

**MINUTES OF THE SPECIAL MEETING
BOARD OF TRUSTEES
HELD VIA ZOOM VIDEOCONFERENCE
(due to COVID-19 public assembly restrictions)
MONDAY, JANUARY 31, 2022
6:30 PM**

PRESENT:

Mayor Daniel F. DeVita
Trustee Kevin Jusko
Trustee Jeffrey Miritello
Trustee Martin Novick
Deputy Mayor Jeffrey Nemshin
Trustee Richard Nicklas
Trustee Nicholas Tsafos

Howard Avrutine, Village Attorney
Nancy Popper, Clerk/Court Clerk
Renee Fenton, Deputy Clerk
Michael McNerney, Building Inspector
James Antonelli, Village Engineer
Elizabeth Kaye, Treasurer
Elizabeth Bibla, VillageTree Consultant

Mayor DeVita called the meeting to order at 6:39 p.m. with the Pledge of Allegiance.

**PUBLIC HEARING/COLD SPRING HARBOR LABORATORY
SPECIAL USE PERMIT, REVISED MASTER PLAN AND APPLICATIONS FOR:
SLOPE DISTURBANCE, VARIANCES, AND TREE REMOVAL**

Mayor DeVita introduced the Board of Trustees, Village Staff, and Consultants. He then provided a brief history of the Cold Spring Harbor Laboratory and described the responsibilities of the Village Trustees for review of the Master Plan, Special Use Permits, and other applications submitted by the Cold Spring Harbor Laboratory (CSHL).

The public hearing then commenced on the application of the Cold Spring Harbor Laboratory, 1 Bungtown Road, Cold Spring Harbor, NY to revise its approved Master Plan and for a Special Use Permit and Site Plan Approval authorizing construction of the following: a 225-car parking garage, roadway relocation, four new research laboratory buildings, two new scientist housing buildings, site utilities relocation, central cooling plant modifications, lower level parking garage below six buildings, new research vivarium, support space, construction access driveway from NYS Route 25A, upgraded electrical distribution, tree removal and new landscaping. As part of this application, the following variances from the Village Zoning Code will also be considered: the proposed building area is 6.21% of the lot area, which exceeds the allowable maximum of 6%; and the proposed floor area ratio is 0.1208, which exceeds the maximum allowable floor area ratio of 0.12. In addition, the application seeks permission to disturb steep slopes, very steep slopes and severely steep slopes as defined in the Village Zoning Code. The proposed development site is also known as Section 26, Block D, Lots 16, 17, 20, 27, and 29 on the Nassau County Land and Tax Map.

The exhibits were made part of the record and a presentation was made by Bruce Stillman, CSHL President, Stephen Monez, CSHL Vice President / Chief Facilities Officer, and James Murphy, Esq., attorney for the Cold Spring Harbor Laboratory. Following the presentation by CSHL representatives, James Antonelli, Village Engineer, summarized his report regarding the various impacts of the proposed work. Questions from the Mayor and Trustees were then presented and discussed with the

CSHL representatives. After discussion and questions by and with the Trustees, the CSHL representatives responded to questions and comments from the public.

The public hearing was stenographically recorded and a copy of the transcript is appended to these minutes.

At 10:44 p.m. it was moved by Mayor DeVita and seconded by Trustee Tsafos that the public hearing be closed, but the record be kept open for additional comments and other submissions until 4:00 p.m. on Thursday, February 3, 2022 and that a decision by the Board of Trustees be rendered at their regular meeting scheduled for 6:30 p.m. on Wednesday, February 9, 2022.

The motion was approved by the following poll of the Board:

Mayor DeVita	Aye
Trustee Jusko	Aye
Trustee Miritello	Aye
Deputy Mayor Nemshin	Aye
Trustee Nicklas	Aye
Trustee Novick	Aye
Trustee Tsafos	Aye

There being no further business to come before the Board, the meeting was adjourned at 10:47 pm.

Nancy Popper

Nancy Popper, Clerk/Court Clerk

ALSO PRESENT:

Bruce Stillman, CSHL

Steve Monez, CSHL

James Murphy, Atty for CSHL

Debbie Arenare, CSHL

Todd Andrews, Architect for CSHL

THE NEXT REGULAR MEETING OF THE BOARD OF TRUSTEES WILL BE HELD AT 6:30 PM
ON WEDNESDAY, FEBRUARY 9, 2022

INCORPORATED VILLAGE OF LAUREL HOLLOW
BOARD OF TRUSTEES
PUBLIC HEARING
January 31, 2022
6:30 p.m.

VILLAGE HALL
1492 Laurel Hollow Road
Syosset, New York 11791-9603
(Via Zoom)

PRESENT: DANIEL DeVITA, Mayor
JEFFREY NEMSHIN, Deputy Mayor
KEVIN JUSKO, Trustee
JEFFREY MIRITELLO, Trustee
RICHARD NICKLAS, Trustee
MARTIN NOVICK, Trustee
NICHOLAS TSAFOS, Trustee

ALSO PRESENT:

HOWARD AVRUTINE, Village Attorney
NANCY POPPER, Village Clerk/Court Clerk
RENEE FENTON, Deputy Clerk
ELIZABETH KAYE, Treasurer
JAMES ANTONELLI, Village Engineer
MICHAEL MCNERNEY, Superintendent of Buildings
ELIZABETH BIBLA, Landscape Architect
TED MERGEL, Sergeant, OBCPD

Cold Spring Harbor Laboratory - 2021 Revised Master Plan

RONALD KOENIG
OFFICIAL COURT REPORTER

1 MAYOR DEVITA: Welcome, everybody, and thank
2 you for attending tonight's public hearing. We begin
3 the meeting as we begin all of our public hearings with
4 the Pledge of Allegiance.

5 (Whereupon, The Pledge of Allegiance was
6 recited.)

7 MAYOR DEVITA: I'm sorry for the technical
8 glitch. I don't think I've been on a large Zoom meeting
9 where there hasn't been one.

10 Again, thank you for attending this hearing on
11 the Lab's Revised Master Plan and application for a
12 special use permit. Welcome the Lab representatives,
13 our residents, and other members of the general public.
14 Everyone, please stay muted until it's time to speak
15 just so that we can avoid hearing the outside noises and
16 all that. But everyone will have an opportunity to be
17 heard who wants to be.

18 Before we begin, I just want to give a shout
19 out and a thank you to our highway crew who did an
20 excellent job during this blizzard and worked hours and
21 hours, and including, you'll hear, our Roads Trustee,
22 Kevin Jusko, who is very hands-on and was out at 4:50
23 helping plow. So thank you, Kevin, and thank you to our
24 crew.

25 I'd like to introduce our Board because it's

not often that members of the public get to see them.
You can put a face to a name. As you know, I'm Mayor
Dan DeVita.

Our Deputy Mayor is Jeff Nemshin. Jeff is our
Emergency Management Trustee.

We have Trustee Richard Nicklas. He's in
charge of information technology and insurance.

We have Trustee and Harbor Master Jeff
Miritello who many of you know, the founder and heart of
our very successful Oyster Gardening Program.

We have Trustee Nick Tsafos who is a Managing
Director at EisnerAmper and serves as our Financial
Trustee.

We have Trustee Martin Novick in charge of
buildings and grounds, and a two-time past president of
the Harbor Ridge Homeowners Association.

And we have Trustee Kevin Jusko, Financial
Consultant, and as you heard, very hands-on Roads
Trustee.

I'll also point out we have our Village
Attorney, Howard Avrutine; our Village Clerk and Court
Clerk, Nancy Popper; our Village Deputy Clerk, Renee
Fenton; our Village Treasurer, Elizabeth Kaye; and our
other professionals - Building Inspector and Code
Enforcer, Mike McNerney; our Village Engineer, James

1 Antonelli; and our Tree Consultant and Landscape
2 Architect, Betsy Bibla.

3 Also present is our excellent, Sergeant Ted
4 Mergel of the Oyster Bay Cove Police Department.

5 During this public hearing the manner in which
6 we will proceed tonight is as follows: After my opening
7 remarks, Howard Avrutine will run through the
8 preliminaries such as notice and exhibits, then the Lab
9 will make its presentation to the Board. The Board will
10 then question the applicant, the Lab, make comments and
11 have discussion. Then the residents will have the
12 opportunity to ask a question or make a comment. The
13 residents will ask questions and make comments first.
14 And among them, if we have any Zoning or Planning Board
15 members, I will let them make the first comment and
16 question if they desire. Following the questions or
17 comments by residents, the general public, including any
18 interest groups, will have the opportunity to present
19 questions or comments.

20 Now, my opening remarks. The Cold Spring
21 Harbor Lab was founded in 1890 as a biological
22 laboratory of the Brooklyn Institute of Arts and
23 Science. Originally a summer school for --

24 TRUSTEE MIRITELLO: Background noise.
25 Everyone must mute.

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1 MAYOR DEVITA: Howard, can you mute everyone.

2 In 1893, the first purpose built building for
3 a bio lab was donated by a John D. Jones. In the early
4 Twentieth Century the Lab continued to develop and
5 become independent in 1924. Throughout the next many
6 years including the 1940s and '50s, many of the grand
7 estates in Laurel Hollow was subdivided with some lands
8 granted to the Lab. In the 1960s, '70s and '80s,
9 research expanded and additional buildings were erected
10 as the Lab expanded cancer, neuroscience, and genetic
11 research.

12 In 1996, the village had a year-long building
13 moratorium so that a completely new zoning code could be
14 written and enacted. Central to that the code was a
15 delineation of Laurel Hollow into two distinct
16 districts. First is a residential district which
17 provides for single-family use on two-acre plots.
18 Second, the RI or Residential Institutional District was
19 created. This is the lab campus as it exists in the
20 area today. The code requires the Lab to come to the
21 Board of Trustees for approval of a Master Plan which
22 indicates the present and projected use and development
23 of all land. Also, the code requires that any
24 construction or enlargement of any building or structure
25 used as part of a scientific research lab shall be

1 subject to the issuance of a detailed site plan
2 submitted to the Village Board of Trustees.

3 This new code faced a major test. In 2004,
4 the Lab submitted a Master Plan, what became known as
5 the Upper Campus. The construction of six laboratories,
6 among other structures, took place over several years
7 and was completed in 2008/2009. In 2018, the Lab came
8 to the Board of Trustees with a Revised Master Plan
9 Concept of further developing the area of the Upper
10 Campus by adding several new buildings with parking
11 distributed in different areas of the campus. After a
12 public hearing, the Board approved the Revised Master
13 Plan. Subsequently, the Lab's proposed design changed
14 in that instead of distributive parking, now it is
15 proposed that parking is centered in a surface and
16 subsurface parking garage located in the southwest
17 corner of the facility next to the construction of the
18 six proposed new buildings.

19 MR. AVRUTINE: Mayor, I'm sorry. Let me
20 interrupt you for a second. The Zoom has to be -- the
21 capacity has to be increased because it's exceeding what
22 I have in my plan. So, I'm trying to figure out how to
23 do that during the meeting itself. So, just give me a
24 minute. There are probably people in the waiting room.
25 Just give me a few minutes to see how to figure this

1 out. I apologize.

2 MAYOR DeVITA: Yes. Thank you.

3 And thank you to those who are trying to get
4 in. We certainly will wait.

5 MR. AVRUTINE: Give me a few minutes.

6 (Pause in the proceedings.)

7 MAYOR DeVITA: We will continue.

8 Basically, those who just joined us, you just
9 missed basically an introduction of the Board and other
10 members here. And I was giving a brief history which is
11 basically concluded other than to say that the Revised
12 Master Plan for 2021, in it the Lab's proposed design
13 changed in that instead of distributive parking in
14 different areas of the campus, now it is proposed that
15 parking is centered in a surface and subsurface parking
16 garage located in the southwest corner of the facility
17 next to the construction of the six proposed new
18 buildings, three of these are proposed as laboratories
19 and three to service housing.

20 During this presentation, hopefully the Lab
21 will touch on issues our residents are concerned about
22 including the scope of the project, its timeline, issues
23 of noise, traffic, safety, drainage, land disturbance,
24 trees and other plantings, screenings, utilization of
25 village resources and mitigation and measures.

1 Again, thank you for your patience through our
2 technical difficulties, but I think we're in good shape
3 now. I'll turn this over to Howard for the notice and
4 exhibits.

5 MR. AVRUTINE: Thank you, Mayor.

6 This is the public hearing on the application
7 of the Cold Spring Harbor Laboratory for a Special Use
8 Permit, also for a modification of the previously
9 approved Master Plan, and also for certain variance
10 relief from various provisions in the Zoning Code as
11 well as modification and disturbance to steep slopes,
12 very steep slopes and severely steep slopes.

13 The exhibits in connection with this hearing
14 are as follows:

15 All applications, plans, reports, and
16 correspondence as referenced and published on the Laurel
17 Hollow Village website.

18 An excerpt from the draft minutes of the
19 January 12, 2022 meeting setting the public hearing for
20 this evening, January 31, 2022.

21 Resolution No. 10463-22 from the Nassau County
22 Planning Commission whereby it referred the matter to
23 the village of Laurel Hollow Board of Trustees to take
24 action as deemed appropriate.

25 The next exhibit is the legal notice of public

hearing prepared by the Village Clerk dated January 13, 2022.

The next exhibit consists of e-mails sent by Mayor DeVita via SwiftReach on January 13, 2022 and January 25, 2022, advising of the public hearing that is being held this evening on January 31.

The next exhibit is an affidavit from the Oyster Bay Guardian stating that the legal notice was published in the January 21, 2022 issue.

The next exhibit is an affidavit stating that the legal notice was posted on the bulletin board at the front entrance to Village Hall on January 19, 2022.

The next exhibit consists of proof of posting on the Village website of the public notice dated December 27, 2021.

The next exhibit consists of proof of e-mailing of the legal notice to Village Website NEWS subscribers on January 20, 2022.

The next exhibit is an affidavit from the Deputy Clerk stating that the legal notice was mailed to all interested parties on January 24, 2022.

The next exhibit consists of an Affidavit of Mailing submitted by the law firm of Murphy & Lynch that the legal notice was mailed to property owners within a 200-foot radius on January 24, 2022.

1 The next report consists of an engineering
2 report by West Side Engineering, PC, James Antonelli,
3 village Engineer.

4 The next exhibit is a report by the
5 Superintendent of the Laurel Hollow Building Department,
6 Michael McNerney.

7 And the final exhibit is a report by Elizabeth
8 Bibla, the Village's landscape architect.

9 That completes the exhibit list. If we have a
10 representative --

11 MAYOR DEVITA: I just would like to add one
12 more exhibit. I sent another SwiftReach reminder today,
13 January 31. If we can make that an additional exhibit.

14 MR. AVRUTINE: Yes, we can.

15 MAYOR DEVITA: So concluding that then, I
16 would ask the Lab if you can introduce your team and
17 proceed, you know, with your application.

18 MR. MURPHY: Good evening, Mr. Chairman,
19 Members of the Board. For the record my name is James
20 Murphy with the Law Firm of Murphy & Lynch with our
21 offices at 1045 Oyster Bay Road here in East Norwich.

22 I wish to thank --

23 MAYOR DEVITA: Hold on, Jim.

24 Again, I ask everyone to please mute yourself,
25 otherwise we get outside noises and we can't hear and

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1 the court reporter can't hear.

2 MR. MURPHY: Can you hear me now?

3 MAYOR DeVITA: Yes.

4 MR. MURPHY: Okay.

5 First, I would like to thank you, Mr. Mayor,
6 for making my opening presentation remarks by way of
7 background. I might amplify that in terms of a few
8 prefatory comments.

9 It was in the mid-80s that the Lab at the
10 request of the Village adopted its first Master Plan.
11 And then almost a decade later, in 1994, that Master
12 Plan was revised, and subsequently revised again in
13 2004, and lastly revised on October 9 of 2018. And it's
14 this Master Plan that we're seeking further revisions
15 on, and the revisions that are being proposed are in
16 harmony with the basic tenets of that 2018 plan.

17 As the Lab has evolved and adapted over the
18 years, the paramount importance of the Lab has been to
19 minimize the impact of its improvements to its
20 neighbors. With regard to such, I would like to have,
21 with permission of the Board, Lab representatives to
22 testify in the narrative with regard to their efforts to
23 minimize those impacts and those respective
24 improvements. As a leadoff speaker on behalf of the
25 Lab, I would like to have Steve Monez who is -- he is

1 the official Facilities Officer for the Lab.

2 And, Steve, if you would be so kind as to
3 introduce the team that you have with you this evening
4 and then commence in the narrative with regard to the
5 application and addressing those concerns.

6 Many of the neighbors have had the opportunity
7 to meet with Steve and other representatives of the Lab,
8 to include myself, to which questions were answered and
9 concerns addressed.

10 Steve.

11 MR. MONEZ: Good evening, everyone. My name
12 is Steve Monez. I'm the Vice President and Chief
13 Facilities Officer for Cold Spring Harbor Laboratory.
14 To my right is Bruce Stillman. He is the President and
15 Chief Executive Officer of Cold Spring Harbor
16 Laboratory. To my left is John Tuke, the Chief
17 Operating Officer. And also to my left is Debra
18 Arenare, the VP and General Counsel for the Cold Spring
19 Harbor Laboratory.

20 I'm going to ask Bruce Stillman to have some
21 opening remarks on this project.

22 DR. STILLMAN: Thank's very much. Thank you,
23 Mayor DeVita, and to the other Trustees. This is an
24 important application for Cold Spring Harbor Laboratory.

25 I just want to start by mentioning, because

1 there's a lot of residents on the Zoom tonight, just
2 mentioning what the purpose and the mission of the
3 Laboratory is and how this application fits into that.
4 As the Mayor said, we were founded in 1890 and we are
5 rated as one of the most preeminent research
6 institutions in the world. We've had eight Nobel
7 laureates work at Cold Spring Harbor Laboratory so far.
8 And we are the only center on Long Island that is
9 designated by the United States National Cancer
10 Institute as a cancer center, and we've made many roads
11 into understanding and even the treatment of cancer.

12 Our current research at Cold Spring Harbor, as
13 you heard from the Mayor before, we were founded in
14 1890, and we have around about -- 600 scientists and
15 research support staff. Our laboratory's mission is in
16 both science and education. In science we focus on
17 cancer, neuroscience, plant biology, quantitative
18 biology, and genomics and genetics. In fact, we are the
19 oldest genetic research institute in the United States.

20 We also have a very large education program,
21 one of the largest of which is what we call the DNA
22 Learning Center, which is headquartered in Cold Spring
23 Harbor. And there we teach middle and high school
24 students, about 32,000 students on Long Island each
25 year, in laboratory-based classes, course of

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1 microbiology and genetics and life sciences.

2 We also have a conference center and Meetings
3 Program at the laboratory that brings scientists from
4 all around the world to discuss science, and we have
5 throughout the year quite a number of meetings. These
6 meetings host visitor scientists for about four days,
7 four and a half days a week, and there's between 250 and
8 350 scientists attend those, the very largest meetings
9 up to 450.

10 We also teach, in addition to teaching high
11 school students in science, we teach world scientists
12 the most advanced techniques in science through our
13 Courses Program. These courses last about three weeks
14 where scientists come and residents in the campus and
15 learn the latest technologies in science. These
16 programs, the Meetings and Courses Program, and, in
17 fact, the courses date back to the beginnings of the
18 laboratory, the current Meetings Program was started in
19 1933. So, they've been going for a long time.

20 We also have other divisions of the
21 laboratory. We're a degree-grant institution that can
22 give out PhD degrees and we also have an academic post
23 and other components of the laboratory that are based in
24 the village of Lloyd Harbor.

25 As for the interactions with the Village, I

1 think we've been a good neighbor for the village. I
2 work at Cold Spring Harbor Laboratory. I'm a scientist.
3 I run a research laboratory. But I've also been head of
4 the laboratory since 1994, and I've been involved with
5 the village since then, and also the school district.
6 We try to keep the campus in a beautiful setting that's
7 commensurate with the location in which we -- in Cold
8 Spring Harbor and also in the village of Laurel Hollow.

9 And this is something which I think there's a
10 lot of misinformation that's been going around. Cold
11 Spring Harbor is a not-for-profit 501(c)(3)
12 organization, and under Federal Law and State Law and
13 Local Law, we are not required to pay taxes. Now that
14 is a good thing for the United States because
15 institutions and universities like ours contribute
16 enormously to the economic benefit of the country.
17 However, we recognize that a place like Cold Spring
18 Harbor Laboratory is a burden on the local community.
19 So, we voluntarily pay what's called a PILOT program,
20 Payment In Lieu Of Taxes. And this year we paid about
21 \$226,000 to the village, and that's not counting the
22 fees that I will mention in a minute. We also made a
23 similar payment to the village of Lloyd Harbor, as we
24 have the Banbury Conference Center over in Lloyd harbor.

25 In addition, we pay a voluntary payment to the

1 Cold Spring Harbor School District which in 2021
2 amounted to \$236,000 because we have about 13 students
3 who are living on the campus properties in Lloyd Harbor
4 and Laurel Hollow who attend the Cold Spring Harbor
5 schools. There are actually 12 students, and we pay
6 \$236,000 a year for those students to attend Cold Spring
7 Harbor schools. Again, that's a voluntary payment, but
8 we're happy to do it.

9 I also should point out that Cold Spring
10 Harbor School District benefits enormously from the DNA
11 Learning Center which is in the Village of Cold Spring
12 Harbor. All other schools on Long Island pay an access
13 fee to get access to the advanced education that we
14 provide. Cold Spring Harbor, it is free, the school
15 district.

16 Now I want to address, and as the Mayor said
17 before that some people joined late, Cold Spring Harbor
18 Laboratory is under a separate zoning district, separate
19 from the residences of the Village of Laurel Hollow. As
20 you heard, in 2003, we submitted a Master Plan to the
21 Village of Laurel Hollow which was approved. That
22 Master Plan included all of the construction that we're
23 proposing, have proposed in previous meetings, and we're
24 proposing tonight. There have been changes, of course,
25 over the last decade or so. But in 2003, the Master

1 Plan was approved by the village of Laurel Hollow to
2 build out exactly the same size buildings that we have
3 proposed now.

4 In 2000 -- as you heard from the Mayor, in
5 2006 to 2009, we built about half of those buildings.
6 Those were research buildings to focus on neuroscience
7 and cancer. And then in 2018, we updated the Master
8 Plan and changed some of the things based on the
9 changing needs of research and education programs at the
10 laboratory. And that Master Plan was approved by the
11 village in 2018.

12 I just want to address one of the -- while we
13 are proposing to build -- the buildings that we're
14 proposing now, there are going to be four research
15 buildings that are going to be built. Two of them are
16 going to be focused on neuroscience. Some of the
17 research that's going to go, they will focus on
18 neurodegenerative diseases, particularly Alzheimer's
19 disease. And then we're going to have another
20 laboratory that's going to focus on brain/body
21 interactions, particularly cancer and the physiology of
22 individuals. And that's actually a major reason why
23 people die of cancer because the cancer affects the
24 whole body physiology. And that is a major new focus
25 for Cold Spring Harbor Laboratory.

1 We're also going to build a laboratory for --
2 biology and research into neuro AI or artificial
3 intelligence research. That's mostly computing research
4 and understanding how the brain does computational --
5 does computation and cognition so that we can improve
6 the machine learning that is part of the modern era of
7 computer science.

8 In addition, as I pointed out before, Cold
9 Spring Harbor has a conference center on the campus, and
10 we are bringing many -- have done since 1933 -- bringing
11 many, many scientists to the Laboratory to attend
12 scientific conferences and exchange ideas. In fact, I
13 came to such a conference when I was a second-year
14 graduate student from Australia. I came to a conference
15 in 1978, and that literally changed my life.

16 We are not proposing to expand the conference
17 center. The same number of people who attend
18 conferences at the moment and the courses at the moment,
19 will attend the Meetings and Courses. They are limited
20 by the size of the Grace Auditorium which is the size of
21 the conference center. However, at the moment we have
22 limited accommodation on the campus and we bus people
23 from surrounding hotels in the mornings, afternoons and
24 in the evenings from those hotels to this campus. So by
25 providing residence halls on this campus, which we're

1 proposing to do, that will greatly reduce the number of
2 buses that are coming back and forth to the laboratory
3 during the meetings which happen from March to December.
4 And so, we think that that's a good plan.

5 Furthermore, as Steve Monez will outline, we
6 have proposed a change to the project that was approved
7 by the village of Laurel Hollow already to eliminate
8 surface parking near residences along Ridge Road and put
9 the parking underground under the research laboratories.
10 This is done for a number of reasons. One is that it
11 stops us putting surface parking near the Ridge Road
12 residences. The second thing it does, it's much more
13 environmentally safe because we do not have water runoff
14 into the sewage that we have, water runoff from surface
15 parking lots because they'll be underground. And these,
16 we think, will be much more environmentally less
17 impactful to the village. And, as many of you know, we
18 have allowed residents of Lloyd Harbor to use Cold
19 Spring property to bring their dogs down and walk on the
20 campus or walk on the beach, and those at the north end
21 of the campus will be untouched because we won't have
22 parking there.

23 Finally, we will in these new buildings
24 provide some studio apartments for postdoctoral fellows.
25 Postdoctoral fellows are scientists who finish their MD

1 or PhD degree and come and do a traineeship for a period
2 of years at Cold Spring Harbor Laboratory before they
3 assume faculty positions at universities or go into
4 industry. And we'll have around about 14 to 16 studio
5 apartments for those scientists. They are usually
6 single postdocs and so they won't impact the schools.
7 So this project will have zero impact. This project
8 will zero impact on the Cold Spring Harbor School
9 District. But I just want to reiterate that we pay a
10 substantial amount of support to the Cold Spring Harbor
11 School District anyway.

12 So, I want to thank you for listening to this.
13 This is a very important project. We've already
14 sought -- this is the third public meeting.

15 MAYOR DEVITA: I'm sorry, Dr. Stillman.

16 Howard, can you eliminate that phone number,
17 1507, that's been a constant interruption.

18 MR. AVRUTINE: I took care of it.

19 DR. STILLMAN: Thank you.

20 This is a very important application to Cold
21 Spring Harbor Laboratory. We think that this fits
22 within -- not think, it fits within our mission and it
23 is going to be very important.

24 And I just want to finish by saying, research
25 at Cold Spring Harbor Laboratory has really changed the

1 world. We have developed drugs that have cured lethal
2 genetic diseases of children. We have performed
3 research which has led to the largest selling breast
4 cancer therapeutic drug that is sold on the planet. And
5 we have contributed to the understanding of many, many
6 different diseases such as autism, schizophrenia, and
7 depression, and are working on improving those as well
8 as many other diseases. So, Cold Spring Harbor
9 Laboratory, your neighbor, has a big impact on the world
10 and the United States.

11 So, I'm going to hand it over to Steve Monez
12 who will talk about specifically the projects and, as
13 requested, we will address some of the concerns that
14 have been raised by the residents.

15 MR. MONEZ: Can you enable share screen,
16 please?

17 MR. AVRUTINE: It should be enabled.

18 MR. MONEZ: For the record, my name is Stephen
19 Monez, S-T-E-P-H-E-N, M-O-N-E-Z. I'm the Vice President
20 and Chief Facilities Officer of Cold Spring Harbor
21 Laboratory. I'm going to go over the Master Plan
22 Special Use Permit that has been submitted to the
23 Village Board of Trustees, the Mayor, for approval. And
24 I will be covering a summary of the 2018 Master Plan
25 here first.

1 So, in 2018, the Village of Laurel Hollow
2 accepted the Cold Spring Harbor Laboratory's Master Plan
3 that included a series of surface parking lots, the
4 laboratory buildings, and conference housing. We took
5 another look at that and we decided that the surface
6 parking lots was very intrusive to the land in and
7 around the village including the neighbors that reside
8 just to the west of us along Ridge Road. So we looked
9 at how can we take that parking and drive it below the
10 buildings here. What that resulted in is a reduction in
11 our building area, our surface coverage, and our floor
12 area ratio. I do not want to go into all the technical
13 data that has been submitted to the village and the
14 Board of Trustees at this time. We feel that the
15 village's building engineer, the village's building
16 inspector and tree arborist reports are very accurate
17 except for the one change to the building inspector's
18 report where the temporary parking lot will be used for
19 lab, faculty, students and staff. It will not be used
20 for construction workers. And we did submit that change
21 to the Village and the Board of Trustees.

22 I would like to answer a lot of the questions
23 that neighbors and residents have brought up via e-mail
24 or in person. The Cold Spring Harbor Laboratory has met
25 with several of the neighbors. We are continuing that

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1 discussion on Wednesday with several more. All of those
2 meetings have been, in my opinion, very well. The
3 meetings went very well. And the answers that we
4 provided seem to have been taken.

5 So, if you flew over the laboratory right now,
6 this is what you would see. The existing hillside
7 laboratory is highlighted with the A here, is what was
8 built in 2006. The surface parking lot is 225 spaces.
9 Once the project is complete, you will see that the
10 surface parking lot is no longer there. Below the
11 buildings here there is a surface parking lot, and we
12 are building a parking structure to the south of those
13 buildings. That is the only change to the Master Plan
14 is that the surface parking lots that were distributed
15 throughout the campus is now below these buildings here.

16 The project schedule that was submitted by the
17 building inspector's report is accurate, and we lay that
18 out here as to what is going on at the given time. So
19 for the first 14 or 16 months we have site preparation
20 and a parking garage construction. The next 10 to 12
21 months we're going to be doing a foundation, a
22 below-grade construction, so it's everything below these
23 six buildings here. The next 18 to 20 months, all the
24 interior construction will be going on as well as the
25 central plant -the boilers, the cooling systems. Once

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1 we receive our certificate occupancy, it will take us
2 about three months to put all the furniture, laboratory
3 equipment and start moving people in for research and
4 other occupancy.

5 The site preparation is something that is
6 going to be the most immediate impact to the laboratory.
7 And what we're trying to outline here is, for the first
8 three to four months we have to reconstruct a temporary
9 construction access road that comes off the New York
10 State Route 25A. That road was put in back in 2006 for
11 the construction of the hillside laboratories, and it
12 was then removed. That is the plan here. We do plan on
13 using it for the construction and then we will remove
14 it.

15 For safety reasons, it will only be a right
16 turn into that construction access and a right turn out
17 of that construction access. So all construction
18 vehicles have to come from the east and they all have to
19 depart to the west. That will keep traffic down -- any
20 accident or line of sight issues that the traffic
21 consultant outlines would be avoided because there will
22 be no left turns in or left turns out of the campus
23 there. We will maintain Bungtown Road as it is
24 constructed. That will be for all laboratory use. The
25 only people who would be using the construction access

1 are construction workers. No laboratory personnel.

2 We will also be building a construction site
3 safety fence around the site. This will ensure that no
4 one who does not belong into the site does not get into
5 the site. We will have security at the gate. We will
6 have security on site at all times to ensure that -- for
7 the safety of anyone who should be trespassing doesn't
8 get in there.

9 We'll also be building a temporary parking lot
10 on the northern side of the campus. That temporary
11 parking lot will also be removed once the project is
12 done. And the need for that temporary parking is for
13 the relocation of the staff, researchers and students
14 who park in the 225-car lot here where the footprint
15 will be of the buildings.

16 We also have to do significant tree removal.
17 We submitted that plan to the tree arborist. We've seen
18 that report. And we will be submitting a tree
19 restoration plan before the end of the year, and I will
20 go into that in a little bit more detail later on.

21 The next three to four months is the
22 excavation and roadwork. The yellow dotted line here is
23 the change in our road. That road work will take about
24 three to four months. Once that roadwork is done, then
25 we start into the actual structure construction as I

outlined prior.

What to expect. So, we did a sound study. For the screen here, I'm going to just situate everyone. This is 25A. This is the east. This is the west. This is Moores Hill Road. Every dot that you see is a residence. The three residence housing here is owned by Cold Spring Harbor Laboratory. These are our researchers and faculty. These are our neighbors. And the sound study is showing that on the construction site as outlined in the red, that we will be around 80 to 90 decibels.

So what are the comparisons in that site?

So, 90 decibels is a power motor. That's four times the volume of 70 decibels, that which is a vacuum cleaner. We're going to highlight that as our centerline. And as the further and further you get away, the residents around the construction site are going to be between 50 and 60 decibels during construction. This is the noisiest activity. This is a quiet suburb or a conversation in a restaurant. They will only work during the times outlined in the Village of Laurel Hollow Code, particularly Article One, Disturbing the Peace, Section 85-2, and then Article Five, the Regulation of Certain Activity, Section 85-11, along with the Building Code Chapter 22 and/or Chapter

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1 23. That is going to be contracted into all of our
2 vendors that will be operating on this site.

3 This is a topography view looking straight
4 down onto the campus. The existing road is in the gray
5 here. The blue dotted line is our existing trail.
6 There was a question from one of our neighbors about the
7 existing trail and what impact it is to that. So you
8 can see here this is the existing site. There's an
9 existing hill right here as well. This is part of the
10 excavation that has to occur. And I will show you where
11 the new road is going. This existing road is going to
12 be pushed out, and at its closest point, that's 57 feet
13 closer to Moores Hill Road than the existing roadway.

14 Other questions that have come up from the
15 neighbors is, what is a 200-foot setback, you can see
16 that here, what is 150-foot buffer. So I'll start with
17 the 100-foot buffer.

18 Per the Village Zoning Code -- 150-foot
19 buffer. Per the Village Zoning Code 145-6, the required
20 buffer areas adjoining any residential district shall
21 not be used for any purpose other than natural open
22 space, landscape screening, designed, installed and
23 maintained to minimize potential offset noise and visual
24 impact except for the continuation of existing
25 buildings, structures and uses, including any alteration

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1 of such buildings or structures or change of use thereof
2 as may be approved by the Village Board of Trustees.

3 The 200-foot setback is under a separate
4 Zoning Code. The minimum building and structure setback
5 to minimum buffer area shall be set forth in the
6 following table. So, the lot line adjacent to the
7 village road is 250 feet minimum. So we are not allowed
8 to build any buildings within 200 feet on any of our
9 property lines.

10 To do this construction, we do have to remove
11 trees, and here this image I'm showing you is the extent
12 of that tree removal. So, this green dashed line is
13 showing you the impact of the tree removal. And at all
14 times we are maintaining that -- we will be maintaining
15 that 150-foot buffer once this project is done.

16 So, we are building a berm. That berm sets
17 the roadway down. In the next images you'll see how
18 much lower the roadway is to the hill. And the trees
19 will be planted on top of that berm all the way around,
20 and we continue to maintain that buffer.

21 The reason why it's taking us so long to get a
22 tree restoration plan to use, we're taking our time.
23 Liz Watson wrote a book, Grounds for Knowledge. In that
24 book it outlines all the trees that are on campus, why
25 the trees are selected to be on this campus, and how

1 they compliment the buildings that are on this campus.
2 So, we do look at the fall foliage. We look at the
3 flowering and the screen, and we try to take a variety
4 of species trees to make sure they are going to fit into
5 the hillside when you start looking at it from various
6 locations as you walk around.

7 So now I'm going to take you on a couple of
8 imagery. A lot of the neighbors that we met with wanted
9 to know what is it going to look like once we're done
10 and at various points.

11 So this first image is Moores Hill Road as it
12 meets 25A. What are you going to see when you look up
13 the hill standing up? Without any vegetation in the
14 way, you would just start to make out the roofs of a
15 building. But since we have an extraordinary amount of
16 vegetation on our hillside, you will not be able to see
17 the rooftops -- you would not be able to see the
18 rooftops once we put back in our buffer.

19 This next image is as we go north up Moores
20 Hill Road. You can see here on the map, we're probably
21 about 50 to 75 feet up north on Moores Hill Road, again,
22 looking at the buildings from the street. As you can
23 see, the view obscured by the ridge. If there were no
24 vegetation, you would just start to make out the roofs.
25 And once we put our tree buffer back in, the view would

1 be completely obscured.

2 Continuing up Moores Hill Road, here you would
3 not be able to see any of the buildings because the
4 ridge obscures any view.

5 The final view is at Stewart Lane and Moores
6 Hill Road. This is probably the most even sight line
7 from the ridge. So if you're standing here, the
8 ridgeline is at eye level and you would be able to view
9 across, you would start to see the roof lines of the
10 buildings. Again, we will be putting evergreen buffers
11 in, so we will be able to have a view obscured by that
12 buffer.

13 And I'll show you couple more imagery here.
14 This is the view as of a couple weeks ago, the winter
15 view. There's no leaves on the trees. And that, you
16 would think that you would be able to see the new
17 construction. So we put where the elevation is of the
18 new buildings, and that is what you would see. However,
19 the buildings are being designed that they blend into
20 the landscape. So I take away that highlight and you'll
21 see here that the roof lines and the color of the
22 buildings blend right back into the hillside. So I'll
23 go back and I'll show you again. That's current. This
24 is the future. And that's it without the hillside.

25 Now we didn't even put any screening in yet,

1 and we will be putting screening in along this boundary
2 as well. The screening be will multiple species. The
3 trees will be scattered throughout. It's not going to
4 be a wall of evergreen of the same species. We are
5 looking to plant and restore the trees back to a more
6 natural environment that people can walk and enjoy.

7 We did the same thing on 25A. So this is
8 looking east down 25A. This is Moores Hill Road right
9 here on the left. Again, this is a current image. You
10 do not see anything up on the hill right now. And then
11 this is when the project will be complete. And again,
12 this is before any screening. The blue line is the
13 outline of the roofs. And that's what it will look like
14 once it is done. And this is again without any
15 screening. We are designing the buildings to blend in
16 with the landscape.

17 From across the harbor, this is what the view
18 is as of right now. And you will see that the
19 buildings, it's hard to tell, this is a building, this
20 brown building blends in, and this is the only
21 laboratory that you can actually see from across the
22 harbor. There are two more laboratory buildings kind of
23 hidden behind these two. I'll go back and you can take
24 a look. This is current. This is future. So again, we
25 are designing all the buildings to blend into the

1 hillside.

2 The rest of the campus is not going to be
3 touched. We are not touching any other parts of the
4 campus. We are just touching this part of the campus
5 here.

6 The last few points that I have, there are
7 several neighbors on Ridge Road that have stated
8 concerns about vibration from the construction. And
9 although we do not feel that there is any risk to any of
10 the structures nearby to the construction site, we are
11 going to hire a third-party consultant to come in,
12 document the structures of those houses, and should any
13 damage to those structures occur, the Laboratory will
14 pay for the restoration. We do put vibration monitors
15 in throughout when we do this excavation.

16 We do have a storm water prevention plan that
17 we submitted to the Village. That storm water
18 prevention plan is both for construction activities and
19 thereafter, after the project is built, how do we handle
20 storm water runoff. That storm water prevention plan
21 prevents any type of water runoff down the hill. If
22 water runoff is into the construction site, the
23 construction site is designed to handle that type of
24 runoff. We have civil engineers on board and we have a
25 third-party storm water prevention consultant on board

1 to ensure that the contractors are doing exactly what we
2 said that we would do to prevent any erosion or
3 unnecessary erosion.

4 The tree removal plan is really on the western
5 edge of the property. We are not looking to impact the
6 steep slope with the tree removal towards 25A or to
7 Moores Hill Road. It is more on the -- there really is
8 no slope where a lot of those trees are coming out where
9 they would impact any of our residents in our area.

10 On top of that, we do own and operate a sewage
11 pumping system here. We have two tanks that can handle
12 about 20,000 gallons of raw sewage. We have four pumps
13 that are backed up with emergency generators. We pump
14 sewage from the campus about two and half to three miles
15 into Syosset. That sewage treatment plant is actively
16 not at capacity. We have the capacity to handle the
17 additional load that these buildings will be generating.
18 We've gone through a series of analyses on that as well.
19 And no buildings would have any septic systems. So we
20 are one of the only places in the village that has a
21 sewage system.

22 That really concludes my presentation.

23 MAYOR DEVITA: Thank you, Steve.

24 Is there anything further from the Lab at this
25 point?

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1 DR. STILLMAN: No.

2 MR. MONEZ: No.

3 MAYOR DeVITA: Thank you.

4 What I'd like to do first before we turn to
5 questions, comments from the Board, our Village
6 Engineer, James Antonelli, has prepared a report which
7 touches on a lot of subjects, you know, drainage,
8 traffic, SWPPP, which is Storm Water Pollution
9 Prevention Plan, things like that.

10 So I think it would be helpful, Jim, if you'd
11 summarize your report, please, in layman's terms without
12 getting too thick into the weeds. I know you've
13 examined the scope of this project. And, please, could
14 you summarize your report.

15 MR. ANTONELLI: Thank you, Mayor.

16 I did write this report, for the Board's
17 edification, and it does go through subject by subject
18 of what my experience has been, whether I agree or not
19 with the various scientific and engineering principles.
20 And I can say with confidence that certainly I do agree,
21 you know, throughout the presentation of application
22 materials, the technical aspects thereof that do meet
23 engineering and scientific principles where I'm aware
24 of.

25 The first thing that I'd like to touch upon is

1 the slope disturbance that is proposed. The application
2 does indicate that there would be slope disturbances in
3 all three regulated slope categories, that is from 15 to
4 25 percent which is a steep slope; a very steep slope
5 which is considered, according to the Village Code, 25
6 to 35 percent sloped; and then above 35 is the severe
7 slope category. Although all of them would be disturbed
8 to a certain degree during construction, I noted on my
9 field visits, and I do recall from previous applications
10 here at the lab, that the severe slope in this case, I
11 think the entire mapped severe area, is man-made and is
12 something that is left over from a previous
13 construction.

14 For example, as you drive --

15 MAYOR DeVITA: I'm sorry. Howard, can you
16 eliminate that number.

17 MR. AVRUTINE: I will. Got it.

18 MR. ANTONELLI: Thank you, Mayor.

19 Thank you, Howard.

20 As I said, if you drive in on the ring road,
21 for example, right off to your right, all of that's
22 mapped as severe slope. Well, that's all man-made when
23 they cut the road in a number of years ago. So, I
24 didn't think that -- you know, it's certainly not
25 something that is disturbing pristine land or something

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1 that -- typical severe slopes in this village are bluffs
2 along the shoreline of Cold Spring Harbor, and this is
3 not. That's not what we're talking about here.

4 So beyond that, I did review site grading,
5 drainage, vehicular circulation, erosion control, all
6 those site matters. All the site engineering issues are
7 taken care of to my satisfaction in the plans that were
8 submitted with the application.

9 I did review the traffic report, the traffic
10 impact study. And I think what was already presented to
11 the Board earlier this evening regarding the right turn
12 in, right turn out, was a mitigation measure that was
13 recommended and discussed within that report, and I
14 certainly agree with that. That does cut down on
15 certain safety concerns on 25A. I believe as part of
16 that the Lab, since that is a state highway, the Lab
17 does have to have a road opening permit with the New
18 York State DOT.

19 Next, I reviewed the sound analysis study that
20 was done. I just want to say something regarding what
21 was presented earlier. When you look at typical noise
22 levels in the chart that was presented, and if you go to
23 any textbook you're going to find the same thing, they
24 present this table of typical noises ranging from a loud
25 rock band to a jet taking off to a typical suburban

1 setting, even a library and so forth. What it doesn't
2 give you, and the most important thing to understand is,
3 you have to know what distance you are from the sound,
4 from the sound source to the receptor. That distance is
5 very important. It's a logarithmic, and I know you said
6 not to use technical jargon, but the relationship
7 between sound and the way we interpret it as hearing, it
8 drops off significantly every time you double distance.

9 In the figures that were given earlier of 85
10 to 90 decibels, those levels for construction equipment,
11 and I'm talking about not just trucks, but front-end
12 loaders, excavators and the like, those are typically
13 the sound levels at anywhere from 2 to 10 feet away.
14 Once you double it, every time you double that distance,
15 the sound is attenuated by 6 decibels. So, when you're
16 looking at what the Lab has shown you as a 150-foot
17 buffer that they're going to leave around 25A and Moores
18 Hill Road, that alone is going to bring those levels
19 down to what the background already is in the area. So,
20 I know it sounds funny that they're saying there isn't
21 going to be an impact due to noise, but I -- the numbers
22 are there -- I don't see -- I'm not saying that someone
23 is not going to be able to hear something occasionally,
24 an impact sound or an impulse sound, but I certainly
25 agree with what was presented there, just based on

1 distance alone. The trees do help with some
2 attenuation, but it's not the same as distance. That's
3 the most important thing.

4 Then the other big one for me was the storm
5 water pollution prevention plan. This is something that
6 is required by not only the village, but New York State.
7 It is for disturbances of an acre or more.

8 I sat in on a DEC webinar last week where they
9 were presenting the new proposed rules for
10 municipalities for this for next year. It is coming.
11 It's not finalized yet. It's in a public comment period
12 for now. But the village is going to have to take a
13 much more active role. I made recommendations in my
14 letter to the Board that the village conduct some of
15 their own inspections on this property, and they'll have
16 to do others too for next year.

17 Just to give you a little more background,
18 this storm water pollution prevention plan is, one, an
19 erosion control plan, a rigorous erosion control plan
20 that's required for the construction period. It's also
21 to include post-construction, site stabilization and
22 storm water management with inspections that are
23 required by both the owner and the municipality, in this
24 case the village.

25 The plans that were shown and the booklet

1 narrative to show compliance to that, I did review all
2 of the hydrographs that are in there. I did review all
3 of the flow calculations. Everything was in order. I
4 had no further comment other than some recommendations
5 for us to do some follow-up inspection.

6 Other than that, on the SEQRA issue, the State
7 Environmental Quality Review Act, please note that this
8 campus had prepared an environmental impact statement
9 back in 2004. We've heard a lot about that Master Plan
10 of '04. In 2018, there was a SEQRA long form submitted
11 that outlined some of the mitigation measures and
12 potential impacts due to what they were proposing.

13 This particular application is an unlisted
14 action under SEQRA which requires, at minimum, the
15 submission of the SEQRA short form. That was submitted.
16 I did review it. I think that the fact that we have
17 separate reports for I believe all the potential impact
18 areas including traffic, noise, aesthetics, the tree
19 removal, there's a separate report for each one, and I
20 was satisfied that that wouldn't -- the compliance with
21 SEQRA on behalf of the Village. The Village is required
22 to take a hard look at potential negative impacts. We
23 do have a report on each of the subject matters that I'm
24 aware of. So, I have nothing more to add at this time
25 on that.

1 Thank you.

2 MAYOR DeVITA: Thank you.

3 I just want to add at this point, that myself,
4 and I believe almost every other Board member as well as
5 our professionals have visited the site including more
6 than once.

7 And I did note, Jim, on that ring road on the
8 steep slope area, very steep slope or severely steep
9 slope, the number of catch basins that are on there. In
10 our village we plan to utilize Harbor Funds. As you
11 know, we've been meeting with you regularly to try and
12 increase capture of water on Laurel Hollow Road during
13 some of these severe storms. So given the severity of
14 some of these storms, is it your opinion that the
15 proposed drainage along that road and in the finished
16 area of construction will be sufficient to prevent any
17 runoff into the harbor?

18 MR. ANTONELLI: Correct. I do believe -- I
19 did make the comment about the site engineering. I was
20 satisfied with that. But you're absolutely right. The
21 location of the inlets to the system, the system itself,
22 and how it's handled, from that point on, very little
23 water is actually discharged to the harbor. And in this
24 case with what they're proposing, it was my opinion that
25 it wouldn't, it is not directed toward the harbor. It's

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1 directed internally into their systems.

2 MAYOR DeVITA: Thank you.

3 Before we proceed to questions for the Lab,
4 does the Board have any other questions for Jim at this
5 point? Okay. Thank you.

6 Let me direct some questions or comments to
7 the lab team and specifically Steve Monez.

8 Steve, I don't know if you can put back up
9 that Master Plan slide that you had had up there.
10 That's fine.

11 So, this Master Plan, this is consistent,
12 other than the parking, this is consistent with, this
13 2021 revision is consistent with basically the Master
14 Plan Revision submitted in 2018. I just note that the
15 ring road, you know, versus existing conditions, as
16 you've stated, has been moved further to that southwest
17 corner. But what I note on here is that the road itself
18 is still not intruding on that buffer. But when we went
19 to the site plan, and as you noted in some of the other
20 diagrams, the road now does intrude into that buffer.
21 And while I understand you're going to establish a new
22 buffer, the concern I have is that essentially moved now
23 construction of some type, in this case the road, into
24 the 150-foot preexisting buffer.

25 So my question is, why was that necessary and

1 is it possible to keep that road construction inside of
2 the existing 150-foot buffer?

3 MR. MONEZ: So, Dan, I will put that up right
4 there. So, we're within 150 to 200-foot range with this
5 road. The only area that -- we're not touching this
6 road. This road, this road already exists. So, we're
7 showing it because we're going to repave it. But that's
8 the only piece that is not in our 150-foot buffer. The
9 150-foot buffer is everything below this line.

10 MR. MCNERNEY: Steve --

11 MAYOR DEVITA: Go ahead, Mike.

12 MR. MCNERNEY: If you go further to the east,
13 that's the only place where you're encroaching on that
14 buffer?

15 MR. MONEZ: Right here. So this is the
16 existing road. So, that --

17 MR. MCNERNEY: I got you. So basically the
18 existing road encroaches now, is what you're saying?

19 MR. MONEZ: That's right. Yes, that's
20 correct.

21 MAYOR DEVITA: I understand that. But this
22 extension now adds a further encroachment actually
23 around this area and then, understandably, when you come
24 in from the new construction entrance or the temporary
25 construction entrance, that obviously has to cross over

1 and part of the road does also cross over into the
2 buffer there. But, to me, this area is more
3 significant. And my point being, on the Master Plan
4 where you had the three lines, property line buffer
5 setback and building setback, on at least the Master
6 Plan, even the road was still contained within the
7 original 150-foot setback.

8 So again my question is, and I know given the
9 site plan, the way the drawings have come in and the way
10 you discussed it tonight, that road will now intrude on
11 that area, I'm not saying the whole road, but part of
12 it, and I'm asking is, why is that and is there a way to
13 configure that new road and still maintain the area for
14 the building setback and the buffer setback?

15 MR. MONEZ: The buffer -- so, the buffer
16 setback is the 150-foot buffer, right. So, per the code
17 with the 150-foot buffer, that is the natural, open
18 space. It has to be -- it cannot be used for any
19 purpose other than natural, open space.

20 So if I go back to this here, this is the
21 150-foot buffer line, right. That's for natural, open
22 space landscape screening, and except for the
23 continuation of existing buildings, structures and uses,
24 including any alteration of such building or structures
25 or change in use thereof as may be approved by the

1 village Board of Trustees pursuant to this section. So
2 the only area that is already in that spot is this road.

3 MAYOR DEVITA: Okay. So just so I get it
4 straight. So what you're saying is, this is the buffer,
5 and that other 50 feet is -- it would make it 200 feet
6 for any proposed building, but that limit will restrict
7 any proposed building.

8 MR. MONEZ: Correct.

9 MAYOR DEVITA: Okay. So, I guess then the
10 question, maybe phrased a little differently, is, you
11 know, why does the road then enter into that area and
12 can you still do the project by moving it to the
13 200-foot building line?

14 MR. MONEZ: No, for two reasons. One, the
15 road up here is already in that zone and we would not be
16 able to construct the building without moving the road
17 into this -- there is also a steep slope there. I will
18 flip to the next image.

19 So, you can see that we're picking up the
20 existing road. We're staying between the two zones,
21 150-foot buffer. We're not allowed to build a building
22 on the 200-foot setback. But my understanding of the
23 code is the roadway is allowed to be between those two
24 zones.

25 DR. STILLMAN: And the other thing is, Dan, we

1 can't move the whole project on this screen to the right
2 because of that steep slope right at the very right-hand
3 side of that blue area. That is actually the steepest
4 slope on the campus. So, we can't go over that slope.
5 It's just straight down. So, we can't move these over.
6 And the road is compliant with the -- it is within the
7 -- not within the -- the 150-foot buffer zone.

8 MR. ANDREWS: Mayor DeVita, I'm sorry. Todd
9 Andrews with Centerbrook Architects.

10 The buffer changes at the state highway. So,
11 in fact, the offset is less than what's depicted.

12 Steve, if you go to the broader scope view, I
13 think that setback line is drawn.

14 MAYOR DEVITA: So it's less along 25A than
15 Moores Hill Road.

16 MR. ANDREWS: That's correct.

17 MAYOR DEVITA: But this is really, the area is
18 along Moores Hill Road.

19 Okay. So the other thing in that corner, it
20 impacts the trails that are there. How do you plan to
21 restore them?

22 MR. MONEZ: Our plan is -- so, the blue dotted
23 line is the trail, right. The area of the trail that's
24 going to be most impacted sits right here, right. So,
25 what we're going to do is we will -- we're going to go

1 out there and remark it and make sure that there is a
2 path that people can easily follow off the road. That
3 trail, this is a very short section of the trail, the
4 trail does come all the way north into the campus and
5 ends over by our tennis courts.

6 MAYOR DeVITA: Okay.

7 DR. STILLMAN: We don't have to have that
8 trail there at all. It's not part of the campus. It
9 was actually done as a joke, originally. But the
10 residents like it, so we're going to maintain it.

11 MR. MONEZ: I'll draw on here where the
12 trail -- so right now what we're going to be doing is
13 building this trail up. This trail comes all the way
14 over and it ends somewhere over here. So, we will
15 reinstate that trail once the project is done. But the
16 trail can still be walked upon. If you come down the
17 driveway that the lab owns now, you can still pick up
18 that trail and continue it.

19 MAYOR DeVITA: Okay.

20 In relation to the screens, we'll talk about
21 in a minute.

22 In the 2018 presentation for the Revised
23 Master Plan, I know it was a different facilities
24 director, but at that point, and he was questioned
25 several times about it and he made it very clear that

1 the buildings, the new buildings, would be the same
2 height as the existing buildings on the upper campus
3 even if they had to lower the grade. And I can quote
4 you chapter and verse and the pages where that is. But
5 for now, take my word for it. It was very clear that
6 was said.

7 Now it seems that's not being done. So, is
8 there a reason that that's not being done and can that
9 still happen?

10 DR. STILLMAN: This is Bruce Stillman.

11 Dan, if I was here during that time, that is
12 not true that the buildings were going to be the same
13 height. They were designed -- the Master Plan that was
14 presented in 2003 had buildings that were higher than
15 the existing buildings. And so --

16 MR. MONEZ: This is Steve Monez again. Let me
17 clarify.

18 The height of the buildings is the same.
19 Elevation is different. So the heights of the buildings
20 will be -- the height of the building is the same but
21 because of the topography of the hillside, the elevation
22 is changed. And --

23 DR. STILLMAN: So, the elevation above sea
24 level is higher than the existing buildings, but the
25 height of the buildings is the same as the -- compliant

1 with the building zoning requirement --

2 MAYOR DEVITA: I understand that, and I get
3 all that. I just -- and that's fine, if he misspoke or
4 whatever.

5 Let me quote from Page 15 of the September 12,
6 2018 hearing, and this was after discussion, and I think
7 to make it clear Mr. Avrutine says, I believe the
8 earlier testimony was that you wanted to make them at
9 the same grade and the same height as the existing
10 buildings, and if that required additional regrading,
11 that that would be part of what you would propose.
12 Mr. Brings, that's correct.

13 So anyway, if that's not the plan, all right.
14 To me, it's a change, and I gather that what you're
15 saying is that can't be accomplished in your present
16 plan; is that correct?

17 MR. MONEZ: We will have to substantially
18 change the amount of earth removal to be able to
19 accommodate that elevation. That's like another 15, 20
20 feet down off the hillside, and that would create quite
21 more challenge for the buffer zone. The buffer zone is
22 already 12 feet higher than our roadway. So if we had
23 to go down another 20 feet, you're now talking about --
24 we're talking about 32 feet from the ridge down to the
25 road to maintain that elevation.

1 The hillside does -- you'll see here, these
2 numbers, these are elevation. The closer the lines, the
3 more steep it is. So for us to cut this road down
4 further, the road has to be on the same plan as the
5 buildings, that would be substantially -- that would be
6 a very different project.

7 MR. MCNERNEY: Can I interject for one second,
8 please?

9 Steve, can you go back a couple slides to the
10 Master Plan.

11 Now correct me if I'm wrong, those two lab
12 buildings that are closest to the new buildings, are
13 they not the exact same elevation as all your new
14 buildings?

15 MR. MONEZ: No, they're not. And maybe if I
16 pull up the video, that will help. The video does show.

17 (Whereupon, the video was played.)

18 MR. MCNERNEY: Are they different by a story?

19 MR. MONEZ: That's right.

20 MR. MCNERNEY: Those two lab buildings, only
21 the upper floor accesses that plaza behind them now?

22 MR. MONEZ: So, the orange building on the
23 left is existing. The green building on the right is
24 proposed. So, you can see that it's one story higher.

25 I'm going to accelerate around to the other

1 side. So, in the background right here, the orange
2 building between these two buildings is the existing.
3 And then you can see, these buildings here in the
4 foreground are the same exact buildings just the
5 elevation change of the hillside is different. So if
6 you come to the campus and you walk the parking lot that
7 exists today, that is the grade that this is on. These
8 buildings do -- right here, these are the existing
9 buildings. So these buildings do come out to that
10 parking lot on this grading.

11 MR. MCNERNEY: But only on the second level?

12 MR. MONEZ: On the second level, that is
13 correct.

14 And as you look down, we are now looking down
15 the campus, again, these two buildings exist, the
16 building in the background exists. And I will hit play
17 and you are going to see it zoom out to the rest of the
18 new buildings. So, these are existing and right here
19 are the new.

20 MR. MCNERNEY: I got you.

21 MR. MONEZ: See how the hillside just drops
22 off. For us to go down, that would be very difficult
23 for us to do now.

24 DR. STILLMAN: And if we went down on the
25 road, we would have to build almost a 30-foot straight

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1 wall to have that hillside between the road and Moores
2 Hill Road stable, and that would be not practical at
3 all.

4 MAYOR DEVITA: So that brings us really to my
5 next point which is the screening. And I think that
6 your reproductions were helpful in that they did show
7 that these buildings will in some ways be visible. And
8 I think, since you're telling us the grade can't be
9 lowered, that the landscaping screen plan is going to
10 be -- would be vitally important. Frankly, I think it's
11 the position of any resident -- and, Dr. Stillman, we
12 know the great work the lab does, but nobody wants to
13 see those types of buildings from their residential
14 area.

15 So the screening, and I know you wouldn't just
16 be putting up evergreens because I know that's not the
17 way the Lab does things, but this is going to be very
18 important. It's going to have to include deciduous
19 trees and everything else which would require a
20 landscaping plan being submitted to be approved by the
21 Board of Trustees, and I would post it for public
22 consumption and comment because it would be a very
23 important part of this project.

24 DR. STILLMAN: Look, I agree. I think anybody
25 that's come to our campus will realize that this campus

1 is not a typical research campus. And I'm very aware
2 that we do not want to have the buildings visible coming
3 down 25A off of Moores Hill Road if we can offer those
4 appropriate vegetation that looks natural, not like a
5 wall of cedars or something like that, but a natural
6 vegetation of mixed deciduous and evergreen trees.
7 We'll do that. But to develop a plan like that the way
8 the Laboratory wants to do it, as Steve said before, in
9 mixing different types of species and deciduous and
10 evergreen is going to take a considerable amount of time
11 to develop. And we hope that you don't require that for
12 approval of the project because that will take many,
13 many months to develop that plan.

14 We have pledged to the village and to the
15 local residents on Moores Hill Road that we will work
16 with them on that plan. And they will have, the
17 village, obviously, but the residents along Moores Hill
18 Road will, and Ridge Road, will have, you know, we will
19 present it to them and they can comment on it. But I
20 think it's going to take many, many months to develop
21 that plan if we want to do it properly. We're not just
22 going to plunk a whole bunch of trees there just for the
23 sake of getting approval for this project tonight.

24 MAYOR DEVITA: With respect to noise, I know,
25 Steve, you mentioned that the hours would be consistent

1 with the village hours. But are there any plans to even
2 limit them further such as Saturday construction or
3 anything like that? I know you'll have it in your
4 contracts. And I remember, I think you indicated, the
5 most likely would be union workers. I'm not sure if
6 they'd work eight to six during the week anyway. But
7 has there been any further consideration of that?

8 MR. MONEZ: Yes, there has. And the
9 contracts, when we go out to bid -- and it will be a
10 union project -- when we go out to bid what we do is we
11 tell all the contractors and all the bidders what they
12 need to comply with. And part of that compliance is the
13 village holiday schedule, the village work hour
14 ordinances. So we are going to abide with the project
15 from the 8 a.m. to the 4 or 5 p.m. I don't recall the
16 end time. And overtime, it's not our goal to spend more
17 money. So we don't have any intention of working
18 overtime unnecessarily which would be a Saturday. And
19 the same goes for Sunday, we would not have any work
20 going on on any Sunday or any holiday. And we have to
21 line up, the holidays are very, very different for
22 unions. Every union has different holidays as well.
23 But we are buying the project to the Village Code.

24 MAYOR DEVITA: With respect to the traffic,
25 and I think everyone agrees that no left turns into or

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1 out of that construction entrance point is smart, and
2 that's why right turn only in, right turn only out makes
3 sense.

4 However, these construction vehicles, it seems
5 to me, it doesn't seem that they have any purpose to
6 being on any village roads. So that, for instance, if
7 someone, if one of them wanted to go to Oyster Bay, they
8 could just, especially if they're big rigs -- and we do
9 have a weight limit, I believe it's 10,000 pounds on
10 Moores Hill Road by ordinance -- they can go down to
11 Cove Road, a county road, if they wanted to go to Oyster
12 Bay. Or if they wanted to go to the expressway, they
13 could go down 106/107. It didn't seem -- I think where
14 residents are concerned, given the volume of
15 construction vehicles that would be involved in this
16 project, for safety matters, for peace and quiet, for
17 preservation of our roads. I don't see a need for the
18 construction vehicles to be on any village roads.

19 I don't know if you have any comment to that.

20 MR. MONEZ: So, I believe we discussed some of
21 this at the hearing we did in December. I had a long
22 conversation with our construction manager regarding how
23 to inform construction vehicles, what areas they're
24 allowed to drive on, what areas they're not allowed to
25 drive on.

1 Anyone who comes to the site has to go through
2 a site safety orientation. And part of that site safety
3 orientation is logistics, where they're allowed to go
4 and not allowed to go. We are going to make sure that
5 every person who comes to this site understands that
6 when they make a right turn out of here, they are not to
7 make, accidentally, turn onto Moores Hill Road. They
8 have to continue for several miles. Trucks have to
9 follow all the rules and regulations as it relates to
10 that roadway that they are on.

11 I don't know where they can make a left turn
12 to get to the LIE after they leave here. I will make
13 sure that they know. If you feel that Cold Spring Road
14 is not an appropriate left turn and it has to be
15 106/107, we will let the truck drivers know that and
16 we'll make sure that we buy it in that fashion.

17 There will be the occasional oops, I made a
18 wrong turn. We have that here on campus quite a bit
19 with some of our deliveries, and it is quite a nuisance
20 for us to handle with our security guards having to back
21 up traffic, get the truck to a spot where they can turn
22 around to leave. We understand the concerns and will do
23 everything in our power to mitigate that.

24 MAYOR DEVITA: By the way, Cold Spring Road is
25 not an appropriate road for having vehicles. I think a

1 lot of people know I've been to hell and back trying to
2 get the County to pave that road. And we last just
3 received a crummy patch job, and any heavy construction
4 vehicles I think will just worsen the dangerous
5 condition that exists there.

6 Also, let me just touch on this resource
7 matter because it will come up and I know that several
8 of the residents have raised this, and I think part of
9 it comes from this. I think, number one, there's a
10 concern that with the housing that's exhibited in the
11 proposal, that there will now be -- and you didn't talk
12 numbers, maybe you could tell us -- additional
13 individuals residing there on the campus. Given the
14 diagrams and the particular drawings, it looks like it
15 could be a hundred people or more. And that will
16 require additional resources inevitably once everything
17 is complete and these buildings are occupied, fire and
18 police, that kind of thing. I discussed this with our
19 excellent Sergeant Mergel, and it is a concern. Right
20 now we don't know, but there will be an impact.

21 I think also people are concerned about some
22 of those residents will have families and will be into
23 the school district. And, you know, then there's that
24 whole other course thing. And I know Dr. Stillman
25 addressed a lot of this with the PILOTS.

1 My personal concern is this, originally when
2 this was proposed to us in 2018, this was proposed as
3 part of the Master Plan Revision that this was going to
4 be done in phases and maybe a building would be ready
5 with drawings and all that in three years -- this was in
6 2018 -- and subsequent to that there may be a building
7 here, two buildings there, but at that time the
8 facilities director assured us this was a 10-to-20-year
9 project. So now everything's been compressed where
10 everything is going to be done at once, which makes a
11 large impact. I understand the mitigation issues --
12 provisions. Nevertheless, it's compressed, larger
13 impact on the village.

14 So, I think that's what you will probably hear
15 about with a number of individuals. I wanted to raise
16 that because it's on a lot of people's minds. I don't
17 know if the Lab has thought about that or has any
18 proposals for that. But I would be happy to hear.

19 MR. MONEZ: Mayor, in 2018, the Master Plan
20 included what are various service parking lots, you had
21 a proposed renovation, there was another building down
22 by the tennis court as well as the development that we
23 are discussing right now on the southwest corner. So
24 when you look at it in aggregate and you look at the
25 span of what the Master Plan is touching including the

1 proposed renovation, yes, some of these projects would
2 not -- are not happening right now. So, a lot of the
3 proposed renovations are not occurring right now. I do
4 feel that that is part of what would be occurring over
5 that period of time.

6 In 2018, you know, conference housing, the
7 conference housing are the two buildings. This building
8 and this building are the conference housing. Those
9 buildings are still conference housing. And what we are
10 adding, instead of all of them being conference housing,
11 we're going to add a couple of studio apartments for
12 postdoctorates, 16 of them. They are usually single.
13 They have no family. There's no room there to have a
14 family. And we are having two two-bedroom apartments
15 for our principal investigators. Those two two-bedroom
16 apartments is what is customary for recruitment to hire
17 these researchers here to do great research. And we do
18 need a landing pad for both our postdoctorates and our
19 principal investigators as the area surrounding the
20 laboratory rent is extremely out of reach for them.
21 Finding a house as soon as they get here is very
22 difficult. So we house them for a short period of time
23 until they can get established and move into the
24 community.

25 We are not looking to add students into the

1 Cold Spring Harbor School District. That is not our
2 goal with this project. The conference housing are for
3 visiting scientists who are coming, and we're not
4 increasing our volume. As Bruce Stillman outlined
5 earlier is that these visiting scientists are already
6 coming to our Meetings and Courses Programs throughout
7 the year, but we don't have enough accommodation on
8 site. So we are shuttling them back and forth to hotels
9 in the area. So what we're trying to do is to keep them
10 on campus for the duration of their meeting or their
11 course so they don't have to be shuttled to and from.
12 We're trying to reduce the volume of traffic on 25A and
13 the surrounding areas of getting those visiting
14 scientists back and forth.

15 The visiting scientists are here at most three
16 weeks, on a short stay about four nights. They
17 attend -- they eat here. We have a culinary department
18 on site where we feed them breakfast, lunch and dinner.
19 We are not modifying that facility. We are not
20 modifying our courses. We are not modifying our
21 conference center. So, we are staying within the same
22 population of visiting scientists back in 2019 before
23 COVID that we are expecting to have once this project is
24 done in 2026. The Laboratory is not looking really to
25 grow that footprint. We are looking to better

1 accommodate our guests so it's a better learning
2 environment, more collaborative, and reduces traffic.

3 MAYOR DEVITA: I think that's helpful because
4 I think there was a lot of concern that those housing
5 buildings were perceived as maybe dormitories, because
6 you are a university too, that they would be occupied
7 full time, year round. It sounds like you're saying is
8 they'll be occupied for the time when there are
9 conferences there.

10 Can you estimate how many months out of the
11 year that you think that they'll be occupied, that type
12 of thing?

13 MR. MONEZ: Sure. Right now we are showing
14 about 45 to 50 percent occupancy throughout the year.
15 The Meetings and Courses program starts in March and it
16 ends in December. So we do have about three months, two
17 and a half months, of no meetings or courses going on.

18 MAYOR DEVITA: We can come back to that.

19 DR. STILLMAN: Just to make it clear. There's
20 going to be no impact on the school district at all. We
21 determine how many people with children live on the
22 campuses, even Laurel Hollow and also at Lloyd Harbor,
23 the Banbury Center. And as I pointed out before, we pay
24 a very substantial amount of money contribution,
25 voluntary contribution, to the school district.

1 We don't think this is going to be -- Cold
2 Spring Harbor Laboratory doesn't use village services
3 except for the police and the fire department. We plow
4 all our own roads. We actually, I think, help the
5 village a lot and the residents of the village,
6 particularly Ridge Road and surrounding areas. So I
7 don't think there's going to be a big impact on the
8 village services at all.

9 I just also want to point out, which I
10 mentioned here before, this project is going to involve
11 substantial fees imposed by the Village, permit fees
12 imposed by the village for building permits and other
13 permits that we need to move forward with this project.
14 We're estimating that those payments will be about
15 \$3 million to the Village. So, there's going to be a
16 very substantial amount of income to the Village because
17 of this project.

18 MAYOR DeVITA: Okay. Let me hand this over to
19 our Board.

20 The Trustees, if you have questions, please
21 step up and un-mute yourself.

22 Marty Novick.

23 TRUSTEE NOVICK: Can you hear me?

24 MAYOR DeVITA: Yes, we can.

25 TRUSTEE NOVICK: Upon completion of

1 construction, what happens to the temporary roads, are
2 they just completely eliminated, used, at the end of
3 construction?

4 MR. MONEZ: At the end of construction, the
5 temporary construction access road will be returned back
6 to its vacated state which it as of right now, put all
7 our trees back, there is grass there. So that is our
8 intent, to put it back to its original state.

9 The temporary parking lot more north right
10 near our tennis court, that also will be restored.

11 We have a small community garden that lab
12 members use. We will return that lab garden back.

13 We also had to relocate a couple of volleyball
14 courts that researchers and staff use. It's a pretty
15 serious volleyball tournament every year. So we will
16 restore the volleyball courts as well.

17 It's our intent to restore everything that was
18 used as temporary back to its original state or better.

19 TRUSTEE NOVICK: I understand. I was more
20 concerned about if something were to happen. The exits
21 out of the lab, Bungtown Road, that would still exist so
22 there would be no other entrance or exits?

23 MR. MONEZ: That is correct.

24 TRUSTEE NOVICK: That's all I wanted to know,
25 from a security standpoint. I'm satisfied with that.

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1 Excellent presentation, by the way.

2 DR. STILLMAN: Thank you.

3 MR. MONEZ: Thank you.

4 MAYOR DEVITA: Other Board Members?

5 Jeff Miritello.

6 TRUSTEE MIRITELLO: First of all, the
7 temporary road, is it a three-year road, a four-year
8 road, a five-year road? You know, what can we expect
9 for you to use that road?

10 MR. MONEZ: If the village so approves the
11 project, we would like to have that road installed in
12 the next four or five months, and we would take it out
13 before the end of 2026. The project is scheduled for
14 completion in mid-2026, and hoping everything goes well,
15 we have no delays, we'll be able to remove that road
16 before the end of that year.

17 TRUSTEE MIRITELLO: So, about three years?

18 MR. MONEZ: About three and a half, four
19 years, yes.

20 TRUSTEE MIRITELLO: What houses are
21 affected -- or, the surrounding houses, can they see you
22 now, can they see the lab now? The houses in my
23 neighborhood, Springwood Path, I think it's Springwood
24 Path, can they see the lab right now?

25 MR. MONEZ: So, the only one that I'm somewhat

1 confident that can see us is the Masata family, and I
2 believe it is the roof lines, the chimneys, that if you
3 look down off of Stewart Lane in the wintertime you can
4 see those roof lines.

5 TRUSTEE MIRITELLO: Okay. Thank you.

6 MAYOR DEVITA: Other Board members?

7 DEPUTY MAYOR NEMSHIN: Dan, I'll say
8 something.

9 MAYOR DEVITA: Jeff.

10 DEPUTY MAYOR NEMSHIN: So the most feedback
11 I'm getting from residents, friends and neighbors is the
12 sheer size and magnitude of the project. It's a big
13 project, and I guess you're talking about numbers of
14 300-plus million dollars. I mean, that's not a building
15 renovation. That's not a small housing. That's a
16 pretty massive project. I assume a lot of that money is
17 spent because of the attempt of building on this site,
18 you know, making it blend in and all the buffers and all
19 the other things I'm sure are contributing to the cost
20 of what you're doing. So, I think that's what scares
21 the residents the most is the size of the project. And
22 what you have now is going to be significantly increased
23 in size, people, meetings, people staying over, people
24 coming just, you know, for meetings during the day. So,
25 there will be more activity on campus, it would assume,

1 while you're building all this.

2 And what is the impact -- the question is,
3 what is the impact today, five years, ten years,
4 twenty years to the village?

5 Can the density usage of these new structures
6 be increased or is the density limited to what you're
7 proposing and talking about today?

8 DR. STILLMAN: Good questions.

9 First of all, I just want to correct a couple
10 things. One is, it is not going to increase the program
11 at the laboratory for the Meetings and Courses at all.
12 The Meetings and Courses Program, as I said before, is
13 limited by the size of Grace Auditorium, which is the
14 auditorium, and our ability for the culinary services.
15 We are planning to have the residence -- the attendees
16 of the meetings stay on the campus in these residence
17 halls rather than bus them three times a day from
18 Jericho Turnpike to local hotels in East Norwich. That
19 will reduce traffic by buses to and from the campus
20 considerably. So, I don't think it's going to have an
21 impact on that.

22 As for the research, there is going to be an
23 increase. At the moment we have 58 research
24 laboratories at Cold Spring Harbor. We anticipate we'll
25 increase that by another six research laboratories in

1 neuroscience and about another eight in computer science
2 or quantitative biology, and that's it, and associated
3 students and postdocs, those labs.

4 And as to the cost, the cost of building
5 research laboratories is the most expensive building you
6 can possibly build on the planet, I can tell you. The
7 cost of building a research lab because all of the state
8 and federal regulations that go with it is probably
9 around about four times to five times the cost of
10 building a house.

11 So, yes, this project is very expensive. It's
12 not because of the size. It's because of the nature of
13 the research that the laboratories that are going to be
14 built. That was true for the hillside buildings that we
15 built in 2006 and 2009. In fact, the research
16 laboratories that we're proposing are exactly the same
17 footprint as the ones that were built back then. So the
18 reason for the substantial cost is because of that.
19 It's not really the size of the thing, it's the cost of
20 building those buildings.

21 DEPUTY MAYOR NEMSHIN: I appreciate that.
22 Thank you. That definitely clarifies, making the number
23 a little less scary for sure.

24 But just back to my question. In the long
25 term, and maybe I have an answer to my own question but

1 I'll just voice it for everybody's benefit, how do we
2 prevent, once these structures go up, in the long term
3 without building any more buildings, how do we prevent
4 an increase in density in these buildings? And I think
5 I have the answer to the question, which is, well, you'd
6 have to come back to the village for renovations to
7 either expand or reconfigure or make the buildings more
8 dense.

9 I don't know if we have anything on a
10 regulation that manages density or limits density in
11 buildings. Again, these are the only commercial, if I
12 can call it commercial, buildings that we have in the
13 village. So I don't know if, Mike or Dan, if you know
14 that, but that's just a question that we should try and
15 get the answer to.

16 One of the other comments was about the only
17 thing impacted, I believe I heard you say, the only
18 things impacted are fire protection and police
19 protection. I mean, that's pretty much our whole
20 budget, believe it or not, or certainly a big percentage
21 of it. Do we know, have there been any studies to
22 determine if our current contracts with those two
23 services, fire and police, what the impact will be with
24 this new construction and with, you know, with I guess
25 you're saying the density is not increasing but it is

1 certainly more buildings and occupiable space, do we
2 know if there is an impact on the services that we pay
3 for in the village for those items?

4 MR. MONEZ: I don't know that the Laboratory
5 can answer that question. I don't know when the next
6 renewal is. I can tell you that we have been in
7 discussions with the Nassau County Fire Marshal on the
8 design of the buildings.

9 DEPUTY MAYOR NEMSHIN: Are they frozen?

10 MR. MONEZ: Can you hear us?

11 So, in discussions with the Nassau County Fire
12 Marshal, we have been reviewing our sprinkler protection
13 plans of all the buildings. Every room has its own fire
14 alarm.

15 DEPUTY MAYOR NEMSHIN: I'm not hearing
16 anything. I don't know if anyone is speaking.

17 MAYOR DeVITA: Yes. Steve is speaking.

18 DEPUTY MAYOR NEMSHIN: I'm not hearing
19 anything.

20 MR. MONEZ: Should I continue, Mayor?

21 MAYOR DeVITA: Hold on.

22 DEPUTY MAYOR NEMSHIN: I lost my sound.

23 MAYOR DeVITA: We can hear you, Jeff. Can you
24 hear us?

25 I'm going to have the Lab finish their answer.

1 Of course, everything is going to be on the transcript.

2 Go ahead, Steve.

3 MR. MONEZ: So every room, every enclosure has
4 a smoke head. A fire sprinkler goes along with that as
5 well. We have a fire access road on the east side of
6 the development so we can get a fire apparatus alongside
7 should there be any need.

8 It's not our intent to have -- it's hard to
9 predict --

10 We also have our own security. Our security
11 staff work very closely with the Town of Oyster Bay
12 Police Department, and they do confer quite regularly.
13 We also do keep in touch with the Nassau County Police
14 Department Homeland as well. So, we do try to limit our
15 impact to resources and we try to only call up when it's
16 absolutely most necessary, which is a life-safety issue
17 and/or a public safety issue.

18 DEPUTY MAYOR NEMSHIN: I heard the ending and
19 lost my volume in the middle of that whole thing. But
20 that's fine, as long as everyone else heard it. I
21 appreciate you answering.

22 That's all I have. I think the presentation
23 was very helpful. It made it very clear the size of the
24 project and what's changed. I know in the beginning you
25 pointed out from the original Master Plan things that

1 were eliminated. I don't know if you want to emphasize
2 that. But there were parking areas, I think, that did
3 get taken off the plan. So, that will be incorporated
4 into the sort of underground parking structure. So I
5 think that's beneficial and probably more desirable than
6 having various parking lots spread along the property.

7 That's all I have, and thank you very much.

8 MR. MONEZ: Thank you, Jeff.

9 DR. STILLMAN: Thank you.

10 MAYOR DEVITA: Anybody else on the Board,
11 Board of Trustees?

12 What we're going to do, and I know we had a
13 long delay in the beginning, but we've been at it a
14 little bit, before we go to questions from the public
15 and our residents, I will have us take a five-minute
16 break. And that five minutes is not ten minutes. It's
17 five minutes. It's 8:50 right now. So we'll start up
18 again at 8:55.

19 Thank you.

20 (Whereupon, a brief recess was taken.)

21 MAYOR DEVITA: We are back. Anyone that might
22 want to speak, there is a hand indicator. You can press
23 that and you'll see a waiving -- a yellow hand will
24 appear in your video. If you would like to speak,
25 please press that. If for some reason your computer,

1 tablet, phone, whatever, doesn't have that function, you
2 can leave your name in the chat room, your name and
3 address, and you will be called on. Everybody will be
4 called on.

5 We have a large crowd, and everyone is going
6 to get the chance to speak. At our Crown Castle public
7 hearings, we had a three-minute time limit. I'm not
8 setting that. But I think everyone can pretty much say
9 what they want within that time limit, within that
10 amount of time, I should say.

11 Also, if someone is making a comment and you
12 agree with it and agree wholeheartedly, instead of
13 repeating the whole thing, you can say I agree with that
14 person's statement, I just wanted to say it for the
15 record. If you feel you want to go on, that's fine too.

16 So, what we'll do is, you know, we'll proceed.
17 I know this community. I've lived here 32 years. We
18 are a great community and a fine bunch of people. So I
19 know everyone will address this public hearing with the
20 respect and dignity I know that each and every Laurel
21 Hollow resident has.

22 First, because I know Chris Hadjandreas, our
23 Planning Board Chair, has had his hand up since the
24 beginning of this meeting, we will let him speak first.

25 MR. HADJANDREAS: Hello, Board. Can you hear

1 me?

2 MAYOR DeVITA: Yes.

3 MR. HADJANDREAS: So, Dan, to the Board and to
4 the Lab, a lot of people have approached me about this,
5 and I also have some concerns. But before I speak, I do
6 want to say that, you know, since I've been living here,
7 which is over eight years, the Lab has been a great
8 neighbor. Everything they do is at the highest quality
9 and always above bar and, you know, from everything they
10 build to how they interact with the village from what I
11 have witnessed personally.

12 I reviewed the plan and I have concerns with a
13 couple of the -- some of the aspects of the plan. I
14 have major concerns about the dormitory, dormitory
15 building, and the proposed 140-plus dorm rooms. A
16 college campus does not fit with our community, and I
17 have some questions about, you know, and I have some
18 issues with that.

19 Do these dorm rooms have kitchens? How many
20 beds are you going to have per dorm room? Is it limited
21 to 140 people or could there be possibly 300 people in
22 these dorm rooms?

23 I understand from the presentation it's for
24 visiting professors and whatever. So one of the
25 questions I had was about ages, school-age kids, they

1 did address all that, you know, for the people living in
2 the dorms.

3 Can they house anyone there? You know, I'm
4 not sure if you're aware of this, but recently after a
5 recent humanitarian crisis they're housing refugees
6 right in Syosset. Again, I know the purpose for this.
7 But is Laurel Hollow going to restrict who they house
8 there and, you know, so that it's only people that are
9 there for the reason of, you know, visiting the labs and
10 visiting professors and all that? Can they use it?

11 The other thing is, they're building a brand
12 new hotel right in Huntington. And I heard the
13 president of the lab say they don't want to bus the
14 people in and out. But again, if I was coming here for
15 three weeks, I think I'd rather be in a nice village
16 with restaurants and nightlife than in a sleepy bedroom
17 community, which that is what Laurel Hollow is and
18 that's what we would like to keep it as. You know, I
19 really feel that can accommodate, the hotel they're
20 building in Huntington, can accommodate their dormitory
21 needs.

22 The other points I want to make is about the
23 Master Plan. They updated it and changed the plan in
24 2004, 2018 and 2021. How many times can they change the
25 plan? If this gets approved, are we done? Is there any

1 more construction going to be built at this site?

2 Because it kind of seems to me to be pretty built out.

3 The last time they did an environmental study
4 was over 18 years ago. Are they going to update that
5 environmental study? Are they going to amend that
6 environmental study?

7 Can we make it so they're done building there?
8 Is this the final aspect of construction? And it is a
9 big point.

10 And I want to just talk about some of the
11 points they raised. And I do understand the labs are a
12 public entity and they do not have to pay any taxes or
13 even pay towards our school district. But they did make
14 a point that they are paying \$226,000 for the 12
15 students that attend Cold Spring Harbor schools which is
16 about \$19,000 per student. The issue is, it costs about
17 \$45,000 per student, per student, at Cold Spring Harbor
18 School District. So, there's a big discrepancy there.

19 They pay a PILOT of about a quarter million
20 dollars a year, and they also said they pay the same
21 amount to Lloyd Harbor. The facilities in Laurel Hollow
22 are probably ten times, if not more, what they have in
23 Lloyd Harbor. And I feel the amount of village
24 resources they use is not -- it doesn't equal to what
25 they're paying. Me, personally, I feel they should be

1 paying and it should be set, benchmarked, at a certain
2 percentage of what our village spend is, which is about
3 \$4 million a year. I feel they should be paying at
4 least 25 percent of our budget.

5 Other than that, that's all I have to say.

6 MAYOR DEVITA: Thank you, Chris.

7 Does the Lab want to go first?

8 DR. STILLMAN: I want address some of those
9 questions.

10 You know, this is part of the exaggeration
11 that is -- we've seen a lot of the e-mails going around
12 the village. I mean the idea that we would have
13 refugees staying on this campus is absolutely
14 ridiculous. These are scientists. The age range is
15 from graduate students who are usually around the age of
16 23, 26 to 27, all the way up to full professors at
17 universities who are in their thirties, forties,
18 fifties, sixties and even seventies. So these are the
19 type of scientists that attend conferences at Cold
20 Spring Harbor.

21 This is not going to be a university campus.
22 We are not a university. We do not have undergraduate
23 students. And to imply that we're going to have dorm
24 rooms that are going to be packed with kids is not true.
25 The rooms are one bed per room. There are no kitchens

1 in the guest rooms. You mentioned the hotel in
2 Huntington. The hotel in Huntington cannot accommodate
3 this.

4 And the other thing is, the reason why we're
5 building these accommodation on this campus is, I think
6 you have to understand what being a scientist is like.
7 Coming to a scientific conference, our conferences
8 start, the actual conference part, you know, the
9 presentation part of the conference start at
10 nine o'clock in the morning. They go all morning. They
11 go all afternoon. And there's an evening session that
12 usually finishes at 10:30 at night. This is why we have
13 to currently bus people multiple times to and from the
14 campus. It is much preferable if you're a visiting
15 scientist at one of our conferences to stay on this
16 campus and have the ability to eat breakfast, lunch and
17 dinner on this campus with their colleagues so you can
18 discuss science. That is the purpose of a scientific
19 meeting, and that's the reason why we want to build this
20 accommodation.

21 As for the size of the building, this is
22 compliant with the village ordinances as far as I know.
23 And I think those answer most of the questions that you
24 raised.

25 MAYOR DEVITA: Just to follow up on Chris's

1 question. One of the things he was asking is, is this
2 it, Dr. Stillman, for the foreseeable future for
3 building. And we know there were, some of the variances
4 that the lab is requesting, there's certain minor
5 percentages excess of the floor area ratio, things like
6 that, and surface coverage. Do you foresee, and what I
7 think Chris is getting at is, this is a big project,
8 when this is done, then what, does the Lab come back
9 then with another big project like this?

10 DR. STILLMAN: We have -- after this project
11 is done, we have no foreseeable building projects on
12 this campus at all. This is a fairly -- a very
13 expensive project. It does reach those limits of the
14 current zoning of the Village of Laurel Hollow. So, if
15 we were to propose to build additional buildings, which
16 we're not proposing to do -- I mean, my goal, and I want
17 to emphasize that I've been president here for 26 years
18 and I'm not going to be president forever, but my goal
19 and I think the goal we're trying to bring this into the
20 future of the laboratories, to keep the north end of the
21 campus looking like it is now and focus the research in
22 the area where research occurs. So, we wouldn't be able
23 to have permission to build additional buildings unless
24 we go back to the Village.

25 So, I think that takes care of the issue about

1 further expansion.

2 MAYOR DeVITA: One area I'll just comment is,
3 and it may be something of a mystery, in terms of the
4 PILOT and what we think it covers for the village. And
5 understand, the Lab has been paying the village
6 compensation since I believe the 1980s, and it was first
7 formalized in a PILOT agreement by Former Mayor Denise
8 DeVita, and it was renewed in 2019. And Dr. Stillman
9 was right in that the resources that the Lab utilizes
10 from the village are police and fire. And with respect
11 to highway, we do salt with our wonderful
12 Ice-B-Gone-Magic, it's called, Bungtown Road. But the
13 Lab does plow and maintain that on its own. And I was
14 doing calculations on this trying to put it in a little
15 context so people understand.

16 So as everyone knows, I think, by now,
17 hopefully, the north side of the village is covered by
18 Oyster Bay Fire Company Number One and Atlantic Steamer,
19 which are just referred to as the Oyster Bay Companies.
20 Our budget in our new contract with the Oyster Bay
21 Companies is about 265,000 a year. Our last -- and in
22 preparing for the new contracts, you know, we added up
23 the number of calls and all that. In any event, in the
24 last two years they've averaged, about 30 -- I'm sorry,
25 about 90, and about 30 -- and one year was 35, one year

1 was 27 -- calls to the lab, which is about one-third of
2 the calls. Still not a good indicator. Those could all
3 have been false alarms. Some of them could have been
4 ambulance calls. Unfortunately, the fire companies did
5 not break things down at all for us. So, even if you
6 use that figure, one-third of the 265 is about 85,000
7 per year.

8 The balance, about 150, would be for police
9 services. I talked with the sergeant about this. It's
10 very hard to figure that out. Our police budget
11 presently is 2 million. Hopefully you've been reading
12 my letters. With a new contract that will be going down
13 starting in June to be reduced 300,000 to 1,750,000.
14 And in terms of the utilization of those services, and
15 know the sergeant is here and he can comment further,
16 we've had these discussions though, some weeks there are
17 several calls to the Lab, then again, three months may
18 go by without a call to the Lab. So, it's very hard. I
19 don't think that percentage of our police budget is
20 inappropriate with respect to the balance of the money
21 for the PILOT.

22 I think our concern here is, and this is
23 addressed to the Lab, once the buildings are fully
24 operational, what, if any, effect it will be to those
25 services that we have to provide to the Lab. And what

I've been telling people is, you know what, let's wait and see. We have the Lab -- I'm sorry. We have the PILOT for many more years. It has a 2 percent increase per year built into it. And if and when the time comes we realize that things are woefully inadequate, we along with the Lab, I'm sure in good faith, will sit down and discuss it. But that's just with respect to my comment with why the PILOT is where it's at and I believe is sufficient presently.

So, unless the Lab has any other comments on that, we'll go to another speaker.

DR. STILLMAN: I just want to comment.

First of all, I want to thank you, Dan, and the Board, because I think you've done a great job in reducing the cost of fire and police in the village, and I know previous mayors have done that as well. I think that's actually, as you point out, that's the largest cost of the village. And I think, particularly in recent negotiations as you pointed out with the fire department, that's been really good for the village. And thank's for the comments. I think we do use and I can pay for those services that we get from the fire and the police.

I should emphasize that we do have our own security force. Most of these people are trained, are

1 either current or former police, and they are very
2 highly trained. And we have very strong connections,
3 not only just with the village police, but also with
4 Nassau County and with the FBI. So, anything that's
5 serious, and nothing really does happen for a long time
6 serious at the laboratory, we can cover things on all of
7 our campuses.

8 with respect to the comment before about the
9 payments to Lloyd Harbor and Laurel Hollow, we never
10 said that the payments were the same between Laurel
11 Hollow and Lloyd Harbor. We have an agreement with the
12 village of Lloyd Harbor and we pay the equivalent of
13 taxes. We have a much regius facility in Lloyd Harbor
14 compared to Laurel Hollow. So we don't pay the same
15 taxes there. We don't pay taxes at all. We don't give
16 the same contribution to Lloyd Harbor, but we do give a
17 very substantial contribution to them.

18 MAYOR DeVITA: I'm going go next to the
19 Chairman of our Zoning Board is waiting to speak, and
20 that's Russel Mohr.

21 Russel, if you un-mute yourself. Welcome and
22 thank you.

23 And again, thank you, Chris, for your service
24 to our village over these many years.

25 MR. MOHR: Good evening, Trustees.

1 Thank you. I think it was a great
2 presentation by both the Board and the Lab. I certainly
3 commend the board members and everything they're doing
4 here to try to bring this project to fruition. And the
5 Lab, of course, for everything you folks do to do the
6 research and studies for the lab and for the research of
7 cancer, et cetera.

8 That being said, I think as both a board
9 member and a resident, what I emphasize, and I agree
10 with a number of things that Chris brought to the
11 forefront here, but I do think that there are direct
12 impacts and indirect impacts as a result of this
13 application and the, you know, 150,000 square feet, plus
14 or minus, that's being proposed here this evening.

15 That being said, probably to this magnitude,
16 based on my experience in the real estate development
17 business, for something like this, in my experience, a
18 supplemental environmental impact statement would be
19 normal and ordinary in the course of business. while I
20 understand that the traffic studies have been done by
21 the Lab and, you know, I did hear about a landscape plan
22 that we wanted to hold back to wait to see on
23 afterwards, I think that a supplement to the
24 environmental impact statement would be a great
25 opportunity for the village to really vet everything

1 that's been out. When you have a Master Plan that's
2 been approved in 2004, eighteen plus or minus years ago,
3 and there's been iterations of that plan over a period
4 of time, I think that some of those studies need to be
5 updated. And based again on some of the experiences
6 that I've had, the applicant would fund the village's
7 opportunity to bring in their own experts to rebut some
8 of those studies that have been done by the Board and
9 come up with a finite quantitative number for what the
10 impacts are.

11 And, you know, what I would put out there for
12 the Board to consider and, of course, the Lab, is maybe
13 there's, just like there's a special district was formed
14 to approve this Master Plan -- the Master Plan only goes
15 in front of the Trustees. It's not in review of the
16 Planning Board nor the Zoning Board. Based on my review
17 of Building Inspector McNerney's report, there is, while
18 they're not major based on the mere size of the project,
19 there is surface area coverage issues, there is FAR
20 issues, there is slope issues. And I do respect
21 Mr. Antonelli. We've worked together for a long, long
22 time on both business and village business, and I think
23 he's done an admirable job. But I think a good, hard
24 look at this project from an environmental impact
25 statement formatting would be the right way to go. And

1 just like the district was formed for the zoning, I
2 would suggest that possibly a consideration for the
3 Board and the Lab is to form up some sort of special
4 district fee. So if we're not going to be considering
5 reviewing the PILOT, which I understand was just
6 renegotiated back in '19, and I'm not sure of the exact
7 terms of that current PILOT, a number of years, but
8 PILOTS can be amended and restated or as an alternative,
9 you can look at a special district fee where there is a
10 fee that's paid over a period of time based on both
11 those direct and indirect impact fees to the community.

12 Those are kind of the thoughts that I put
13 together based on the information I reviewed. I think
14 you guys always do a fantastic job with everything that
15 you built over there. I walk through those trails all
16 the time, and it's a beautiful campus. And, of course,
17 the research that you guys do is admirable, and we want
18 it to flourish. But we just want to go through the
19 correct process with regards to examining the impacts.

20 When we just say, okay, we're eliminating the
21 surface parking and we're putting in a two-story parking
22 structure and a podium which is then going to hold six
23 buildings into a hillside, I think that's some pretty
24 substantial construction to be considered and has to be
25 looked at long and hard by this board and by our

1 building inspector. And from my opinion, you know, to
2 put that kind of onus on our building inspector would be
3 insurmountable. And I'm not sure where we stand with
4 regards to self-certification or things of that nature,
5 but the building inspector's involvement in this
6 project, you know, if it's going to be done over four
7 years and it seems like a pretty aggressive schedule for
8 a 150,000 square feet, a 250-car parking garage -- and I
9 have one question with regards to what is the elevation
10 of that parking garage. I wasn't a hundred percent
11 clear on that. It looks like it's built into the
12 hillside, but I wasn't clear on that elevation as it
13 relates to the buildings. I did see the elevation of
14 the buildings that you compared to the current existing
15 structures.

16 Other than that, I think that you do beautiful
17 work. The environmental impacts need to be looked at a
18 little closer. That's all.

19 Thank you very much for your time, and I look
20 forward to hearing some responses.

21 MAYOR DEVITA: Thank you, Russel.

22 Does the Lab have any comments?

23 MR. MONEZ: So the only answer that we have is
24 that the parking garage structure is built into the
25 hillside per the elevation. We're trying not to impact

1 that hillside any more than we have to. And the roadway
2 that is being constructed actually works as part of the
3 access into the lower. The lower access point into the
4 garage is at a lower point than the upper part of the
5 garage, and the road is actually even with the top level
6 of that parking garage. So, the structure does not come
7 up out of the ground except for the front portion, but
8 that is because of the way the topography is of that
9 hillside.

10 MAYOR DEVITA: Let me just comment on one
11 thing and then I'm going to ask Mike one question.

12 So, with respect to the environmental impact
13 and all that, I -- and Jim Antonelli, if you need, you
14 can comment further -- but I think what Jim said was,
15 all the information that is needed is there, and he's
16 reviewed it. I too worked with Jim for many, many, many
17 years. And I've been, as you know, involved in the
18 village in one capacity or another for almost 30 years
19 and worked with other engineers, and Jim is the finest
20 engineer, municipal engineer, I've had to work with.
21 And that's why he's in such high demand in all the north
22 shore municipalities. So we trust his judgment as I
23 know you do. And I think if Jim is satisfied, which he
24 said, with all the environmental reports that have been
25 submitted and that he studied and he recommends to the

1 Board that they're sufficient in terms of content, I
2 think that's substantial for us.

3 The other thing is, I would say this about --
4 and I'll ask Mike to comment because Mike who is also a
5 licensed architect, a comment was made whether this is
6 too onus a project for you, Mike. So I'm going to throw
7 this on your shoulders for a comment.

8 MR. MCNERNEY: Well, it is a big project,
9 obviously. But understand that probably 99 percent of
10 the inspection on a project of this nature is done by
11 what's called special inspections. The Lab hires a
12 certified by New York State inspection agency and they
13 do meticulous inspection.

14 My role is more of oversight of the site, a
15 visit once a week, as we've done on larger projects in
16 the past, and possibly more on a project of this scope.
17 What I would -- I would understand that my role wouldn't
18 be inspection so much as it would be, again, oversight
19 and supervision.

20 With regards to permitting, I will say that
21 the Lab hires firms that are exceptional at what they
22 do. The leg of the architectural firm that does the
23 code review for them is meticulous. I've never seen
24 them make a mistake in the several projects that we've
25 done over the years. It's a project that we're going to

1 have to hire somebody to review on mechanical,
2 electrical, plumbing and structural that we've done in
3 the past with other Lab projects, but it ends up being a
4 small fraction of the fee that the Lab ends up paying
5 us.

6 I don't see it as a burden to the Village that
7 they can't handle.

8 MAYOR DeVITA: Thank you, Mike.

9 We also have a hand up for Cam.

10 Are there any other Zoning or Planning Board
11 Members that wish to speak?

12 Nancy, have you seen any?

13 DEPUTY MAYOR NEMSHIN: Dan, I think Vincent
14 wants to speak.

15 MAYOR DeVITA: Vincent.

16 MR. AVRUTINE: Please give your name and
17 address.

18 MAYOR DeVITA: Vincent, you have to state your
19 name and address.

20 Also to let people know, Vincent is a present
21 serving member of our Zoning Board.

22 Thank you, Vincent, for your service to our
23 village.

24 MR. PARZIALE: Thank you, Mayor.

25 Good evening, everybody. Vincent Parziale,

1 1300 Ridge Road in Laurel Hollow. Last name is spelled
2 P-A-R-Z-I-A-L-E.

3 I want to start out by saying I'm a proponent
4 for this project. I think the project -- the
5 presentation was well done, and I believe in the
6 integrity of the Lab and that they're going to do
7 everything that they presented.

8 I also believe that the engineer is very --
9 he's very good at what he does and that he's overlooked
10 it, and that this is going to be a successful project.
11 But I do think that statement that he's putting a lot of
12 weight on his own back, that if anything does happen
13 that, you know, he's putting a lot of responsibility on
14 himself. This probably should have been looked at from
15 the Zoning Board.

16 I do want to say that I'm disappointed that
17 the Zoning Board and the Planning Board weren't involved
18 in this deeper and asked to be involved. I understand
19 the vote comes from the Trustees, but just that's a
20 large project. I think this is what we do every month.
21 We go through this with the residents and we ask the
22 difficult questions. And I think it would have been
23 nice if we were more involved in it for future projects.
24 But while I have that chance to discuss this, my
25 questions would have been the size of the project.

1 So currently I heard it stated that there was
2 going to be 45 to 50 percent occupancy in those dorms.
3 So my question is, why not reduce the size of them,
4 maybe not to half, but 75 percent. Do you need to
5 double them? That was one of my questions.

6 The other question was brought up that we
7 don't know the exact impact of the fire and police. So
8 I don't know if there should be a vote until we do know
9 the impact and how that's going to be -- how we're going
10 to be compensated for it. The 226,000 to the village, I
11 mean I get it, you guys are doing a great thing, but you
12 have a lot of money. I think we should get some of it.
13 We are not a nonprofit in this village and we have a lot
14 of needs, and I feel you guys utilize our resources.

15 Russ, you brought up that there should be a
16 special district fee. I think that that's a great idea.
17 I think that's something that shouldn't just be thrown
18 out there. I think it's something that needs to be
19 investigated, discussed, and we should talk about it,
20 and talk about how we're going to compensate in the
21 village.

22 That's it. I look forward to a successful
23 project from the Lab. But I would like to see some of
24 these items addressed.

25 I do want to state that I'm in construction,

1 and that the Lab just did a project where they put a
2 seawall in and the equipment that they used is known as
3 the loudest equipment in the industry and there were no
4 noise issues with that equipment. So I don't foresee
5 any noise issues within the village with the work that
6 they're proposing. And as far as truck routes and
7 things, you've addressed those. The only thing I would
8 add is maybe you looking for equipment to be Tier Four
9 which is the emissions so that we're not putting too
10 much pollutants within the area.

11 I think that's my statement.

12 MAYOR DEVITA: Thank you very much.

13 Does the Lab want to comment at all?

14 DR. STILLMAN: I just want to thank
15 Mr. Parziale for the comments.

16 Just the 45 percent occupancy issue. You
17 can't reduce the size of the number of rooms because we
18 don't use the facility seven days a week, 360-something
19 days a year, because we don't have conferences
20 throughout the entire year. So there is a large
21 percentage of the time when there's nobody here. And so
22 the 45 percent occupancy is based on what standard
23 occupancy calculations are made on this, that the number
24 of nights that the room is occupied. And so, during the
25 meetings we'll have 100 percent occupancy or near that,

1 but then there'll be other periods of the year when
2 they're not occupied at all.

3 MR. PARZIALE: Thank you.

4 MAYOR DEVITA: Thank you.

5 Just one another comment I have which is kind
6 of a by-the-way, Vincent. Four of the present trustees
7 are former past members of the Zoning Board, including
8 myself as past chair. So, we have seen situations and
9 read plans and can ask the right questions. But I thank
10 you again for your comments. They are much appreciated.

11 So the next person is identified here as Cam.
12 If you want to un-mute yourself and state your name and
13 address, and you can then ask your question or give your
14 comment.

15 Okay. We can come back. Maybe they left the
16 room. The next one I have up is Larry Rush. Larry, if
17 you want to un-mute yourself and state your name and
18 address for the record, and ask your question or give
19 your comment. Thank you.

20 MR. RUSH: My name is Larry Rush. I live at
21 1390 Ridge Road. I have been a resident here for almost
22 20 years.

23 I'd like to say to begin with that I support
24 the project. I'm a huge fan of the lab. I think they
25 do amazing work. And I'll reiterate what everybody has

1 said, that from what I've seen over my 20 years that
2 everything they do there is first class and it's by the
3 book. I'm sure this project will get done and it will
4 get done, you know, in a first-class manner at the end
5 of the day.

6 That being said, I agree. I was listening to
7 what Russel Mohr had to say. I also been in the real
8 estate development business for over 30 years. I'm very
9 jealous of the Lab and the process that you guys are
10 able to go through which is not something any private
11 developer ever gets the benefit of doing, you know,
12 using an 18-year old environmental impact statement, not
13 having to go before a ZBA or Planning Board. You know,
14 it's great for you guys, and I'm sure, like I said,
15 you're doing everything right. But as a developer and
16 having gone through this process many, many times with
17 municipalities, there are impacts that will be felt by
18 this village in ways that nobody can enumerate right now
19 or ascertain. And even when environmental impact
20 statements are updated and done on a current basis, a
21 lot of it is conjecture. And believe me, I sat on the
22 side of it that you guys are on and it's not fun to have
23 people sit there and tell you what you're going to be
24 doing to their town and their village. But today, I'm
25 sitting on this side of the table and I just know what

1 the process is and I know what is fair and what is not
2 fair.

3 I live on two acres and I pay roughly a
4 quarter in property taxes of what you guys pay in your
5 PILOT. You know, that seems a little out of whack if
6 you look at it that way. And I believe me, I understand
7 you're nonprofit. I understand that you're not
8 obligated to make those payments. But that being said,
9 again, you guys have the wherewithal to build a project
10 of this scope, and I think that the village is entitled
11 to have a significant review of what the possible
12 impacts are and that there should be some accommodations
13 made financially towards the village to rectify, I don't
14 want to say rectify, but to compensate for police. You
15 know, you're talking about 30 percent of the police
16 calls going to the Lab. That's \$600,000 a year.

17 MAYOR DEVITA: That was fire.

18 MR. RUSH: I apologize. Fire was much less.

19 So I just want to reiterate that I feel that
20 this warrants some level of review and some level of
21 discussion towards some mitigation and, you know,
22 ongoing accommodations between the Lab and the village.
23 The village loves having the Lab there. I've never
24 spoken to anyone in the village who disparages the Lab
25 in any way. We all know the amazing work that you guys

1 do. This is a completely separate topic and matter, and
2 it needs to be addressed. And like I said, any
3 developer -- any other developer would be having these
4 conversations and these discussions with the
5 municipality, and I feel they're appropriate.

6 Thank you for your time. It was a great point
7 presentation. And I'm sure you guys are going to do a
8 great job.

9 And thank you to the Board for what they do.

10 MAYOR DEVITA: Thank you very much, Larry.

11 Does the Lab want to comment first?

12 DR. STILLMAN: No.

13 MR. MONEZ: No.

14 MR. RUSH: Thank you, guys. I didn't really
15 ask any questions.

16 MAYOR DEVITA: I know. Thank you, Larry.

17 I just want to point out and for everyone's
18 benefit, you mentioned your tax bill is a quarter of the
19 Lab's PILOT. Just everybody keep in mind that the
20 village tax is the smallest portion of your tax bill.
21 Most of it, over 60 percent, is school tax, which we
22 have nothing to do with.

23 MR. RUSH: I do understand that and I
24 acknowledge that, yes. Thank you.

25 MAYOR DEVITA: Thank you, Larry.

1 Other questioners? You can put your hand up.
2 If there aren't any other, I'll try this Cam again, if
3 you're available. Apparently you're not.

4 So at this point, if there aren't any further
5 questions or comments --

6 MR. AVRUTINE: There's another one.

7 MAYOR DEVITA: Yes, Ms. Pienkowski.

8 So, please state your name and address for the
9 record.

10 MS. PIENKOWSKI: Eva Pienkowski, and it's
11 1679 on 25A in Laurel Hollow.

12 I'm a new resident. We've been in town for a
13 year and a half and we love being here. Our children
14 enjoy hiking through the Lab and the school district and
15 the beauty of this neighborhood.

16 I want to make it quick. So as much as I
17 appreciate the Lab, I'm going to be on the other side
18 today. So please understand me for not necessarily
19 agreeing with what that the Lab is proposing. Many
20 points that I want to state, previous speakers already
21 said it.

22 I am not happy that we're going to use an
23 18-year-old environmental study. I didn't hear anything
24 about how birds, animals and other species are going to
25 be affected by this project because it's a humongous

1 project.

2 Another thing that I want to address is, you
3 guys, the Lab, has 193 acres which that would be like a
4 hundred properties in our neighborhood, which from taxes
5 it would be about \$3 million, and we're getting pennies
6 from you. And this is a quality land that you guys
7 have.

8 And then also the student cost that you're
9 willingly contribute is \$19,000, as somebody already
10 said it, and our district spends \$45,000 per student
11 where 93 percent of the \$72 million school budget comes
12 from residents as it was said on the meeting last week
13 during the Board of Education meeting. So, that's a lot
14 from our residents and not much from the Lab.

15 And another thing, the burden on the police
16 and the fire department, that comes again from the
17 residents and not much from the Lab.

18 And the last point that I want to make is
19 traffic going to high school and West Side School using
20 25A. In the morning, I know you guys said that you're
21 going to start at eight or seven, I don't remember
22 correctly. But going to high school in the morning and
23 coming back from high school on 25A is a nightmare. It
24 takes forever. And sometimes it takes me two or three
25 lights by the Lab to come back. And high school starts

1 at 7:45 a.m., so even if you did the traffic study,
2 adding extra the cars that are going to be there
3 traveling, it's going to put a lot of burden on our
4 neighborhood. And the same thing with West Side School
5 using 25A, and everybody's using 25A traveling to West
6 Side. So that's a big, big effect that it's going to
7 have on our neighborhood. It's already, to get to West
8 Side, it takes ten minutes or longer we're waiting on
9 the road that is very narrow and then you have to get
10 into 25A. So, please consider that as well.

11 Thank you.

12 MAYOR DEVITA: Thank you very much.

13 Does the Lab have a comment?

14 MR. MONEZ: No, we do not.

15 MAYOR DEVITA: So that the record is correct,
16 and maybe I misheard it, I think the statement was the
17 Lab has 193 acres, which I know that's not correct.

18 Can you state --

19 MS. PIENKOWSKI: 193,000? I'm sorry if I'm
20 incorrect.

21 MAYOR DEVITA: No. I'm sorry. Go ahead.

22 MR. MCNERNEY: The Lab property, I think it's
23 81 1/2 acres.

24 Am I right?

25 MR. MONEZ: That is correct. I just wasn't

1 sure who the Mayor was asking. I'm sorry.

2 MS. PIENKOWSKI: The Lab is also in Lloyd Neck
3 and all over our school district. That's why I'm saying
4 it's not only this one. But the kids, you're using the
5 property from all our neighborhood.

6 MAYOR DEVITA: Thank you for clarifying that,
7 Ms. Pienkowski. Thank you.

8 All right. Any other hands?

9 Nancy, anyone in the chat box that wants to
10 speak?

11 MS. POPPER: TC's iPhone.

12 MAYOR DEVITA: Please state your name and your
13 address.

14 MR. CASSINO: This is Tom Cassino. I'm at
15 1326 Ridge Road.

16 So a question for the Lab. It sounds like a
17 lot of the construction and the improvements relate to
18 capacity for conferences. Is it infeasible to hold
19 conferences off site like many other industries and
20 other organizations do, especially when you're tracking
21 people from out of town, maybe at a conference center
22 that could alleviate some of the construction and the
23 improvements that you'd need for just an annual event
24 you may hold?

25 DR. STILLMAN: Thanks for the question.

1 You know, Cold Spring Harbor Laboratory is
2 world renowned throughout the entire scientific
3 community for its scientific conferences. And part of
4 the reason for that is they're held on the campus where
5 there are researchers that are doing advance cancer and
6 neuroscience research. That's been going on since 1933,
7 the conferences here. The people come here because it
8 is a very special place to come to a scientific
9 conference. We are rated the best scientific
10 conferences in the world by far.

11 There are other organizations that have
12 science conferences in ski resorts and other places like
13 that. And then there are very large, 20,000 people
14 scientific conferences that are held in convention
15 centers in places like New Orleans and DC. We're not
16 into that business. We have small conferences of 300,
17 350 maximum people, and they are really quite unique.
18 And so the research and the scientific conferences go
19 together.

20 So to suggest that we just close our
21 conference, a very world renowned conferences since
22 1933, and move them to a convention center, I don't
23 think is a viable option.

24 MR. CASSINO: Thank you.

25 DR. STILLMAN: I should point out that one of

1 the purposes of building the residence halls on the
2 campus is to cut down the amount of traffic from the
3 surrounding hotels that, as I said, we have to bus
4 people in and out each day, multiple times each day.
5 So, that will cut down the traffic considerably when the
6 conference is run.

7 MAYOR DeVITA: Anybody else?

8 MS. SKOUNTZOS: If I may, Mayor?

9 MAYOR DeVITA: Yes. Please just state your
10 name and address.

11 MS. SKOUNTZOS: My name is Magdalene
12 Skountzos. I live on 1543 Laurel Hollow Road. I'm a
13 new resident as of August. So far we love it. So,
14 thank you. We're very happy to be here. Two children
15 in the school, West Side School and Cold Spring
16 Harbor -- not Cold Spring Harbor, Goosehill, rather.

17 I like what the last mother said about the
18 drop-off and commutes to the school. Sometimes traffic
19 really is unbearable coming back from Moores Hill up
20 25A. I have concerns about traffic, concerns about the
21 look of the village.

22 I'm not as familiar with the Master Plan. I
23 don't understand the lingo. I happen to be an attorney
24 and just have a hard time understanding a lot that was
25 said during this meeting because I'm not a zoning

1 attorney.

2 But while we appreciate what the Lab does, I
3 moved here from the city to have an idyllic, quiet,
4 almost woodsy-like community. I have concerns about the
5 actual construction work itself while it's going on and
6 the eventual impact on the residents. A lot of the
7 points were raised. I don't want to repeat. It's been
8 a long night.

9 I'm greatly concerned, in the short run, you
10 know, how do we alleviate the construction vehicles
11 coming up 25A? Like, you know, is Moores Hill Lane
12 going to be affected? There's a lot of times where I go
13 to go out from my street to drive the kids or going
14 somewhere, and that little detour sign is up and you
15 have to sort of go back down Stewart which is a one-lane
16 road in each direction. If there's drop-off or pick-up
17 at the school, Stewart is going to become backlogged.

18 There is the temporary issues. There's the
19 loss of the trees and the loss of community feel. And
20 then what happens when the construction vehicles beat up
21 our roads? Is it part of that \$300 million budget for
22 these new structures, building back our roads or
23 building back the damage that's done during the
24 construction that takes place?

25 These are just some of the concerns I have.

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1 Again, I'm not as versed in this. I actually didn't
2 have notice of it. I heard it from others. I don't
3 know if I'm on this Swift e-mail thing. I guess I have
4 to sign up for that. But these are just some of the
5 concerns in the short time I've learned of this that I
6 thought of.

7 Thank you, all, for allowing me to speak.
8 It's great that there's eight Nobel laureates. I don't
9 want to downgrade anything that Cold Spring Harbor
10 Laboratory has done. We do thank the contributions to
11 science. But, nonetheless, we live here and don't want
12 it to be a college campus as Mr. Hadjandreas has said
13 and others that I may have missed.

14 MAYOR DEVITA: Thank you for your comments.
15 As a new resident, we always urge new residents to
16 contact the Village Hall. When you come down, we'll
17 send a letter containing a lot of significant
18 information, and importantly, get your e-mail so that
19 you can get on our SwiftReach notification system which
20 contains important notices. We don't over use it, abuse
21 it. But welcome, and thank you for the excellent
22 comments.

23 Just so you also know, we did bring up during
24 the meeting, I brought up, I don't see a need for
25 construction vehicles to be on any village roads.

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1 There's no way. If they're cutting through, go take
2 Cove Road if you want to cut through to get to Oyster
3 Bay. We have enough cut-throughs. And trust me, we've
4 investigated possibilities of closing it to other
5 traffic other than residents. We can't do it. We've
6 installed, this is shortly before you got here,
7 either -- Jim, you have to remind me -- four or six
8 additional stop signs to slow people down.

9 So, in any event, I don't want to get too far
10 afield, welcome and thank you.

11 Anybody else? Before we go back to Chris,
12 anybody else new?

13 Chris, you had your hand up.

14 Oh, okay. Yes, Tony, you want to just un-mute
15 yourself and say your name and address.

16 MR. GROUZIS: Good evening. My name is Tony
17 Grouzis, G-R-O-U-Z-I-S, 1681 Route 25A, obviously Laurel
18 Hollow.

19 Well, you're doing a thankless job and you're
20 doing a great job at it. We do have certain concerns.
21 It's Tony Grouzis and my wife, Helen, with me tonight.

22 I don't see how the Zoning Board and the
23 Planning Board weren't involved in this. Based on --
24 I'm not in the construction industry, so -- on the
25 development side. And if I'm hearing from developers

1 saying, you know, pretty much they're getting some sort
2 of treatment that no one else would get, probably we're
3 doing something wrong with that. Obviously, as
4 trustees, we trust that decision to you. You guys make
5 that decision.

6 My concern more is the traffic that's going to
7 come across where obviously -- we live on 25A. We can
8 actually see the laboratory. I understand right now if
9 I look at out my window I see that they have those
10 temporary spotlights on. So, I know they're concerned
11 with Springwood Path, but I see those lights right now.
12 I think they're working on the cabinets. Are the lights
13 going to be on all night? So far now they are
14 currently.

15 Now, the first question that I actually have
16 is, why are they using a temporary access road as
17 opposed to using the traffic signal that exists? And if
18 I can have an answer on that, I can pretty much
19 eliminate a lot of my questions that are out there.

20 MAYOR DeVITA: Steve or Bruce, Dr. Stillman,
21 do you want to answer that?

22 MR. MONEZ: Sure.

23 So one of the ways to limit traffic on a
24 construction project is to bring in the longest -- you
25 possibly can to the construction site, meaning precast

1 concrete, steel, any other materials that are needed.
2 So the way the Lab road works off of 1 Bungtown Road, we
3 do not have enough swing to bring big trucks into the
4 campus to deliver those items. So we are going to be
5 able to deliver those items with fewer vehicles because
6 then we would be able to make the appropriate swings
7 with those trucks.

8 MR. GROUZIS: I'm sorry. What would the route
9 be to actually get those trucks? would it be 108 or 25A
10 coming in from Suffolk?

11 MR. MONEZ: So, I don't have that route. I
12 believe it's 110 coming down to 25A into 25A. I do not
13 believe they're able to come down 108 either.

14 So there are rules that truckers have to
15 follow that -- I am not a truck driver. I do not know.
16 And those truck drivers are required to know what routes
17 they can and cannot take in and out of this site, and
18 that is up to the vendor to be able to do that.

19 Earlier when I stated on the way out -- anyone
20 who comes into the site has to go through a site
21 orientation and logistics plan, and it could be the same
22 truck drivers, hopefully, so we don't have to keep doing
23 it over and over. But we're going to make sure that the
24 truck drivers, once they leave the site, are using the
25 routes quickly out of the Lab. So if 106/107 is what is

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1 desired by the village, we'll put that into our bid
2 documents and we'll make sure that they are going down
3 25A and making a left onto 106/107.

4 Again, for the life of me, right now, if I can
5 get back to the village with that answer as to what the
6 route is. But again, it's up to the truck drivers to
7 make sure that they are following all rules and
8 regulations.

9 MR. GROUZIS: Thank you for that answer.

10 My concern on that is, I understand it's up to
11 the truck drivers to follow the traffic rules and
12 regulations, weight limits, so forth, overpasses, over
13 height, so forth, but if you're coming up -- obviously
14 everyone here is familiar with the Lab -- if you're
15 coming from 108, there's a flashing red light that's not
16 reflected in that traffic study. So they would have to
17 make a left turn onto that intersection where 25A is,
18 which is, I don't know about you, but when I try to make
19 that turn with the flashing red light and something
20 coming down the hill, it's not an easy turn especially
21 for an 18-wheeler.

22 Now to go through the village of Cold Spring
23 Harbor with an 18-wheeler, I have difficulty sometimes
24 getting through it and I have a used Saab. And if
25 there's an Amazon truck or something like that -- you're

1 talking about prefab major concrete components for the
2 garage aspect.

3 Now, I understand the swing for the access
4 road, but it's also going to include all the
5 construction workers are going to be using that access
6 road, correct?

7 MR. MONEZ: That is correct.

8 MR. GROUZIS: why can't they use the Bungtown
9 Road entrance?

10 MR. MONEZ: A couple reasons why we do not
11 want to mingle construction workers with lab personnel
12 is we're trying to keep a separation of traffic flow so
13 we are not having people mistakenly try to get into the
14 construction zone. And two, we don't want the
15 construction workers -- we want the construction workers
16 to have one place to report on campus. There's going to
17 be security. There's going to be a flagman. There's
18 going to be a gate that's going to be manned by the
19 construction manager. And they're going to ensure that
20 every construction worker that comes in is captured,
21 gone through the safety logistics plan, gone over, like
22 I said, the information on how to leave the site. So if
23 they start coming into Bungtown Road as well -- now
24 we -- we'd have to have two gates that needs to be
25 manned. It's easier to have it as one point of entry,

1 one point of egress.

2 And from a site safety point of view as well
3 as the village's safety point of view, you know, that
4 that way we're not -- it has nothing -- the laboratory
5 itself is going to have the road closure as well, right.
6 So that ring road, when it gets constructed, is also
7 going to have an impact down onto Bungtown Road and some
8 of our other roadways. So we are losing circulation on
9 the campus while this project goes on. So what we're
10 trying to do is make sure that that circulation is not
11 impacting 1 Bungtown Road and the entries into and out
12 of 1 Bungtown Road because of that circulation change.

13 MR. GROUZIS: But wouldn't it be safer to have
14 your tradesmen entering and exiting where there's an
15 established traffic device and you leave that
16 construction access road for your heavy vehicles? Okay,
17 so you add a second security guard. What's the cost of
18 a security guard. They're not paying top-dollar
19 construction rates. You're paying a security guard to
20 let someone in through an area where they can make left
21 and rights.

22 Because the reality is, if I was driving from
23 Hicksville, there's no way as a tradesman I'm going to
24 drive into Suffolk County, come all the way around to
25 get it in. Odds are, I'm probably just going to make

1 the left. Just the same way where you see people
2 exiting, I believe it's Construction Exit B, they just
3 make a left and they head into Suffolk. So is it that
4 one additional person that's going to control traffic at
5 the -- I guess to not have everyone using that temporary
6 access road? There's no checkpoint, correct?

7 MR. MONEZ: There is a checkpoint. There is a
8 gate. And there is also, I believe it is in the traffic
9 study, we have to put plastic bollards, similar to what
10 is at the entry and exit of 1 Bungtown Road, on the
11 double yellow line to prevent people from making that
12 left out and that left turn in. There will only be a
13 right turn in and a right turn out off of this property
14 for the construction. And we are informing every single
15 construction worker that they have to abide by this
16 rule.

17 We have means that if we see people not
18 following the safety rules for the project, people get
19 removed. You know, I've been on construction sites
20 where supervisors have been removed and never allowed
21 back onto the construction site because they created an
22 unsafe environment.

23 It is our intention to create the most safest
24 environment for our construction workers, the
25 surrounding area, including the traffic. The traffic

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1 falls into this as well. And it's our job to make sure
2 that our project is having the most -- is operated as
3 safe as we can possibly do. And that is part of your
4 policies and procedures by ensuring that construction
5 workers know that if they're coming from Nassau County
6 and they live over in Oyster Bay, guess what, they have
7 to go all the way around to get here. They cannot be
8 making a left turn in.

9 MR. GROUZIS: Again, the safest route possible
10 on making a left turn or a right turn, correct, would be
11 at an established traffic control device. Again, I'm
12 not trying to be argumentative. I just don't see why you
13 can't allow a construction worker just to make a left at
14 the light that exists or a right onto Bungtown Road, and
15 set up a separate checkpoint.

16 I understand the trucks. You explained that
17 to me very well. Yes, massive truck, they can't make
18 the swing, fine. But you also have how many dump
19 trucks? Those dump trucks, are they not able to make
20 that turn?

21 MR. MONEZ: It is very difficult for those
22 trucks to make that turn.

23 MR. GROUZIS: Difficult or not able to?

24 MR. MONEZ: It will create an unsafe
25 environment on our property to have dump trucks coming

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1 in and out of the campus for the research that is going
2 on.

3 MR. GROUZIS: So, would it not create an
4 unsafe environment for the people off your property if
5 the dump trucks are making right turns where there's no
6 traffic light?

7 MR. MONEZ: We feel that we submitted all the
8 paperwork that shows what we feel is the safest means of
9 egress -- exit and entry into this campus for the
10 construction.

11 MR. GROUZIS: Okay. Well, from what I gather
12 there's about 100 trucks, 50 trucks in, 50 trucks out,
13 during excavating which would create an immediate safety
14 issue for the vehicles, especially the ones that are
15 making a left turn off Moores Hill Road. I mean, have
16 you come down Moores Hill Road? It's hard enough to
17 make the left turn now. Can you picture every
18 construction worker pulling out of that lot at
19 three o'clock or four o'clock or five o'clock, whatever
20 time you guys negotiate, while at the peak time everyone
21 is trying to make a left? I try to make a right turn
22 and it's taken me 20 minutes sometimes on Moores Hill
23 Road just to make the right to come towards 25A to head
24 west towards my home.

25 I don't know. I just, when it comes to that,

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1 I don't agree with that not using that traffic light, at
2 least for the construction workers, the actual, you
3 know, the guy that's driving his little Honda that's
4 commuting over to work. All right. Maybe it's a little
5 bit of an inconvenience. I'm not saying, hey, let's
6 take that big 18-wheeler that can't swing through. But
7 remember, most of your construction project jobs, most
8 of your construction project deliveries aren't
9 18-wheelers. They're box trucks and they're flatbed
10 trucks. Those flatbed trucks, I've seen them going up
11 and down Cold Spring Harbor Road. I've seen them coming
12 across going into Oyster Bay. They're not 18-wheelers.

13 If you ask Stanstill (phonetic), whoever the,
14 I guess, the GC is, the majority of your -- they'll
15 probably agree, or if anyone that's in real estate
16 development they'll agree that they're not 18-wheelers
17 making these deliveries. They're smaller trucks. And
18 these smaller trucks will go on the road and they will
19 make the noise going up Moores Hill Road or going
20 through Cold Spring Harbor Road.

21 It seems like there's so many questions that I
22 guess this is where your Planning Board or your Zoning
23 Board would have been able to ask these questions.

24 MAYOR DEVITA: Thank you, Tony and Helen.

25 Just so you know, as I said before, first of

1 all, going back in history, just so you know, when the
2 new codification came about in the 1990s, the village at
3 that time removed jurisdiction for Lab construction from
4 the Zoning Board and put it into the Board of Trustees.
5 As I stated earlier, we're a highly experienced board.
6 We welcome input from the Zoning and Planning Board.
7 And as Chris knows, we always have a lot of
8 conversations, as I do with Russel. No one is ever
9 excluded. Everyone is always invited.

10 But thank you for your insightful and probing
11 questions. I appreciate it.

12 Is there anyone else? There is someone with
13 a --

14 MS. VINE: Hi.

15 MAYOR DeVITA: Can you state your name.

16 MS. VINE: My name is Lindsey Vine. I live at
17 14 Fox Meadow Lane.

18 My question is just, I heard a bunch of
19 speakers that have mentioned they're developers and work
20 in real estate mentioned these zoning and planning. I'm
21 wondering regulations that you guys have been able to
22 bypass. I understand that a bunch of you have been on
23 boards before, but you're biased in the plan. So you
24 have like a certain bias already. Right? So I'm
25 wondering --

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1 MAYOR DEVITA: Wait. Wait. You asked a
2 question. I'm not sure what you mean by bias.

3 MS. VINE: My question is, the people that are
4 planning this project, right, obviously want to get it
5 done. So you're thinking about it from the framework of
6 the way you're thinking about it. Right? Maybe Zoning
7 and Planning Boards would be able to think about it from
8 a different perspective that you're not currently
9 thinking about because you're excited about the plan.
10 So there might things that you're not thinking about.

11 I'm just wondering, how are you guys able to
12 get by these regulations that other businesses and firms
13 are not able to? And maybe it was answered. I'm
14 wondering how you guys are able to get about that.

15 And then this 18-year-old environmental
16 impact. I mean, it's 18 years old. How are you able to
17 get away without anything newer, right?

18 And, like, what about the animals? What about
19 the things that you brought up earlier? How are those
20 things impacted?

21 MAYOR DEVITA: Thank you very much for your
22 question.

23 So if you were on the call earlier, the
24 meeting earlier, you heard the detailed report of our
25 engineer, James Antonelli, who responded to all that,

1 including the environmental impact statement issues.

2 And with respect to, if I understood somehow
3 the Board was bias because we are excited by these
4 plans, I can tell you, I have an office full of paper
5 and I'm not excited about these papers. We take it as
6 our job and as our duty as fiduciaries to this village
7 to examine this application. And this isn't the only
8 time we receive either building applications or permit
9 extensions or all kinds of things, the Board of
10 Trustees. We see everything. As I said, many of our
11 members come from these other boards and all are welcome
12 to participate in this discussion.

13 So, I hope I answered your question. There
14 are no rules or regulations that are bypassed here. We
15 have an outstanding village attorney, Howard, in my
16 opinion. And no disrespect to Jim Murphy who I have
17 high regard for, Howard probably is the best zoning
18 attorney on Long Island. And he wouldn't let us get
19 away with anything, even if he wanted to, and we
20 wouldn't, in terms of avoiding rules and regulations.

21 There is a Jane Fasullo. If you want to
22 un-mute yourself and state your name and address for the
23 record.

24 MS. FASULLO: Hi. Jane Fasullo here, the
25 name, un-address. I'm out in Setauket. But I am with

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1 the Sierra Club. I just had some general questions that
2 I hope you can answer.

3 In doing the construction there, because it is
4 such a high place above the water that drains right
5 there into the bay, were there any considerations given
6 to like a DEC possible permit or some sort of water
7 runoff permits? Because you will be hardscaping land
8 that is now only partially hardscaped with a parking
9 lot. It would be significantly greater hardscaping with
10 the new design. Do you know if any of that was done?

11 MAYOR DEVITA: Steve or Jim, do you want to
12 respond?

13 MR. ANTONELLI: I'll respond.

14 Thanks for your comment. They did -- the
15 application does include a storm water pollution
16 prevention plan which includes information pertaining to
17 construction phase and post construction phase erosion
18 control, site stabilization and storm water management.
19 It includes not only a number of construction details,
20 construction plans, and a hundred-page report of inflow
21 and outflow hydrographs during and after construction.
22 And I reviewed it and I was satisfied with it.

23 They do have to submit a SWPPP acceptance form
24 that I would sign, and that has to go to the DEC with a
25 Notice of Intent. So, that's their DEC permit.

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1 MS. FASULLO: Perfect. And sewage and water
2 for drinking, will it be sewer'd or is this going to be
3 on some other form of treatment?

4 MR. MONEZ: The entire site is on its own
5 sewage system. We have four pumps. We have a couple of
6 tanks that can handle about 20,000 gallons of raw
7 sewage. The system is completely redundant on back-up
8 generator as well should there be a power loss from
9 PSE&G. We pump the sewage about two half to three miles
10 into Syosset. And that system is fully operational and
11 will meet the needs of this new development.

12 MS. FASULLO: Okay. Thank you.

13 MAYOR DeVITA: Ms. Cataletto, do you want to
14 state your name and address, and ask your question or
15 comment.

16 MS. CATALETTO: Sure did. Barbara Cataletto
17 1 watch way, Lloyd Neck, New York.

18 So, I have a few questions regarding traffic.
19 Your last study was done 18 years ago?

20 MAYOR DeVITA: Traffic, no.
21 Lab?

22 MR. ANTONELLI: Mayor?

23 MR. AVRUTINE: I think Jim wants to put
24 something in.

25 MS. CATALETTO: May I finish my question?

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1 MAYOR DeVITA: Yes. You stated the last
2 traffic study was done 18 years ago, and that's not
3 correct. So we're just trying to get the correct date.

4 MS. CATALETTO: Okay. I'll wait. Thank you.

5 MAYOR DeVITA: Lab, can you tell us when the
6 last traffic study was done?

7 MR. MONEZ: We just completed it in 2021.

8 MS. CATALETTO: So, in 2021 you did a traffic
9 study from Cold Spring Harbor through Laurel Hollow
10 through Oyster Bay down 25A? That's a question.

11 MR. MONEZ: We did a traffic study between 108
12 and just past Moores Hill Road on 25A.

13 MS. CATALETTO: So let me ask a question about
14 how you're going to study the traffic that comes through
15 Cold Spring Harbor town going up through Huntington, up
16 through the rest of that community that gets bogged down
17 throughout the entire morning and throughout the entire
18 evening rush hours. Have you considered your impact of
19 your growth on those areas?

20 MR. MONEZ: So, the traffic study is quite
21 expensive, but it's a lot of data in there. It is
22 posted online. There are summaries in the beginning and
23 at the end of that traffic study. We do feel that the
24 project that we are developing and proposing will reduce
25 the traffic on roadways because we do not need to

1 shuttle visiting scientists to and from the campus to
2 hotels in the vicinity which we have to do currently.

3 MS. CATALETTO: So you're thinking that the
4 traffic right now that we're experiencing coming through
5 the town between 7:20 through 9 a.m. or 9:20 in the
6 morning and also coming back into town, Cold Spring
7 Harbor town, from about 3:50 through about six o'clock
8 at night has to do with your traffic to your lab?

9 MR. MONEZ: I really don't know how to answer
10 this question.

11 MS. STILLMAN: I lived in --

12 MS. CATALETTO: Excuse me.

13 DR. STILLMAN: May I answer the question?

14 MS. CATALETTO: No. I don't want you to
15 answer the question.

16 DR. STILLMAN: I want to answer your question.

17 MS. CATALETTO: All right. Answer the
18 question.

19 DR. STILLMAN: I lived in this area for
20 42 years. Traffic has got a lot worse.

21 MS. CATALETTO: Yes.

22 DR. STILLMAN: It has nothing to do with Cold
23 Spring Harbor Laboratory. The amount of traffic that
24 comes through Cold Spring Harbor Village, where I used
25 to live, into Laurel Hollow, where I live now, and past

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1 along 25A west of the laboratory is a lot more than the
2 number of cars that are going into the laboratory. And
3 as Steve just pointed out, the proposal will reduce the
4 traffic coming into the laboratory because of the
5 conference program. So, the traffic that is going along
6 25A, the bulk of that traffic has nothing to do with
7 Cold Spring Harbor Laboratory.

8 MS. CATALETTO: And I agree with that. What
9 I'm saying to you is, what are we going to do now that
10 you're going to expand the campus that will add to the
11 traffic within the community?

12 So you're saying that the traffic that is
13 coming and going to Cold Spring Harbor Labs will now be
14 moved onto the campus and now will not be part of the
15 regular comings and goings of the commute in the morning
16 and the afternoon, is that what you're saying? You're
17 going to alleviate traffic?

18 DR. STILLMAN: At the moment, we have -- look
19 we've said this about five times tonight. We have -- at
20 the moment, we have the same conference center program
21 that we're going to have in the future. The current
22 situation is that we bus people from hotels in Jericho
23 Turnpike mostly, but also East Norwich, onto the campus
24 three times a day. If we build the onsite accommodation
25 which is far preferable to the scientists who are coming

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1 to the conferences, they will not be needed to be bussed
2 back and forth. So that will, in practice, reduce that
3 traffic.

4 There is going to be a small increase in the
5 number of research scientists on the campus. The data
6 shows that that's not going to have a big impact on
7 traffic. The bulk of the traffic along 25A has got
8 nothing to do with Cold Spring Harbor Laboratory.

9 MS. CATALETTO: So, the newer people coming
10 and moving into Cold Spring Harbor Labs will not have an
11 impact, the new housing, will not have an impact in
12 increased traffic but will actually have a decrease in
13 traffic, is that what you're saying? I want to just be
14 clear about what you're saying.

15 I can't hear you. I know you're talking, but
16 I can't hear you.

17 MAYOR DEVITA: You have to un-mute.

18 MR. MONEZ: We believe we answered that
19 question. And, yes, we do feel that the visiting
20 scientists conference center housing will reduce traffic
21 on the roads in and out of the Cold Spring Harbor
22 Laboratory.

23 MS. CATALETTO: What about the people --

24 DR. STILLMAN: We've answered the question.

25 MS. CATALETTO: You can keep saying you've

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1 answered the question, but I have a question. And
2 saying you answered the question --

3 MAYOR DEVITA: Ms. Cataletto, ask the
4 question, please.

5 MS. CATALETTO: My question is that the new
6 people living in the community will be adding to the
7 traffic. That's my question. And they're saying no,
8 it's just visiting people. But we have dorms, we have
9 studio apartments, and we have new people living there.
10 So my question is, will this be adding to the traffic?
11 The trucks obviously will be. The commercial traffic
12 will be. The deliveries will be.

13 You're saying that now with this new building
14 of how many new residents -- how many new residents will
15 be able to be accommodated in the new suites, in the new
16 lots that you're putting in, how many? A hundred
17 people? Two hundred people? Three hundred people?
18 What is the total number of population that we will be
19 growing the Lab by once this building is done? What's
20 the total population growth, employees and so on?

21 I think that's a fair question. Why is
22 everybody getting aggravated by it?

23 MAYOR DEVITA: It's not. There's two
24 different things. If I can just help speed this along.

25 I think the first is, the question that you

1 asked with respect to, and maybe there was somewhat
2 confusion, is how can the Lab say they're going to cut
3 traffic when you have all these new people in these
4 housing units. And I'm sure you know from living in the
5 area, maybe you don't, you're a little further north,
6 but those of us in the area, the Cold Spring Harbor
7 buses slash vans are a very, very common sight during
8 the day. And what I think the Lab has explained what
9 they do is, they pick up scientists and other visitors
10 who are attending conferences. They stay in hotels and
11 motels. And the idea of the housing is to remove the
12 hotel/motel from the equation and house them during the
13 conferences in these housing centers. Therefore, the
14 buses slash van with the nice Cold Spring Harbor Lab
15 insignia on them will not be needed, certainly as often
16 as the present situation. And the Lab can correct me if
17 I'm wrong. I'm just trying to speed it up.

18 The second part of your question had to do
19 with, and it's certainly a legitimate question, when
20 everything is said and done, how many more employees
21 will these new, employees of the lab, be required to be
22 hired to --

23 MS. CATALETTO: And I want to point out, and
24 residents.

25 MAYOR DEVITA: Right. well, residents, if

1 there are additional residents, which I think you
2 indicated will be maybe those fellows. So how many more
3 people, those types of residents, presumably the fellows
4 we're talking about, and employees will be needed to
5 staff these new buildings. So I think, and the idea is,
6 I think Ms. Cataletto is trying to get an idea of how
7 will that factor into additional traffic?

8 DR. STILLMAN: So, there's going to be -- we
9 said before, there's not going to be housing on this
10 campus, what you're implying, hundreds of people. That
11 is not true. There are going to be 16 studio apartments
12 for single postdocs. Those are going to be apartments
13 for people who come to the laboratory and kind of adjust
14 to the area and then usually will rent off campus. So,
15 that's the nature of the housing in this project.

16 The increase in the number of employees, there
17 are going to be around about six new research
18 laboratories. There will probably be on average about
19 eight people in each of those laboratories. And then
20 there will be a quantitative biology slash neuro AI
21 building, and there will be around about 40 people in
22 that -- new people in that building.

23 The People who are attending -- the number of
24 people attending the conferences at Cold Spring Harbor
25 is not going to increase because, I said about four

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1 times tonight, the conference center is the same size as
2 it is now and it's not increasing. So that's --

3 MR. MCNERNEY: If I may. I think the question
4 is, you know, how many people can you accommodate with
5 this project that you can't accommodate now? I think
6 it's 121 basically motel or hotel rooms, correct?

7 MR. MONEZ: Yes, that's about right.

8 MR. MCNERNEY: And 14 studio apartments and 2
9 or 3 two-bedroom apartments.

10 MS. CATALETTO: That's huge. That's not 48
11 people.

12 MR. MCNERNEY: I think that is the question.
13 It sounds like you're able to accommodate about an extra
14 150 people.

15 DR. STILLMAN: Those people are not residents
16 as she's implying.

17 MR. MCNERNEY: I'm just saying, at any given
18 time you could house an extra 150 people, which when you
19 think about it is not that many people.

20 DR. STILLMAN: Those people are already coming
21 to Cold Spring Harbor, already coming to Cold Spring
22 Harbor. It is not an increase. These are people who
23 are already coming to the conferences at Cold Spring
24 Harbor.

25 MR. MCNERNEY: They're not sleeping there, is

1 my only point.

2 DEPUTY MAYOR NEMSHIN: I think the question
3 is, what is the net increase, not repeating who is
4 coming there now. With this new extension, what is the
5 net increase approximately?

6 MR. MCNERNEY: The beds, it's approximately
7 150.

8 DR. STILLMAN: No. No. No, it's not. The
9 150 are the people who are already coming to the
10 scientific conferences.

11 MR. MCNERNEY: They're not sleeping there.

12 DR. STILLMAN: No. The scientists, I said
13 before, it's probably going to be around about 60.

14 MS. CATALETTO: Just to be clear, we're doing
15 this project for 60 additional people? Just restating
16 what you're saying.

17 DR. STILLMAN: As we said in the beginning,
18 there are six new research laboratories. There's a
19 computer science building, and that's it.

20 MS. CATALETTO: I'm just repeating what you're
21 saying. We're doing this work for 60 -- to accommodate
22 60 additional people.

23 DR. STILLMAN: Approximately. It could be
24 more.

25 MS. CATALETTO: I just want to make that

1 clear, just clearing up the number.

2 DR. STILLMAN: It could be more or it could be
3 less, depending upon how many people in the laboratory.

4 MS. CATALETTO: My second question is, with
5 the supply chain issues that we have right now, it's
6 supposed to be a five-year project --

7 TRUSTEE MIRITELLO: Excuse me. It's possibly
8 a four-year project.

9 MS. CATALETTO: Four or five.

10 TRUSTEE MIRITELLO: Not five. Four.

11 MS. CATALETTO: Five, four, it doesn't matter.

12 With the supply chain issues we have right
13 now, where do you anticipate that we will land in
14 reality with supply chain issues that we have as far as
15 steel, building materials, specialized concrete molds
16 and so on? Where do you think we'll land? In eight
17 years? Nine years? I don't know. It's money. I don't
18 understand that.

19 MAYOR DEVITA: Wait, Ms. Cataletto. You're
20 asking will the supply chain problems that exist in the
21 economy have an effect on the number of years that the
22 Lab has estimated to complete this project. That's the
23 question.

24 Does the Lab want to answer?

25 MR. MONEZ: We put forth a schedule that we

1 believe that we can meet with the supply chain issues on
2 hand as of right now as well as the cost fluctuations
3 that are going on as well.

4 MS. CATALETTO: Where is that schedule?

5 MR. MONEZ: It's on the website, and it was
6 reviewed again tonight in our presentation.

7 MS. CATALETTO: Where is the schedule? Is
8 there a certain title to that? There's a lot of
9 documents on the website. That's why I'm asking.

10 MR. MCNERNEY: You can look under my report,
11 Ms. Cataletto, and you'll see it in there.

12 MS. CATALETTO: Thank you.

13 MAYOR DeVITA: I assume we are done,
14 Ms. Cataletto. I appreciate all the insightful
15 questions and everyone's participation.

16 There is one more. Mr. Bernstein, did you --

17 MR. BERNSTEIN: Hi, Mayor DeVita.

18 MAYOR DeVITA: Please just state your name and
19 address for the record, and ask away.

20 MR. BERNSTEIN: I'm Glenn Bernstein. I'm a
21 relatively new resident at 12 North Road.

22 I just want to first say that I appreciate the
23 work that the Mayor and all the board members have done
24 and do. I've had a lot of exposure to you guys
25 recently, and I have a lot of faith and trust that you

1 guys are fully vetting and looking at all the various
2 implications of the Lab's proposal.

3 But I also want to express my support for the
4 Lab, and recognize the quality and purpose of what this
5 applicant actually does. I mean, this is going to be a
6 project. We're probably all going to be inconvenienced
7 for a certain period of time as the project is built.
8 But let's not forget that the Lab, it's not a car
9 dealership, it's not a manufacturer, they are curing and
10 working to cure major illnesses whether it's Alzheimer's
11 or cancer, doing research and clinical trials. If there
12 are 50 or 60 more people there that are working to
13 potentially come up with a cure for something, I think
14 it's our honor to be able to support an organization
15 like that and help them with their cause, which I think
16 is such an admirable one.

17 So, I trust that the Board is going to do
18 their job and fully vet everything that is necessary
19 when it comes to building this project. But more than
20 three decades of consistent leadership at the Lab,
21 they've obviously been a very good neighbor, although I
22 haven't lived in the village that long. I've driven by
23 the Lab many times. You can't even tell it's a lab. It
24 just fits in with the environment and the community.
25 I'm sure they will continue that.

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1 So as a new resident, I want to fully put my
2 support behind them, and I think it's a great cause.
3 Thank you.

4 DR. STILLMAN: Thank you, Glenn, for the
5 confidence in the laboratory. And we are very serious
6 about trying to have an impact on the world. So thank
7 you.

8 MAYOR DeVITA: Thank you also, Mr. Bernstein.
9 Thank you for your words.

10 Ms. Pienkowski.

11 MS. PIENKOWSKI: I just want to reiterate on
12 the thing that the lovely couple said -- I don't know
13 who they are -- about the traffic on 25A. And I do
14 agree with them with the light and with this temporary
15 exit for the trucks.

16 What I'm afraid of is that all the, except the
17 heavy truck duty people, all the employees are going to
18 use Moores Hill to run quickly and then come back, make
19 a U-turn by West Side School, which I think is going to
20 create more hazard. I'm afraid that's what's going to
21 happen. And then the trucks, did you think ever that
22 they might be using 25A going up and then making a
23 U-turn by West Side at the lights and coming back down
24 25A, did anybody think of that? Because why would you
25 go all the way to 106 if you're traveling to Suffolk.

1 So those points raised by the couple, it's a
2 very valid point, and I would love you guys to look at
3 them again. That's all I just wanted to reiterate.

4 Thank you. Have a good night. Thank you for
5 the good job you did.

6 MAYOR DEVITA: Thank you.

7 Jeff, did you have a comment?

8 TRUSTEE MIRITELLO: I'm sorry. I have a
9 question about the buses. Do buses not exist anymore,
10 the school? When my kids went, and they went a little
11 while ago, there were buses. We didn't drop the kids to
12 school.

13 MAYOR DEVITA: I think the pandemic has
14 changed that a lot. You see the lineups at all the
15 schools presently. Whether that will revert back to
16 more buses and fewer lineups, you know, we don't know if
17 this is the new world or things will revert.

18 Tony, you want to please go ahead. This is
19 your second shot, and I have someone else who wants to
20 speak. So please make it brief. Thank you.

21 MR. GROUZIS: I'm sorry. I didn't finish
22 before.

23 One of the concerns, only because, I
24 apologize, I missed her name earlier, she was talking
25 about traffic. And there is -- I'm just reading from

1 the report. The report for traffic and safety states
2 that there are significant delays already on 25A and the
3 delays will increase as traffic volumes increase. The
4 report proposes limiting southbound lanes onto 25A and
5 acknowledges inconvenience to the residents, and pretty
6 much just saying -- they're suggesting that there's no
7 left turns onto 25A from Moores Hill Road. Is there any
8 way that we can have that assurance that that's not
9 going to happen?

10 I guess that comes down to the Trustees.
11 Because it's pretty much telling us that there's going
12 to be a 10 percent increase in the morning and 25
13 percent increase in the afternoon. And if there are no
14 left turns, all that traffic is going to wind up going
15 pretty much right in front of West Side School. So that
16 is a concern, and I guess that falls to the Trustees.

17 MAYOR DEVITA: I'm not sure. I appreciate
18 that. I know we wouldn't prohibit left-hand turns. But
19 I'm not sure I understand, and there was a previous
20 comment, about the construction traffic going by West
21 Side School. I've already indicated it's my position
22 that there will be no construction vehicles at all on
23 any village roads.

24 MR. GROUZIS: This is regular traffic. I
25 think in the report the exact words is, after pretty

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1 much after completion, to paraphrase, is where the
2 traffic will increase 10 percent in the morning and
3 25 percent in the p.m. This is from, I guess, whatever
4 the VHB Engineering or whatever the traffic people were.
5 I apologize for the naming and the so forth. And one of
6 things was limiting left turns onto 25A.

7 I mean at that point, I guess, I don't know if
8 you guys would consider a smaller project. I mean, we
9 support the project. We support the lab. But there are
10 certain concerns about the safety of the traffic.
11 That's the biggest concern. Everyone in the
12 neighborhood -- no one wants anybody to get hurt.
13 That's a given. It doesn't matter if it's in the lab or
14 someone passing through. Just the safety on things.
15 Safety is the number one aspect. You know, we can
16 change a lot of things. You can't get someone back
17 after they perish or they get hurt. That's the only
18 thing, are you willing to consider a smaller project?

19 I'll leave it at that. Thank you very much.

20 MAYOR DeVITA: Thank you, Tony and Helen.

21 Does the lab want to comment?

22 MR. MONEZ: No, we do not.

23 MAYOR DeVITA: There is a Ms. Woodworth.

24 Do you want to state your name and address for
25 the record, please.

1 MS. WOODWORTH: My name is Blake Woodworth.
2 And I live at 1692 Route 25A.

3 I'm definitely concerned about the traffic
4 just as everybody else is. But since I have lived here
5 for the past ten or so years, there has always been
6 numerous accidents at the intersection of Moores Hill
7 Road and 25A.

8 I went on the map and I saw the temporary --
9 quote on temporary because it's probably going to be
10 four to five years -- construction entrance and exit.
11 It does not say exactly how many feet it is from Moores
12 Hill Road. I'm concerned about the visibility if you're
13 going to make a left-hand turn off of Moores Hill Road
14 onto 25A. I'm also just concerned how close it is to
15 that intersection because it's a very dangerous
16 intersection at all times of the day. So, it doesn't
17 tell me the amount, how close it is. It also is a
18 little bit of a curve there as well. Can you tell me
19 how close it is to Moores Hill Road the temporary
20 entrance is going to be located?

21 MR. MONEZ: It will take me a little while to
22 dig up.

23 MAYOR DeVITA: When you say it will take a
24 little while, do you mean you can do it tonight or do
25 you need to consult?

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1 MR. MONEZ: Just give me 30 seconds and I will
2 give you an answer.

3 MR. AVRUTINE: Jim wants to respond.

4 MR. MCNERNEY: It's about four to five hundred
5 feet.

6 MR. ANTONELLI: The traffic study actually
7 went into detail on right turns and left turns and the
8 site distances throughout, and that's how they came up
9 with their recommendation of a right turn in and a right
10 turn out.

11 MS. WOODWORTH: Yes, I understand that. It
12 didn't indicate on the map how far it was from the
13 intersection of Moores Hill Road and 25A. It's already
14 a bit of a blind drive if you're trying to make a
15 left-hand turn.

16 MR. ANTONELLI: It's in the report. They have
17 the site distances. I checked it myself.

18 MAYOR DeVITA: She's not asking that. She's
19 asking how far is it from the construction entrance to
20 Moores Hill, because if you got construction vehicles
21 coming up towards Moores Hill her concern is that it's
22 going to make left-hand turns out of Moores Hill that
23 much more difficult.

24 Is that fairly stated?

25 MS. WOODWORTH: Yes, exactly. And the

1 visibility.

2 MR. MCNERNEY: If the drawing is to scale it's
3 about 400 feet, 450 feet.

4 MR. MONEZ: That is correct, about 450 feet.

5 MAYOR DeVITA: Is it a straight-shot view,
6 Steve, or is the curve such that it presents issues? Do
7 you know?

8 MR. MCNERNEY: I can answer that, Dan. I make
9 that turn three times a week.

10 From Moores Hill Road, because you do have to
11 wait there often, you can actually see -- you can see
12 the Verizon Building, so you have a clear shot of all of
13 25A coming at you. That's the easy part. Timing the
14 two coming from the east and west at the same time is
15 the hard part.

16 MAYOR DeVITA: Thank you, Ms. Woodworth.

17 Okay. So there doesn't appear to be anyone
18 else. I thank everyone for their questions and
19 comments.

20 At this point, what I propose is this. We
21 have a lot here to digest, but I know the Lab wants an
22 answer quickly here. So I suggest that we move to close
23 the public hearing, that we keep the record open for a
24 few days, say until the end of business Thursday, and
25 the Board will render its decision next week at next

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1 week's regular meeting, February 9, at the beginning of
2 the meeting.

3 I will ask my other Board members, is that
4 satisfactory?

5 MR. AVRUTINE: Mayor, before you do that, can
6 I just make a statement. I would like to clarify some
7 of the points regarding the environmental review.

8 MAYOR DeVITA: Please.

9 MR. AVRUTINE: I know Mr. Antonelli did at the
10 outset, and maybe not everybody heard it, it's been a
11 long evening and quite a bit of information has been
12 imparted, but I think what's important for the community
13 to know here is that this is -- the Development Plans
14 and the Master Plan for the Laboratory has been ongoing
15 for three decades, more. And in 2004, what's
16 significant about it was, yes, the original
17 environmental impact statement was done in 2004. The
18 Master Plan that was created at that time contemplated
19 most of what is before the Board tonight. And, yes,
20 there's been some changes, but overall as far as the
21 Master Plan is concerned, it's consistent.

22 Similarly, in 2018 when the Laboratory amended
23 the plan, there was some changes. But again, the
24 overall scope was substantially similar.

25 Also in 2004, as I indicated, there was a full

1 environmental impact statement. In 2018, there was a
2 supplement, essentially, through a long environmental
3 assessment form and studies submitted at that time. But
4 again, that was the change to the plan, not the actual
5 applications to begin the work, which is what this is.

6 And what was required now, while not being
7 characterized as a supplemental environmental impact
8 statement, you know, terminology, let's look at what was
9 submitted. Because I don't want any resident or any
10 Board member or anyone, quite frankly, involved in this
11 hearing to think that the full required environmental
12 review was not and is not being performed here because
13 it is.

14 And as part of that, there was a traffic study
15 was submitted which was reviewed in detail by
16 Mr. Antonelli. We heard about it on many, many
17 occasions during this evening, the scope and the extent
18 of it. And all of this material, highly technical,
19 though much of it is, is always all put on the website
20 for anyone who had the patience to read it could. For
21 instance, lighting plans, noise studies, the traffic
22 study that we already talked about. All of the impacts
23 that could reasonably be anticipated from this
24 application and from the work that is being contemplated
25 by this project were reviewed, and not based upon old

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1 data, but based upon new information submitted
2 contemporaneously with this application.

3 So, the Board's obligation under state law to
4 do its environmental review, and Mr. Antonelli referred
5 to it several hours ago, is the concept of taking a hard
6 look. So what the Board is obligated to do is to: A,
7 identify the areas of potential impact, what they are;
8 B, take a hard look at what those impacts are, and; C,
9 formulate mitigation for the maximum extent practicable
10 under the circumstances.

11 And so, that is the role under SEQRA, to make
12 sure that the actual anticipated impacts are identified
13 and studied to a degree that the Village can
14 intelligently determine how to best mitigate the impact.
15 It doesn't mean that the Board is obligated to approve
16 anything just because they conclude that the applicant
17 submitted sufficient material. But, the Board must
18 determine that the materials submitted are sufficient.
19 And that is the role, the Board has to make that
20 determination, but they make that determination in large
21 part upon the advice and analysis and recommendations of
22 people who are professionals such as Mr. Antonelli who
23 has done that.

24 So that is very, very essential to this
25 situation because it is Mr. Antonelli's -- I'll let you

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1 go in a second, Jim -- Mr. Antonelli's analysis and
2 reporting back to the Board as to the sufficiency of a
3 lot of this technical material is what's important
4 because as the Board members, as I am, are lay people
5 with respect to much of it.

6 Jim, you want to say something.

7 MR. ANTONELLI: I would like to just mention
8 something about the supplemental EIS. That was the
9 subject of a number of comments tonight per se.

10 A supplement or an amendment to a previous EIS
11 is typically done if there are impacts that weren't even
12 considered before. And just because you change your
13 project -- and believe me, I've been through this since
14 SEQRA started, you know, back in the '70s. So I have a
15 lot of experience with this. And I don't want to sound
16 like an attorney. I'm not trying to. But just because
17 a project changes or there's a change of scope or any
18 part of the project, that doesn't mean you file a
19 supplemental EIS. That's not the purpose.

20 So just to amplify what Howard said, what
21 we're looking at is an evaluation of the various
22 subjects that could be scoped or a part of a scope of
23 the former EIS, and that's what we're evaluating.

24 MAYOR DEVITA: That was very helpful. Thank
25 you for clarifying things.

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1 So, Howard anything else?

2 MR. AVRUTINE: I think Chris Hadjandreas has
3 his hands up again.

4 MAYOR DEVITA: Chris, if you can make it
5 quick, please.

6 MR. HADJANDREAS: Dan, first of all, I want to
7 remind everybody that the Board and the Mayor are
8 volunteers and they do an excellent job.

9 This is a question for the Labs. To make this
10 more palatable, would they consider reducing the size
11 before you guys vote, presenting this plan without the
12 dormitories? Because I know from the feedback I
13 received in the community, that was a major obstacle, a
14 major point of contention for a lot of people besides
15 the traffic.

16 So again, you guys, you're planning on voting
17 on this next week, will they amend their plans maybe,
18 and reduce the size by eliminating the dormitories?
19 That's my question.

20 TRUSTEE MIRITELLO: Chris, change the word
21 dormitories, because they're not going to have people
22 living there full time.

23 DR. STILLMAN: The answer is, no, we're not
24 going to reduce this application. This project has been
25 in planning stage since about 2016. We have presented

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1 it now to the village public hearings three times.
2 Every single time it's been passed on to another
3 evening. And we, based on the 2018 approval of the
4 Master Plan, which all of this project was included, the
5 Laboratory has proceeded to make plans for this project
6 and we have spent considerable amounts of money so far,
7 and we still are spending a very large amount of money
8 per month. So I think the time is to consider this
9 project as it is, not go back and redraw the project.
10 Because as soon as we come back with a modified project,
11 I know what's going to happen, we're going to have to go
12 through this entire process again.

13 MAYOR DeVITA: Thank you.

14 So, Howard anything else?

15 MR. AVRUTINE: No. I just wanted to say that
16 as far as, again, just addressing the SEQRA issues,
17 Mayor, you indicated that you were going to recommend a
18 motion to close the public hearing but keep the record
19 open, I believe you said until the end of business on
20 Thursday. Is that what you suggested?

21 MAYOR DeVITA: That's correct. And then we'll
22 render a decision at our board meeting next Wednesday
23 the 9th.

24 MR. AVRUTINE: What that means for those who
25 are listening is that the public hearing, the Mayor is

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1 contemplating taking a vote which would close the public
2 hearing portion of the proceedings but allow for anyone
3 who wishes to submit to the Board by, I guess, 4 p.m. on
4 Thursday, whatever materials, information, opinions,
5 whatever they want to submit in writing to the Village
6 Clerk to make it part of the record so that it will be
7 part of the Board's deliberations as well as anything
8 that's already been submitted both by the Laboratory as
9 the applicant and by anyone else as an interested
10 resident or otherwise who has submitted information for
11 the Board to consider.

12 So everything as of 4 p.m. on Thursday, all
13 materials submitted will be part of the record and
14 reviewed by the Board in its deliberations. Nothing
15 after that time will be accepted or be part of the
16 record, even if it is submitted subsequently. So that
17 would be the absolute deadline for any submissions that
18 anybody wishes to make.

19 And, of course, that would be subject to a
20 motion by a member of the Board and then adoption of
21 that resolution.

22 MAYOR DEVITA: Before we make a motion to
23 close the public hearing, I just want to put also on the
24 record, so people understand, our regular meeting next
25 week, February 9, will be the fifth meeting of this

1 board in a little over eight weeks. And I just want
 2 people to understand the dedication and the work and the
 3 time that goes into this Board of Trustees operating for
 4 the benefit of the village. We're all volunteers, but
 5 we're all hard workers and we have nothing but the
 6 benefit of the village at heart. I dare anyone to find
 7 a harder working board than this board. And if you tell
 8 me that some board has met more often than we have in
 9 the last eight weeks, I'll buy them all a beer.

10 But that being said, my motion is to close the
 11 public hearing and keep the record open until this
 12 Thursday, and we'll render a decision next Wednesday.

13 Is there a second?

14 TRUSTEE TSAFOS: I'll second that, Dan.

15 MAYOR DeVITA: That's Trustee Tsafos.

16 I'll poll the rest of the Board.

17 Trustee Novick is aye. Trustee Nicklas is
 18 aye.

19 And Trustee Jusko?

20 TRUSTEE JUSKO: Aye.

21 MAYOR DeVITA: Thank you. And thank you,
 22 everyone. And obviously an aye from Deputy Mayor
 23 Nemshin.

24 DEPUTY MAYOR NEMSHIN: Aye.

25 MAYOR DeVITA: Again, thank you, everyone.

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