housing for the upcoming young professionals looking to start their careers. The walkability of the park itself is a huge selling point to the younger professionals that are eager to work, talented, and would be a much-needed addition to the competitive workforce. The HIA-LI has worked with many groups to create a sustainability plan for the park's future. As a business owners inside the park, I can personally agree with the increased need to fill the talent pipeline. The constant struggle of finding, training and retaining qualified employees has been difficult to say the least. With studies siting more than 68% of young professionals plan on moving from Long Island within the next 5 years, this is a great way to keep them here! There is also a potential to attract more high-end businesses to want to reside in the park. This is for a creation of overlay for mixed use; not to put in a bunch of low income apartments, or to turn the LIIPH into a giant housing unit. It is strictly to create an opportunity for our young professionals; a place for them to live, to work, to play. I strongly urge you to pass this overlay district to allow the creation of mixed use in the Innovation Park. Sincerely, Nicholas Dalvano.

ROBERT A. DESMOND, BOB@INDUSTRYONE.COM, MELVILLE: Dear Town of Smithtown Board Council, I am writing in support of creating an overlay for mixed use in the Long Island Innovation park Hauppauge. From 1987 to 2019 my company Aireco Real estate Corp was located in the heart of the Hauppauge Industrial Park specializing in the sale & lease of industrial and commercial properties. I recently merged my company with Industry One Reality Corp and continue working with many companies in the park. The comments in frequently hear from these companies is the challenge of retaining and attracting young talent. Young people today are looking to live in a place where they can work and play. They are not looking for the house with the white picket fence and large backyard as my parents and I did. This is why so many young people are leaving Long Island in search of a live, work and play lifestyle. By creating this overlay it will give us the opportunity to keep some of these young people here and to help attract companies to the park in search of the excellent talent we have to offer. The Innovation Park at Hauppauge gives close to 20 million dollars in total tax assessed value to the town and over 40 million dollars in taxes to the Hauppauge School District. We are an important economic engine to the region. Let's not lose this important opportunity to help keep our youth here on Long Island and to help the companies in the park flourish before it is too late. I urge you to pass this overlay district to allow the creation of mixed use in the Innovation Park. Very truly yours, Robert A. Desmond.

CAROL A. ALLEN, CALLEN@PAFCU.ORG: Dear Mr. Wehrheim, I am writing in reference to the recent hearing to create an overlay for mixed use in the Long Island Innovation Park at Hauppauge. As a company located directly in the park for over 30 years the overlay district approval would allow us to attract talent to our business and also assist us in driving business in the park. We need to keep our young talent here on Long Island and provide them with the ability to have a place where they can live, work and play. The Long Island Innovation Park at Hauppauge could provide this for them. We need to attract employees of today and continue to sustain economic growth for our region and our businesses. I urge you to pass this overlay district to allow the creation of mixed used in the Innovation Park. Best regards, Carol.

DR. ELANA ZOLFO, ELANAZOLFO@GMAIL.COM, SMITHTOWN: Dear Mr. Wehrheim, I enthusiastically support the creation of the overlay for mixed use in the Innovation Park in Hauppauge. I have been a resident of Smithtown for 18 years. I have also served on several boards and communities for the past 30 years. A major topic of discussion has always been the retention of our young people for the future workforce and economic welfare of Long Island. Our young people need a place to live, work and play. This is a great solution and I urge you to create the overlay for mixed use in the park. Thank you for your consideration. Sincerely, Dr. Elana Zolfo.

ALISE SCHNEIDER, 290 MAPLE AVENUE, ALISEC822@GMAIL.COM, SMITHTOWN: Dear Supervisor Wehrheim and Members of the Smithtown Town Board, I have been a Smithtown resident since 2006. I love the community and would like to express my support for Smithtown's proposed code amendments to allow for mixed-use building within the Long Island Innovation Park at Hauppauge (LIIP) at Hauppauge (formerly known as the Hauppauge Industrial Park). There are many reasons why the town should approve the

zoning amendments: Creation of a live-work-play environment; Long Island is in desperate need of multi-family housing; there will be new opportunities for employment; will attract and retain a talented workforce (which our region desperately needs); increased revenue for the town; encourage our economy's recovery; multi-use communities are on the rise. These projects will generate significant economic benefits for the community--jobs, spending, and housing. Sincerely yours, Alise Schneider.

ROBERT L. CARTELLI, 6 JUDGES LANE, SMITHTOWN: We are writing on behalf of LIBI in reference to the recent hearing to create an overlay for mixed use in the Long Island Innovation Park at Hauppauge. The Innovation Park at Hauppauge, one of the largest in the nation, gives 19.6 mil in total tax assessed value back to the town and over 44 million in taxes to the Hauppauge School district. The HIA-LI worked, in a very transparent process, with the LIMA group, and top experts including Stony Brook, Suffolk IDA and the Regional Planning Association to create a sustainability plan for the park's future. One of the things the study sited is the urgent need for housing for our young professionals as a primary strategy to retain and attract a talented, competitive workforce. They collaborated with students who said they are looking for a place to live, work and play. They want to the walkability that this innovation park can give them. Business owners in the park were interviewed and said they have an urgent need to fill their talent pipeline. With the recent study siting that over 68% of young professionals plan on moving from Long Island within the next 5 years this project is critical. This is also an opportunity to attract more high-end companies. This is for a creation of overlay for mixed use not to put in 1,000 low income apartments or to turn the LIIPH into a giant housing unit. It is to create an opportunity for our young professionals--a place for them to live, to work, to play. If this zoning allowed for 1000 new apartments over the next ten years studies show us to expect a max 90 additional student's, less than the 110 that the school district lost in enrollment last year alone. We urge you to pass this overlay district to allow the creation of mixed use in the Innovation Park. Robert L. Cartelli.

KEVIN S. LAW, LONG ISLAND ASSOCIATION, INC., 300 BROADHOLLOW ROAD, SUITE 110W, MELVILLE, NY 11747: Dear Supervisor Wehrheim and the Smithtown Town Board: The Long Island Association supports the creation of an overlay district for mixed use in the Long Island Innovation Park at Hauppauge. The Innovation Park at Hauppauge, one of the largest in the nation, gives \$19.6 million in total tax assessed value back to the town and over \$44 million in taxes to the Hauppauge School district. The HIA-LI worked in a transparent process with the LIMA group, and top experts including Stony Brook University, the Suffolk County IDA and the Regional Planning Association to create a sustainability plan for the park's future. The study cited the need for housing for our young professionals as a primary strategy to retain and attract a talented, competitive workforce. Thus, they collaborated with students who said they are looking for a place to live, work and play. Business owners in the park were interviewed and said they have a need to fill their talent pipeline. With the recent study citing that over 68% of our young professionals plan on moving from Long Island within the next five years, this project is critical as well as an opportunity to attract more companies to the region. Accordingly we support for the aforementioned reasons, the approval of the overlay district to allow the creation of a mixed-use development in the Innovation Park. Sincerely, Kevin S. Law.

GEORGE COX, GEORGE COX@AMBITIONFUNDINGSOLUTIONS.COM, 19 DORCHESTER ROAD, SMITHTOWN: To the Smithtown Town Council, I am writing to you in support of the proposed mixed-use development at Long Island Innovation Park. I am a current, and lifelong, Smithtown resident, having lived in the township for nearly forty-two years. I also have recently opened my own business, with my office-based Smithtown Blvd. in Nesconset. I am a member of the Smithtown Chamber of Commerce and the Hauppauge Industrial Association--Long Island. I am also a father of a teenage daughter who will be entering the workforce and trying to build a life for herself in a few years. I would very much like for her, and countless other young people, to stay on Long Island and build their lives here. We all have a responsibility to make that happen for future generations. As such, I believe the proposed mixed-use development at the Innovation Park is a good step in that direction. It should be no secret to you that a recent survey indicated that 68% of our area's young people are contemplating leaving the area within the next five years, leaving behind an aging population incapable of filling local jobs. Rental housing units are in short supply on Long Island and even worse specifically in Smithtown. The proposed development in the

Innovation Park would help to address providing young professionals with an opportunity to live and work within the town. I've traveled extensively in my career and have always marveled at other communities and their ability to provide housing and work opportunities in a mixed-used environment and often felt that it would be great if we could have that on Long Island too. We are starting to see this approach become effective in places like Patchogue and Bay Shore, but I believe the Innovation Park is potentially the best opportunity we can provide to our younger population simply because of the amount of work opportunity that already exists in the Park. We have a terrific asset there that we need to leverage and make work for the future of Long Island and the town of Smithtown. In closing, I urge you to strongly consider that you approve the overlay district to allow for the creation of mixed-use development within the Park. Thank you for your time and attention to this matter.
Sincerely, George Cox.

KEVIN S. LAW, LONG ISLAND ASSOCIATION, INC., 300 BROADHOLLOW ROAD, SUITE 110W, MELVILLE, NY 11747: Dear Supervisor Wehrheim and the Smithtown Town Board: The Long Island Association supports the creation of an overlay district for mixed use in the Long Island Innovation Park at Hauppauge. The Innovation Park at Hauppauge, one of the largest in the nation, gives \$19.6 million in total tax assessed value back to the town and over \$44 million in taxes to the Hauppauge School district. The HIA-LI worked in a transparent process with the LIMA group, and top experts including Stony Brook University, the Suffolk County IDA and the Regional Planning Association to create a sustainability plan for the park's future. The study cited the need for housing for our young professionals as a primary strategy to retain and attract a talented, competitive workforce. Thus, they collaborated with students who said they are looking for a place to live, work and play. Business owners in the park were interviewed and said they have a need to fill their talent pipeline. With the recent study citing that over 68% of our young professionals plan on moving from Long Island within the next five years, this project is critical as well as an opportunity to attract more companies to the region. Accordingly we support for the aforementioned reasons, the approval of the overlay district to allow the creation of a mixed-use development in the Innovation Park. Sincerely, Kevin S. Law.
The following resolution was offered by the Town Board en masse:

BE IT RESOLVED, that the Public Hearing held by the Town Board remotely using telephone and video conference through Zoom to consider proposed amendments to Chapter 322 of the Town Code will remain open for the next twenty days in order to allow for further comments.

Dated: May 21, 2020

II. CONSENT AGENDA-COMPTROLLER

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Edward R. Wehrheim, Supervisor
SECONDER:	Thomas J. McCarthy, Councilman
AYES:	Wehrheim, McCarthy, Nowick, Inzerillo, Lohmann

(RES-2020-445)

The following resolution was offered by the Town Board en masse:

BE IT RESOLVED, that the Town Board hereby authorizes the Comptroller to transfer to account A.4230.0290 (Computer Equipment) in the amount of \$2,874.12; and transfer from account A.4230.0498 (Operating Expenses) in the amount of \$2,874.12 (Horizons)

Dated: May 21, 2020

(RES-2020-446)

The following resolution was offered by the Town Board en masse:

BE IT RESOLVED, that the Town Board hereby authorizes the transfer from account DR.5110.0408 (Road Maintenance) in the amount of \$13,000.00; and transfer to account DR.5110.0435 (Equipment Rental) in the amount of \$13,000.00. (Highway)