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IN THE MATTER OF A
NOTICE OF PUBLIC HEARING
RE: JAEP PROPERTIES LLC

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April 28, 2025
9:30 a.m.

350 Front Street
Hempstead, New York

B E F O R E:

MICHAEL LODATO, Deputy Executive Director

Christina Schmidt,
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

ALSO PRESENT:

FREDERICK E. PAROLA, CEO
PAUL O'BRIEN, Phillips Lytle, LLP
KAREN MONTALBANO
AMY HAYMAN
RHONDA EISENBERG
MICHELLE ODER

1
2 MR. LODATO: Good morning. My
3 name is Michael Lodato. I'm the
4 Deputy Executive Director of the
5 Town of Hempstead IDA. I'm
6 observing that it is 9:30 a.m. on
7 April 28, 2025.

8 We are here for the JAEP
9 Properties LLC public hearing.
10 Thank you everyone for attending. I
11 will now read the Notice of the
12 Public Hearing into the record for
13 the stenographer:

14 "NOTICE IS HEREBY GIVEN that a
15 public hearing pursuant to Title 1
16 of Article 18-A of the New York
17 State General Municipal Law (the
18 "Hearing") will be held by the Town
19 of Hempstead Industrial Development
20 Agency (the "Agency") on the 28th
21 day of April, 2025, at 9:30 a.m.,
22 local time, at Town of Hempstead
23 Town Hall, Town Hall Court Room, 350
24 Front Street, Hempstead, Town of
25 Hempstead, New York, in connection

with the following matters:

JAEP Properties LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of JAEP Properties LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company"), submitted its application for financial assistance (the "Application") to the Town of Hempstead Industrial Development Agency (the "Agency") to enter into a transaction in which the Agency will assist in the acquisition of an interest in an approximately 1.246 acre parcel of land located at 2283 Grand Avenue, Baldwin, Town of Hempstead, Nassau County, New York (the "Land"), the demolition of the existing approximately 11,000 square foot building on the Land, the construction of a four-story

approximately 70,863 square foot mixed-use facility consisting of approximately 54 market-rate residential rental units (consisting of approximately 12 one-bedroom apartments and 42 two-bedroom apartments, with five (5) units being subject to a preference for persons with disabilities), approximately 2,344 rentable square feet of ground floor commercial office space, parking for 78 vehicles on the Land and associated site improvements (collectively, the "Improvements"), and the acquisition of certain furniture, fixtures, equipment and personal property necessary for the completion thereof (the "Equipment"; and together with the Land and the Improvements, the "Facility"), which Facility would be subleased by the Agency to the Company and further sub-subleased by the Company to future tenants for

1
2 use as a mixed-use multifamily
3 housing and commercial office
4 facility (the "Project"). The
5 Facility would be initially owned,
6 operated and/or managed by the
7 Company.

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

18 The Company has requested that
19 the Agency provide financial
20 assistance to the Company in the
21 form of abatements of real property
22 taxes for a term of twenty-five (25)
23 years (the "PILOT" Benefit). The
24 proposed PILOT Benefit deviates from
25 the Agency's Uniform Tax Exemption

Policy and Guidelines, as amended to date (the "Policy"), because the proposed PILOT Benefit would be for a term of up to twenty-five (25) years instead of ten (10) years. Copies of the proposed PILOT payment schedule are available on the Agency's website at www.tohida.org. The Agency is considering the proposed deviation from the Policy due to the current nature of the property because the Company would not undertake the Project and the Project would not be economically viable without a PILOT Benefit for a term of up to twenty-five (25) years.

A representative from the Agency will, at the above-stated time and place, hear and accept oral comments from all persons with views in favor of or opposed to either the Project or the financial assistance requested by the Company. Comments

1
2 may also be submitted to the Agency
3 in writing or electronically prior
4 to or during the Hearing by
5 e-mailing them to
6 idamail.hempsteadny.gov. Minutes of
7 the Hearing will be transcribed and
8 posted to the Agency's website.

9 Members of the public have the
10 opportunity to review the
11 application for financial assistance
12 filed by the Company with the Agency
13 and an analysis of the costs and
14 benefits of the proposed Project,
15 which can be found on the Agency's
16 website at www.tohida.org.

17 To the extent practicable, the
18 Hearing will be streamed on the
19 Agency's website in real-time in
20 accordance with Section 857 of the
21 New York State General Municipal
22 Law. A video recording of the
23 Hearing will be posted on the
24 Agency's website, all in accordance
25 with Section 857 of the New York

State General Municipal Law.

The Agency anticipates that the members of the Agency will consider a resolution to approve the Project and the financial assistance requested by the Company, including the proposed twenty five (25) year PILOT Benefit, at the Agency's Board meeting (the "Board Meeting") to be held on May 20, 2025, at 9:00 a.m., local time, at Town of Hempstead Town Hall, Town Hall Courtroom, 350 Front Street, Hempstead, New York 11550." Thank you.

If you would like to speak, please come up to the mic, state your name, where you're from and any information you have for the stenographer. Thank you.

MS. MONTALBANO: My name is Karen Montalbano. I'm a Baldwin resident. I'm involved in a number of different things within my community.

1
2 I have a number of different
3 questions that, I'm sorry, I didn't
4 get a chance to review, that maybe
5 you can answer for me.

6 So what are the current taxes
7 on the property?

8 MR. LODATO: This really isn't
9 a back-and-forth. It's more just
10 for the public to speak about the
11 project and whether they're in favor
12 of it. I can search through my
13 information and get it for you but I
14 don't know that I can get it right
15 now.

16 MS. MONTALBANO: Okay. So my
17 questions are, you're going for 25
18 year, all right, and I want to make
19 sure that the community does not
20 lose any of its tax base in that
21 beginning, okay, so that it would be
22 the same. I want to make sure that
23 it would go to a full rate after all
24 of those tax -- all those years.
25 And I do question why 25 years when

1
2 it's normally 10. I know there are
3 difficulties with the project,
4 getting it going, but I do want to
5 know that it can go to a full tax
6 rate for the community because our
7 taxes in Baldwin are very high
8 because we do not have the
9 commercial tax rate that many
10 communities do and so, we can't
11 afford to lose any of our taxes.

12 MR. LODATO: Understood. It
13 looks like, currently, if my notes
14 here are correct -- Let me just also
15 pull this up on my phone to make
16 sure I have the correct information
17 for you so give me a moment.

18 MS. MONTALBANO: And then, what
19 would be the first, if you have that
20 as well. And, also, I want to be
21 sure that it doesn't start below the
22 current tax rate.

23 MR. LODATO: Okay. So the
24 current taxes are \$74,000. Once
25 they demolish the building, the

taxes are estimated to be 44,000.

So the PILOT schedule starts at that 44,000 because that's what they would receive once they demolish the building. And then, they estimate the taxes to be 476,000 once constructed. They reach the 470 -- Let's just say \$5,000 mark, because I don't have 476 here, in year 17. By the end of the PILOT, the taxes end at 600,000 which is over the as-built figure and then go off the PILOT and go back fully into taxes.

MS. MONTALBANO: Okay. Thank you very much for answering those questions.

MR. LODATO: No problem.

MS. HAYMAN: Good morning. My name is Amy Hayman and I am a 4th, if not 5th-generation Baldwin resident. I'm a retired nurse and I'm currently a librarian. I oppose the project on many levels.

I have lived in Baldwin my

1 whole life. That funeral home was
2 -- meant a lot to the residents of
3 Baldwin. There's a beautiful tree
4 on the property that's been there,
5 probably, for 75-80 years. I see
6 Baldwin slipping. We need
7 businesses for our taxes. When I
8 saw the request for a 25-year tax
9 abatement, I thought to myself
10 whenever I improve my home, my taxes
11 go up. How many more people are we
12 going to fit into 3 square miles?
13 It's a quality-of-life issue too.

14 Now, I e-mailed Judy Griffin,
15 Bruce Blakeman. I had heard from
16 Judy Griffin. I just am concerned
17 about the quality of life and the
18 taxes. I oppose it. I think that a
19 25-year tax abatement is not healthy
20 for the community of Baldwin. There
21 are other apartment projects going
22 up, one by Wicks. One was just
23 built on Merrick Road. One's being
24 built on Sunrise Highway. Where
25

1
2 does it stop? That's my question
3 for the community and for -- You
4 know, I'm a taxpayer. I'm seriously
5 considering leaving Baldwin for the
6 first time in my life and like I
7 said, I'm a 4th-generation, if not,
8 5th-generation Baldwin resident.
9 Where Stop & Shop is now in the
10 Harbor, my father's family had a
11 farm. You know, I'm afraid, you
12 know, are they gonna be building in
13 Baldwin Park next? The BOCES
14 property. I mean, where does it
15 end? And my big concern is, indeed,
16 the tax question.

17 And I thank you for hosting
18 this because it is important for the
19 community. I know a lot of other
20 residents who wanted to come today
21 but they can't because they're
22 working. I know that there's other
23 opportunities but I just felt like I
24 had to speak for them too so thank
25 you.

1
2 MR. LODATO: Thank you. I
3 appreciate it. You can always send
4 in a letter or an e-mail and we will
5 put it in the record as well.

6 MS. HAYMAN: I did on the
7 website. I put it in, yes.

8 MR. LODATO: Oh, okay. Thank
9 you.

10 If you haven't signed in yet,
11 please come up to the table over
12 here and sign in. Thank you.

13 MS. EISENBERG: Good morning.
14 My name is Rhonda Eisenberg. I live
15 on Harrison Avenue in Baldwin. In a
16 recent Town of Hempstead newsletter,
17 we saw how the Town Board stood up
18 to antisemitism and I was very
19 grateful for that. As a Jew, I'm
20 very grateful for that. We cannot
21 tolerate hatred against any group of
22 people. And, you know, Baldwin is a
23 unique community. It's a
24 multicultural community with
25 Christians, Jews, Muslims, Black,

1 White, Latino people living
2 together. If you look at Harrison
3 Avenue and Bixby Drive, Harrison
4 Avenue between Sunrise Highway and
5 where Bixby Drive ends and Bixby
6 Drive, you will see a microcosm of
7 just what I was talking about. We
8 all live together. We keep our
9 property beautiful. We love living
10 in Baldwin. We are very upset about
11 what's happening here with the
12 overdevelopment with these
13 buildings. I'm all for affordable
14 housing but you have four buildings
15 going up within a half a square mile
16 of one another and we really -- We
17 don't want to see it. So I believe
18 that these projects are going to go
19 ahead, at least, think about
20 reducing the footprint. Instead of
21 building a 4-story building, maybe a
22 3-story building. Maybe the one on
23 Sunrise Highway needs to be scaled
24 back. And I agree with the previous
25

1 speaker, in that, we really need
2 commercial businesses, not people --
3 not people who aren't going to pay
4 taxes. They're asking for this
5 abatement for 25 years. Do you know
6 I'm going to be 100 years-old before
7 they have to pay taxes? That's
8 insane. And then, our taxes go up.

9 I know that at a Town meeting,
10 people from Oceanside came up and
11 they were upset about the number of
12 units that were going to be built
13 behind the synagogue and the Board
14 listened. I think they reduced it.
15 In Bellmore, they're building a
16 building similar to, you know, the
17 one by the railroad station and they
18 came and they wanted it reduced and
19 they got it reduced. Why isn't
20 Baldwin being listened to? Why?
21 This is a wonderful community and
22 unique for the reasons that I said.
23 Thank you.

24 MR. LODATO: Thank you very
25

much for your comments. I just wanted to reply slightly to one of the items you had mentioned.

This had already been approved at the town level for the 4 stories. The IDA only grants tax benefits. We don't deal with the approvals that the applicant needs to build the building, et cetera.

MS. EISENBERG: Then I'm asking that you deny their request.

MR. LODATO: Okay, thank you.

Would anyone else like to come up and be heard? And, please, if you haven't, just sign in.

MS. ODER: Hi, good morning. I'm Michelle Oder, 757 Bixby Drive in Baldwin. I did sign in.

So I've lived in Baldwin for 40 years, like, you know, some of my neighbors here and truthfully, probably, half of my neighborhood would have loved to have been here today but at 9:30 in the morning,

1
2 you know, people have to go to work.
3 I called my office and told them I'm
4 coming in an hour and a half late
5 because this is important to me.

6 I'm not against building. I'm
7 not against development but I think
8 that this town needs to take a real
9 good look at what we're doing to
10 Baldwin just as my, you know, the
11 people ahead of me spoke to. So,
12 you know, this particular plan
13 threatens, and all of the plans
14 actually -- They're looking to build
15 800 square feet, over 365
16 apartments. The Breslin Project is
17 going to be 170 feet away from this
18 2283 Grand Avenue Project, 4
19 stories, 54. Do you know that the
20 width of that property is 122 feet?
21 It is unthinkable that the Town is
22 going forward with this and I'm just
23 going to piggyback off of what
24 Rhonda had said.

25 You know, we had a lot of input

1
2 in the Town. In the very first
3 meeting in October of 2023, we all
4 stood up and we were in opposition
5 to it and Donald Clavin required
6 that there be a community-listening
7 session to which about 70 people
8 from our neighborhood showed up in
9 opposition to this project. Were we
10 listened to? We were totally
11 ignored. Okay. And I understand
12 that this is the PILOT and this is
13 about the IDA resolution but you
14 have to understand that, as my
15 neighbor said, they listened in
16 Bellmore. They listened in
17 Oceanside. Why doesn't anybody
18 listen in Baldwin? Are we like the
19 blighted town of Nassau County? So
20 what we're asking for here today is
21 not a 10-year tax abatement. We're
22 asking for a 25-year tax abatement.

23 Now, when IDA programs began
24 back in 1969, they had a purpose.
25 They were to bring industrialization

1
2 come and lower my taxes? Are my
3 taxes going to go from \$20,000 a
4 year down to 3,000 because we're
5 going to have this in our backyard?
6 This is -- This is just completely
7 unfair and you have to learn from
8 the neighboring communities. If you
9 can listen to the other communities,
10 you can listen to our community.

11 So in the statement there, they
12 say that without this PILOT, without
13 the -- And for those who don't know
14 what PILOT stands for, it's Payment
15 in Lieu of Taxes. So they make a
16 payment to this IDA committee and
17 then they turn around and they don't
18 pay school taxes and they don't pay
19 other taxes.

20 MR. PAROLA: That's incorrect.

21 MS. ODER: Or maybe it's
22 lowered. It's lowered, okay. It's
23 lowered. They don't pay none but
24 they pay a reduction.

25 MR. PAROLA: If I may, it's not

1
2 lowered.

3 MS. ODER: It's much lower.
4 It's abated. It's abated.

5 MR. PAROLA: The taxes now are
6 \$70,000.

7 MS. ODER: Over 25 years, it
8 will be much lower, yeah.

9 And why is it not 10 years?
10 Why is it 25 years?

11 MR. PAROLA: But understand
12 that if no project occurs and they
13 demolish the building, the taxes are
14 \$44,000. So if they don't move
15 forward with the project, you're
16 going to get \$44,000. The project
17 by the 10th year generates 275,000.
18 Is that representative of or
19 reflective of your problem? No.
20 But you can't say that there isn't
21 --

22 MS. ODER: And that's why I'm
23 here.

24 MR. PAROLA: Oh, I understand
25 this. But that's why the PILOT does

1 generate money. We don't get the
2 money from the PILOT. It goes into
3 the school. It goes into the
4 County. It goes into the Town.

5 MS. ODER: How much?

6 MR. PAROLA: It goes into
7 special districts. Sorry to
8 interrupt.

9 MS. ODER: So the other
10 question is, is this project really
11 a good use of IDA funds? It's going
12 to create jobs during construction.
13 What about after construction? The
14 majority of this building is
15 residential. So on the ground floor
16 where it's going to be mixtures,
17 that's going to bring jobs? That's
18 going to bring jobs to the
19 community? It's really not going to
20 bring jobs. This is all about a
21 residential property and IDA was
22 never about residential. It was
23 about bringing businesses to a
24 community. This is not a business.
25

1
2 This is a residential property.

3 So I'm going to vote no for the
4 PILOT and I think that everyone
5 needs to take a good look at what
6 PILOT studies are doing. In fact,
7 there's a Senator Ryan, an
8 assemblyman up in Albany, that have
9 a -- I have it over here. I will
10 submit it to you. You know, they
11 have a bill out to stop all of this
12 IDA abatement, especially when it
13 comes to the school taxes. This
14 particular project, there's not
15 going to be any jobs there. And I
16 just want to make one other comment.
17 You know, Don Clavin and Laura Ryder
18 had sent out this, you know, Save
19 our Suburbs. They started this
20 campaign. They started a
21 Change.org. They talk about all of
22 the things that this project and the
23 other projects in Baldwin are all
24 about, about telling our governor
25 not to keep building these

1
2 buildings, these high-density
3 projects that are in our backyards
4 and in the backyards of single
5 resident homes that are going to
6 change the fabric of the entire
7 community and they're really going
8 to ruin the lives of a lot of
9 people. But, you know what, in
10 Bellmore and Oceanside, they stood
11 to their promise. What about
12 Baldwin?

13 So I'm going to sit here and
14 say it over and over again and I'm
15 going to represent the people here.
16 Why is Baldwin being left out in the
17 cold? They can't build this project
18 because if they don't get the PILOT,
19 fine. Don't build the project. How
20 about we go back to the table and we
21 talk to the developer? We talk to
22 the builder. Let's sit down and
23 maybe make a plan that is amenable
24 to the people of Baldwin. Let's
25 make this smaller. Let's make it on

1 the footprint. And the other thing
2 is that there is a discrepancy
3 between the site-plan photos and
4 what they are saying. In one photo,
5 it shows that this building is going
6 all the way back to Harrison Avenue.
7 In another photo, it shows it's only
8 in the footprint of the funeral
9 home. In another photo, it's all
10 over the place. And I brought up at
11 this meeting in February of 2024
12 that the original developer was
13 Gregory DeRosa, G2D. We all know
14 that he's out of the picture because
15 he has 22 lawsuits against him for
16 alleged fraud, money laundering, et
17 cetera, that this new owner stepped
18 in into the footprint of it but the
19 fundamental pieces of the project
20 still remain the same. And whether
21 or not they've been totally reviewed
22 or not, I think that we need to,
23 maybe, stop rushing toward approval,
24 approval, approval and let's take a
25

1
2 step back and make sure that all the
3 ducks are in order with the new
4 developer using the old developer's
5 plans. And as I said, if you go and
6 look at those site plans, which I
7 have looked at them, they're all
8 over the place. There's different
9 representations of where the
10 building is going to be. And if you
11 need my vote on the PILOT today,
12 it's a categorical no.

13 MR. PAROLA: You won't like the
14 response but, unfortunately, the
15 developer has made a case that they
16 can't move forward with this project
17 unless it's of this nature. We have
18 received over the last 15 years,
19 four or five proposals that
20 economically were smaller but could
21 not be viable and developers
22 abandoned the project because we
23 couldn't give them what they wanted.
24 They were larger in some senses than
25 this one. So this has been, as you

1
2 know, from Baldwin's standpoint,
3 this has been an eyesore for a long
4 period of time. An area that --

5 MS. ODER: An eyesore? The
6 Cecere Funeral Home is an eyesore?
7 Cecere Funeral Home was not an
8 eyesore.

9 MR. PAROLA: No, but I meant --
10 I meant the general area there.
11 That whole section has been proposed
12 between Merrick and Sunrise and
13 Grand Avenue. That whole project
14 has been before us many times. No,
15 I didn't mean the funeral home was
16 -- But I meant the whole area was
17 one under development.

18 MS. ODER: The part of Baldwin
19 that's the eyesore --

20 MR. PAROLA: I'm sorry?

21 MS. ODER: The part of Baldwin
22 that's the eyesore is between the
23 Southern State Parkway and the high
24 school. You don't have that so much
25 between Sunrise Highway and Merrick

1 Road but Cecere's Funeral Home was
2 probably one of the nicest
3 buildings. It looked like a
4 beautiful colonial house with the
5 most beautiful tree. And now you
6 are -- You are -- I don't -- I don't
7 -- I don't -- Listen, Michael Cecere
8 was my neighbor for 40 years. There
9 was no problem with that funeral
10 home. He could have -- They could
11 have done the correct thing and they
12 could have said, no, you can't go 4
13 stories. You can go 2 stories.
14 Maybe you can go 4 stories in the
15 footprint of the funeral home but
16 once you pass that footprint of that
17 funeral home, you cannot go 4
18 stories behind residential property.
19 You cannot do that. And I fail to
20 believe that you're going to tell me
21 that there were smaller properties
22 that couldn't go -- smaller projects
23 that couldn't go there. Oh, so
24 let's put a 4-story building there.
25

1
2 MR. PAROLA: Well, that's not
3 our decision. As you know from the
4 testimony here, that was already
5 decided. Our situation is,
6 obviously, PILOTS and the approval
7 of construction has already been
8 made by the Town.

9 MS. ODER: Well, then no to the
10 PILOT. They can't build it without
11 the PILOT, then don't build it. You
12 know what, I can't pay my taxes if I
13 have to have my taxes go up because
14 a major project has been given a
15 25-year abatement in school taxes
16 and property taxes that's inevitably
17 going to get passed onto us. How
18 much more can Baldwin absorb? So
19 then, no. You can't build it
20 without your 25-year PILOT study,
21 then no. Then don't build your
22 building. It's as simple as that.

23 MR. PAROLA: Thank you.

24 MR. LODATO: I just wanted to
25 make a quick comment.

1
2 We had talked previously about
3 the PILOTs. As Mr. Parola had
4 stated, the PILOT payment comes to
5 the IDA and then it gets dispersed
6 to the taxing jurisdiction so
7 they're not paying nothing. They
8 are paying a PILOT in lieu of the
9 taxes and whatever the percentage
10 that they give to the school or the
11 Town or whoever, the County, that
12 percentage stays the same on the new
13 amount. So the amounts don't
14 change. The amounts change in terms
15 of the whole number but the
16 percentage is always the same. I
17 just wanted to make that clear.

18 MS. ODER: Can I ask you a
19 question? The members of the IDA,
20 are you elected officials or are you
21 assigned officials? The members of
22 the IDA.

23 MR. PAROLA: Well, we're staff.

24 MR. LODATO: Yeah. We're just
25 staff.

1
2 MR. PAROLA: We serve at the
3 Board's pleasure.

4 MS. ODER: So when I came here
5 in February and you had a quorum,
6 the gentlemen that were all up
7 there, are they elected officials or
8 assigned officials?

9 MR. PAROLA: They are by law
10 appointed by the Town Board.

11 MS. ODER: They're appointed,
12 okay.

13 MR. PAROLA: But this is an
14 independent agency. So once they
15 are in place as members of,
16 trustees, in essence, of the Board,
17 there are 7, they're really subject
18 to no one.

19 MS. ODER: Okay. Is there a
20 member of --

21 MR. PAROLA: They're like a
22 school board or, et cetera, et
23 cetera.

24 MS. ODER: Okay. Is there a
25 member of the School Board on this

1
2 committee, on this panel? Is there
3 a member of the School Board in the
4 Town of Hempstead, particularly, in
5 the Town of Baldwin?

6 MR. PAROLA: Not at the present
7 time, no.

8 MS. ODER: At the present time.

9 MR. PAROLA: We have had one.
10 She resigned two years ago because
11 she got a higher position.

12 MS. ODER: In reference to the
13 2283 Grand Avenue Project, did
14 anybody -- Has the Baldwin School
15 District weighed in on approving
16 this? Does anybody -- Did anybody
17 reach out to the Baldwin School
18 District to see how they feel about
19 this?

20 MR. LODATO: So the Baldwin
21 School District gets notice via
22 certified mail about this public
23 hearing. They haven't -- Unless
24 they're here and I'm unaware, I
25 haven't heard anything via e-mail

1
2 from them.

3 MS. ODER: So perhaps, maybe,
4 the person who received it doesn't
5 quite, maybe, get what's gonna
6 happen.

7 MR. PAROLA: It goes to the
8 Superintendent.

9 MS. ODER: Huh?

10 MR. PAROLA: It goes to the
11 Superintendent.

12 MS. ODER: I'm going to reach
13 out to the Superintendent and ask
14 her because the big losers in the
15 IDA and in the PILOT is the schools.
16 They're the big losers. They're the
17 big losers and we all know that.
18 It's the schools that lose the
19 money. And then, the Town is going
20 to turn around and pass that onto
21 every one of the homeowners that is
22 living in the Town of Baldwin and as
23 I said before, we are already paying
24 astronomical taxes. So I'm going to
25 reach out to the Superintendent of

1
2 the School District to ask her why
3 she wasn't here today to voice her
4 opinion about the fact that the
5 Baldwin School District is about to
6 get, you know what.

7 MR. LODATO: Thank you.

8 MS. ODER: But there isn't a
9 member of the School Board on this
10 panel when the School Board is -- By
11 PILOTS, they are the most impacted
12 and they are literally the ones that
13 are buried but you don't have a
14 member of the School Board on this
15 panel.

16 MR. LODATO: There is a bill in
17 Albany to mandate that a teacher or
18 a member of a school district be on
19 the IDA Board. I think that would
20 be a great decision. We've, as I
21 said, had one who was terrific and
22 we were sorry to lose her but she,
23 as I said, got a higher position.
24 So we have had members of the School
25 Board on -- Oh, excuse me, members

1
2 of the School District who are
3 employed by a school district on our
4 Board in the past.

5 MS. ODER: So just for the
6 record, in 2021 alone, New York
7 State schools lost, ready for this?
8 1.8 billion dollars because of IDA
9 abatements and PILOTs. Okay. This
10 is why the senator --

11 MR. PAROLA: I'm sorry. What
12 are you quoting?

13 MS. ODER: 1.8 billion dollars.
14 I'll give you my reference.

15 This is why Senator Ryan and
16 Assemblyman Harry Bronson introduced
17 legislation just in February, S.89
18 and A.351, to prohibit IDAs from
19 granting PILOTs that drain critical
20 funding from public schools. I have
21 the article right here. I'll send
22 it to you. Okay. 1.8 billion
23 dollars lost in schools because of
24 IDA abatements.

25 MR. PAROLA: That's specious

1
2 but --

3 MS. ODER: How long is it open
4 to be able to submit letters for
5 this record?

6 MR. PAROLA: Weeks yet.

7 MS. ODER: Like, can we go home
8 and speak to our neighbors?

9 MR. PAROLA: The file will
10 remain open so we will happily
11 accept any letters, two weeks.

12 MS. ODER: So talk to me about
13 the May -- What's going to happen
14 next? There's a May 20th meeting.

15 MR. LODATO: Correct. That's
16 our Board --

17 MS. ODER: So what happens
18 between now and then if we -- If we
19 campaign for people in Baldwin to
20 send letters, you're still accepting
21 --

22 MR. LODATO: Correct. They may
23 not go into the public hearing
24 minutes because at that point, they
25 type them up and submit them back to

1
2 us but they would go to our Board
3 members, yes.

4 MS. ODER: Okay. And can you
5 give us -- Can you give me an e-mail
6 address so that we can share that
7 with the public where we can send
8 our comments?

9 MR. LODATO: That's the same
10 e-mail address that's in the public
11 hearing notes. It's
12 idamail@hempsteadny.gov

13 MS. ODER: Okay. So what's
14 going to happen at the May 20th
15 meeting?

16 MR. LODATO: If this project
17 were to be approved, it would get an
18 authorizing resolution. That's the
19 final resolution. And then, it
20 would close hope -- Mostly likely,
21 shortly thereafter with the IDA.

22 MS. ODER: Okay. I mean, I
23 feel -- I think that everybody
24 agrees with me here that their line
25 in your resolution is that without

1
2 this PILOT and without this IDA
3 resolution, this developer cannot
4 build this building. Then don't
5 build. I can't pay my taxes if you
6 have all these abatements that are
7 going to raise my taxes. Then don't
8 build your building if you can't
9 afford it.

10 MR. LODATO: The only other
11 thing I wanted to mention here
12 was -- I don't have it in front of
13 me. I have to pull it from my file.
14 We do ask for a study of how many
15 school-age children are projected to
16 be in each of our properties when we
17 do these PILOT programs with them.
18 Being that it's only 54 units, I
19 don't think it's more than a
20 handful. So I know people are
21 sensitive, obviously, with the
22 School District but I don't think
23 this is going to be a huge generator
24 of school-age children either.

25 MS. ODER: You have no way of

1
2 knowing that.

3 MS. HAYMAN: But they can still
4 vote the budget down for residents.

5 MS. ODER: I'm submitting this.
6 This is the article that I gave you
7 about the senator and the
8 assemblyman with the bill that they
9 just voted in in Albany.

10 MR. LODATO: Thank you.

11 Would anyone else like to be
12 heard? Please come up and state
13 your name and where you're from.

14 MS. ODER: Do you want these
15 other articles that I have about
16 Bellmore and --

17 MR. LODATO: Sure. I'll take
18 whatever you provide.

19 MS. ODER: Sure. I'll give you
20 everything.

21 This is the Bellmore. This is
22 the Oceanside. This is the "Save
23 our Suburbs." And please, take the
24 time to read what our own Clavin and
25 Laura Ryder say about these

1
2 buildings. And this is, literally,
3 the building that we're talking
4 about today. This was the community
5 listening session that Donald Clavin
6 required to have when it was G2D but
7 it's the same project.

8 Rhonda, how many, about 70 of
9 us were there? At least 70 people
10 were there voicing our opposition to
11 this project. We were totally
12 ignored. It's not that Baldwin has
13 not tried to save ourselves. We
14 love Baldwin. I've lived in Baldwin
15 for 40 years. I've raised my kids
16 here. Rhonda has been my neighbor
17 for 30-something years. We are
18 ignored. We are not listened to and
19 this has to change.

20 MR. LODATO: Thank you.

21 MS. ODER: We pay a lot of
22 taxes. We pay some of the highest
23 taxes in Nassau County, by the way.

24 MR. LODATO: We're going to
25 keep the public hearing open

another, you know, a few more moments. If anyone would like to speak, please come up and say your name for the stenographer.

MS. MONTALBANO: Can I ask just one more question?

MR. LODATO: Sure. Just get to the microphone so we can hear you.

MR. PAROLA: Please give us your name.

MS. MONTALBANO: My name is Karen Montalbano. I'm a Baldwin resident.

How long is the comment period going to be open?

MR. PAROLA: Through the hearing on the 20th.

MR. LODATO: So the public -- The minutes that the stenographer types up, those are usually available in a week or so. So that wouldn't go into that. We would forward -- We would either attach them to the notice -- to the

1
2 information, excuse me, and the
3 minutes and we would also forward
4 them to our Board members prior to
5 the Board meeting.

6 MS. MONTALBANO: So on May 20th
7 before the Town Board?

8 MR. LODATO: The IDA Board.

9 MS. MONTALBANO: Before the IDA
10 Board.

11 MR. LODATO: Yes.

12 MS. MONTALBANO: Okay. So it's
13 May 20th, again, on the IDA Board.

14 MR. LODATO: It would be in
15 here.

16 MS. MONTALBANO: And I made
17 some notes and I just want to be
18 sure.

19 You told me when the property
20 was demoed, it would be 44,000 and
21 then after the first year of
22 construction or as -- How do the
23 property taxes go forward?

24 MR. LODATO: Just give me one
25 moment to open up my phone again.

1
2 Give me one second.

3 So it's stays 44,000 for three
4 years. That's during the
5 construction period.

6 MS. MONTALBANO: So we're
7 losing 30,000. We're losing \$90,000
8 for three years.

9 MR. LODATO: But then, in the
10 fourth year, it goes to 140,000 so
11 it would then double what is the
12 current tax.

13 MS. MONTALBANO: That's still
14 kind of --

15 MR. LODATO: Then it goes 165,
16 180, 200, 220, 240, 260, 275, 300,
17 340, 365, 400 --

18 MS. MONTALBANO: You're going a
19 little faster than my fingers can
20 go.

21 MR. LODATO: I'm sorry. I can
22 send this to you later if you want
23 to give me your e-mail or you can
24 download the whole PILOT on our
25 website. We do have a copy on

1
2 tohida.org.

3 MR. PAROLA: It's online.

4 MR. LODATO: But it goes from
5 that initial 140 up to 600,000 the
6 final year with increments each
7 year.

8 MS. MONTALBANO: Okay. But in
9 the meantime, over the first few
10 years, we lose \$90,000 in taxes.

11 MR. PAROLA: That's our normal
12 -- That's not special to this
13 project. That is our normal
14 sequence of taxes. We give it a
15 period of time for it to be built.
16 It will take two and a half, three
17 years to build the project so in
18 that formidable period, the
19 developer gets a break. But we
20 always try to increase in the fourth
21 year, as is here, the sum so it does
22 make up for the fact that they've
23 gotten a benefit for the first three
24 years.

25 MS. MONTALBANO: So how does

1
2 that differ if you do a 10-year
3 PILOT versus a 25-year PILOT?

4 MR. PAROLA: The same. That
5 three-year period is our normal
6 proposal or PILOT that's
7 established.

8 MS. MONTALBANO: Okay. And
9 then, it would be incremental up to
10 the 600 over the next 22 years?

11 MR. PAROLA: Yes.

12 MS. MONTALBANO: And --

13 MR. PAROLA: You have to -- I'm
14 sorry. Please, go ahead.

15 MS. MONTALBANO: And why would
16 a 25-year PILOT be considered, you
17 know, considering the tax base,
18 outside of the fact that they claim
19 they can't build it without it?

20 MR. PAROLA: I'm sorry?

21 MS. MONTALBANO: Why would you
22 use a 25-year PILOT and consider it
23 outside of what you're -- the norm
24 of 10 years? You're asking for a
25 variance. They're asking for a

variance in the policy.

MR. PAROLA: Oh, I see.

They made the economic argument that it was not a viable project in a lesser period of time and we've done other projects in other communities for 25 years for the same reason. They have to make -- Each project is sui generis. It stands on its own. It has to make the case. And although we try to stay within the normal pattern to be fair, the PILOTs will vary based upon the case they make or the developer makes in terms of what can be viable for them to do the project.

MS. MONTALBANO: How often do you make that exception?

MR. LODATO: We -- Sorry, Mr. Parola.

MR. PAROLA: No, please.

MR. LODATO: The norm the past five years has been, roughly, 20 to

1
2 25 year PILOTs and I've seen up to
3 30 granted by the Board for projects
4 of this magnitude. Normally, with a
5 building that is there already
6 that's just being gutted with
7 internal modifications, I've seen 15
8 to 20 but, normally, with demolition
9 and a new building, I've seen them
10 go to 30.

11 MR. PAROLA: Much of the
12 argument if you put yourself in the
13 developer's shoes, not that you want
14 to -- They have to make a case and
15 there's a report. It's filed
16 online.

17 MR. LODATO: The cost-benefit
18 analysis.

19 MR. PAROLA: The cost-benefit
20 analysis can be read and you can
21 make an argument against it or what
22 have you and submit something that
23 you feel maybe not be right. Unlike
24 some IDAs, we do take into
25 consideration the impact on the

1
2 School District, especially in
3 unincorporated hamlets.

4 MS. MONTALBANO: Yeah, 'cause
5 you're the only ones that control
6 what happens in there.

7 MR. PAROLA: Yeah. That's the
8 Board's determination in terms of
9 what decision they make but they do
10 try to reflect a balance. Some IDAs
11 will cut taxes in half, in Suffolk.
12 In Nassau, we don't. We've always
13 tried to put a base down so that
14 there is money generated for the
15 local school district, et cetera.

16 MS. MONTALBANO: It's just very
17 upsetting.

18 MR. PAROLA: No, I understand.

19 MS. MONTALBANO: We all pay
20 high taxes.

21 MR. PAROLA: I understand your
22 frustration.

23 MS. MONTALBANO: It's a big
24 concern, particularly, as we know
25 that prices never go down. Thank

1
2 you.

3 MS. HAYMAN: Can I ask one
4 question?

5 MR. PAROLA: Sure.

6 MS. HAYMAN: Amy Hayman,
7 Baldwin resident. I'm just curious,
8 do you know of the other towns that
9 got the 25-year abatement? Are
10 there -- I'd like to, if you have a
11 record of particular towns --
12 Because I feel that some towns,
13 like, the other resident was saying,
14 you know, I don't think that this
15 would happen in -- north of the
16 treeline, okay? I've lived in
17 Baldwin my whole life and I feel
18 that we just aren't listened to. I
19 am curious to see what towns were --
20 got the 25-year.

21 MR. PAROLA: Rockville Centre,
22 Island Park, two right off the top
23 of my head.

24 MS. HAYMAN: Rockville Centre,
25 I find that curious.

1
2 MR. PAROLA: The Avalon
3 Project. The big -- It's in three
4 stages, Avalon in Rockville Centre.

5 MS. HAYMAN: Oh, and that got a
6 lot of opposition.

7 MR. PAROLA: It did. I got my
8 brains kicked in.

9 MS. HAYMAN: I work at
10 Rockville Centre Public Library and
11 we have binders of this (indicating)
12 about the Avalon Project. That did
13 not, you know, go down so easily.

14 MR. PAROLA: But interestingly
15 enough --

16 MS. HAYMAN: I've worked in
17 Rockville Centre for 15 years.

18 MR. PAROLA: Interestingly
19 enough, the main argument was
20 against, the same as here, the PILOT
21 affecting the School District and it
22 really has not, a few years in each
23 year, perhaps, but minimum --

24 MS. HAYMAN: But their
25 residents, oftentimes, are

1
2 hedge-fund managers and they're able
3 to afford the \$25,000 a year taxes.
4 People in Baldwin are not. I mean,
5 my taxes -- You know, I improved my
6 home. What did I get? A bigger tax
7 bill. So I oppose this 25-year
8 abatement.

9 MR. PAROLA: I understand.

10 MS. HAYMAN: You know, I'm also
11 concerned that, you know, all these
12 apartments, like my fellow neighbors
13 said, are going up in a very small
14 area. It's -- We need businesses.
15 We don't need more people. We need
16 restaurants, businesses. Give them
17 the tax -- And also, there's a lot
18 of apartment complexes in Baldwin
19 that should be renovated. Do they
20 get any assistance? My mother lives
21 on Carleton Place, across the street
22 from Lybak Apartments. She has rats
23 running in her yard. Why can't we
24 fix up the apartments that are
25 already there? Why are we building

1
2 more?

3 MR. PAROLA: Well, this is
4 private development. They should
5 get --

6 MS. HAYMAN: That's the thing,
7 the developers. They want to make a
8 quick buck and the developers are
9 always in the politician's pocket.
10 I've lived here my whole life. My
11 parents lived here, my grandparents,
12 my great-grandparents. It's always
13 been the developers who have, you
14 know -- But they live in Brookville
15 and Smithtown, you know. So we are
16 here to defend Baldwin and I just
17 don't understand the 25-year tax
18 abatement. I'm sorry, no.

19 MR. PAROLA: I understand.

20 MS. HAYMAN: Thank you.

21 MR. PAROLA: Remember, the
22 folks that -- And this is
23 market-rate housing so this is not
24 going to be cheap. And understand,
25 those folks could be going to the

1
2 railroad but they'll all go shopping
3 locally.

4 MS. HAYMAN: And they'll sublet
5 the apartments for double,
6 guaranteed.

7 MR. PAROLA: Well, it's
8 rentals. It's not ownership.

9 MS. HAYMAN: Well, Sunrise
10 Highway. I'm sorry.

11 MR. PAROLA: Ma'am?

12 MS. ODER: So you mentioned
13 before --

14 MR. PAROLA: Wait. Ma'am,
15 ma'am, excuse me. Im sorry. Tell
16 the stenographer your name, please.

17 MS. ODER: Oh, Michelle Oder.
18 I'm still the same person I was when
19 I stood up 20 minutes ago.

20 MR. PAROLA: But the tape won't
21 know that.

22 MS. ODER: So you mentioned the
23 cost-benefit analysis so let's go
24 back to all the items that you have
25 on your IDA website. You have the

1 application. You have the draft
2 PILOT. You have the abstract. You
3 have the induction, the resolution
4 and you have the cost-benefit
5 analysis. The cost-benefit
6 analysis, I believe, was done in
7 either 2022 or 2023. The -- All of
8 those papers were originally with
9 the original developer, G2D and --

10
11 MR. LODATO: Can I just stop
12 you for one moment?

13 MS. ODER: Sure.

14 MR. LODATO: The cost-benefit
15 was done January of '25.

16 MS. ODER: No, it wasn't. Read
17 it. That's the new date when the
18 new developer -- when the new buyer
19 took over but if you read it, it
20 will tell you that it was done in
21 2023. Do you want me to show you
22 where it says --

23 MR. LODATO: Yes. Originally,
24 it was done for the initial
25 applicant and then it was redone for

the new applicant, correct.

MS. ODER: That is not what this document says. The document says that it was done in 2023. You and I can sit down one day and I'll sit there, read it with you line-by-line. Every single document when you compare the original application go on -- And you and I have had conversations about this. You know who I am. We've talked on the phone many times, right?

MR. LODATO: Yes, we have.

MS. ODER: So let's look at the application. Let's look at G2D and look at JAEP and if you print them, which I have, and look at them side-by-side, they're exactly the same. We replaced the name and we replaced the date. So yes, you see January, 2025 but if you read the study, it says that that study was done in 2023.

If anyone wants to know how to

1
2 find it, the TOH IDA website, what
3 I'm talking about, I'll be happy to
4 show you.

5 So that's fine. I understand
6 that projects get taken over, a new
7 company has stepped into the
8 footprint but let's take a look. Is
9 the cost-benefit analysis the same
10 now? Price of building has gone up.
11 Price of materials have gone up. Is
12 it still the same in 2025? If that
13 was actually started today, is the
14 cost-benefit analysis exactly the
15 same as it was when it was done in
16 2023?

17 Okay. Let's talk about two
18 other things. Let's talk about the
19 environment. There have been three
20 major water main breaks in Baldwin
21 in the last year. The last one was
22 in February across the street from
23 where this project is going. What
24 did Liberty Water have to say about
25 that? They contacted the Town of

1 Hempstead and they said that, and
2 this is basically a quote, don't
3 totally quote me, the infrastructure
4 of Baldwin is crumbling, that
5 Baldwin cannot handle what is going
6 on in Baldwin. The Town of
7 Hempstead said, well, that's not our
8 problem. We're not in charge of the
9 water but we had a water main break
10 up by Seaman Avenue that affected, I
11 believe it was 300 -- I don't know,
12 30,000 homes. We were out of --
13 People up there were out of water.
14 They had sewage in their basements.
15 And then, two months later, we had
16 another water main break. We just
17 had a water main break in February.
18 My house, I had no water for half
19 the day and for the rest of the
20 week, I had yellow water. So tell
21 me that these studies that were done
22 two, three, maybe four years ago,
23 are applicable today. How about the
24 fact that in Baldwin, the Town of
25

1 Hempstead spent millions and
2 millions of dollars reconfiguring
3 Grand Avenue. I was told that there
4 is a five-year moratorium on doing
5 any construction that would involve
6 ripping up a sewer, ripping up a
7 sidewalk, doing anything that would
8 affect the street and here we are.
9 Right now, there are trucks digging
10 up -- digging up right in front of
11 the funeral home, shutting off the
12 gas, shutting off the electric.
13 They're going to rip up the sewer.
14 They're going to rip up the street.
15 So our millions of dollars in tax
16 money that went to reconfigure Grand
17 Avenue is going to get ripped up.
18 What happened to the five-year
19 moratorium? But let's give the
20 developers -- The only people who
21 win in a PILOT and the only people
22 who win in an IDA are the
23 developers. The big losers are all
24 the people sitting here and all the
25

people who are going to hear this if they happen to listen in on the live stream.

So you and I want to sit down and look at that together? It wasn't done in January of 2025. It was done in 2023.

MR. LODATO: Correct. It was amended in '25, correct.

MS. ODER: Amended. The name and the dates were changed. That was the amended.

MR. LODATO: Would anyone else like to be heard?

We are observing that it is 10:19 a.m. and we are closing this public hearing for JAEP Properties LLC, sine die. Thank you everyone for your comments.

(Time noted: 10:19 a.m.)

CERTIFICATION

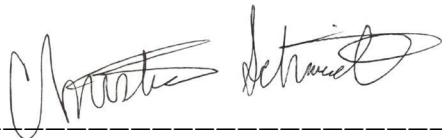
I, CHRISTINA SCHMIDT, a Notary
Public in and for the State of New York, do hereby
certify:

THAT the within transcript is a true record
of the 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 7th day of May, 2025.

A handwritten signature in cursive script, appearing to read 'Christina Schmidt', is written over a horizontal dashed line.

CHRISTINA SCHMIDT

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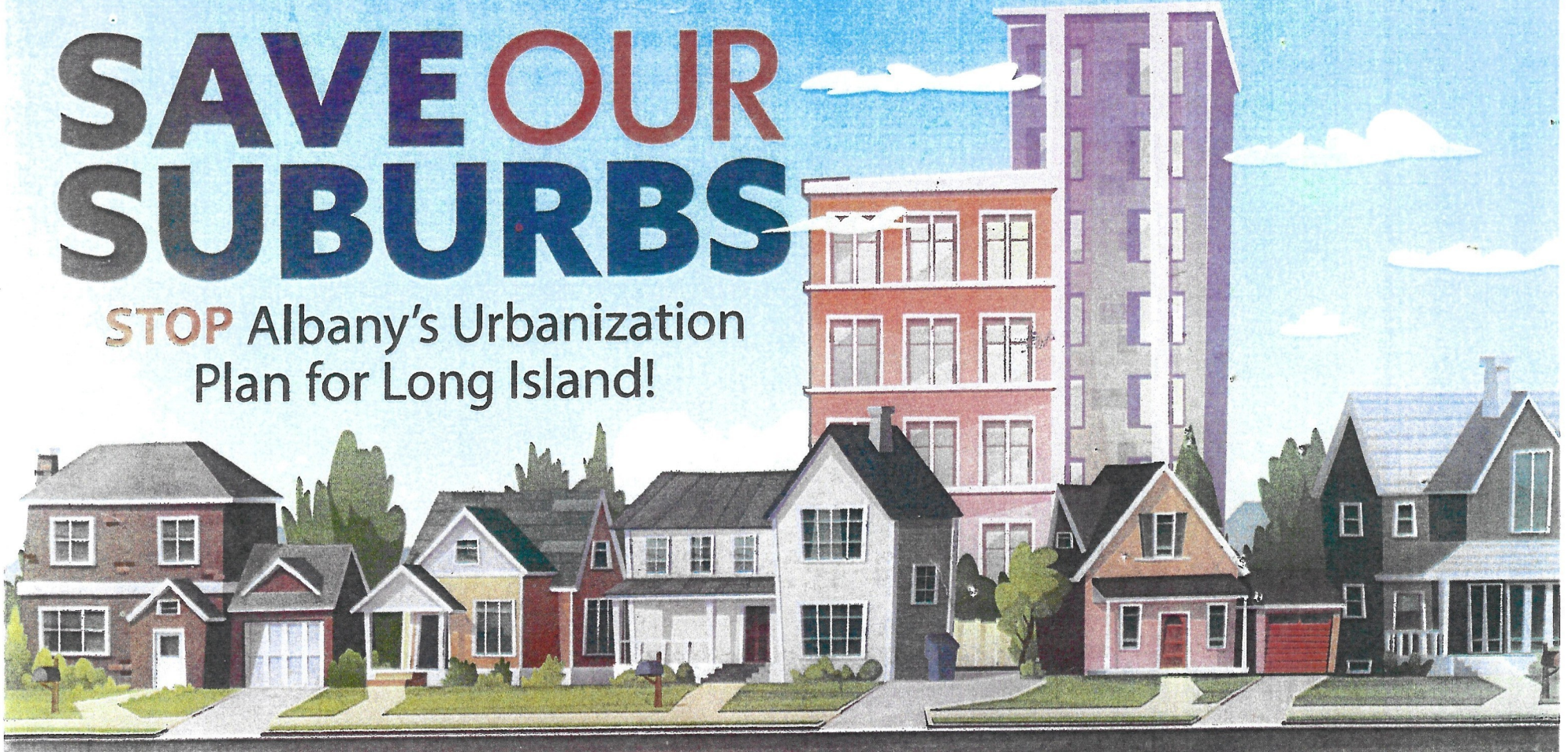
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Baldwin NY 11510-3210



SAVE OUR SUBURBS

STOP Albany's Urbanization
Plan for Long Island!





Don Clavin
Supervisor



Laura A. Ryder
Councilwoman

**SAY NO TO ALBANY'S
URBANIZATION PLAN!**
**SCAN THE QR CODE TO
SIGN THE PETITION TODAY!**



Dear Neighbor,

We need your help to stop Albany's latest ill-conceived urbanization plan for Long Island! For a third straight year, Albany lawmakers are pushing plans that would **override local zoning laws** put into place decades ago to protect the health, safety, and character of our local communities. Under the latest urbanization proposal for Long Island's residential neighborhoods, extreme legislators in Albany would immediately grant over **1,100 properties** the ability to develop **high-density housing apartment buildings**. As part of this plan, developers will be able to build up to **52 units per acre** on these properties, many of which are located in residential neighborhoods next to, or across from, single-family homes! This push to urbanize our suburbs would not only threaten the existing character of our communities, but it would also **negatively impact our suburban quality of life** and immediately overburden our schools, infrastructure, emergency services, and more due to this **massive population increase**.

Tell the Governor and extreme Albany legislators that you are opposed to this plan to override local zoning and stand with us as we **make our voices heard!** Register your opposition at **change.org/TOHSaveOurSuburbs**.

Sincerely,

Don Clavin
Supervisor

Laura A. Ryder
Councilwoman



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MEMO OF SUPPORT

[S132 \(Ryan\) / A4297 \(Bronson\)](#)

Prevents IDAs from abating school district taxes

February 10, 2025

TITLE OF BILL

An act to amend the general municipal law, in relation to waiving school taxes by a town, city, or county industrial development agency.

STATEMENT OF SUPPORT

In FY 2021, New York State public schools lost at least [\\$1.8 billion in revenue to business tax breaks](#), overwhelmingly from property tax abatements provided by local Industrial Development Agencies (IDAs). It is bad tax policy and irrational to allow IDAs to deprive schools of revenue.

There are hundreds of studies by independent experts showing tax breaks for businesses are a poor investment of public funds. (Twenty of the most important can be downloaded [here](#).) In sharp contrast, public [education has been shown](#) to offer a high return on taxpayer investments.

Reinvent Albany strongly supports this legislation. We urge the Legislature to pass this bill.

SUMMARY OF PROVISIONS

Section 1 creates a new section 889 of the General Municipal Law which dictates that town, city, or county industrial development agencies may not waive any taxes or enter into an agreement for payment in lieu of taxes if such taxes would otherwise be received by the school district.

Section 2 is the effective date.

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PROGRAMS

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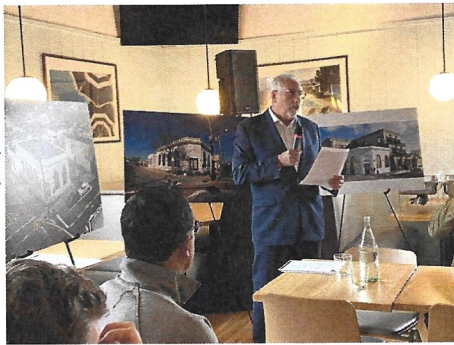
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SELECT A TOWN

What about Baldwin??

In Bellmore, proposal for Bedford Avenue apartments prepares for April 23 vote

Posted April 18, 2025

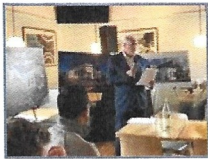


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Bill Bonesso addresses the would-be neighbors of the proposed apartment building, answering questions and getting feedback.

JOSEPH D'ALESSANDRO /HERALD



By Joseph D'Alessandro (mailto:jdalessandro@liherald.com)

This story has been updated.

Real estate development firm Economic Development Strategies went for a third round of community feedback on plans to build a new apartment building at 2160 Bedford Avenue (https://www.liherald.com/stories/residents-decry-bedford-ave-apartments,140113) at Bluebird Kitchen on April 2.

The new apartment building is planned to take the spot of the closed Chase Bank on Bedford Avenue (https://www.liherald.com/stories/building-up-bellmore-residents-remain-opposed-to-apartment-proposals,140797). This plot is an attractive location to build an apartment for developers because it is near a train station and nestled in a commercial area with many sidewalks, which would drive economic activity for Bellmore's small businesses without contributing much to traffic, according to Adam Mann of AJM Real Estate.

Mann is one of the developers on the project.



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Based on prior rounds of community feedback, the plans offer 16 one-bedroom apartments at around \$2,000 to \$3,000 per month and seven two-bedroom apartments at around \$4,000 to \$5,000 per month. This kind of housing is meant to appeal to adults in their 20s and 30s who need somewhere to live without buying a full house, according to Mann.

"Our original plan was four stories and 35 units," he said. "We went in, we got some feedback, we scaled it down. We went for a hearing, and, the town decided to deny it, and so we went back to the drawing board."

Bill Bonesso, an attorney with Forchelli Deegan Terrana LLP, specializes in zoning, land use and real estate. He addressed the local homeowners in attendance with how their feedback has changed the plans so far.

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One of the plan's targeted changes compared to prior proposals is that it will keep the facade of the current structure, which many residents consider an important landmark and a part of the town's character, Bonesso said. The bank's vault will be refitted for use as a commercial space, potentially for a cafe or a retail store.

"We have created a plan that is different from the prior plan in two significant ways," he said. "Before, we were demolishing the building and doing away with it completely — we are now maintaining the bank building for its aesthetic and historic aspects. The second main modification is that we have reduced the bedroom count significantly."

Community feedback is important for real estate developers working on new projects so that new buildings — and new community members — can fit in with the existing neighborhood.

"I fully understand how this is an important and even controversial topic for the residents in the area, because those people who live in the area, their home is their sanctuary, and their home is their greatest investment," he said.

Economic Development Strategies is the property development consulting firm that helps create actionable proposals that will appeal to local zoning boards. A spokesperson for EDS described how building new housing will help boost Bellmore's vitality for a generation to come.

"That property right now is vacant and underused," he said. "We want to provide a safe, nice place for the next generation to live. This is a way to plant roots, patronize local businesses in a new way, while residents hybrid work, it's a perfect scenario."

Marge Congello, president of the Central Bellmore Homeowners Association, said the "Save Our Suburbs" mantra is "well advocated" by the Hempstead Town in relation to housing density and overdevelopment. She added that "transit oriented development" has "had its day and is no longer a viable construct for consideration."

"Working from home, which gives people flextime and more time to be with their families, has become a dominant attribute for jobseekers and those people that are already employed in the workforce," she said. "Transit oriented development is seen as having a negative impact on local communities by many people."

She called the proposed development in Bellmore "too robust."

"The village and surrounding residential area is all 2-stories in height and the residential area is made up of single-family homes," Congello added. "The proposal is too high, too dense, and deviates significantly from the nature and character of the area."

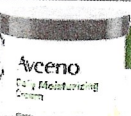
Other community concerns included the parking situation in the Bellmore town area as well as the potential increase for residential and commercial traffic.

The future of the development will be decided on April 23 at the next zoning board of appeals hearing at Old Town Hall in Hempstead at 2:00 p.m.

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OCEANSIDE .com (/oceanside/)

What about Baldwin ?? '20

Town of Hempstead tables decision on Oceanside Jewish Center rezoning

Posted February 14, 2025



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Town of Hempstead Board members made no final decision at the Feb. 4 meeting in regards to rezoning for a proposed townhome development at the Brower Avenue and Oceanside Road site of the Oceanside Jewish Center.

HERALD FILE PHOTO

By Kepherd Daniel (mailto:KDaniel@liherald.com)

The Town of Hempstead Board reserved decision at the Feb. 4 board meeting in regards to the proposed rezoning of the Oceanside Jewish Center on 2860 Brower Avenue.

The application, submitted by Fieldstone at Oceanside LLC, seeks to rezone the property from a Residence B District to a CA Residence District to allow for the construction of 59 condominium townhouses allowing for the development. The site, which includes the Jewish center and two single-family homes, is currently exempt from taxes because of its religious use.

The hearing was a continuation from Jan. 7, which drew significant attention from residents concerned about the potential impact of the development on traffic, infrastructure, and community character.

"I do stand with the people in voting against this project," said Oceanside resident Frank Wassenbergh. "There are just too many houses that are going to be going into this property to help in any way, shape or form for people. The peoples whose homes have been driven on by cars, the side streets into here are already raceways for people."

Many residents expressed frustration and opposition to the proposed rezoning, citing long-standing issues with traffic congestion, insufficient infrastructure, and fears of overdevelopment in a community still recovering from the effects of Superstorm Sandy.

"Oceanside is starting to look more and more like Queens and Brooklyn," said Regina Pasqualino, who has lived in Oceanside for most of her 66 years, and described the development as a threat to the town's character and safety.

"There's no land anymore to absorb water, and constant building is making flooding worse."

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Residents also responded to the board with alternatives for the space. Pasqualino suggested converting the parcel into a park to provide children with a safe outdoor space, rather than adding more housing. Proponents argue that the project would address housing shortages for younger families and downsizing seniors while transitioning the tax-exempt property into a significant source of tax revenue.

“Fifty-nine units is way too many,” said Oceanside resident and architect Tim Lambert. “Brower Avenue is already a terrible street—narrow, with no curbs, and cars parked on sidewalks. The traffic will be horrendous.”

Lambert proposed an alternative solution: dividing the land into 20 detached, single-family homes, which he believes would still be profitable without overwhelming local infrastructure. Other

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"This is the best plan we've seen," said Oceanside resident Martha Salzburg, noting that the original proposal included 72 units, which has since been reduced to 59. Additionally, the development was changed from rental units to condo townhouses that will contribute to local property taxes. "Although everyone would prefer single-family homes, no developers are offering to build them," she said. "Whether or not this development adds traffic, there's already a traffic problem. The high school is less than a quarter mile away down Brower. The only thing that will truly help the traffic situation would be more busses to the high school and possibly to the kindergarten center."

As of now, the rezoning proposal remains under consideration, with further discussions and potential amendments expected in future meetings. For updates on Town Board meetings and decisions regarding this rezoning proposal, residents can visit the Town of Hempstead's official website or contact their local representatives directly.

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