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NOTICE OF PUBLIC HEARING  
IN THE MATTER OF  
JFK LOGISTICS CENTER, LLC

-----X

350 Front Street  
Hempstead, New York  
  
January 13, 2020  
9:30 a.m.

B E F O R E:  
  
FREDERICK E. PAROLA, ESQ., CEO  
MICHAEL LODATO, Deputy Executive Director

Roey Klass,  
Court Reporter

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A P P E A R A N C E S :

TOWN OF HEMPSTEAD  
INDUSTRIAL DEVELOPMENT AGENCY  
350 FRONT STREET  
HEMPSTEAD, NEW YORK 11550  
BY: FREDERICK E. PAROLA, ESQ.  
PAUL O'BRIEN, ESQ.

ALSO PRESENT:

MICHAEL LODATO, Deputy Executive Director  
ALBERT D'AGOSTINO, Lawrence Union Free  
School District #15, Town of Hempstead  
DANIEL J. BAKER, JFK Logistics Center, LLC  
ZACHARY CAMPBELL, VP of Development

1  
2 MR. LODATO: Good morning. My  
3 name is Michael Lodato. I am the  
4 deputy executive director of the  
5 Town of Hempstead IDA. I'm  
6 accompanied by the CEO, Frederick  
7 Parola. We are viewing that is 9:30  
8 a.m. on January 13th, and we would  
9 like to open a public hearing for  
10 JFK Logistics Center, LLC.

11 I will now read the public  
12 hearing notice into the record.

13 Notice is hereby given that a  
14 public hearing pursuant to Title 1  
15 of Article 18-A of the New York  
16 State General Municipal Law will be  
17 held by the Town of Hempstead  
18 Industrial Development Agency on  
19 the 13th day of January, 2020, at  
20 9:30 a.m., local time, at Hempstead  
21 Town Hall, Town Hall Courtroom,  
22 350 Front Street, Hempstead,  
23 New York 11550, in connection  
24 with the following matters:

25 JFK Logistics Center, LLC, a

1  
2 New York limited liability company,  
3 on behalf of itself and/or the  
4 principals of JFK Logistics Center,  
5 LLC and/or an entity formed or to be  
6 formed on behalf of the foregoing  
7 (collectively, the "Company"), had  
8 applied to the Town of Hempstead  
9 Industrial Development Agency (the  
10 "Agency") to enter into a  
11 transaction in which the Agency will  
12 assist in the acquisition of an  
13 approximately 9.127 acre parcel of  
14 land located at 253-51 Rockaway  
15 Boulevard, Woodmere, New York 11598  
16 (the "Land"), the construction of an  
17 approximately 235,234 square foot  
18 building thereon (the  
19 "Improvements"), and the acquisition  
20 and installation therein of certain  
21 equipment and personal property (the  
22 "Equipment"; and together with the  
23 Land and the Improvements, the  
24 "Facility"), which Facility is to be  
25 subleased and leased by the Agency

1  
2 to the Company and is to be used by  
3 the Company for its primary use as  
4 warehouse space, with ancillary  
5 office space, for logistics and  
6 airport cargo users (the "Project").  
7 The Facility will be initially  
8 owned, operated, and/or managed by  
9 the Company.

10 The Agency contemplates that it  
11 will provide financial assistance to  
12 the Company in the form of  
13 exemptions from mortgage recording  
14 taxes in connection with the  
15 financing or any subsequent  
16 refinancing of the Facility,  
17 exemptions from sales and use taxes  
18 and abatement of real property  
19 taxes, consistent with the policies  
20 of the Agency.

21 A representative of the Agency  
22 will at the above-stated time and  
23 place, hear and accept oral or  
24 written comments from all persons  
25 with views in favor of or opposed to

1  
2 either the proposed financial  
3 assistance to the Company or the  
4 location or nature of the Facility.  
5 At the hearing, all persons will  
6 have the opportunity to review the  
7 application for financial assistance  
8 filed by the Company with the Agency  
9 and an analysis of the costs and  
10 benefits of the proposed Facility.

11 If anyone would like to speak,  
12 please come up. Sign in, state your  
13 name, and speak clearly to our  
14 stenographer. Thank you.

15 MR. D'AGOSTINO: Good morning,  
16 Mr. Lodato, Mr. Parola. My name is  
17 Albert D'Agostino. My firm is  
18 Minerva & D'Agostino, PC, 107 South  
19 Central Avenue, Valley Stream,  
20 New York. I'm a little surprised  
21 that I'm the first speaker. I  
22 assumed that the applicant would be  
23 speaking first, but that's, I guess,  
24 a question of what the purpose of  
25 the hearing is and what is part of

1  
2 the hearing of record.

3 The district that I represent,  
4 which is Lawrence Union Free School  
5 District Number 15, Town of  
6 Hempstead, New York is the School  
7 District wherein the subject  
8 property, or significant portion of  
9 the subject property, is located.

10 The District received a Notice  
11 of Deviation from Uniform Tax  
12 Exemption Policy dated  
13 December 20th, 2019 and the -- also,  
14 a notice letter of this hearing  
15 dated December 26, 2019, the day  
16 after Christmas.

17 Just for the record, as I'm  
18 sure anybody is aware, most school  
19 districts, and specifically Lawrence  
20 Union Free School District, is  
21 closed for the holidays and only  
22 reopened a matter of approximately a  
23 week ago. The President of the  
24 Board of Education, Murray Forman,  
25 would have liked to have been here,

1  
2 but unfortunately, he is, as we  
3 speak, attending a legally-mandated  
4 labor negotiation which could not be  
5 adjourned.

6 As Mr. Lodato knows, I called  
7 the office on -- the IDA office on  
8 Friday in an effort to come over and  
9 look at the files. It wasn't  
10 available, and it's apparently not  
11 available this morning. So, my  
12 comments are with the benefit of the  
13 conversation that I had with  
14 Mr. Lodato, for which I thank him,  
15 but are based upon what could be  
16 determined from the information that  
17 he was able to give me over the  
18 phone, again, for which I thank him,  
19 and the notices.

20 The District is in strong  
21 opposition to the granting of  
22 benefits with respect to this  
23 property. The notices from the IDA  
24 describe the application as being  
25 one, which I will quote, "will



1  
2 assist in the acquisition of an  
3 approximately 9.127 acre parcel of  
4 land located at 253-51 Rockaway  
5 Boulevard, Woodmere, New York," and  
6 for "the construction of an  
7 approximately 235,234 square foot  
8 building thereon."

9 We went to the public record  
10 such as a -- could have been  
11 ascertained on Friday afternoon  
12 after I got the notice, and that  
13 record indicates that the applicant  
14 is not seeking the benefits for the  
15 acquisition of the parcel. The  
16 parcel, in fact, was already  
17 acquired on January 15th of 2019.  
18 If that's correct, it's unclear how  
19 the proposed benefit will assist in  
20 the acquisition of that, which has  
21 already been acquired.

22 For the record, Mr. Lodato,  
23 who's conducting the hearing; is it  
24 you or Mr. Parola?

25 MR. LODATO: Both of us.

1  
2 MR. D'AGOSTINO: I just noticed  
3 Mr. Parola's attention doesn't --

4 MR. PAROLA: My ears are  
5 listening to you.

6 MR. D'AGOSTINO: -- while  
7 you're going through your file.  
8 Okay.

9 So, again, I'll repeat that the  
10 benefits are not being sought, as we  
11 can determine, for the acquisition.  
12 The acquisition occurred a couple of  
13 days less than one year ago.

14 The record also indicates that  
15 the premises described in the Deed  
16 of Acquisition consists of three  
17 parcels, two of which are located in  
18 the County of Queens, and one of  
19 which is located in the County of  
20 Nassau. From the notices that we  
21 received, it's unclear as to whether  
22 the 9.127 acre parcel of land, which  
23 the benefits are being attended to,  
24 assist in the acquisition of, and I  
25 will stress and repeat, acquisition

1  
2 of, but which appear to have already  
3 been acquired, represents the entire  
4 parcel, the Nassau County parcel, or  
5 all three parcels.

6 I did speak to the applicant's  
7 attorney this morning, prior to the  
8 commencement of the record, and  
9 though he hasn't made a statement  
10 yet, he indicated to me that most of  
11 the 9.127 acre parcel of land is  
12 located in the County of Nassau and  
13 that the entire building is located  
14 within the County of Nassau.  
15 Therefore, the entire parcel and the  
16 entire proposed building are located  
17 within the Lawrence Union Free  
18 School District.

19 The overall purchase price --  
20 and there's a Deed of Record and  
21 there's Confirmatory Deed of Record.  
22 The overall purchase price reflected  
23 in the public record as of  
24 January 15th, 2019, almost a year  
25 ago, is \$16,216,500. Again, without

1  
2 having been able to look at the  
3 file, and I don't have the exact  
4 information yet, but I don't know  
5 how that's allocated between the  
6 Nassau portion and the Queens  
7 portion and what the respective  
8 values are. What I do know is that  
9 the 2019/2020 tax roll disclosed the  
10 fair market value of parcel, at  
11 least the Nassau portion, of  
12 \$2,000,321 -- I'm sorry.  
13 \$2,321,480.

14 As you know, the subject  
15 property is largely vacant land,  
16 which is or was utilized for parking  
17 purposes. There's a small  
18 structure. And again, I don't know  
19 if that structure's in the Queens or  
20 the Nassau side, bearing us on JFK  
21 discount parking.

22 From the School District's  
23 point of view, and I know we've had  
24 this discussion before, there are  
25 initial questions which are raised

1  
2 as to whether or not Nassau County  
3 taxpayers, and specifically the  
4 residents and taxpayers of the  
5 Lawrence Union Free School District,  
6 are being asked to subsidize the tax  
7 burden relating to the acquisition  
8 of a parcel, which has already been  
9 acquired, and apparently was  
10 acquired without benefits. So that  
11 did not in any way impact the value  
12 of that land as of January 15th,  
13 2019 or whenever that contract was  
14 negotiated prior to the tax bill.

15 The taxpayers of Lawrence Union  
16 Free School District are also being  
17 asked to subsidize the development  
18 of that parcel, which is one of  
19 three. Again, with the other two  
20 being within the City of New York,  
21 in connection with, this is  
22 important, an airport-related  
23 development.

24 As we're all aware, John F.  
25 Kennedy Airport is currently

1  
2 undergoing a massive multibillion  
3 dollar expansion. That expansion  
4 drives the values of the property  
5 surrounding it and to be used in  
6 connection with the -- a proposed  
7 warehouse use within proximity of  
8 the airport.

9 Again, The District is not  
10 speaking to the use. The District  
11 is speaking to whether or not under  
12 the conditions of the airport  
13 expansion, which I think one can at  
14 least infer at this point, drives  
15 the value upward, requires an  
16 incentive which would shift the  
17 taxpayer's burden to other  
18 taxpayers.

19 Now, going back to the notice  
20 letter and the language of it. The  
21 IDA notice letter of December 26th,  
22 2019, the day after Christmas,  
23 states that, and I'm quoting (as  
24 read), "The Agency contemplates that  
25 it will provide financial assistance

1  
2 to the Company in the form of  
3 exemptions from mortgage recording  
4 taxes, sales, and use taxes, and  
5 abatement of real property taxes,  
6 consistent with the policies of the  
7 Agency." The language that "the  
8 Agency contemplates that it will" as  
9 opposed to that it will consider, it  
10 will determine -- again, we're here  
11 at a hearing. And this is the first  
12 opportunity that the School  
13 District, as an independent taxing  
14 agency, has to speak before you.

15 Again, "it will provide," which  
16 I guess was one of the reasons why I  
17 was asking who I'm speaking to, in  
18 terms of this hearing.

19 MR. PAROLA: Just for the  
20 record, this hearing is for the  
21 benefit of our Board. We are merely  
22 hear to listen, but the ultimate  
23 decision is made by the Board, and  
24 the Board will review this record.

25 MR. D'AGOSTINO: Again, as you

1  
2 know, I've had a little experience  
3 as a former member of this Board,  
4 and I understand that.

5 My question is to the  
6 definitiveness of the language that  
7 "the Agency contemplates that it  
8 will." Not that it might or not  
9 that it will consider, "that it will  
10 provide financial assistance."

11 The proposed deviations from  
12 uniform tax exemption policies and  
13 the language are even a -- excuse  
14 me? We're on the record, so this is  
15 an open --

16 MR. PAROLA: For the record,  
17 contemplating something means that  
18 one will consider it. If  
19 contemplating wasn't in there, then  
20 Mr. D'Agostino's comments would be  
21 correct, but the language  
22 contemplates doing it; not that it  
23 will be done.

24 MR. D'AGOSTINO: That is not  
25 the language.



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MR. PAROLA: Yes, it is.  
Contemplates that it will.

MR. D'AGOSTINO: That it will,  
not that it might, that it will  
consider. Not that the public will  
be --

MR. PAROLA: We're not going to  
argue.

MR. D'AGOSTINO: Okay.  
For the record --

MR. PAROLA: My comment stands.

MR. D'AGOSTINO: -- we're  
speaking to the record.

MR. PAROLA: My comment stands.

MR. D'AGOSTINO: Okay.

As I said, the proposed  
deviation for Uniform Tax Exemption  
Policy are even more disturbing to  
the School District. The applicant,  
and I'm quoting again from the  
notice, has requested that the  
Agency enter into a lease and  
project agreement to provide  
financial assistance to the Company

1  
2 in the form of abatements of real  
3 property taxes for a term of up to  
4 20 years. And there's a reference  
5 to the IDA's Uniform Tax Exemption  
6 Policy having been adopted on  
7 October 23rd, 2019 in the notice,  
8 but I understand that that's -- they  
9 have not been fully adopted or may  
10 not have been fully adopted, for the  
11 record.

12 MR. LODATO: Let me just chime  
13 in for one moment here. The Uniform  
14 Tax Exemption Policy gets readopted  
15 every year, in October.

16 (Telephone interruption.)

17 MR. D'AGOSTINO: Let me shut  
18 this off, I'm sorry. I thought I  
19 had it off.

20 MR. LODATO: The Uniform Tax  
21 Exemption Policy gets readopted  
22 every year. However, there is a new  
23 modified version with the State  
24 language involving environmental  
25 going towards the application where

1  
2 the applicant must use to the best  
3 of their ability, green and  
4 environmental development. That and  
5 the live streaming, which the state  
6 is requiring. So, the new UTEP,  
7 Uniform Tax Exemption Policy, that's  
8 really all that is changing this  
9 month in January. The previous one  
10 gets readopted every year.

11 MR. D'AGOSTINO: Thank you.

12 Did the previous one refer to  
13 the term of the abatement?

14 MR. LODATO: The previous  
15 one --

16 MR. D'AGOSTINO: Is -- and  
17 again --

18 MR. PAROLA: There's no other  
19 change.

20 MR. D'AGOSTINO: Okay.

21 MR. PAROLA: There's no other  
22 change.

23 MR. D'AGOSTINO: Again, it's  
24 done on an annual basis.

25 And my question is: Is there

1  
2 anything in the uniform policy which  
3 deals with the proposed term of the  
4 benefits?

5 MR. LODATO: I don't have a  
6 copy in front of me. I'd have to  
7 pull it out. I do know that  
8 deviation language, obviously, needs  
9 to be presented which something goes  
10 out the ten-year or 15-year range I  
11 believe of what the IDA normally  
12 does, normally grants, or views, but  
13 I don't have it front of me so I  
14 can't tell you.

15 MR. D'AGOSTINO: Well, I thank  
16 you for that. As I said, I just  
17 wanted to make it clear that -- I  
18 was unclear as to what was adopted  
19 on October 23rd, 2019 because I  
20 haven't had an opportunity to review  
21 them yet, and I only received these  
22 notices on Friday.

23 Again, the notice has referred  
24 to, and I'm quoting, that the Agency  
25 proposed to deviate from the policy

1  
2 due to the current nature of the  
3 property and because the property  
4 would not be economically viable  
5 without a PILOT for a term of up to  
6 20 years.

7           Again, the benefits I believe,  
8 I stand to be corrected, which are  
9 granted by the IDA, are intended to  
10 stimulate, encourage development  
11 which would not otherwise occur.  
12 And all of that is factored into the  
13 extent of the benefits, the amount  
14 of the PILOT, how long the taxes  
15 remain fixed, which is usually  
16 during the period of construction.  
17 I understand that. And then how  
18 long it plays out.

19           The term that it plays out,  
20 obviously, impacts the burden on  
21 other taxpayers and property owners  
22 within The District to the extent  
23 that a portion of the school tax, in  
24 our case, budget, is being shifted  
25 to those other taxpayers. And

1  
2 clearly, we're not the only -- we're  
3 not the only -- and I didn't specify  
4 which taxpayers for the record, but  
5 the applicable taxpayers.

6           There's a school budget which  
7 is adopted and is apportioned, and  
8 each taxpayer, depending on the  
9 class, pays their fair burden or as  
10 near as fair can be determined with  
11 the assessment system that we have.  
12 The assessment system that we have  
13 is based upon valuation. And again,  
14 without knowing what portion of the  
15 -- exactly what portion of the lot  
16 is in Nassau of the \$16 million it  
17 was paid for, almost a year ago,  
18 it's difficult at this juncture to  
19 come to a conclusion as to whether  
20 or not and what presumably was an  
21 arm's length transaction determine  
22 what the value should have been or  
23 should not have been.

24           But in any event, now, going  
25 forward, whatever The District is

1  
2 did receive in school taxes from  
3 this parcel in effect of being  
4 underwritten by the applicable  
5 taxpayers who have to make up that  
6 portion of the budget.

7 MR. LODATO: Can I just say  
8 something for the record? I'm sorry  
9 to disrupt you here, Al.

10 The School District receives a  
11 proportionate share of the taxes  
12 that are received. With this  
13 project, JFK Logistics, the PILOT  
14 abatement, or PILOT program if you  
15 will, starts the taxes at what they  
16 currently are.

17 So, the proportionate share and  
18 the amount would be the same. It is  
19 not reduced.

20 That's all I wanted to say.

21 MR. D'AGOSTINO: That's okay.  
22 I was coming to that.

23 That's for, if I may inquire,  
24 if I'm correct, for three years?

25 MR. LODATO: I'm sorry?

1  
2 MR. D'AGOSTINO: That's for the  
3 first three years?

4 MR. LODATO: Correct.

5 MR. D'AGOSTINO: If this  
6 property were not the subject of tax  
7 benefits, PILOT, specifically the  
8 PILOT, then to the extent that the  
9 school taxes would have increased  
10 because -- or will increase because  
11 the budget increases, will not be  
12 reflected by the payments received  
13 by The District within the first  
14 three years.

15 Am I correct in that  
16 assumption?

17 MR. LODATO: I don't have  
18 enough information to answer that.

19 MR. D'AGOSTINO: I'm sorry?

20 MR. LODATO: I don't have  
21 enough information to really answer  
22 that.

23 MR. D'AGOSTINO: If --

24 MR. PAROLA: We're not engaging  
25 in a dialogue here.



1  
2 MR. D'AGOSTINO: No, no. I'll  
3 raise the questions for the --

4 MR. PAROLA: For the Board,  
5 please.

6 MR. D'AGOSTINO: And wisely  
7 put.

8 One can reasonably assume that  
9 if taxes are frozen at vacant land  
10 for three years. And if The  
11 District budget increases within  
12 those three years, then somebody  
13 else is picking up the increase and  
14 not the applicant through the IDA,  
15 which, of course, will have  
16 ownership or a long-term lease on  
17 the property.

18 Going forward, if the pro-rata  
19 increase over the remaining proposed  
20 17 years does not keep pace with the  
21 school budget and school taxes, in  
22 that case, over two decades,  
23 somebody else has to pick up that  
24 burden over and above the PILOT  
25 payments received by The District.

1  
2 That is my analysis of it.

3 And I can say that although the  
4 Lawrence Union Free School District  
5 has been in the forefront of keeping  
6 school taxes under control, to the  
7 extent that they can, there are  
8 built-in increases, which everybody  
9 will deal with over two decades. It  
10 would be like whatever occurred  
11 between 2000 and 2020 had this type  
12 of a -- this application be  
13 considered and had been considered  
14 20 years ago.

15 In any way, I would submit --  
16 The District would submit that based  
17 upon the multimillion dollar --  
18 multibillion dollar improvements  
19 that are being made in connection  
20 with the airport expansion, that  
21 this property would be developed  
22 notwithstanding the benefits which  
23 the applicant is seeking.

24 An analysis of the \$16 million  
25 purchase price would have to be

1  
2 looked at, but clearly if somebody  
3 thought it was worth \$16 million to  
4 proceed -- and I know -- listen, I  
5 fully understand that in many  
6 avenues with many projects, they  
7 would not have been built without an  
8 incentive.

9 This is not one of them. The  
10 market on this property is  
11 determined by the airport. The  
12 airport -- the proximity is  
13 determined by the airport expansion.  
14 It's really essentially -- I'm not  
15 going to say New York City project,  
16 but could be construed as a New York  
17 City project because of the  
18 valuation and the ultimate benefits  
19 we received. I'm not talking about  
20 the IDA benefits. I'm talking about  
21 the profitability of the project  
22 really determined by the airport and  
23 the airport expansion.

24 The District's position is that  
25 especially in this situation, the

benefits are not needed.

So, if the application is approved by the Board and if the deviation is granted with regard to the 20-year term, the only difference is -- in our opinion, it's our opinion, are that the project would be built, whether it's -- they're approved or not approved, but if they're approved, one of the taxpayers, the school district will have to assume over a 20-year period or to be reasonably anticipated, will have to assume the burden which the applicant would otherwise fail or would have to assume based upon the increase of over 20 years -- and I would guesstimate that an examination of a PILOT would indicate that there is a benefit.

And the benefit is that the school taxes are being underwritten to the extent that there's agreed-upon PILOT, which is being

1  
2 remitted to The District which the  
3 longer the terms of the PILOT are  
4 not reflective of increases and  
5 mandated increases in school  
6 district budgets.

7 Now, we've disputed before  
8 whether or not that type of a  
9 situation and -- constitutes a  
10 de facto gift of benefits equal to  
11 the burden shifted among remaining  
12 taxpayers, especially for an  
13 exceptionally long time, which  
14 apparently is not in accordance with  
15 the term currently set forth. And  
16 if it's not in the Uniform Tax  
17 Exemption Policy, the policy of the  
18 Board that the School District, as  
19 the largest municipal entity which  
20 levies taxes and requires local real  
21 estate taxes to provide its  
22 function, will see otherwise failure  
23 to assessed tax revenues from this  
24 project to be reduced on a  
25 self-advertising basis for up to

1  
2 20 years. Again, double the  
3 anticipated usual term.

4 The District has its concerns.  
5 Historically, you know its concerns.  
6 They are repeated here. I would say  
7 that we're kind of surprised,  
8 especially in light of past  
9 different positions taken by the  
10 Board and by The District, that  
11 nobody reached out to The District,  
12 other than a notice the day after  
13 Christmas.

14 There's suggestion that perhaps  
15 the applicant should reach out to  
16 The District. And I know the IDA's  
17 going to take the position that it's  
18 not your role to do that. I also  
19 know it is customarily done.

20 And the last thing I wanted to  
21 do was show up at this hearing today  
22 almost blind-siding you that The  
23 District was gonna take this  
24 position. And that's why I felt  
25 that a phone call to the --

1  
2 Mr. Lodato was both a request for  
3 information and the courtesy  
4 heads-up just letting you know that  
5 I would be here so that you weren't  
6 possibly surprised.

7 So, again, the position that  
8 I've been asked to relay by  
9 Mr. Forman, the President of the  
10 Board, is that The District is  
11 strongly opposed to this application  
12 and that it's not needed, it's not  
13 needed because of the market, and  
14 that's basically it.

15 If you have any questions of  
16 me, I'd be happy to attempt to  
17 answer them.

18 MR. PAROLA: Thank you.

19 For the record, the Agency  
20 staff did not have sufficient time  
21 to redact the existing file to make  
22 it available to the outside, anyone  
23 on the outside that is seeking  
24 information.

25 Any other witnesses?

1  
2 MR. D'AGOSTINO: If I may? If  
3 I may just comment on that?

4 MR. PAROLA: Okay.

5 MR. D'AGOSTINO: That assumes  
6 that application for public benefits  
7 submitted to a public agency  
8 contains any language would have to  
9 be redacted. We don't know. Maybe  
10 yes, maybe no, but I would assume  
11 not.

12 MR. PAROLA: Would anyone else  
13 like to be heard?

14 MR. LODATO: Okay. Half hour.

15 MR. PAROLA: Do it.

16 MR. LODATO: If no one else  
17 would like to speak, Mr. Parola and  
18 I would like to close this public  
19 hearing. We are viewing it is  
20 10 o'clock. Sine die. Thank you  
21 all for coming.

22 MR. PAROLA: Thank you.

23 MR. D'AGOSTINO: Thank you very  
24 much.

25 (Time noted: 9:59 a.m.)



C E R T I F I C A T E

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF SUFFOLK )

I, ROEY KLASS, a Notary Public  
within and for the State of New  
York, do hereby certify that the  
within is a true and accurate  
transcript of the proceedings taken  
on January 13, 2020.

I further certify that I am not  
related to any of the parties to  
this action by blood or marriage;  
and that I am in no way interested  
in the outcome of this matter.

IN WITNESS WHEREOF, I have  
hereunto set my hand this 13th day  
of January, 2020.



-----  
ROEY KLASS

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