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IN THE MATTER OF A
NOTICE OF PUBLIC HEARING
RE: CARMAN PLACE APARTMENTS, LLC

-----X

350 Front Street
Hempstead, New York

March 8, 2022
9:15 a.m.

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

Dolly Fevola,
Court Reporter

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: MICHAEL LODATO,
Deputy Executive Director

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1 HEARING OFFICER LODATO: Good
2 morning. My name is Michael Lodato.
3 I'm the Deputy Executive Director of
4 the Town of Hempstead IDA. We're
5 here this morning on March 8, 2022
6 to open up a hearing for Carman
7 Apartments, the residential portion.
8

9 I will now read the public
10 hearing notice into the record.

11 Notice is hereby given that a
12 public hearing pursuant to Title 1
13 of Article 18-A of the New York
14 State General Municipal Law will be
15 held by the Town of Hempstead
16 Industrial Development Agency (the
17 "Agency") on the 8th day of March,
18 2022, at 9:15 a.m., local time, at
19 350 Front Street, 2nd Floor,
20 Hempstead, New York in connection
21 with the following matters:

22 Carman Place Apartments, LLC, a
23 New York limited liability company,
24 on behalf of itself and/or the
25 principals of Carman Place

1
2 Apartments, LLC and/or an entity
3 formed or to be formed on behalf of
4 the foregoing (collectively, the
5 "Company"), submitted its
6 application for financial assistance
7 (the "Application") to the Agency to
8 enter into a transaction in which
9 the Agency will assist in (a) the
10 acquisition of an approximately 2.54
11 acre parcel of land located at
12 155-161, 163-169, 171, 173-175 and
13 177-179 Main Street, 122 and 126
14 Bedell Street and Columbia Street,
15 Village of Hempstead, Town of
16 Hempstead, Nassau County, New York
17 (the "Land"), (b) the demolition of
18 existing (approximately 15,573
19 square feet total) buildings thereon
20 and environmental remediation as
21 part of the New York State
22 Department of Environmental
23 Conservation ("NYSDEC") Brownfield
24 Cleanup Program, (c) the
25 construction of 300,598 square feet

1 of residential space including, 227
2 workforce housing units (further
3 identified as 30 studio apartments,
4 140 apartments and 57 two-bedroom
5 apartments, with all units marketed
6 to income-restricted households
7 earning at or below 90% area median
8 income) and 1 superintendent unit,
9 all to be declared as one or more
10 condominium units within two
11 buildings totalling approximately
12 323,198 square feet, and a parking
13 structure for approximately 228
14 spaces below, at grade, and at
15 street level, and all located on the
16 Land (collectively referred to as
17 the "Improvements"), and (d) the
18 acquisition and installation therein
19 of certain equipment and persona
20 property including, but not limited
21 to, plumbing, mechanical, HVAC,
22 electrical, communications and other
23 building systems and infrastructure
24 improvements to the public water and
25

1 sewer system (the "Equipment"; and
2 together with the Land and the
3 Improvements, the "Facility"), which
4 Facility is to be leased by the
5 Agency to the Company and used by
6 the Company as rental housing as a
7 100% workforce housing community
8 (the "Project"). The Facility will
9 be initially owned by the Company
10 and operated and/or managed by
11 Conifer Realty, LLC, as managing
12 member of the Company.
13

14 The Facility will be leased by
15 the Company to the Agency pursuant
16 to a certain Company Lease and will
17 be subleased by the Agency to the
18 Company pursuant to a certain Lease
19 and Project Agreement.

20 The Agency contemplates that it
21 will provide financial assistance to
22 the Company in the form of
23 exemptions from mortgage recording
24 taxes in connection with the
25 financing or any subsequent

1
2 refinancing of the Facility,
3 exemptions from sales and use taxes
4 and abatement of real property
5 taxes, consistent with the policies
6 and resolutions of the Agency.

7 A representative of the Agency
8 will, at the above-stated time and
9 place, hear and accept written
10 comments from all persons with views
11 in favor of or opposed to either the
12 proposed grant of financial
13 assistance to the Company by the
14 Agency or the location or nature of
15 the Facility. Prior to the hearing,
16 all persons will have the
17 opportunity to review on the
18 Agency's website
19 (<http://tohida.org>) the application
20 for financial assistance filed by
21 the Company with the Agency and an
22 analysis of the costs and benefits
23 of the construction an ongoing
24 operation of the proposed Facility.

25 If anyone would like to

1
2 testify, please come up, state your
3 name for the stenographer and, as I
4 said, this is being filmed for our
5 YouTube channel. Thank you.

6 MR. DEEGAN: Good morning. My
7 name is Daniel Deegan. I'm with the
8 Law Firm of Forchelli, Deegan &
9 Terrana in Uniondale, New York,
10 attorney for the Applicant.

11 The Applicant in this case, as
12 was mentioned, is a joint venture
13 entity between Conifer, which is a
14 nationally ranked full-service
15 residential real estate firm with an
16 excellent track record specializing
17 in affordable housing. It's got
18 over 234 projects with over 16,000
19 units nationwide.

20 As I indicated, they have an
21 excellent track record, including
22 many projects here on Long Island.
23 Their joint venture partner is
24 Community Development Corporation of
25 Long Island, which is a Long Island

1 based not-for-profit. They are a
2 leader in community development and
3 affordable housing and housing
4 assistance. They, together with
5 Conifer, have a successful track
6 record in joint venturing affordable
7 housing on Long Island.
8

9 We're here to talk about the
10 project which is Carman Place in the
11 Village of Hempstead. This
12 particular hearing is with regard to
13 the residential portion of the
14 project.

15 The land is a 2.5 acre site on
16 the corner of Main Street and
17 Bedell. It's a currently vacant
18 piece of property as well for part
19 of it and also has several
20 structures on it that are outdated
21 and in need of renewal.

22 The proposal is to construct
23 228 units of affordable housing.
24 This project would be consistent
25 with the downtown overlay zone in

1
2 that it calls for mixed-use with
3 commercial on the first floor.

4 There is 22,000 square feet of
5 commercial space on the first floor,
6 which is the subject of the sister
7 application in this case. We'll
8 have a separate hearing on that in a
9 moment.

10 The project consists of two
11 separate buildings which would be
12 separated with residential
13 commercial on each floor. There
14 will be condominium units. The
15 residential portions of
16 one condominium unit and the
17 commercial portion another unit.

18 The project represents \$121
19 million investment downtown in the
20 Village of Hempstead. The
21 residential breakdown is as follows:
22 30 studio parents, 140 one-bedroom
23 apartments, 57 two-bedroom
24 apartments.

25 The plan is to provide a high

1
2 quality housing project that would
3 be targeted to people earning
4 between \$27,000 a year on the low
5 end and \$117,000 a year on the high
6 end for families. These units will
7 be marketed and targeted for Village
8 residents.

9 The key to any project and to
10 any community is to have a range of
11 numbers represented and this project
12 has a range, as I indicated, of
13 27,000 all the way up to 117,000
14 pretty much evenly across the
15 spectrum.

16 As indicated, part of this
17 project will also address on-site
18 contamination that's been there for
19 years. The project will produce
20 over \$2 million in funds for the
21 Village to address sewer and water
22 issues as well as other community
23 benefit features consistent with the
24 downtown overlay zone.

25 We're anticipating

1
2 approximately 200 construction jobs
3 and up to 67 full-time jobs in the
4 overall project, including
5 commercial.

6 All the Village approvals are
7 in place. State funding has been
8 awarded to make this project a
9 reality. The request here is a
10 30-year PILOT agreement at
11 10 percent gross shelter rent. This
12 is consistent with what is required
13 by the state funding sources, as
14 well as consistent with this IDA's
15 policy for 100 percent affordable
16 housing.

17 We're looking for a sales tax
18 exemption and recording tax
19 exemption on any construction
20 financing that gets put in place.

21 Even with the PILOT, this
22 agency's own consultant has done a
23 report that shows this is a very
24 large economic positive for the
25 Village. And for the tax

1
2 jurisdictions, we're anticipating
3 over \$12.5 million worth of payments
4 to be made under the PILOT payment
5 which is significantly more than
6 what is currently being generated if
7 the property were left undeveloped.
8 That's it.

9 I also just want to recognize
10 that Roger Pine from Conifer is here
11 in the audience.

12 HEARING OFFICER LODATO: Thank
13 you. Would anyone else like to
14 speak?

15 MR. GRODOTZKE: Good morning.
16 My name is Danny Grodotzke. I live
17 at 41 Rhode Avenue, North Merrick.
18 I come in front of the board to
19 voice my approval for this project
20 that's about to come before you. I
21 represent over 1,000 members in the
22 plumbing industry on Long Island and
23 this project I feel is a very good
24 project. This project will help the
25 community and the people in the

1
2 community.

3 I've been to -- Most people
4 think because I'm in the
5 construction industry I'm always
6 here to push projects. I believe in
7 smart growth and I've always been in
8 favor of jobs that are planned,
9 well-planned, and the developers
10 take the time to listen to the
11 community and I think that the
12 project put before us will allow the
13 community to prosper. It will bring
14 more jobs to the community. It will
15 bring affordable housing to the
16 community which is sorely needed.

17 We've been through some tough
18 times through the pandemic and I
19 think with this project moving
20 forward, especially with the
21 developer Conifer Le-Chase that they
22 will give you a great project and
23 along as taking care of the people
24 and the needs and the community.

25 So again, I support this

1
2 project and I hope it moves forward
3 so some of my members that live in
4 the Village of Hempstead can work in
5 their own back yards. Thank you.

6 HEARING OFFICER LODATO: Thank
7 you. Would anyone else like to get
8 up and testify? Please state your
9 name and where you're from.

10 MR. BENJAMIN: I'm Elder
11 Reginald Benjamin. I'm the
12 executive director of ABBA
13 Leadership Center. I'm a local
14 resident in the Village of
15 Hempstead. I've been a chaplain in
16 Nassau County Jail from 1998 to
17 2018. I've been running the ABBA
18 Leadership Center now for the last
19 16 years. I'm ex-offender
20 employment specialist. I'm a gang
21 violent reduction specialist and
22 I've been working in the Village of
23 Hempstead since I came here in 1998.
24 I am speaking in favor of this
25 project because for one thing it

1
2 gives people an opportunity to go to
3 work.

4 I worked with Conifer Le-Chase
5 on the last project. I think we got
6 over 50 people to go to work on that
7 particular project. When the houses
8 were built there was two young
9 ladies sleeping on their mother's
10 floor but because they had those
11 affordable housing projects both of
12 them was able to move into that
13 building from the Village of
14 Hempstead, not from another
15 community, but from the Village of
16 Hempstead. One has gone on to
17 become a nurse. The other one is a
18 director of one of our other
19 programs in terms of one of the guys
20 that owns the company she now works
21 for as a key person. So this
22 particular project I'm looking
23 forward to it moving forward.

24 In fact, one of the guys here
25 now, Derek Armstrong, is the guy who

1 moved up and cleaned up all that
2 litter and debris from that area.
3 He's a local contractor. Curtis
4 Lowery is right there. He done work
5 on several projects in this area and
6 I'm particularly interested in being
7 involved with this project because I
8 already worked with Conifer Le-Chase
9 on several different projects. They
10 helped get our guys trained, OSHA-30
11 trained and we're talking about
12 affordable housing where people
13 right now are jammed up in their
14 relatives' basement and people are
15 sleeping on the floors in
16 overcrowded houses. We need this
17 project to move forward.

18
19 HEARING OFFICER LODATO: Thank
20 you very much.

21 MS. PENNY: I'm sorry, I didn't
22 realize when I said my name I was
23 supposed to speak so I apologize.

24 HEARING OFFICER LODATO: Would
25 you like to speak?

2 MS. PENNY: Yes, please.

3 HEARING OFFICER LODATO: Just
4 state your name one more time.

5 MS. PENNY: Eileen Penny from
6 All Systems. We are a plumbing
7 contractor. We have worked with
8 Conifer Le-Chase since 2005 in their
9 many projects in Long Island. We've
10 been part of the revitalization
11 projects that have gone on in
12 Ronkonkoma and in Patchogue and also
13 in Bay Shore. These projects change
14 the community and Conifer Le-Chase
15 is a frontrunner in these projects.

16 They have been honest. They
17 have been wonderful to work with and
18 their priorities are the same as
19 ours, safety. Safety, safety and a
20 productive successful project at the
21 end.

22 So we're grateful for that
23 relationship and we do believe that
24 if it comes into Hempstead that it
25 will be a good project for the

1
2 community. We're going to give them
3 228 affordable housing units where
4 these people can come. They can
5 live. They can walk the streets
6 like they do in Patchogue, Long
7 Island and be safe and that's what
8 we're hoping for with them.

9 We're going to get construction
10 jobs for the local people. We've
11 worked with Reverend Benjamin for
12 years on other projects. We have a
13 good relationship and like he just
14 said, I've seen where one of the
15 people that came to us through
16 Reverend Benjamin went through the
17 project and later came on to be a
18 member of Local 200 where he will
19 now benefit himself and his family
20 going forward for many times.

21 So the safety is a major thing.
22 We want people to be safe. We want
23 people to be able to come into the
24 community. They will spend their
25 money in the community and stay in

1
2 the community so for that we -- They
3 have also given -- Conifer has been
4 a major part of the OSHA-30 training
5 which, again, goes back to the
6 safety of the people that will be
7 working on the project. And that
8 OSHA training, whether these people
9 stay with us or move on to other
10 companies, will be with them forever
11 and will help them be a much more
12 marketable employee as they go
13 forward.

14 So it's a home run. Good for
15 the community. Good for the labor
16 force and everybody needs that after
17 the last 2 years of the pandemic.
18 Thank you very much.

19 HEARING OFFICER LODATO: Thank
20 you. If anyone else would like to
21 testify, please sign in if you have
22 not and you can testify on the
23 record.

24 MR. NEWBURGER: Grant
25 Newburger, building and construction

1
2 trades counsel of Nassau and
3 Suffolk. How are you, Mr. Deegan.

4 On behalf of our 65,000
5 members, on behalf of local labor
6 and building trades, we'd like to
7 see a PLA for this project. We'd
8 very much like to be engaged. This
9 is a major construction project,
10 300,000 square feet plus and so
11 labor would like to be involved.
12 Thank you.

13 HEARING OFFICER LODATO: I'd
14 like to put on the record that CEO
15 Parola is in the meeting as well
16 now.

17 MR. PAROLA: Good morning.

18 HEARING OFFICER LODATO: If
19 anyone else would like to testify,
20 please come up, speak clearly, state
21 your name and just project a little
22 bit if you can.

23 MR. ARMSTRONG: My name is
24 Derek Armstrong. My company is
25 MMCG. I think the project should

1
2 definitely go on. I'm a contractor
3 in the Village of Hempstead and I'm
4 also a homeowner --

5 MR. PAROLA: He is not speaking
6 for you, he is speaking for the
7 record. Please sit down. Go ahead,
8 sir.

9 MR. ARMSTRONG: I'm a homeowner
10 since 1986 in the Village of
11 Hempstead.

12 MS. GARRY: Where's the mic?

13 MR. PAROLA: Please continue.

14 MR. ARMSTRONG: I'm also a
15 contractor in the Village of
16 Hempstead. I did a big project in
17 the Village of Hempstead. I also
18 built the charter school, the
19 Julliard Charter School on Franklin.

20 And also, this particular
21 project that we are trying to get
22 passed, I also cleaned the area.
23 This is the area that I demolished
24 and so I was hoping in 2017 that
25 this project would go through but

1
2 somehow it didn't.

3 So I'm looking forward to this
4 project to continue, to pass. I
5 think it's a good thing for the
6 Village of Hempstead. I think it's
7 a good thing for the people to be
8 able to have a place to live. It's
9 also a great opportunity to implore
10 people from the Village of Hempstead
11 and I think this is something that
12 we really need definitely here.

13 And the other thing that I
14 can't understand with these projects
15 when it comes down to the Village of
16 Hempstead is we have a lot of
17 outsiders, not even homeowners in
18 the Village of Hempstead, that have
19 so much to say how Hempstead should
20 be operated, how projects should be
21 continued. I think that the people
22 from the Village of Hempstead who
23 pay taxes like myself, feel that I
24 pay too much taxes, and for
25 something like this here to be

1
2 stopped from people from the outside
3 to come to try to dictate what
4 should happen in the Village of
5 Hempstead. I think you guys should
6 overlook those people and focus more
7 on more of the people in the Village
8 of Hempstead who are suffering
9 because nothing has being going on
10 for the last 20 years or 30 years
11 that I've been here. I've been here
12 longer than that but nothing really
13 been going on and it's not right for
14 this to continue on where I can go
15 to Garden City, Mineola, Hicksville,
16 Huntington, different places and I
17 see all these projects going on but
18 still nothing is happening in the
19 Village of Hempstead because, again,
20 we have people on the outside
21 dictating what should happen. I
22 think you guys should overlook
23 people that is standing up here
24 talking down to the project that's
25 not even a homeowner or a resident

1
2 of the Village of Hempstead.

3 I think that you should take
4 notice of the people standing up
5 here like myself, who is a
6 homeowner, who is looking forward
7 for something like to this happen in
8 the Village of Hempstead to make a
9 big difference so that's my opinion.

10 HEARING OFFICER LODATO: Thank
11 you.

12 MR. PAROLA: Thank you, sir.

13 HEARING OFFICER LODATO: If
14 someone else would like to get up
15 and testify, please just make sure
16 you're signed in and state your name
17 and whatever you would like to say.

18 Good morning.

19 MR. LOWERY: Good morning. You
20 won't have the problem when we're
21 not hearing me because I talk loud.
22 My name is Curtis Lowery. I own
23 Amazing Contracting Inc. and I
24 support Reverend Benjamin, Derek and
25 the gentlemen that are trying to

1
2 build this project.

3 I've been a substance abuse
4 counselor in Nassau County Jail for
5 about 15 years. It's pertinent that
6 we like look at what's going on,
7 Man. Hempstead suffers from a lot
8 of stuff. You know, you have people
9 who won't even drive through
10 Hempstead because of the appearance
11 of it, you know. So I think it's a
12 wonderful thing that the gentlemen
13 are coming here to try to like make
14 Hempstead look like the neighbor,
15 Garden City. You know.

16 I've worked on mostly every
17 project that has validity to do with
18 the upbringing of Hempstead in
19 Hempstead because of Reverend
20 Benjamin. It will give a lot of
21 people a job. You know, they worry
22 about crime, what people are going
23 to steal if they don't have no
24 money. So we can help prevent some
25 of that by building these buildings,

1
2 making Hempstead look like a place
3 that you want to go through. You
4 know, give us some place to sleep.

5 You know, fortunate enough for
6 me, I know some people who sleep in
7 cardboard boxes, you know, who want
8 a place to live. These guys are
9 coming here to build something
10 that's affordable so somebody can
11 have a place to sleep.

12 You know, I urge you guys to
13 pay attention to the importance but
14 it's just like politics, Man, you're
15 going to have people that like it
16 and you're going to have people that
17 don't like it. It's up to us to
18 agree what's good, what's not good
19 and I hope you do the right thing
20 and just let this project go
21 forward, Man, because my guys are
22 blowing my phone up about, Curtis,
23 when are we going to work.

24 So it's all about, you know,
25 trying to help the next person and

1
2 this will help more people than it
3 will hurt people. Thank you.

4 HEARING OFFICER LODATO: Thank
5 you, sir.

6 MR. PAROLA: Thank you, sir.

7 HEARING OFFICER LODATO: Would
8 anyone else like to testify?

9 State your name and where
10 you're from and say whatever you'd
11 like.

12 MR. HUDDLESON: Good morning.
13 My name is Tarell Huddleson. I'm
14 the executive director of Black Jobs
15 Matter through the umbrella of ABBA
16 Leadership Center. I just turned 34
17 the other day and I say that to say
18 that I am the youth and I am the
19 future and I work with the next
20 generation so I'm like in between.
21 I'm basically the bridge in between
22 the generation before mine and the
23 generation after mine and most of
24 the young people leaving Hempstead
25 because nothing is happening.

1
2 I came from the Bronx. I was
3 born and raised in the Bronx and
4 since I go back there everything
5 looks different. Hempstead looks
6 exactly the same since I first came
7 here. Nothing changes and every
8 time they try to do anything people
9 come with the nay say and oh, let's
10 not do this, let's not do that, but
11 nothing is changing and the youth is
12 not staying so the money is not
13 staying in Hempstead. It's going.

14 People are going down south,
15 moving out of Hempstead. When are
16 we going to make Hempstead an
17 attractable place? When are we
18 going to start letting building
19 going on and start letting jobs
20 happen? I seen jobs happen from
21 development but I don't see it
22 continue. I see if stopping. I see
23 people say, oh, let's not do this
24 and 4 years pass nothing happens.
25 Like, what do you have as an

1
2 alternative if you're going to be
3 against something that's going to
4 bring development and bring jobs?

5 I've seen it happen. I've been
6 on the front lines mentoring guys,
7 getting them guys jobs and seeing
8 guys change their lives through jobs
9 and taking it further. I mean you
10 can give a person a job and they
11 gotta do their best to take it
12 further and make it a career.

13 For people that say oh, one-day
14 job or, you know, I've heard stuff
15 like, oh, they get jobs for a couple
16 of months and stuff like that and
17 it's not true. Some people do, if
18 they don't do good but if you do
19 what you're supposed to do you're
20 going to go further. Anybody is
21 going to take you, if they see you
22 as an asset, not a liability.
23 That's how life works.

24 So all I'm saying is I'm for
25 development. I'm also against

1
2 people coming from outside of
3 Hempstead and telling Hempstead what
4 Hempstead needs. Hempstead needs to
5 tell Hempstead what Hempstead needs,
6 not outside residents, not people
7 that don't have a stake here, not
8 people that don't want to see
9 change.

10 Doing the same thing and not
11 getting any results is insanity. We
12 need to change it. We need to
13 continue to grow. There's going to
14 be some growing pains but that's
15 what comes with that. That's what I
16 gotta say today. Thank you for your
17 time.

18 HEARING OFFICER LODATO: Would
19 anyone else like to testify?

20 MR. MUHAMMAD: My name is
21 Aubrey Muhammad. Peace in the name
22 of Allah. I'm Aubrey Muhammad.
23 This Carman Place is part of a
24 greater misdealt mis-development
25 that is gentrification of Hempstead.

1
2 It seeks another PILOT. Hempstead
3 has 31 PILOTS for apartment
4 buildings. It's draining this
5 community of over 20 million a year
6 of vital resources over the last
7 two decades. Hempstead has been
8 devitalized by the same forces that
9 you say are coming to revitalize it.

10 It's a gimmick. These are
11 temporary construction jobs. Like
12 they did you at Metro 303. Once the
13 building is built, the opportunity
14 is gone. You enjoying that green
15 space? Somebody answer me. You
16 enjoying the pool there, the pool
17 hall and the apartments there, the
18 green space? It's built up to the
19 sidewalk. It's urbanization. They
20 have been urbanizing Hempstead since
21 the 80s.

22 Now, when Governor Hochul
23 expanded that urbanization to
24 Caucasian suburbia, the other areas
25 they speak about that look so

1
2 pleasant, they rejected this
3 urbanization but you'll promote it
4 here because they know it's
5 detrimental.

6 They have those 31 tax PILOTS.
7 They want 35 more. You think you're
8 paying high property taxes now,
9 thousands have been displaced from
10 Hempstead, hundreds have lost their
11 homes.

12 These are temporary jobs that
13 will not give you the salary to pay
14 a mortgage. You, as a Hempstead
15 homeowner, you want to be a landlord
16 with your 300, \$400,000 house.
17 Split it in half to make it two
18 living spaces so you can be a
19 landlord and rent one. You
20 immediately get a \$10,000 increase
21 in property taxes. It's rape to
22 keep us impoverished and losing our
23 homes.

24 But these same developers get a
25 loan from the bank. Dan Deegan, get

1
2 a loan from the bank. Conifer, get
3 a loan from the bank like everybody
4 else you're displacing where they
5 struggle get refinanced from losing
6 their house and their small
7 business.

8 All this urbanization is
9 rejected. I think the plea for
10 these temporary jobs are no good
11 than Hofstra's deal with Hempstead.
12 How did we benefit from Hofstra?
13 Any of you work at Hofstra? Any of
14 you work at RXR? A Russian oligarch
15 is financing the gentrification of
16 Hempstead. The irony.

17 It's hypocrisy. It's racist.
18 It's trash and it must stop. This
19 IDA board should be banished. Thank
20 you.

21 HEARING OFFICER LODATO: Would
22 anyone else like to be heard?

23 MS. WINSTON: My name is Terry
24 Winston. I'm a resident of the
25 Village of Hempstead. I'm also a

1
2 homeowner of 27 years.

3 Some of these PILOTS have
4 matured three times over but with
5 the exorbitant amount of extensions
6 given to these recipients the
7 Village of Hempstead has yet to reap
8 the so-called benefits of these
9 PILOTS. I doubt they ever will.

10 The recipients of these PILOTS
11 are nothing more than scammers and
12 they do not live in the Village of
13 Hempstead but the neighborhoods that
14 they come from don't have PILOTS.
15 The neighbors that they come from
16 have money to ward off the retched
17 scammers and they also have the
18 political support which Hempstead
19 egregiously lacks.

20 The so-called representation on
21 this board from the Village of
22 Hempstead their sole purpose is to
23 pacify the residents of Hempstead
24 into the belief that they have the
25 interest of the Village residents

1
2 when it is abundantly clear that
3 they don't. They are stooges and
4 politically appointed by the mayor
5 to agree to every PILOT application
6 in Hempstead. I demand their
7 removal as I demand that these
8 PILOTS in Hempstead cease because
9 neither have the true interest of
10 the residents of Hempstead at heart.

11 HEARING OFFICER LODATO: Thank
12 you. Would anyone else like to be
13 heard?

14 MS. GARRY: Good morning. My
15 name is Katherine Garry. I'm a
16 resident of Rockville Centre as many
17 of you may know. I'm here as a
18 person who lived in Hempstead for
19 10 years at 600 Fulton and
20 experienced the same kind of
21 discrimination that the people in
22 Hempstead experience every day.

23 I did research. I did not come
24 in making up things. I did the
25 research. I read the documents.

1
2 Those of you who want jobs, I don't
3 think you have read the documents
4 and understand exactly what this
5 plan is. This is a plan to put you
6 all out of this community. It's all
7 documented.

8 This is another public hearing
9 today for another PILOT, for another
10 huge urban apartment building right
11 here in the Village of Hempstead.
12 The IDA passed PILOT Number 31 a
13 couple of weeks ago in spite of a
14 number of Hempstead community
15 leaders speaking right here quite
16 strongly in opposition of the
17 project. That building was for
18 96 units and this one is for an
19 additional 228 units which is to be
20 divided into two buildings with a
21 proposed street put in between the
22 two urban complexes.

23 The project proposes to have
24 retail stores on the first floor.
25 The buildings are to be five stories

1
2 on Bedell and Main Street and they
3 are to have very limited parking for
4 the size of this urban complex which
5 will be built without a setback with
6 no outdoor public green space and it
7 will probably look like that huge
8 ugly complex up there at 303 Main
9 Street. It is for the wealthy.
10 They call it affordable. It's not
11 affordable to the people of
12 Hempstead. People up to \$116,000
13 will be housed in that and you know
14 they are going to choose the people
15 at the high end.

16 This project is called Carman
17 Place. Many will recall that this
18 Carman Place project was renounced
19 by a large number of Hempstead
20 residents in September of 2018 when
21 the developers requested a PILOT
22 from the Village Board.

23 The community came out on mass
24 to the hearing and the Village Board
25 rejected it. So now, it's

1
2 three-and-a-half years later and the
3 same developers are now hounding the
4 IDA board for the very same PILOT.
5 Thirty years.

6 There are four Hempstead reps
7 on the IDA board who will be called
8 upon to vote for and against the
9 project.

10 The four are: Former trustee
11 Lamont Johnson. Current trustee
12 Joylette Williams. Zoning Board
13 member, Dan Oppenheimer and Sharina
14 Gonzalez Lucas, none of whom are
15 here to hear this hearing.

16 I note this project is to be
17 built on parking lot number 8 which
18 was given away for free in 2015 by
19 the Village officials, by your
20 officials, at that time, one of
21 which was then trustee but now Mayor
22 Wayne Hobbs. Renaissance owns that
23 property which he got for free but
24 if this PILOT goes through he will
25 be selling the free parking lot for

1
2 many millions of dollars to the
3 developers. He is the one making
4 the profit, not you.

5 In addition, a series of retail
6 stores will be shut down. Current
7 stores will be shut down. The
8 people will lose their jobs and the
9 premises will be demolished. I note
10 that when the appraisal was done in
11 2015 it was appraised on a single
12 apartment building standing alone
13 for 104 units with no retail with
14 parking and no surrounding buildings
15 were to be demolished. What is
16 proposed here today is an entirely
17 different building from the one
18 appraised. One must wonder if there
19 is and was any fraudulent complicity
20 involved here in changing the plan
21 after the land was given away for
22 free based on a different project.

23 This plan is the third such
24 urban complex seeking a PILOT in the
25 last year and there are at least 30

1
2 other huge PILOTS and projects
3 waiting in the wings for these urban
4 PILOTS.

5 Is this just and fair and is
6 this what the people of Hempstead
7 want? It is impossible for us to
8 know what the people want because of
9 all the secrecy, lies and deceit
10 that have been told to the people
11 over all these years and even today
12 by the public officials. But anyone
13 with common sense and with a sense
14 of justice for all would know that
15 without a doubt that this project
16 should be renounced and defeated
17 because it represents, not only an
18 unfair taking of land, it is an
19 intricate part of a massive takeover,
20 a usurpation and an intended
21 transformation of Hempstead into an
22 urban area via 35 other projects and
23 35 other PILOTS that the Village
24 residents will unjustly be forced to
25 subsidize through their increasingly

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Proceeding Carman Apartments 42

very high taxes.

I call upon you to reject this blatant hate crime. It is a hate crime, an act of injustice against the people of Hempstead. May you all renounce this crime and act with common sense and a commitment to justice for all in Hempstead.

Thank you.

HEARING OFFICER LODATO: Would anyone else like to be heard otherwise I'm going to close out the hearing.

We are observing it is 10:04 a.m., Tuesday, March 8th. We're now closing out the hearing for the Carman Apartments, L.L.C. residential portion *sin die*.

Thank you.

(Time noted: 10:04 a.m.)

CERTIFICATION

I, DOLLY FEVOLA, a Notary Public in
and for the State of New York, do hereby certify:

THAT the within transcript is a true record
of my stenographic notes.

I further certify that I am not related,
either by blood or marriage, to any of the parties
to this action; and

THAT I am in no way interested in
the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 17th day of March, 2022.

Dolly Fevola

DOLLY FEVOLA

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