

Minutes of an Informational Hearing held by the Town Board of the Town of Riverhead at Town Hall, 200 Howell Avenue, Riverhead, New York, on Thursday, September 30, 2004, at 10:00 a.m.

**Present:**

Philip Cardinale,	Supervisor
Edward Densieski,	Councilman
Barbara Blass,	Councilwoman
Rose Sanders,	Councilwoman
George Bartunek,	Councilman

**Also Present:**

Barbara Grattan,	Town Clerk
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Supervisor Cardinale called the meeting to order at 10:20 a.m.

Supervisor Cardinale: "Okay. This is the informational session of September 30<sup>th</sup> in regard to the riverfront park and parking area plan.

Let me introduce this by saying the following. You all have a sheet of information that was handed out a moment ago and there were three maps available to review pursuant to the public notice. This is an informational- not a public hearing per se, but we'll conduct it as such.

It's an informational hearing to get the sense of the community as to which of two proposed plans, one of which will be implemented, is going to go forward.

We have on the- in the room here on the far- closest to the Board, the existing- a map of the existing riverfront area between Peconic and the aquarium- Peconic Avenue and the aquarium. That's existing. The next one is the plan as approved by this Board about six, eight weeks ago, and the last one is the proposed plan which adds additional green space.

This entire discussion was generated by a \$2,000,000 federal grant that Andrea Lohneiss and others achieved for the town to rebuild the westerly portion of the bulkhead and- in order to get the federal money, to add a bike path.

And we need to make a decision and move forward in the next week, get it over to the Department of Transportation so we can get this done.

So we wanted to get the sense of the public before we made a decision as to the proposed plan on the far right and the approved plan as to whether we should move to the proposed plan. It's really a trade off clearly between green space and parking.

If you look at the sheets you have in front of you, that will focus you on the issue which we need information and public input on.

The plan A is the approved plan in the middle. That approved plan adds 32,150 square feet of green space to the area behind the- on the south- behind what was the old Swezey's building and between Peconic and the aquarium. It reduces the parking by 49 stalls minimally and that is assuming in this instance parking of 9 by 18, which is the county size parking, or 9 by 20. It would be 69 if, in fact, you want 10 by 20 parking. The estimated cost would be just under \$2,000,000- \$1,998,000 and the grant funds would cover it all.

The proposed plan that has been worked- was generated by the idea of Ed Densieski that this is our opportunity to take a clear hard look at whether we're prepared to trade parking for green space because if we don't do it now, in fairness, we're not going to do it again. We're not going to revisit this for a decade or more.

So he had some certain ideas, some of which will be incorporated into the new plan, no matter which plan we- into the plan whichever one it is, such as better cobblestone- what do they call them- walkways- coming across to the river and some other improvements but the key improvement that was discussed when Ed and I reviewed his plan which was not approved by the Board- tried to take elements of that plan which were good ideas and incorporate it into the approved plan, is that we could move- go to plan B which is the far right to green space addition, instead of 32,000, 68,000 square feet would be another acre almost of green space. That parking reduction would be 134 stalls, 154 if you wish 10 by 20 stalls, and the estimated cost is about \$340,000 in tax dollars in addition to the grant.

The one other thing that should be noted and isn't is that if in the new plan, if you did head in event parking on the enhanced green space, that's on the proposed plan, far right near the podium, you would not lose 85 more spots as indicated but you'd lose only 9 spots because you can fit 76 head in along the green space there. However,

those would be back outs, which would not be practical to use on a daily basis. It could only be used for an event, and I think the more honest way of viewing is if we want the 36,000 square feet, you're going to lose- except for special event days, 85 spots. If you don't, we can live with either decision but we want some public input.

That's all I have to say by way of introduction and we want to hear from you. So we want to hear from the public as to whether the price is too great, 85 spots, 9 on special event days, to get the extra 36,000 square feet of green space. Nothing in life is without negatives I suppose.

So start us off, somebody. Somebody who doesn't like to talk like Timmy. Timmy, tell us what you think."

Tim Yousik: "To me the clear choice is the green space. That would be very attractive. What we're trying to do downtown the way I see it is create a- more of a tourist destination and adding green space can only be a good thing.

But I have a couple of questions. Number one, the additional green space that we're adding and the additional cost of \$340,000 can any of that be covered by rec fees or is that something that is strictly coming out of the taxpayers budget?"

Supervisor Cardinale: "That's a good question. I didn't even think of that. Rose, you're on the Rec Committee. This is parks so I assume- it is not a park? So your position- she's the liaison to Rec- is that it is unlikely this is going to be- okay. Okay."

Tim Yousik: "Why wouldn't we create a park?"

Supervisor Cardinale: "Ah- "

Tim Yousik: "I mean, you're creating almost like you said, almost another acre of green space, not saying that the Rec fees should cover all of it, but maybe a portion of it."

Supervisor Cardinale: "Yes. You know, it's- that's a good issue. Rose has indicated her opinion, I think it's a question that the Board would have to determine if- but that is, that could be called a park. And I want to ask you a question, some people brought up with me who don't want to do this. And I incidentally, like Eddie, have indicated I like the green space concept because we're never going to do it if we don't do it now. But I am concerned about the

loss of parking.

How- do you really think people are going to come down, if we give them another acre of green, okay? Will they come down here and really use it? Because we've given them so much green and we're going to give them another million dollars worth of improvements at Grangibel and they're not going there."

Tim Yousik: "Okay. Well, Grangibel, there's been a big mistake there, no lighting and we have done nothing to try and attract people to that area. Yeah, you put in a little grass and most of it got washed out. There's no seating area; there's no lighting. The town has sponsored no events there. So if you want- it's like my restaurant. No one's going to come unless I advertise and promote it.

Well, the town has to do the same thing to any area that they're trying to improve."

Supervisor Cardinale: "The public- "

Tim Yousik: "But as far as parking- "

Supervisor Cardinale: "The public should know that we're spending a million dollars on Grangibel. Hopefully, some of those things- "

Tim Yousik: "Lighting has got to be- it's got to be a key issue there. And then you do something like maybe the Friday night concerts in there. Do something to promote the area. I mean it's a beautiful park and we've done nothing to try to promote it."

Supervisor Cardinale: "And that million is in grant money. So we're going to, hopefully, improve with grant money that park. But, go ahead, please."

Tim Yousik: "Parking. My opinion on how to handle the parking. The 134 spots, I don't think would be noticed if proper signage was put into this town to direct aquarium goers to utilize the parking behind Woolworths more. Two things happen: (a) we get to utilize a parking lot that's horribly underutilized now. You get people that will walk down to Main Street and walk along Main Street and get an idea of what that's all about. And it will alleviate some of the loss- the pressure of the loss of parking in the back parking lot.

Signage has been a problem in this town for a long, long time and

it's time to address it. I mean it's a small expense to correct that.

One hundred and thirty four spots, yeah, that's going to be- that's going to hurt a little bit but if you truly direct the people to other areas that (a) are closer for them and get- and solve two things. One, fix the problem back there with the loss of parking, and, two, get the people walking on Main Street. No reason not to."

Supervisor Cardinale: "Where would you- the signs would direct them to the south side, is that what you- to park there?"

Tim Yousik: "To the south side."

Supervisor Cardinale: "Yeah."

Tim Yousik: "And then you could- you know, do something about cleaning up the walkways between that parking lot and Main Street, make it a little more attractive, basically lighting, so, you know, this time of the year, it gets dark early. Four o'clock it's starting to get dark so put some lights up. That's not a big expense in comparison, I mean, we're spending a couple of million dollars. Let's spend another \$100,000 and finish the project. Proper lighting in the alleyways and signage directing people where we want them to be.

But this plan works. This riverfront in my opinion if we're truly trying to create a tourist destination, make it attractive. This is the one real asset downtown has. Make it as nice as possible. This plan is so much better than that one and certainly better than what we have."

Supervisor Cardinale: "Yeah."

Tim Yousik: "My opinion. Thank you."

Supervisor Cardinale: "Thank you, Tim. Shelly."

Shelly Gordon: "Good morning. All of these plans are very commendable and I applaud everyone that's trying to beautify the downtown. The one strenuous objection I have is prior to these plans, I've been asking Ed Densieski for years and the Supervisor to create more parking. So this sort of flies in the face of the need for more parking.

We have empty retail spaces that we're negotiating presently with retailers and with developers. These people are going to walk away

if they don't see adequate parking. The one cost that we didn't provide for is how do you replace this parking. Now you might say that you don't need to replace the parking. You have all the parking in the world on the west side of Main Street. But retail tenants that have space on the east side, on the south side of Main Street, want to be able to accommodate their customers right in back of their stores.

I hate to bring this up but owners that control parking might be compelled to close this parking down on the south side because if their tenants don't have adequate parking, what are they going to do. So nobody has filtered into this equation the building of a parking garage perhaps in back of Woolworth so that these needs will be accommodated.

We're speaking with major developers that want to put residential tenants on the south side of Main Street. They're not going to do it if there's no parking. And so it's a trade off. Green space is like motherhood and apple pie. How could anyone be against that? But what do tenants and retailers move to Route 58? Because there wasn't adequate parking at that point and there isn't adequate parking now. So we propose to take more parking spaces away?

We can do it only if we propose a major parking garage in back of Woolworth. Other than that, I think we're being irresponsible by not facing that situation.

Suffolk County Community College is looking to go forward and they're going to eat up two to three hundred spaces a day. Will they change their mind if they see there's a parking crisis? I don't know. Perhaps not. But other retailers will.

And once again why do you think retailers went to 58? Because it has an overabundance of parking. What do you think it would cost the town to replace the hundred spots? Probably several million dollars. And so it's somewhat shortsighted not to address that issue before we complete either of these plans.

I think that the removal of even 15 or 20 spaces would have a dramatic impact but if we have any plan that removes any more than that, then I think we're just not being responsible in our actions.

I want to point out, and I don't want to personalize this issue, but one of the Councilman who I greatly respect, Ed, indicated that the Chamber of Commerce, the BID and the Parking District all were in favor of giving up all these spots. I have a letter from the

President of the Chamber of Commerce that says- "

Councilman Densieski: "Let me clarify that."

Shelly Gordon: "-- let me finish first. That says he was never asked for an opinion and he doesn't have enough information to give any information. I also spoke to Richie Cox who said that the BID has not taken a position.

And last but not least for the Parking District Steering Committee to do anything but try to increase parking is ludicrous. I think their sole claim for being in existence is to maintain and create more parking. So I mean it's easy to make these remarks but I don't think they're really accurate.

Ed?"

Councilman Densieski: "Yeah. I'd like to clarify something. I said I had resolutions from those agencies recommending the temporary closure of the downtown Riverhead- of the downtown when we were trying to close it off to through traffic. That's what I had approvals for. I never said anything about any of those agencies supporting any one of these plans. I don't support these plans myself.

The Parking District plan adds 11 spaces from what's currently there and adds green space. But I was told there wasn't time to accept that plan and that it might not be accepted. So here we are several months later and we still haven't an adopted plan. But I never said that I had resolutions from those agencies for any one of these plans. It was for a temporary closure."

Shelly Gordon: "The article in the News Review did indicate that- "

Councilman Densieski: "I don't care what the News Review says."

Shelly Gordon: "All right. And I just want to summarize by saying that parking is the life blood of any retail district and if we- if we reduce parking at a time when the aquarium is eating up more parking than we have, then we're not acting responsibly and I think we should rethink our decision. And have a game plan for substituting for this parking before we go forward. Thank you."

Supervisor Cardinale: "Thank you, Shelly. I want to point something out and then call up the next speaker.

The grant funds which is going to drive this project are going to become unavailable unless we proceed. If we proceed and we lose a greater amount of parking, I think it's- you're absolutely right. We would have to be complete fools to hamstring the revitalization of Main Street by inadequate parking.

Eventually we will have to and we will commit as the Parking District chairpeople and committee- chairperson and committee to providing adequate parking whether it be on the south side through a parking garage or through condemnations. We will have adequate parking.

However, and Shelly correctly points out an interesting issue here which is at the heart of our discussion. The wisdom of having a parking lot on the river in this town when it was originally done is questionable. Whether the parking to the south of your retail center is appropriate in view of that being a great resource for the town and many towns would have put it, if they thought about it, on the south side and let people walk across.

The point being, there's going to be- there's going to be- there may be a shortfall here. And that's part of the equation if you want to go with the plan that gives us more green. If, in fact, that really causes a parking problem, we'll solve it but there may be some- we're going to have this park in operation by next summer either in plan- middle plan as approved or as proposed and if that parking reduction causes difficulties we will work very diligently to correct those difficulties. We will work very diligently to correct those difficulties but in order to get the green space, if you want more green space there may be some shortfalls here, particularly for the south side.

So that's why we want to get input on. Are you willing to take that negative to get that positive?

Anybody- next speaker, yeah, from the BID. Richie."

Richard Cox: "Good morning. I just want to clarify the BID's position on this issue. I'm not here to say one or the other is better than the other. I just have a lot of angry people calling me lately because of this newspaper article.

The sketch that was shown to us that we voted on that night was a temporary closure of the road and the plan that was showed to us had parking on Peconic Avenue and parking in the roadway and that's what

we all voted on that plan. It wasn't losing 110 spots that everybody's yelling at me about with this, you know, losing all these spots.

I just wanted to put it on the record that we did not vote for losing 110 spots. We voted for the sketch that was shown to us at that BID meeting."

Supervisor Cardinale: "I don't want to let you off the hook so easy though Richie. How quickly can you get me a statement from the Board of Directors of the BID as to their position on the plan- as approved plan as proposed. Because it would make a difference to me as a member of this Board what the BID thought, what the Chamber of Commerce thought, what people in this room think. Because there is good reason to do either plan."

Richard Cox: "Right. I'm just not prepared at this time- "

Supervisor Cardinale: "Yeah."

Richard Cox: "-- to do that. But I could go back and get everyone to vote on which one they would rather see."

Supervisor Cardinale: "When's your next meeting?"

Richard Cox: "Which is the first Tuesday of the month."

Supervisor Cardinale: "Which would be next week."

Richard Cox: "Next week."

Supervisor Cardinale: "Oh, okay. That's our Board meeting."

Richard Cox: "We will do that."

Supervisor Cardinale: "If you could get me a sense of the BID--"

Richard Cox: "I'll take one of these applications and I'll copy them and we'll fill them out."

Supervisor Cardinale: "Great."

Richard Cox: "Okay."

Supervisor Cardinale: "It will be a spirited discussion, I'm

sure, there."

Richard Cox: "I just want it for the record because I've got a lot of angry people calling me, you know."

Supervisor Cardinale: "Yeah, I know. Well, you're consistent with what Ed said."

Richard Cox: "Okay."

Supervisor Cardinale: "So I think you're- everybody understands the facts now. What happened? Oh, lovely. Next comment, yes, Vince- rather Bruce. Vince, you can try- "

Bruce Tria: "I'm hoping that Vince is here as a member of the working press today and won't comment. I want to speak on behalf of- not on behalf of the BID although I'm it's Vice-President. I want to speak on behalf of myself as a partner in a business on Main Street, Riverhead.

My own personal preference is that we not lose 134 stalls and we can accomplish our ends more reasonably. But I remember as a kid growing up when my father worked in construction, he had an expression, measure twice, cut once. Whichever plan we're going to do, we should do and see it through to its fruition and make sure it's well thought out.

I point to two projects in downtown Riverhead that apparently are going to need to be redone at a greater cost than what should have been incurred. I'm thinking of the comfort station which was originally sited for the foot of McDermott Avenue. It is now behind West Marine. It had been locked for most of the time since it was built. I understand that it's going to end up being moved to the foot of McDermott Avenue or at least that's the buzz."

Supervisor Cardinale: "Not- that's a good question, let me clarify. Only if the Board chooses the proposed plan. If the plan that is approved continues with the lesser loss of square- of parking, then it will not be moved."

Bruce Tria: "The second instance of measure twice, cut once is on Roanoke Avenue by First Street. We have a four sided clock that was installed I believe three weeks ago, blocked by an evergreen tree that has been there I think for the last 20 years. So whichever course of action we're going to take, I would hope that we're not

going to measure once, cut twice and try and do a do over."

Supervisor Cardinale: "I see your father is here but you're not at every meeting. That's been resolved, \$450.00. We're moving the evergreen with the permission of the Lombardi family. I think it's happening today as a matter of fact."

Councilman Densieski: "Next week."

Supervisor Cardinale: "Next week and so that's resolved and a new gazebo is going to be voted on in today's work session or polled for fifty some thousand dollars to be approved."

Bruce Tria: "And then the last question now that I would ask the Board is when could one expect for this project to be completed and the riverfront parking field be finished and operational?"

Supervisor Cardinale: "Before November of 2005."

Bruce Tria: "Thank you."

Supervisor Cardinale: "Okay. Any other comment giving us some guidance as to the tradeoff we're discussing. Timmy, further comment?"

Tim Yousik: "As much as I do agree with Mr. Gordon that we- that it's terrible to lose any spots, is it fair to say with the expansion of the aquarium we're going to have to address more parking anyway?"

Supervisor Cardinale: "Yes."

Tim Yousik: "And possibly at that point would the town be looking at a multilevel lot to handle some of the needs? I mean that's going to be one of the alternatives I'm sure."

Supervisor Cardinale: "It is a very exciting time to be running- to be Supervisor. There are two things. One, Jimmy Bissett has indicated that he is proceeding with the hotel. He's going to need more parking for that. And there's even- Ron Parr is discussing the parking lot at Railroad Station which has a relationship to additional parking at the Main Street area because we're talking about apartments that will require additional parking. So, yeah, there's going to have to be additional parking if this town revitalizes as I hope it will."

Tim Yousik: "Okay. I mean that should be figured into the plan for sure. I agree with Mr. Gordon that a multilevel parking behind the Woolworth store may be the right answer. But one thing doesn't change. Green space on the riverfront can only be an asset to revitalizing downtown. Yes, I agree with him, I don't want to lose the 130 spots but if there's a way to make that up and still go forward with this project, to me that's the right answer. Thanks."

Supervisor Cardinale: "Shelly, further comment. And anyone else we can bring in the mix here, we'd be glad to take comment from, except Vince who's working press."

Shelly Gordon: "Although I greatly respect the comments that the Supervisor made, one of our major goals has to be to entice retailers to come to the south side of Main Street. At the very time that we're trying to do that, we're (inaudible) them to come by taking away their parking. They don't want to have a store on the south side and have to walk approximately 150 to 200 yards to the back of Woolworth.

The other thing is there is definitely a current parking shortage. If any of you have been to the aquarium on a Sunday afternoon, the place- fortunately the place is really mobbed. So it isn't when and if we have a short- parking shortage. We have that shortage now. We've had it for the last two or three years. And because it was a very difficult project to tackle and a very costly project to tackle, we sort of put it on the back burner.

I propose that we put additional parking on the front burner before we propose any of these- before we approve any of these, that we have a resolution today that that's going to be one of the top priorities if either or any of these plans go forward.

You know, it's not really a pocketbook issue but it's going to definitely hurt the people that have property on the south side. And look at the south side of Main Street, 127 is half full; 121 is empty; 117 is empty; 111 is empty. How are we going to entice people to come here unless we have an alternate game plan to substitute- to adequately substitute these parking spots.

So when we say that plan 1 is a break even and plan 2 will only cost \$342,000 we have to factor in a plan that provides at least twice the amount of spaces that we take away because if there's a current shortage the replacement of 100 spots is not going to do it. We need to have a facility that gives at least two to three hundred spaces and

we're looking at probably a \$3,000,000 cost.

So please let's not neglect to address this issue."

Supervisor Cardinale: "You know, I think you have to be right about all that except that, you know, the Parking District that pays for the parking so that- that's another thing we'd might like to get an opinion on.

We're going to provide enough parking downtown. There may be a shortfall but there will always be enough parking because we'll go and buy the parking if we need it. Nobody else would do otherwise. But you're paying for it, so if you're happy, I'm happy.

The Parking District buys its parking."

Shelly Gordon: "Well, Supervisor, if I've been paying all these years- "

Supervisor Cardinale: "Yeah."

Shelly Gordon: "-- maybe you don't have a right to take it."

Supervisor Cardinale: "Well, that's why we're having the hearing. The Parking District- there's an interesting issue here that you bring up. The property that we would be enhancing green space over, I've asked the town attorney to verify the ownership of, whether it's town property or Parking District property that would be utilized for green space. But- and we're also checking the charter of the Parking District to see if its breadth permits the concept that it incorporates both a sense of, you know- the Parking District is supposed to enhance the merchant community down there. Okay?"

Shelly Gordon: "Right."

Supervisor Cardinale: "If the merchant- if the Parking District- we, sitting as Parking District Commissioners, felt that the green space would enhance the merchant community, there's a question as to whether we have the right to make green what was simply a parking space. I'm assuming that we are going to get the go ahead from our counsel on that, but that still means that if we are shorting parking, we are taking some away, what- we're going to replace it. I'm sure we're going to replace it.

We're not foolish enough to take it away and not replace it

somewhere, but that means that it's the Parking District- that's why I want to hear from the Parking District people, that's going to pay for the replacement of what we lose. Not the general taxpayers of the town. So if you don't like the green, I'm very interested in the Parking District because if we put more green and we need more parking elsewhere, the Parking District is going to have to ante up for that parking."

Shelly Gordon: "We have to understand- "

Supervisor Cardinale: "The way it works."

Shelly Gordon: "-- we have to understand that Swezey was always an underutilized retailer. If we got in some active retailers on the south side of Main Street, it would be catastrophic. I don't think they would come."

Councilman Densieski: "Mr. Supervisor, I'd like to respond. You asked a question on how we can get- how can we entice businesses and shops to come downtown. One way I think we can do is like Mr. Dickoff is doing is he's renovating space and creating small retail spaces.

What we have on Main Street right now are huge buildings that are too big for most people to afford to come, ugly facades, and they're unrenovated. Why would they want to come?"

Shelly Gordon: "Why would they want to come? Because if they think the climate is right, they would come and as you know, at 75 East Main, we renovated the front before we got out tenants and we did get the tenants. And we're in the process of renovating 127 East Main and we're going to do that with all of the other Swezey buildings.

But the lifeblood is parking and I think it's irresponsible to go forward without a resolution to address the current shortage. And if you take the current shortage and you add 130 spots to that, you need a parking facility that will accommodate anywhere from 250 to 300 cars and I don't think there's property to condemn on Main Street at this point without spending millions of dollars.

What's interesting is despite the shortage of tenants, the perception is that there's value in Main Street. A major developer has approached us to buy the property from Sears to the Fauna Museum and the numbers that they're offering are mindboggling. Nobody would think that downtown Riverhead would command these numbers.

Now part of their enticement is that there is parking right in back of the facility that they might create and green space is wonderful but we have to really address how to substitute for it before we go forward. And I respectfully request that we address that issue."

Supervisor Cardinale: "Thank you."

Councilwoman Sanders: "I'm sorry, but I'm just a little bit-- it's not directed at you specifically, Mr. Gordon, but if you would like, you could propose the one comment that the Supervisor made regarding that it's going to be an additional cost to the Parking District that they're going to ultimately have to pay for to replace or relocate those parking spaces someplace else in the Parking District.

But my question is, is the \$342,000 in addition to the \$2,000,000 dollar grant that we have, is the Parking District willing to absorb -- if the Parking District wants that proposal, would the Parking District be willing to absorb the additional money? That's one question I have.

And another question I have is if there is no draw currently to the area as Councilman Densieski just pointed out unless there are major renovations then why are we addressing a \$350,000 increase in the cost? I'm confused on two issues."

Shelly Gordon: "Right. On the first issue, I think it's a legal question as to whether the town could take away spots that are currently useable and serviceable and then ask people that are currently that space in back of the stores to pay for the replacement.

If anyone should pay for the replacement, it should be the major users of the space, like the aquarium and certainly if we got any-- if we were able to obtain a retail tenant that needed significant space, we would be perfectly willing to be part of that equation. But if the town in their infinite wisdom can take away these kind of spaces, I don't think that they can-- it would be fair to try and encumber us with the replacement because we're perfectly happy with what we have right now.

So I think it's a serious legal issue.

And what was the other question?"

Councilwoman Sanders: "Well, I think the other question was just a question possibly for Councilman Densieski. I was confused at the logic of there is no draw to the current area because of the condition of the buildings. But then why are we proposing the additional expenditure if we don't have the draw?"

Councilman Densieski: "I would answer that because we have to invest in our downtown. We have to stop striving for mediocracy. We have to stop being average. We have to do like our neighbor, Greenport did. They had a vision. They invested in their downtown. They implemented plans. I think that's the reason why."

Supervisor Cardinale: "Thank you, Shelly, and Tim again. Again, if anybody wants to get in the mix here, I'm inviting- "

Tim Yousik: "Sorry to keep coming up, but Rose pointed out something that I'd like to address.

Not this administration or this Town Board for that matter, but in the past, things like behind my restaurant, the Town Board opted to spend \$13,000 to put down a little cement slab to put dumpsters on which to me was ludicrous.

I would like to know where we stand with the Parking District as far as funds go. As a property owner, I spend an awful lot of money on Parking District money, you know, Parking District taxes. I'd like to know where it's going.

I think before you ask us to spend a nickel on more parking, first tell us what you're already doing with out money because I haven't seen much improvement in the Parking District in a long, long time, you know, paving here and a little stripe there. But the amount of money that collectively all the property owners spend, I think this Town Board should become accountable to the ones who are paying the money.

As far as us investing in downtown, I couldn't agree with Eddie more. The town has a responsibility to create a climate to attract businesses. There's no question about that. As much as the property owners in my opinion have a responsibility to make their stores attractive and inviting for businesses to want to rent them or to purchase them.

You take a restaurant like Diggers. I keep it painted; I keep the landscape nice. Why? Because I'm trying to attract people into

my store. Richie at the Boardwalk has spent an awful lot of money making it attractive. Why? He wants people to walk into his- but the town has a responsibility to make sure that our sidewalks are safe which by the way they're not. That our riverfront is attractive. Whatever plan. It's got to be kept clean, neat and attractive.

The parking- the garbage issue is slowing getting resolved and code enforcement has been working diligently to try and help with that but make no mistake, this Town Board and this town has a responsibility to make it attractive and safe and you're failing on some of them. Thank you."

Councilman Densieski: "Phil, I'd like to respond if I could."

Supervisor Cardinale: "Yes."

Councilman Densieski: "Tim, we just went through the budget, the Parking District meeting last week so I have an idea where a lot of that money is going. A lot is going towards debt service for bonds for like improvements in the riverfront. And a lot of it was going toward salaries for the two parking- the meter maids, whatever you want to call them, which, we just took a vote to eliminate those positions in the Parking District."

Supervisor Cardinale: "Yes, Larry."

Larry Oxman: "Larry Oxman."

Supervisor Cardinale: "We eliminated one before. We're eliminating the last one left in this new budget. Yes, go ahead."

Larry Oxman: "Hi, Larry Oxman. Just really do some figures. I think the other day we had figured out that there was over 800,000 square feet of retail development, that's including both east and west Main Street but I think off of Main Street area. If that space was built today up on Route 58 or anywhere in town, it would require 4,000 parking spaces. I don't think we have 4,000 parking spaces in the entire Parking District. I'm not sure what the number is, but I thought it was under a thousand."

Councilman Densieski: "Larry, I think we all agree with you, but the question is do you put them on the riverfront where you want your pedestrians and tourists or do we focus somewhere else for parking and take advantage of the riverfront. I think that's probably more the question."

Larry Oxman: "Well, I think- I'm just bringing to light that parking is an issue in the entire downtown to make it as pedestrian and user friendly to attract businesses here. I'm really not actually giving an opinion on either. I'm just saying that parking is an important aspect and this is just one piece of an overall plan that has to be looked at.

Years ago, the BID had engaged Gary (inaudible) services and he had recommended some type of rather attractive tiered or decked parking on the north side so, again, I'm not endorsing either proposal. Green space is lovely, parking is a necessity. That's for you to grapple."

Councilwoman Blass: "Larry, the other half- if I may, Phil- "

Supervisor Cardinale: "Yes."

Councilwoman Blass: "--Larry, the other half of that discussion centered on the fact that if that retail space was improved with as many as four stories of apartment uses on top which is what we are considering, at 500 square feet per unit, I think we talked about something like 8700 apartment dwelling units that may be possible in the downtown area."

Larry Oxman: "I don't know if it was that high. It was very large, so this number becomes like 10,000 parking spaces."

Councilwoman Blass: "So we have to recognize that we are encouraging an infusion- "

Larry Oxman: "Yes."

Councilwoman Blass: "-- of new activity on Main Street and at some point that becomes the underlying issue how we adequately serve them with parking and otherwise."

Larry Oxman: "The downtown is a wonderful asset and I think it's shaping up nicely but, again, parking is certainly an issue. I'm glad that the meters were taken away. That was a good decision, so that's all."

Supervisor Cardinale: "Thank you, Larry."

Larry Oxman: "Thank you."

Supervisor Cardinale: "Gene Greaves and then we'll go back to Shelly with another comment. And anyone else who has comment, I'd like to hear from them. Yes, Gene."

Gene Greaves: "Hi. Sort of like Larry, I'd like to remain neutral at the time. I haven't honestly had a chance to review both of these. I was hoping to have a more informal gathering to look at the plans and digest the information. I would just ask that you allow for some commentary period, written commentary period. You are asking for public input which is the reason for today's meeting."

Supervisor Cardinale: "Right."

Gene Greaves: "I would just ask for some sort of written commentary to be allowed for a period of time so that people like myself and others that aren't able to be here can digest the information and suggest hopefully good comments that you can then take and reconcile."

Supervisor Cardinale: "Fine. Thank you. Yes."

(Inaudible remark from the audience)

Supervisor Cardinale: "Right. And that's very nice. Howie has offered that these plans will be available and if you need further information, Howie will make himself available. Vic. And then Shelly and then Lauren."

Vic Prusinowski: "Vic Prusinowski, 533 Elton Street, Riverhead. Where's my tape recorder? Inside joke."

When we first started the Country Fair in the early- in the mid '70's, the dream was always to take advantage of the riverfront. So I think we're about 50% there. I'm certainly not opposed to a compromise here, a little more green space, but I have to tell you I've been servicing clients downtown through my job for 25 years. This summer I was happy to see a tremendous increase in traffic. We have a lot of traffic coming through town.

The Fauna, the Dinosaur Museum has worked perfectly to augment the aquarium. Suffolk Theater is going to be up and running and I'm happy to hear Shelly say that the values of the properties which is what our dream when we lured or we tried to get the aquarium to come to Riverhead, that's what it's all about. Getting the values of the real estate to upswing, to encourage diverse businesses to come

downtown.

Now I just want to say one thing, Jack (inaudible), who used to- who was the vice president of Swezey's and I served with him for years on the Farmland Preservation Program, knew him through my business, he used to tell me and it's confirmed today, this other project that I'm working on, within 100 feet of a major department store, a single parking space is worth \$250,000 a year for the retailer. So that's something you have to take into consideration.

Now one of the reasons why you don't have a lot more people here today to question the amount of parking that's being reduced is because unfortunately we have a lot of empty buildings down there. But in order to lure the type of tenants and it's not going to be, you know, department stores but it will be other types of businesses that will come and locate down there, parking is very important.

But I think-- Howie's genius, I think he can do both, but how's that? You can pay me later. But I think you can do both. But be careful when you start eliminating parking because it is a valuable asset that is important to lure- to complete the puzzle to get more business downtown.

And one of the problems they are having in Greenport right now is a severe lack of parking which is a big controversy- not a controversy but it's a big problem that I know the mayor is working on because I was at a fundraiser out at Claudio's and Bill Claudio and all they're talking about is the parking is a real problem now there.

So, hopefully, we have that problem again where business is so good in the future. So I think you can have both but be careful not to eliminate too much parking at one time because it could affect the future total development of downtown area.

Building that tiered garage by the way and Gary did a nice job on the design, millions of dollars. And somebody has to pay for it and that certainly is not an area where you want to start charging for parking. I mean it's a little bit different. We were talking about that design in the initial phase of the aquarium.

So just consider it carefully. I think finishing the park and the bulkhead is very important, the green space is important, because we are vision for the riverfront. As Howie will tell you, it's not only a dock for boaters but really a park for every resident of the town who pays taxes to come down there and take advantage of the

asset.

And believe me it's getting better and better because I drive through there every day and during the summer we have boats coming in from New York City, we have people coming out for lunch and sitting at the picnic tables and certainly you know we need a little more space to put more picnic tables and take advantage of it.

But be careful when you start eliminating parking because it's when retailers do their economic calculations within 100 feet of the store, these parking spaces are very, very valuable and probably the \$250,000 is a low amount today because it's probably a lot more than that. And so that's all I want to say."

Supervisor Cardinale: "You know, one of the things that strikes me is this that what I tried to say earlier is that we're talking about the location of parking not the elimination because sooner or later we're going to have to have parking adequate to its purpose. But it really depends to some extent how Main Street develops because if it develops as a tourist oriented downtown area, as you know from your touring of other areas, people are more willing to park on the outskirts and get trammed over or walk over to the city center or the town center in this instance.

If it develops as a retail outlet, you're absolutely right, Vic and Shelly. Those are really valuable spots. My guess is the retail days of the downtown area are behind them."

Vic Prusinowski: "It will probably be a mixture of both. You're not going to get (inaudible)."

Supervisor Cardinale: "Yeah. There's going to be specialty retail, we have to have that. But I can't see, maybe I'm wrong because Shelly had indicated there was some interest, so who knows, it's a real guess.

There was another comment we wanted to get from Lauren and then from Shelly. So Lauren, why don't you go ahead, and then, Shelly, who don't you come on up and add a comment."

Lauren: "Good morning, Lauren (inaudible). I just want to say that I think, you know, both of these plans- I'm generally always in favor of additional green space but I really think we do have to seriously consider the amount of parking that will be reduced.

My husband and I own a small sales service and installation store on Railroad Avenue and we have customers that bring in musical instruments and audio equipment for repair. Some of this stuff is really big. It's really important to us to have parking that's very, very close to our store. We will be in the next several months moving our store downtown to Main Street, actually it will be facing the river which is great, we think it's wonderful.

So parking is very, very important to us. We don't use a lot of spots but we have customers bringing in big amplifiers and I understand that the town, you know, maybe will provide parking elsewhere. But for us in particular it's very important that it be located very, very close to our store because they are not going to walk across the street with the stuff and they just want to be able to park in front and bring it right in.

I, you know, like I say I always, almost always are in favor of green space but I do think it's important for us to have the parking that's located close to the stores.

Also if you are talking about adding residences or apartments above the retail stores, I'm not familiar with the plans but I don't think people are also going to be wanting to park far away from where they live. Most people like to park- I mean those that own homes we park in our driveways or garages, but they want to park close too. So I think it's very important that we preserve as much parking as possible.

Also it won't cost anybody any additional money to do the plan as it is already improved. So I just wanted to offer my support for the plan as we have it approved and to reduce the parking as little as possible so as not to impact the retail stores that are already there, the ones that will be coming there and the ones that we're trying to attract to revitalize downtown. Thank you."

Supervisor Cardinale: "Thank you. Yes, Shelly."

Shelly Gordon: "Unless we have a commitment to meet the current needs plus the additional needs by taking away the space, unless we have a concurrent commitment to do that and to have that available by the time this plan goes into effect, I can't in all good conscience negotiate with developers and not tell them that the current parking as it exists will not be here.

So I think the magic words are and the responsible thing to

commit to is not to wait until- it looks like half of that remaining parking is owned by me. Am I going to get into a situation where I have to have a parking attendant tell anyone that's not coming to Sears or that doesn't have a tenancy in 127, that they can't use that parking lot? Why put me in this terrible situation?

I've always been friendly with the town. I've always allowed the town to use our parking lots. I've never had a situation where I've said, hey, these lots belong to me, why don't I get compensated for it? As a good citizen that would not be the case.

We have to have, the magic words uttered by the town- the Town Board, that we will concurrently address the current shortage plus the additional shortage that is going to be created by either of these plans. To do otherwise is irresponsible. We're just burying our head in the sand.

And I say this with all humility and with the greatest respect for all of our Town Board members but, you know, as a businessman, I could see the problem. I have major people- if I don't want to mention who they are but I'll mention privately to the Town Board members, that are looking to put four or five stories of residential in downtown. They want to take the major Swezey buildings down and make a tremendous retail and residential complex. They're going to walk away from it unless we come up with an adequate solution.

And you folks have a fiduciary responsibility to the downtown. You have a grant and it's wonderful and the worse thing that could happen is- in your minds is that you turn the grant down. But unless you come up with an adequate solution, maybe that's the proper answer."

Supervisor Cardinale: "Okay. Well, let me tell you the words. As the Parking District Commissioner and members, we will absolutely address any parking needs to the- to be occasioned by the development of the Main Street. We want the Main Street developed. It will be developed and you will have adequate parking through this Parking District.

This is not really the issue. Because if you get the development you need and I'd love to see some residential above those stores, you are going to need a lot more parking than the nine spots or the 85 spots we're talking about in the differential with this plan. We're going to need if you do this right and if you are successful in selling your property and they're successful in developing it, a lot

more parking so this is really a moot issue. This extra nine or extra 85 spots is inconsequential to the kind of parking Barbara is talking.

If you develop the downtown into a city center, you could have as many as what- 8,000 did you say- new people down there in residential. I would love to deal with that problem. Please, God, I'll be here to deal with it."

Shelly Gordon: "Residential tenants don't want to walk two blocks for a parking spot."

Supervisor Cardinale: "Well, you know, that means they're going to have to have garages. That means they're going to have to- the developers are going to have to or they may have to park on the north side. That may happen. I can't provide it on the river, in the river. In fact, as I said earlier, if I was doing this town over, I would never have put a parking lot on the river. That seems idiotic to me, honestly.

So we're not talking about- we're talking about the location of the parking, not it's existence. Only a fool, and there's none up here, would say to you that we're not going to have adequate parking in downtown. We're trying to revitalize downtown. Parking is the lifeblood of downtown. Parking has to be there."

Shelly Gordon: "A major ingredient that's missing from these sketches is what if the remaining parking is not part of the Parking District. What if it's owned by private parties? The parking in back of the Dinosaur Museum is owned by Mister- "

Supervisor Cardinale: "That's a good question."

Shelly Gordon: "The parking in back of Sears is owned by me. The parking in back of 127 is owned by my company. So you're left with very little space that can't be shut off in the event that the owners find that their own tenants cannot park adequately."

Supervisor Cardinale: "Right. That's a very valid point. You're counting in the available parking, the private parking as well? You're not counting his parking?"

(The remarks made by Howard Young were from the audience and not at the microphone)

Howard Young: "No."

Supervisor Cardinale: "You're not counting his parking."

Howard Young: "I'm counting- I believe it's the piece that's leased from- "

Supervisor Cardinale: "Yeah."

Howard Young: "I don't- "

Shelly Gordon: "It's leased at zero dollars per year. So at that price- "

Howard Young: "I'm not talking about (inaudible) we did count this piece here which I believe you own."

Shelly Gordon: "Yeah. That's not leased from us. The- "

Supervisor Cardinale: "It is not- "

Howard Young: "I counted that piece (inaudible)"

Supervisor Cardinale: "How many parking spots are in that piece?"

Howard Young: "Thirty-six."

Shelly Gordon: "Oh no. It goes- you're not counting the parking right in back of our buildings. There's probably 75 to 80 spots in back of those two buildings, in back of 121 and 127."

Howard Young: "Those are the numbers. That's what I was trying to point out."

Supervisor Cardinale: "But you didn't count them anyway, did you?"

Howard Young: "I counted the ones behind the old Swezey building, 36 spaces that (inaudible), right here west of (inaudible)."

Supervisor Cardinale: "Okay, that's the 36. And those were just added, right?"

Shelly Gordon: "Twelve years ago."

Supervisor Cardinale: "Yeah, but I mean they were just added to

your calculations of- "

Howard Young: "They were in some of our calculations and not in some (inaudible)."

Supervisor Cardinale: "What I'm trying to figure out- yeah, they're in today's. I'm trying to figure out- he makes a legitimate point. When we say that we have 381 available spots now, are you counting spots that belong to private owners?"

Howard Young: "Only that piece."

Supervisor Cardinale: "So then we really have not 381 but 36 less. So we really have- well that would help- then we're cutting less. We don't have the 36 to begin with so we couldn't cut it. So we have 381 less 36 which is 345 spots to begin with and we're still winding up with the same spots. Right? We have 345 and we're killing 134 or we're killing- "

Howard Young: "Those 36 are counted in all of them (inaudible)."

Shelly Gordon: "They were counted in the remaining spots so we have to reduce what remains."

Supervisor Cardinale: "So it's the same number."

Shelly Gordon: "And the great difficulty is I have Bob Smith here from the Fauna Museum. About half of his parking that is owned by us is eaten up by the aquarium. I don't think he's going to find that acceptable."

Supervisor Cardinale: "Yeah, but I'm still confused. We're not counting that as available now."

Howard Young: "No. But he's saying that it's there (inaudible)."

Supervisor Cardinale: "It's practically being used."

Howard Young: "It's there and other people are using it."

Shelly Gordon: "Yeah. And it was tolerable until now, so we just have to minimize the spots that are being taken away. And more important than that, we have to prepare for the alternate solution,

not when we start to shut parking off, we have to provide for that immediately.

We have to concurrently with planning for this prepare to have an adequate parking garage where- as close to the spaces that are being taken away."

Supervisor Cardinale: "Yeah, okay. And you'll change the tape. I just want to make sure I understand your major point here is that there are some number of spots uncounted by you which are in fact being used by the public because the owners let it be. They're not being counted in this calculation but in fact if you were to have inadequate parking, you would shut that down and they would have to go elsewhere so we would actually lose more space."

Shelly Gordon: "And we do it with great reluctance."

Supervisor Cardinale: "I understand."

Shelly Gordon: "But if we could just address the two issues simultaneously. It's not as if there wasn't a problem prior to this. It's almost like adding insult to injury to have a shortage currently, to create a bigger shortage, and then not address either of these two issues."

Supervisor Cardinale: "Okay. You- I think we certainly should address the issue of parking in the town. It's going to have to be addressed soon because Mr. Bissett is going to propose a hotel on Main Street with 180 rooms and when he does that, he's going to want that property coming into the Parking District where he's building it."

Shelly Gordon: "Yeah. In all due respect to Mr. Bissett- "

Supervisor Cardinale: "Yeah."

Shelly Gordon: "I'm really not worried about his problems."

Supervisor Cardinale: "They're going to- "

Shelly Gordon: "Because all he does right now is use my spots and I'm still waiting for him to come forward and say to the Fauna Museum and the Dinosaur Museum, let's develop a cooperative effort so that my business will be able to go to your place afterwards and we'll develop a combination ticket and the fact that he's not here today indicates that he's oblivious to what the problems are because he's

getting a free ride. He is actually using our spots without any concern."

Supervisor Cardinale: "I think he's also paying Parking District tax."

Councilman Densieski: "He's the number one- "

Supervisor Cardinale: "He's the number one Parking District payor as a matter of fact. So I don't think- "

Shelly Gordon: "Is that a fact?"

Supervisor Cardinale: "Yeah, it is. But he is- and incidentally I thought they were doing a shared ticket between the Dinosaur Museum and the- "

Shelly Gordon: "Are they?"

Supervisor Cardinale: "They've talked about it but they haven't done it? Between the aquarium and Dinosaur. Between the aquarium and Dinosaur, they're not doing it yet? That's too bad. And Fauna, you don't have a shared ticket either? Actually you're a donation, aren't you? You're so nice. I'm going to your store. I'm going to your store where I have to make a goodwill donation. And what I do is take like a dollar, make it look like a ten and- yeah."

Shelly Gordon: "Supervisor, respectfully- "

Supervisor Cardinale: "Yes."

Shelly Gordon: "-- if we could face the issue simultaneously everyone will feel a lot better about it, my perspective tenants, the current owners, and in all fairness it's an issue that was here before, an (inaudible) problem that was present before, and it's just being magnified now. And to bury our head in the sand is not responsible. So I count on you to do the right thing."

Supervisor Cardinale: "I certainly agree with you that we should address the parking issue simultaneously."

Shelly Gordon: "Okay, thank you."

Supervisor Cardinale: "Let's see, who do- yes, come up, please."

Ray Dickoff: "Ray Dickoff. If the Town Board is going to talk to the private parking field owners and come to a situation where it's comfortable for everybody, right? That's going to be at a separate meeting amongst you and the private parking field owners, like Mr. Gordon?"

Supervisor Cardinale: "No. Actually the private parking field owners have private parking fields. That's wonderful, keep up the good work."

Ray Dickoff: "No. As far as people using their fields, that's something that you can talk to them."

Supervisor Cardinale: "We sitting as Parking District Commissioners, could address that by a real lease in which we actually paid money to these people."

Ray Dickoff: "Okay. So you're going to do that. But today's meeting, today's discussion is on which one of these two are better. And everything I'm hearing is the apartments downtown, how many apartments are proposed or are you thinking about or would fit? Eighty seven hundred."

Councilwoman Blass: "That's just taking the ground floor- we did some calculations the other day because we needed to generate numbers when we're dealing with the downtown district and the question came about two things, what was the amount of retail we actually could put downtown, assuming that we had a blank canvass essentially. None of the buildings existed. And if each of those buildings were improved with up to 60 feet possibly four to five stories which is what we were talking about, how many apartments could that generate if we kept the same dimensions that we're talking about, 500 square feet per apartment."

We have to do those kind of projections in order to plan properly for all the impact that that kind of extreme development would incur. So that's the number. I don't think we want to walk away from this meeting thinking that we're going to have 8,000 apartments in downtown Riverhead. I don't believe that anyone should walk away with that as a fact- "

Ray Dickoff: "No. But just the fact that we'd want to get apartments downtown, we do want that?"

Councilwoman Blass: "That's correct. We have- "

Ray Dickoff: "We should then try to come up with the most amount of green space in the downtown area for these people who live in a 500 square foot room, that they could go outside and enjoy the space.

Along the same lines is this hotel that's being built. People come here, they're going to pay a lot of money to spend the night, they're not going to sit in that room. They're going to want to get out, they're going to want to stroll down the river and enjoy the maximum amount of green space.

So if the town is committed to big parking, let's make it somewhere else. Make it on the other side of the road, make parking for that aquarium on Ostrander in the old properties that are down there. I believe the Fire District might be putting some surplus property on the market soon, maybe the town should look into that.

But the key is to get as much green space down there as possible for these apartment dwellers to go down and enjoy, the hotel people to enjoy, and the people who are creating small shops like myself down there, foot traffic is the key. Not driving down there. It's foot traffic that's going to go back and forth.

And the boaters. The boaters are going to want to come up the river, tie up, sit down, barbeque, whatever, sit down and enjoy the day. Okay? Thank you."

Supervisor Cardinale: "Thank you. Larry, and then Lauren."

Larry Oxman: "Larry Oxman. I believe the figure was 3100. When we were done, the number of apartments, it was 3100. Because I don't want 8,700 appearing in the newspaper. I think it was 3100 and that was a build out on everything, East and West Main Street and all of them being 60 feet tall, the absolute maximum. We're talking about a city and that's- it's not going to happen. But anyhow."

Supervisor Cardinale: "Thirty one hundred apartments."

Larry Oxman: "I think- it was a theoretical maximum."

Supervisor Cardinale: "With either one or two people in them is what we're talking about, 500 square feet."

Larry Oxman: "But the number of apartments, 500 square feet, so, just but not 87- "

Supervisor Cardinale: "And the reality is we have no approved site plans for apartments."

Councilwoman Blass: "Yes, we do. We have one."

Supervisor Cardinale: "Sendlewski, which is four apartments, I think."

Councilwoman Blass: "Three. Fifteen hundred square feet."

Supervisor Cardinale: "And we have one proposed site plan for the Ben Franklin building."

Councilwoman Blass: "That's correct."

Supervisor Cardinale: "For apartments. But, so the reality is somewhat removed from the theory. But we do- I think the point isn't- "

Councilwoman Blass: "But even 3,000, however, is a number and again we should check that with Eric because 8700 was some figure."

Supervisor Cardinale: "But it's- "

Councilwoman Blass: "I'm sorry."

Supervisor Cardinale: "I'm sorry, please finish."

Councilwoman Blass: "Even at 3,000, it's an infusion of a use which would require in some cases, you know, overnight parking not transient but overnight parking of, you know, a significant amount. That's all."

Supervisor Cardinale: "But- and I said before and I repeat. We will get the parking necessary but it will probably be incidentally on the north side of the street. I found it interesting what was just said by Mr. Dickoff that it's a twist to what I was saying earlier. It depends on how your town develops.

If your town develops as a tourist center, people will be glad to park on the north side, they'll be glad to park at the Ostrander Avenue location and come into the city center. If your town develops as an apartment based downtown which everyone hopes the interesting thing about that is that these people who are in the 108 rooms in Bissett's hotel and the 500 foot residences apartments, they do want

green space. They actually will people Grangibel, will people the riverfront park. It's really- the tough thing here is you're guessing and this isn't- we're afield of the issue.

Because what we are talking about here again is one of those two plans is going to get approved Thursday, reapproved or approved and we're moving forward. The one- this is a difference between if you want to be- between 85 spots or if you want to be very charitable, nine spots if you use the head ins.

Our problems we've developed in this discussion are much broader than that. If this town develops the way we're talking about, we're going to need a lot more than 85 or nine extra spots. So I really think that the bigger issue is what are we supposed to do with the earth behind- right up against the river there? Is that stuff places where we want to see parked cars or is it places where we want to see green space? So tell me, what do we want to see there? Yes? Yeah, why not, come on up Shelly."

Councilman Densieski: "Yeah, I have a question."

Shelly Gordon: "Just for the record. We're talking to developers that want to put 1,000 square foot apartments and those apartments and they'll be for middle income people and they'll bring- infuse a lot of money for downtown and these apartments require for parking for two cars.

No one is going to spend between \$1500 and \$2000 a month for an apartment unless they have readily available parking within a short distance. So when you say that we have a lot of options for the town, what we are doing right now is we're precluding certain options."

Supervisor Cardinale: "Sure."

Shelly Gordon: "We're precluding the option of having a better scaled apartment in downtown because we don't have the parking. We're almost precluding retail and I don't think we're going to get enough tourist related tenants to come downtown to occupy all this space. So it's a real dilemma. I know something has to be done but we're really shutting out certain options by taking away more space."

Supervisor Cardinale: "That's the hard thing about government. When you choose one thing, you reject the other."

Shelly Gordon: "Right."

Supervisor Cardinale: "And you're right."

Shelly Gordon: "So if we at least have the commitment that I proposed before, then perhaps we're not burying our head in the sand and we can move forward positively."

Supervisor Cardinale: "That much everybody on the Board will agree, that we have to replace the 85 or the nine plus a lot more."

Shelly Gordon: "And add the shortfall that currently is here and the additional shortfall that's going to develop."

Supervisor Cardinale: "That we can all agree on."

Shelly Gordon: "Thank you."

Supervisor Cardinale: "Yes."

Councilwoman Blass: "Can I just ask a question? I'm sorry, you had- "

Councilman Bartunek: "Let me just ask Howie a question."

Councilwoman Blass: "Yes."

Councilman Bartunek: "You can do some (inaudible) engineering if you'd like. You don't have to get up (inaudible). I'm looking at the parking space behind Sears and I would really like to increase the amount of green space at least the minimum green space we have is that strip which is located at the southerly end of McDermott. If we were to eliminate, it looks like two parking spaces at the east end of that parking field which I calculate would be- each parking space is approximately 20- 10 feet wide- is it possible that we could actually increase the amount of green space there by 20 feet? In the same context, I'm looking at the green area to the west here, that triangular, is there a possibility that you could add like four or five parking spaces in there? Is there some reason that you can't?"

Councilman Densieski: "On the East End Arts property are you talking about?"

Councilman Bartunek: "Behind it. That's parking now, that's existing road, so I don't understand why you couldn't make that into parking- "

Howard Young: "Well, (inaudible) I think what we were trying to do is continue the green there. The parking space on the town property behind Sears, as you can see on any of the plans existing, a very (inaudible) very narrow and very short space, in fact only 15 feet long, some of the spaces there. It's not striped correctly. And it's in such a shape that it doesn't lend itself to good parking layout, a good parking layout to service a (inaudible). So it's really- certainly you could take the new plan and say let's decrease the green by 20 feet and- "

Councilman Bartunek: "It seems to me like you could probably (inaudible) the road up if you took- "

Howard Young: "-- I think to answer your question. If you put these spaces on this side, which we can't do because of the bicycle path, but if you did something like that, it would gain those spaces right back and I'm only saying that because it is a (inaudible) shaped piece of property."

Councilman Bartunek: "But there's no reason why you couldn't take those two parking spaces out, hinge the whole green space up and pick up at least possibly 20 feet of green space down by the river."

Supervisor Cardinale: "You're looking at the old plan."

Councilman Bartunek: "I'm looking right here. This is the- "

Supervisor Cardinale: "Is that the old plan or the- "

Councilman Bartunek: "This is the- "

Supervisor Cardinale: "This is the first plan."

Howard Young: "And you're talking about?"

Councilman Bartunek: "I'm talking about these- now this is the middle plan."

Supervisor Cardinale: "Yeah, the middle plan."

Councilman Bartunek: "This is what's approved. Taking these two spaces out of here, this is 20 feet, (inaudible), add more green space here and add maybe four parking spaces in here which is already existing road so you (inaudible)."

Howard Young: "Anyplace. I can move anything but I think this is very poor if you move this up and you've got problems back (inaudible)."

Councilman Bartunek: "Why would you have a problem with this? If you move this up and you have this green piece right here, (inaudible), you might even be able to pick up spaces in here. I'm just trying to be educated how it could work."

Howard Young: "I don't disagree with you (inaudible)."

Supervisor Cardinale: "Right."

Councilman Bartunek: "That's fair enough."

Supervisor Cardinale: "Oh, my goodness, Vince Tria."

Vince Tria: "Not to be confused with Bruce Tria."

Supervisor Cardinale: "Yeah."

Vince Tria: "I think for the past about eight months now, I've been involved as a citizen with revitalization. Number one, that never happens overnight but we talk about Greenport so much. What did it take the man, 10 years? Well, nothing was done here for the last, I don't know how many years. My son loves to say 20. I've seen a big change taking place, that's number one. I also don't understand the number crunching.

We talk about nine spots, 120 spots, no one mentioned that we're going to have dumpster corrals which will eliminate 12 spots. And I don't think one corral especially on the south side is going to be able to handle 22 dumpsters that are there now. So there could be two corrals or three corrals. Shouldn't that be included in what you're talking about in parking spots?"

Supervisor Cardinale: "Subject to another hearing, because if and when we do that if you're putting a dumpster corral on a spot that was a parking spot, you're going to lose the parking spot."

Vince Tria: "But it's out for bid right now. These buildings are out for bid."

Supervisor Cardinale: "The buildings- the corrals are out for bid but they haven't- there hasn't been a public hearing which will be

required."

Vince Tria: "No, no, I realize that."

Supervisor Cardinale: "We're just getting a number because we may or may not go forward. We want to know how much it's going to cost before we even consider going forward."

Vince Tria: "Well, my other question is and Bruce mentioned this, we have quote beautiful Grangibel Park. It's green. Have you ever seen anybody there? And do you really believe that if I rent an apartment, I really want grass outside? That's my sole purpose, is to come downstairs, stand in the green, look across the Peconic River, and what do you see? Cattails."

Councilman Densieski: "You remember Vicky (inaudible)? You know Vicky from the BID who just recently passed away?"

Vince Tria: "Certainly do."

Councilman Densieski: "She walked on the riverfront. She lived downtown in one of those apartments and she walked on the riverfront every single day. So I think the answer to that question is yes, people do want to see greenspace."

Vince Tria: "Eddie, I used to walk it until my legs bothered me a little bit. The point I'm trying to make is you make it sound like a utopia. But look across the river, that's all I ask. So it's like my house- I have beautiful grass and my neighbor has weeds 10 feet tall. Why would I want to go out in my backyard? Unless I put up a fence 12 feet tall so I want to hide his ugliness."

Supervisor Cardinale: "Thank you. Yes."

Tim Yousik: "My last comment. I promise I'm leaving. Real simple. We all agree that we're going to need more parking with the expansion of the aquarium. We also- mostly all of us agree that we need more parking right now. If we put in the green space which all of us would like to see as long as we didn't lose parking, why don't we do both? You've got to expand the parking anyway. What's another 85 spots of expanding parking and creating the green space. Do them both."

I agree with Shelly. Do it simultaneously, get it done. Have the best of both worlds. Put in the green space that is desperately

needed and add the parking that's already desperately needed. Just do it. One project needs to be done with the other.

Yeah, is it going to cost money? Of course it's going to cost money. But you can't, you can't fix your house without spending money. This is no different than fixing the problem we have downtown. We have a perception problem that needs to be addressed. It's slowly getting fixed by private, you know, business coming into town.

But the town like I said before has a responsibility to clean up what we already have. Clean up the riverfront, clean up the sidewalks, clean up some of the undesirables, but do it all. It's a project- I mean everyone right now sitting on this Town Board is interested in this project. It's a question of which way to go forward.

Do it right but do all of it. It's that simple."

Supervisor Cardinale: "Thank you. Yes, Lauren."

Lauren: "I agree with what Tim just said. Just a couple of things I want to point out. It seems like that we're saying one plan has green space and the other doesn't. That's obviously not the case here. They both add significant additional green space which- "

Supervisor Cardinale: "That's correct."

Councilman Densieski: "That's not true."

Supervisor Cardinale: "Well, if you look at that sheet you have, Lauren-- "

Lauren: "Well, according to this- "

Supervisor Cardinale: "3200 addition in the first plan."

Lauren: "Right."

Supervisor Cardinale: "68 in the second."

Howard Young: "I think that's- I think she's correct."

Lauren: "Right. They both add- "

Howard Young: "I think Eddie's correct (inaudible). The

existing green space between the existing (inaudible) and the riverfront is the 30,000 square feet."

Supervisor Cardinale: "Oh, okay. Let me clarify that."

Lauren: "So then this is- "

Supervisor Cardinale: "Could you clarify that because this is confusing."

Lauren: "This is incorrect."

Howard Young: "The existing green here- "

Supervisor Cardinale: "Oh I see your point. Yes."

Howard Young: "-- here and here, the only green added there was eliminating the parking spaces that face into the river and the only pick up we got was- "

Supervisor Cardinale: "Two thousand square feet."

Howard Young: "-- the 30 parking spaces."

Supervisor Cardinale: "So that's- "

(At this time, the CD ended and Lauren and Bruce Tria spoke before the second CD started recording)

Councilman Densieski: "It's not- it's going to be- "

Bruce Tria: "The question is, Ed, when will it happen? I mean, I'm 48 years old."

Councilman Densieski: "We're going out to bid now."

Bruce Tria: "We started talking about this, I was 38. I expect it won't be done before I'm 58."

Councilman Densieski: "I have the blueprints in my desk, I'd be glad to show them to you. And we're out to bid now, Bruce, so hopefully we'll move forward."

Supervisor Cardinale: "Yes, would you come up here, sir? We're going to have another hearing on dumpsters. We can enjoy that as

well. Go ahead."

John Roe: "Mr. Supervisor and members of the Board, my name is John J. Roe, III. I'm an attorney, belong to the law firm of Roe, Wallace, Esteve, Tariff & Tates (phonetic). We maintain offices in Patchogue. I'm here representing Anthony Perrera (phonetic) who is a partner in Fairway Associates LLC and I'd like to file a letter with the Town Board expressing his opposition and I'll make some comments."

Supervisor Cardinale: "Sure. What property is it? Maybe you could start-- that he owns, your client."

John Roe: "He owns the former Swezey's building."

Supervisor Cardinale: "Okay. Thank you."

John Roe: "I guess I can relate to downtown Patchogue as downtown Riverhead goes through it's own problems. I was the president of the Chamber of Commerce in Patchogue. I was president of the Business Improvement District for a period of ten years. We watched as the Town Board did, the Village of Patchogue condemned property behind the Main Street stores to create parking.

This saved Patchogue. I suspect that it has saved Riverhead. Unlike Bay Shore, all of these downtowns have narrow Main Streets. Most of the people who own stores and I like the number \$250,000 per space because that's what the Patchogue Chamber figured every space was worth in terms of retail sales.

So by removing parking spaces, you actually affect the commerce on Main Street and as Mr. Gordon has rightly pointed out, we need to have incentives to encourage people to come and make investments in our downtowns. And if you remove the parking spaces, whether it be one, nine, 85, more than 100- I've heard all those numbers this morning, you can't get them back. And that creates the need for other solutions and I've heard the necessity to build parking garages. That's an enormous expense.

Patchogue did that, after 20 years, it fell down. So it had to be removed. So I suspect that although that's a solution, it's a relatively expensive solution.

You can certainly add parking but doesn't that require condemnation? Again, an expense to the taxpayers. The narrow Main Streets, of course, don't permit very much parking and unfortunately I

suspect that Riverhead also has the shopkeepers who actually park in front of their stores which is certainly not appropriate and I suspect the Chamber of Commerce and the BID have tired to address those issues.

There isn't enough parking now and I think that if one remembers when Swezey's was in full swing, we are now in a down turn so by looking at the current situation would not be thinking to the future. We need to encourage people like Mr. Perrera and Mr. Gordon and others to come here, to put their money here and one of the things that generates the business is the people walking through the door. If they can't find a parking space, they go someplace else. They go to Tanger Mall. They don't come here.

People who come to the aquarium and to the museum are destination oriented. They come, they park, they leave. What's important to remember is you're trying to encourage people to reside above the stores. You're going to create pedestrian foot traffic on the Main Street. That's what's being done in other downtowns. That's what the planners say works to keep retail downtown. Get the resident population here.

And there's others who said when you bring in residents, they require parking. They're going to come, they're going to come home. Just think of what you do with your own cars. You pull into the driveway and some of us have two and three cars and when the kids come home, they park on the lawn because you can't park on the street. So I suspect that that's what you're going to have.

The economy now is pretty fragile so by removing parking spaces, you're not helping the solution. You are, in fact, creating a larger problem. Once you give it up, you can't get it back without an enormous expense, condemnation, building the garages.

It takes an enormous amount of time for the economy to spring back and others have said that thank heavens they're starting to see an upturn. And by removing parking spaces, I think you suddenly jerk back and you find out that people who do want to come and invest a million dollars in their construction project and their two million dollars, which by the way creates additional revenue for the town, that is going to go away.

So I think you have to be thinking ahead. You need to induce people. You need to work with the property owners. Those are the people who are paying the taxes and those are the people you have to

listen to. You have to listen to the shopkeepers who pay the rents, okay. Currently they're not bad. If it's anything like Patchogue's downtown, it's relatively nominal rents but I suspect that if you can't keep the parking in place, I wouldn't recommend decreasing it. You can't go back. One needs to remember that.

Although green space is nice, like parking, it also requires maintenance. So you're not reducing any of the cost of doing these things by taking green space. So I would urge you to defeat this, limit the amount of parking being reduced and that's my statement. Thank you all."

Supervisor Cardinale: "Thank you for your thoughts. Shelly and that I hope will be the last comment and then I can- and Howie wanted to comment. We've got to get him up there. Where is Howie? There he is. Howie, you came all this way and we've got to get you to say something to us."

Shelly Gordon: "I'm going to be very brief. There's only reason why a retailer would rather spend \$35.00 a square foot on Route 58 than \$15.00 a foot downtown. It's parking. And if you take that away, they're not going to want to spend \$12.00 or \$10.00 downtown because retailers need space that's immediately accessible to them. Shoppers do not want to walk. They can pull into Route 58 and park close to Home Depot and get everything they need. They don't have to come downtown if there's no parking."

Supervisor Cardinale: "Thank you. Howie. Last but not least."

Howard Young: "And I won't talk about the downtown at all but there was some comments made about the fire district property across from my office and across from my home and certainly I'm in a position in my life where I can move or leave as things get any messier than they are there- but the trash- I can imagine what merchants put up with downstairs but the garbage I see every morning there is- and I don't believe it is the right place for a parking lot for the aquarium. It's outside of the Parking District.

To get from there- to get from that parking lot to the aquarium, you've ruined a bunch of residences and that's people's lives. And it's a place where you could have high density residential use without worrying about parking because they'd have to create their own parking.

And I have clients that would love to get a hold of that property

from the firemen to build some high density residential there which would not take up any of your parking downtown and so anyway I just wanted to say I'm not trying to be selfish about that. I can move, I can move my home, my office but it's certainly not the place to have a parking lot. And you should see the kids with their strollers, you know, the ladies with the strollers struggling to get across the railroad tracks and trying to negotiate that place. And the seagulls there in the morning, they're trying to clean up."

Supervisor Cardinale: "Thank you, Howie."

Councilman Densieski: "And Howie, Barbara Grattan agrees with you 100%."

Supervisor Cardinale: "What I'd like to do is indicate to the public since this is an informal hearing, it's not required but it's certainly required by logic and that's why we had it, to get the input of the people who will be most affected which is what we're supposed to do if we're running an open and a good government. So I'm going to take- Larry- apparently Larry has a comment. I'll take that, then I'm going to adjourn to the work session which we're about to start."

I want to also point out that we will not- we will not make a decision on this matter until next Thursday's work session. So if you get me a letter or a comment in writing by close of business Wednesday, October 6<sup>th</sup>, we will read it before we make any determination on which plan we want to choose."

Councilwoman Blass: "Can I just make- can I just ask a question, Larry, before- "

Supervisor Cardinale: "Yes."

Councilwoman Blass: "You indicated that we would be either voting on plan A or plan B. There is no opportunity- "

Supervisor Cardinale: "There is- between us there is."

Councilwoman Blass: "Okay."

Supervisor Cardinale: "Because I think George is leaning in that direction to talk with two of you and try to figure out if there's yet another more green but not as much green that's somewhere in between."

Councilwoman Blass: "Thank you."

Supervisor Cardinale: "But we will make that decision not later than next Thursday because we have to move forward with the grant. And we will commit publicly, at least I will and I think the Board will, to address the parking problem. Whether or not it is aggravated by the loss of nine or 85 or whatever parking issues there are, because we need more parking in the town.

On the other hand, it would be nice to see a little bit more retail use in the town so we would feel better about charging the BID for the- I'm sorry, charging the Parking District for more parking. So let's everybody do their part. We'll provide the parking; you provide the tenants.

Go ahead."

Larry Oxman: "Larry Oxman. I would urge the town to do whatever it takes to make sure that this grant is not lost. A lot of hard work went into it and we should really take advantage of it.

Having said that, on a completely different- on a side note but generic to the overall conversation. Is there any coordinated effort as to what's happening across the river with the (inaudible) proposal for the hotel, the apartments and the other mixed use? I mention it because at one point Jimmy Bissett was thinking of acquiring that property and there was going to be some type of a connector.

There's a huge development going over on the side which you say is just cattails at the moment. It will not remain cattails. And that will seriously impact I believe on a very positive way the entire area. But it's going to bring more traffic and again I don't know whether there's some chance of coordinating it while that's in the planning stage?"

Supervisor Cardinale: "The coordination of the effort is logically by my discussions with Supervisor Skip Heaney. You're right that that project is going to move forward apparently, that large hotel project. There's a piece of the EDZ zone on the other side of that now so I would expect that that's going to be an area of development.

We're aware of it. We've talked to Skip Heaney but of course we don't control that side of the river. In fact, some people would argue we don't control this one either. But we are aware of it and

we're certainly going to factor it into our plans.

We have long term parking issues. I'm sure we addressed some of them but they need more addressing. But we've got to make this decision and we will next week. So if you have any comments, let me know, get those letters in.

Yes, Rose."

Councilwoman Sanders: "Just one last question for Howie. The- my favorite or least favorite topic of all, the location of the bathroom. As it is presented on the proposed plan, it is to remain in that location? I thought- I was under the impression that it could not remain in that location because of the way the road had to be moved."

Supervisor Cardinale: "It would have to be shifted as I understand it and, Howie, please correct me if I am wrong. Shifted or moved as I think I stated earlier. It had to be shifted at the site. The door opens up into the street. Doesn't it? This is going to be a dangerous bathroom topic if we don't do something. If we keep-- if we keep the proposed plan, we're fine. If we keep the accepted plan, we're fine. We take the proposed plan with the more green space, we're going to have to spend some money on it, that's correct. Somewhere between eight and twenty thousand to-- "

Howard Young: "We- "

Supervisor Cardinale: "I'm sorry, eight and ten thousand."

Howard Young: "We discussed briefly, at least Andrea and I did, that we could move the roadway slightly in that area, maybe (inaudible), but I did quickly go back after that meeting and put a round about- "

Supervisor Cardinale: "The bathroom?"

Howard Young: "Try to make something look (inaudible), but, again, it ate up parking spaces and so something has to give. We either have to move the restroom or move the driveway a little bit and that would probably be south and we would probably just- "

Supervisor Cardinale: "Nothing like being the center of attention, literally, if you do a round about."

Councilwoman Sanders: "If it needs to be moved, where- what is the proposed site for- "

Howard Young: "Well, I hope it's not across from my office."

Supervisor Cardinale: "We haven't- "

Councilwoman Sanders: "That would not be- "

Howard Young: "I don't know. I would pick sites that I'm sure you wouldn't pick. But- because I don't think it should be where it is anyway. I wasn't involved in that discussion. I don't know what you people know about- "

Supervisor Cardinale: "And Rose, Ed has indicated that if you go with him on his- on the plan he's backing, you can put the bathroom anywhere you want. We promise."

Councilwoman Sanders: "I already made my decision on where the bathroom should go."

Supervisor Cardinale: "I know you did. We could put it right back there, we promise."

Howard Young: "I'll make one last comment. I have, you know, somebody mentioned they were 12 years old- I guess- I was 12 years old when we started this and I had lots of hair. But when we started talking about this parking lot, so I've been here a long time. I have on my own through the years, drawn many, many plans of downtown Riverhead and eliminated roads and added roads, made bridges and eliminated bridges just because I enjoy this and I've always wanted a better downtown.

But, of course, my plans are unaffordable."

Supervisor Cardinale: "Yeah. Just the plans, not only the construction of the plans but the plans themselves are pretty much unaffordable too when it comes out of Howie's office."

Howard Young: "I was thinking (inaudible) and an expensive community."

Supervisor Cardinale: "I know, the construction of the plans or the implementation. I'm worried your plans themselves actually. Do you have something else to say?"

Howard Young: "I want to ask a question."

Supervisor Cardinale: "You're going to be here for the whole work session. Why don't you just ask- "

Vince Tria: "I want to ask a question. How does one get invited to a Parking District meeting?"

Supervisor Cardinale: "Eddie, when's the next Parking District meeting. He wants to come."

Vince Tria: "Since I've never been invited."

Supervisor Cardinale: "Wherever Eddie and Marty are is a Parking District meeting."

Councilman Densieski: "Open to the public. We just had one Wednesday- we're going to have one at the BID opening of the dumpster corrals. It's about three or four weeks. I'll let you know, Vince."

Vince Tria: "How will we know? Is it in the paper or- how do we find out?"

Councilman Densieski: "You could ask me."

Supervisor Cardinale: "Let me make something clear. The Parking District is the five people up here. The Parking District liaison committee, that is a committee of people who pay Parking District taxes with the exception of Ed, I guess you do, too."

Councilman Densieski: "I do, yes."

Supervisor Cardinale: "A committee of people- is made up of six people, right? It's Marty Sendlewski, Eddie Densieski, and who else?"

Councilman Densieski: "Ray Dickoff."

Supervisor Cardinale: "Ray."

Councilman Densieski: "Bissett."

Supervisor Cardinale: "Jim."

Councilman Densieski: "Judy (inaudible)."

Supervisor Cardinale: "Judy."

Councilman Densieski: "We've got a couple others. Tim Griffin."

Supervisor Cardinale: "Okay, those are the people- "

Councilman Densieski: "Eight people."

Supervisor Cardinale: "Six to eight people. And you can come but you can only be an observe, Vince, until you get on the- "

Councilman Densieski: "No, yeah, sure."

Supervisor Cardinale: "Can he become a member?"

Councilman Densieski: "Yeah, sure, he could."

Supervisor Cardinale: "On any group that Vince is a member of, it's suspect immediately."

Councilman Densieski: "We would accept a wizard on our committee."

Supervisor Cardinale: "Okay. He could be number nine or seven. All right. Joey, are you leaving? Good. You're not commenting, thank God. All right. We're going to go down and have a work session between five of 12 and 12:30. We're going to break for lunch at 1:30 and then we're coming back for some appointments and the continuation of the work session."

Councilman Densieski: "I believe we have a proposal at one."

Councilwoman Blass: "No. We were supposed to have a town board meeting."

Supervisor Cardinale: "Oh. And I should also mention that the Town Board meeting at 1:00 p.m. is being deferred to Tuesday, October 5<sup>th</sup> and since the- I'll tell you why in a moment when we get down there."

Meeting adjourned

*Barbara Heaton*  
Town Clerk