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INCORPORATED VILLAGE OF BROOKVILLE

BOARD OF TRUSTEES

PUBLIC HEARING

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AHRC
 189 Wheatley Road
 Brookville, New York
 October 29, 2025
 6:30 p.m.

B E F O R E :

DANIEL SEROTA

MAYOR

A L S O P R E S E N T :

CAROLINE BAZZINI

DEPUTY MAYOR

EDWARD CHESNIK

TRUSTEE

JOHN BURNS

TRUSTEE

JOHN M. CHASE, ESQ.

VILLAGE ATTORNEY

TIMOTHY DOUGHERTY

VILLAGE ADMINISTRATOR

WINNIE CITARELLA

CLERK/TREASURER

CHIEF KENNETH LACK

SHERYL FITZPATRICK

COURT REPORTER

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1 MAYOR SEROTA: Good evening.

2 Before we start, if we can all rise to do
3 the Pledge of Allegiance.

4 (Whereupon, there was a pause for
5 the Pledge of Allegiance.)

6 MAYOR SEROTA: Thank you, all, for
7 coming tonight; and before we start, I'm
8 going to read the reason why we are here
9 tonight, and this is the resolution for
10 the proposed change of use.

11 The Board of Trustees of the
12 Village of Brookville proposes amendments
13 to the Village Code to include for-profit
14 clubs and the allowable conditional uses
15 in the residential districts and to
16 establish regulations for the types of
17 accessory uses and structures that will be
18 permitted within the golf club, and it is
19 the purpose and intent of this law to
20 encourage the preservation of golf courses
21 thereby providing for the preservation and
22 maintenance of the significant open space.

23 It is, therefore, the further
24 purpose and intent of this local law to
25 expand the types of golf course ownerships

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1 permitted in the residential districts
2 from merely allowing not-for-profit clubs
3 to allowing for-profit clubs for 18-hole
4 golf courses; and it's the purpose of this
5 hearing tonight to listen to our
6 residents, to hear what you have to say,
7 whether you are for or against it, for the
8 proposed local law.

9 Now, I just want to set some rules
10 because we have a lot of folks here. For
11 residents, I'll let you speak -- we will
12 let you speak first but if you keep it to
13 three minutes; and for nonresidents, you
14 can speak as well, but if you are here
15 with a spouse, it will be helpful if we
16 can just have one member of the house
17 speak so we are not here until the wee
18 hours of the morning.

19 So, if I have questions from
20 residents, we have a stenographer here, so
21 state your name and your address before
22 you address the board.

23 Ms. Johanas.

24 MS. JOHANAS: Genevieve Johanas,
25 J-o-h-a-n-a-s, 25 Rolling Drive,

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1 Brookville, New York.

2 As most of you know, I'm the
3 President of the Brookville Park
4 Foundation, and I'd like to keep the
5 Village as pretty as we possibly can. It
6 was a golf club for as long as I'm living
7 out here, and it was always well
8 maintained, and I think it would be
9 beneficial for the Village to keep it as a
10 golf course and keep it maintained in the
11 way it always has been.

12 So, I would be in favor of changing
13 the code to allowing a for-profit golf
14 club to purchase the property and maintain
15 it as a golf club.

16 MAYOR SEROTA: Thank you very much.

17 Mr. Greenbaum, did you raise your
18 hand?

19 MR. GREENBAUM: Sure. My name is
20 Paul Greenbaum. I live at 21 Horse Hill
21 Road. I've been a member of the Village
22 as a resident since 1999. Three kids went
23 to Jericho High School, elementary school
24 and public schools.

25 I'm in favor of the application to

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1 be approved for a for-profit use for the
2 golf course. I think that it's been years
3 and years we have been watching this
4 property sitting around going through all
5 sorts of permutations of redevelopment
6 plans. I think that keeping it as a golf
7 course would be great for the Village. I
8 think it will be maintained,
9 professionally landscaped and consistent
10 with the type of use it had been used
11 before, and it would put to bed this whole
12 journey of what's happening with this
13 property.

14 So, I just think that it's always
15 been a golf course. I think it's nice if
16 it can stay as a golf course. I think if
17 it's for-profit we can get some tax
18 revenue from it. I can't see how it can
19 be anything other than a positive thing
20 for the Village considering all the time
21 and energy that so many people have spent
22 working on what to do with this property.

23 So, I think it would be a great
24 outcome, and I'm in favor of it.

25 MAYOR SEROTA: Thank you.

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1 Got to be some more questions.

2 Joan.

3 MS. SERRA: Joan Serra, 8 Glenby
4 Lane. Forty some odd years here, so I
5 have some questions.

6 If they make this a private club
7 and they build these cottages, what part
8 of the property are those cottages built
9 on? I know there was attractive land that
10 is not contaminated. Is it going to be
11 built there, and do these cottages have
12 kitchen facilities? Are they big enough
13 for a house? Are they meant for two
14 people or five people? What could you say
15 about the cottages?

16 VILLAGE ATTORNEY CHASE: Good
17 evening. I'm going to assist Mr. Serota
18 on that.

19 What will happen here is if this
20 local law is adopted, the next step then
21 will be whoever buys the property will
22 have to go to the Village's Board of
23 Zoning Appeals for a conditional use
24 permit; and at that time when that
25 application is made, they will have to

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1 submit a very detailed site plan showing
2 exactly all of the details of where they
3 want to build, where they want to locate
4 buildings, where the entrances will be.

5 All of those things will come
6 before the Village's Zoning Board, and at
7 that time the Village's Zoning Board, if
8 they don't like the proposed locations of
9 the cottage, the Village's Zoning Board
10 will likely ask them to relocate it.

11 I can tell you that the intent,
12 once it gets to the Zoning Board, is that
13 these cottages will likely be located
14 where they can't be seen from anywhere on
15 Fruitledge. I'm going to stick my neck
16 out a little. It may not be visible from
17 any adjoining residences, if that answers
18 your question.

19 MS. SERRA: It does.

20 Somewhere in here it said something
21 about a hundred feet, 200 feet setback.
22 My property doesn't adjoin the golf
23 course, but I know some properties do.
24 What does that mean? That within 200 feet
25 off of somebody's property line there

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1 could be parking or buildings?

2 VILLAGE ATTORNEY CHASE: By the
3 way, those dimensions are not being
4 amended. They are in the law now.

5 So, what it means is that all
6 off-street parking and buildings have to
7 be located that number of feet from the
8 property line.

9 MS. SERRA: That's not a lot, but
10 if that's already the way it is --

11 VILLAGE ATTORNEY CHASE: That's
12 already the way it is, right.

13 MS. SERRA: Because I live off of
14 Fruitledge, and I have to say when I come
15 down Fruitledge, it's just the most
16 beautiful sight. I'm hoping they are not
17 going to reconfigure any of that, and when
18 you drive up the roadway, which I can see
19 from my backyard, that seems to be where
20 the buildings are -- I don't know if there
21 is a pool up there -- but there is not
22 going to be -- it's just for golf. It's
23 not going to be a pool, tennis. It's
24 just -- this gentleman sitting by me, Ed
25 Haleman, gave me a lot of information

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1 already. So, it's just for the private
2 use of these members.

3 VILLAGE ATTORNEY CHASE: It's for
4 the private use of the members. It's not
5 open to the public, and the only people
6 that can go on the site are members only.

7 Of course, they are allowed to
8 bring guests, but no guests are permitted
9 on the property without a member
10 accompanying them.

11 MS. SERRA: And those members
12 cannot hold weddings, parties because
13 there is no facilities for that; is that
14 correct?

15 VILLAGE ATTORNEY CHASE: Actually
16 the proposed law -- and I'm going to read
17 it if you don't mind, Dan. I'm sorry.

18 MAYOR SEROTA: Not at all. That's
19 what you are here for.

20 VILLAGE ATTORNEY CHASE:
21 "Notwithstanding the above, under no
22 circumstances shall any catering
23 facilities, special events or tournaments
24 of any kind be permitted within nor shall
25 any of the facility be permitted to be

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1 used by nonmembers unless accompanied by a
2 member."

3 MS. SERRA: But nonmembers. So,
4 does that mean members could have parties?

5 VILLAGE ATTORNEY CHASE: No.

6 MS. SERRA: Or events other than
7 golfing?

8 VILLAGE ATTORNEY CHASE: No. What
9 I just read is catering and those types of
10 things are specifically prohibited.

11 MS. SERRA: For members and
12 nonmembers.

13 VILLAGE ATTORNEY CHASE: In this
14 law.

15 MAYOR SEROTA: Joan, when it was
16 Tam, they had all of those events.

17 MS. SERRA: I know because I've
18 been to some of the Brookville town
19 events.

20 MAYOR SEROTA: That won't be
21 anymore.

22 MS. SERRA: This gentleman
23 explained it will be for members that --
24 he explained they could be members who
25 live out of state but pay a lot of money

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1 to belong, and that's why they would have
2 the use of the cottages.

3 MAYOR SEROTA: Correct.

4 DEPUTY MAYOR BAZZINI: So, Joan,
5 you are in favor?

6 MS. SERRA: Of keeping it a golf
7 course?

8 DEPUTY MAYOR BAZZINI: Yes.

9 MS. SERRA: One hundred percent.

10 MAYOR SEROTA: Thank you.

11 DEPUTY MAYOR BAZZINI: Thank you.

12 MAYOR SEROTA: Yes.

13 MR. BAZZINI: My name is Fred
14 Bazzini. I live at 3 Roads End,
15 Brookville, and I've been here for 35
16 years, and the thought of not having an
17 open space is way beyond what I would
18 prefer, and also the open space would be
19 taxable, and we, as a Village, could
20 always use more taxes.

21 So, I would approve of having the
22 golf course.

23 MAYOR SEROTA: Thank you,
24 Mr. Bazzini.

25 Mr. Haleman.

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1 MR. HALEMAN: My name is Edward
2 Haleman, and I live on Ormond Park Road.
3 I've been in the Village since 1981, and
4 I'm not going to talk about the money
5 part, but I'm going to say that in the
6 fall and in the spring, I pull up on
7 Fruitledge Road. I see all the geese
8 sitting in the ponds there. I take
9 pictures of them. I love them, and there
10 is going to be deer on the course, too,
11 but I'm 100 percent in favor of that
12 remaining as an open space for the use as
13 a private club golf course.

14 MAYOR SEROTA: Thank you,
15 Mr. Haleman.

16 Mr. Ranieri.

17 MR. RANIERI: My name is Vito
18 Ranieri. I live at 4 Glenby Lane,
19 Brookville.

20 Very short and sweet. I'm 100
21 percent in favor of this golf course
22 remaining a golf course. I live directly
23 across the street. Beautiful area. I
24 cannot think of anything else that can be
25 here. So, I'm in favor.

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1 MAYOR SEROTA: Thank you very much.
2 Yes.

3 MR. SMIRNOFF: Just two quick
4 questions. My name is Alex Smirnoff, 205
5 Brookville Road. The property is my
6 parents, Victor and Eugenia.

7 If the proposal goes through and
8 they submit to the Town and everything is,
9 let's say, copacetic, do we have any idea
10 approximately how long will the
11 construction take, and is it just the new
12 cottages, or do they need to tear down the
13 dining facility and the main hall? Just
14 to speak to the -- that's all I want to
15 know -- construction.

16 VILLAGE ATTORNEY CHASE: Yes.
17 Again, you know, we don't have a per se
18 particular applicant right now, and the
19 Board, I know, has spoken to several
20 prospective purchasers.

21 MR. SMIRNOFF: Okay.

22 VILLAGE ATTORNEY CHASE: But my
23 understanding is the clubhouse is in bad
24 shape.

25 MR. SMIRNOFF: Okay.

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1 VILLAGE ATTORNEY CHASE: So that
2 will probably be torn down, and if you had
3 a chance to read the law, it provides that
4 the clubhouse, which is now about, if I
5 understand it, 40,000 square feet, the new
6 clubhouse will have a limit of 25,000
7 square feet maximum size.

8 So, it will be significantly
9 smaller than the clubhouse that's there
10 now.

11 MR. SMIRNOFF: The grass stays.
12 The building needs to be redone.

13 MAYOR SEROTA: There was a fire
14 there, and part of the roof caved in, and
15 there is water damage and mold.

16 MR. SMIRNOFF: Got it.

17 Thank you.

18 MAYOR SEROTA: Thank you.

19 Yes, Mr. Goldberg.

20 MR. GOLDBERG: Robert Goldberg, 17
21 Victorian Lane. I'm a resident since '88.
22 I'm in favor of this.

23 Something crossed my mind.
24 Assuming this goes through, do we have to
25 deal with Nassau County and the State

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1 given the disclosure on the arsonic? I
2 remember having conversations with them
3 saying, unofficially, we want to keep it a
4 golf course. That will be fine, but will
5 the renovation or rebuild to the clubhouse
6 and/or the cottages cause any issues?

7 VILLAGE ATTORNEY CHASE: I guess,
8 because we have been through quite a bit
9 on this together, that's going to be
10 covered by SEQRA, and we know the
11 contamination, the contamination is there,
12 and when this goes to the Zoning Board for
13 a conditional use permit, that's going to
14 have to be addressed. It's not going
15 away.

16 DEPUTY MAYOR BAZZINI: But the
17 clubhouse is not in the middle of an
18 arsonic field.

19 MR. GOLDBERG: Agreed.

20 DEPUTY MAYOR BAZZINI: I think
21 there are a number of things that will
22 change, but the mindset is to keep them
23 out of the --

24 MAYOR SEROTA: The hot spots.

25 MR. GOLDBERG: But do we still need

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1 to go to Nassau County?

2 VILLAGE ATTORNEY CHASE: Yes. We
3 had to send this over under 239(f) of the
4 General Municipal Law and to the Planning
5 Commission, and they referred it back to
6 us for local determination; but the
7 question you are asking about the
8 contamination, I believe it still has to
9 go to the County.

10 If they are going to disturb any
11 contaminated areas, and as Ms. Bazzini
12 said, that's not the case with the
13 clubhouse, and it may not be the case with
14 the remaining fairways and the driving
15 range. So, the hope is that they are not
16 going to make changes to contaminated
17 areas. If they do, then the jurisdiction
18 of the Department of Health may kick in.

19 I hope that answers your question.

20 MR. GOLDBERG: I know how
21 complicated it is.

22 MAYOR SEROTA: Thank you, Robert.

23 Do we have any more questions from
24 residents?

25 Joan.

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1 MS. SERRA: I have one more
2 question.

3 The company that bought the place
4 originally, my understanding was they were
5 going to keep it as a golf course, and
6 then they turned around and sold it to
7 developers.

8 Is there anything we can do, if the
9 sale goes through, to make restrictions
10 about them changing their mind and
11 thinking there is more money to be made in
12 selling it or to a builder again?

13 MAYOR SEROTA: Well, I think the
14 original people were the golf, and I think
15 it was one and the same. Is that not --

16 MS. SERRA: Wasn't it Titan, but
17 then they didn't do anything with it?

18 VILLAGE ATTORNEY CHASE: It's one
19 and the same.

20 MS. SERRA: So, they still own it?

21 VILLAGE ATTORNEY CHASE: It's the
22 same owners that have been around for the
23 last five years.

24 MS. SERRA: Are they the ones now
25 thinking to or somebody else?

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1 VILLAGE ATTORNEY CHASE: I don't
2 know. My hearsay understanding is that
3 there is prospective buyers that are
4 looking to buy the property, and that's
5 the present owner's preference.

6 I can say that the 27-lot
7 subdivision, they may disagree with me,
8 but in my opinion that's been banned.

9 MAYOR SEROTA: Joan, we know the
10 history. They kind of went radio silence,
11 and over the last year and a half two
12 years, the Village was approached by three
13 or four different groups interested in
14 purchasing it and keeping it as a golf
15 course; but everybody who came in came
16 into the same problem that it wasn't
17 sustainable with our old code, and that's
18 why we want to change the code to bring it
19 up to date to give it incentive so it
20 stays that way, stays an open -- because
21 it's really the only thing that could be
22 there. The homes would never work.

23 MS. SERRA: Are most of those
24 changes having to do with the cottages?
25 I'm trying to figure what are the old

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1 antiquated codes we want to get rid of for
2 newer codes, and the only thing I can see
3 is pretty --

4 MAYOR SEROTA: The not for profit.
5 The not for profit they don't pay any
6 taxes. When we make it for profit, we
7 bring money into the Village. It helps
8 keep our taxes lower and add building
9 permit fees. It's a big plus.

10 MS. SERRA: They would or they
11 wouldn't?

12 MAYOR SEROTA: They don't pay it
13 now. They would be paying taxes.

14 MS. SERRA: Thank you.

15 MR. OWENS: John Owens, Cedar Swamp
16 Road. I have a lot of questions, but I've
17 been asked to keep it down low, quiet, so
18 I've got four. Okay?

19 Will the residents have any input
20 to the suggested changes in this local
21 law?

22 MAYOR SEROTA: Well, we do now
23 because we are having the hearing, and we
24 are getting all the input. We have been
25 listening.

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1 MR. OWENS: I've had it for three
2 days. It came in the mail, and there is a
3 meet.

4 MAYOR SEROTA: Right, and there was
5 also an e-mail sent out as well. We have
6 been transparent. We have been listening
7 for the last two years to all the
8 residents, the phone calls, the e-mails,
9 the in-person encounters. Everyone has
10 always said, Please, try and keep it a
11 golf course. Try and keep it --

12 MR. OWENS: I'm for an open space,
13 okay, but the question I've got is I'm not
14 a golfer. What benefit do I get as a
15 resident from the golf course that it's
16 going to be -- why can't it be a smaller
17 golf course?

18 MR. GOLDBERG: Taxes.

19 DEPUTY MAYOR BAZZINI: Mr. Owens,
20 did you read this (indicating)?

21 MR. OWENS: I've got it right here
22 (indicating).

23 DEPUTY MAYOR BAZZINI: Did you read
24 the last one that said, "How will you be
25 benefitted as a resident?" not as a golf

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1 course member but as a resident. There
2 are a number of items listed here that say
3 exactly what the benefit is to you.

4 MR. OWENS: This is on Page 4?

5 DEPUTY MAYOR BAZZINI: On Page 3,
6 down at the bottom, "How will this amended
7 code benefit residents?

8 "Private membership-only golf club
9 will restore the club as a crown jewel of
10 Brookville, preserve beautiful open green
11 space for our Village, add value and
12 prestige to our community, generate
13 revenue through permits fees and taxes,
14 avoid a costly tax hike and minimize
15 traffic, environmental and other negative
16 impacts to our village."

17 So, when you say "how does it
18 benefit," there's some things right there,
19 and none of them have to do with golf.

20 MR. OWENS: That takes me back to
21 the first question that I really haven't
22 had time to put my questions together, and
23 I don't want to take everybody's time
24 because it's late.

25 So, how much time do the residents

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1 have to submit questions about this,
2 what's going to happen to this golf
3 course?

4 DEPUTY MAYOR BAZZINI: How much
5 time do you need, Mr. Owens?

6 MR. OWENS: Thirty days?

7 DEPUTY MAYOR BAZZINI: I don't
8 think that's reasonable.

9 MR. OWENS: I have to find out
10 what's the rush. I mean this thing came
11 out Saturday and the meeting is Wednesday.

12 DEPUTY MAYOR BAZZINI: The e-mail
13 went out ten days before.

14 MR. OWENS: I don't get your
15 e-mails.

16 DEPUTY MAYOR BAZZINI: Well, then
17 you should. You should sign up for red
18 alert because everybody on red alert gets
19 the e-mail, and that's what we started
20 initially, and in the September newsletter
21 we had a story about that as part of the
22 newsletter.

23 MR. OWENS: My daughter is on red
24 alert, and she didn't mention anything
25 about getting an e-mail.

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1 I still think you are pushing the
2 button here. You are not giving us a
3 chance to respond.

4 VILLAGE ATTORNEY CHASE: Good
5 evening, sir.

6 MR. OWENS: Good.

7 VILLAGE ATTORNEY CHASE: You know,
8 it's not being determined what the Board
9 is going to do at the conclusion of the
10 meeting tonight, and the Board has
11 alternatives. It can continue this
12 hearing or it can close the hearing. If
13 the Board decides to close the public
14 hearing, and I haven't discussed this with
15 the Board but I'm going to ask you, if we
16 left the record open for you to submit
17 your comments for a certain number of
18 days, would that be acceptable to you?

19 MR. OWENS: Yes, 30 days.

20 VILLAGE ATTORNEY CHASE: Well, I'll
21 discuss whether it's 30 or less.

22 MR. OWENS: The question is how
23 will the answers be put out to the
24 residents?

25 VILLAGE ATTORNEY CHASE: Well,

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1 again --

2 MR. OWENS: Not just me.

3 VILLAGE ATTORNEY CHASE: If you are
4 asking questions, that will be difficult,
5 but it's on the website.

6 MR. OWENS: I looked at the website
7 today, and it's still not finished being
8 upgraded yet.

9 VILLAGE ATTORNEY CHASE: We
10 will discuss that. I was just trying to
11 offer some suggestion to see if it was
12 helpful.

13 MR. OWENS: Do I get 30 days?

14 VILLAGE ATTORNEY CHASE: After
15 everybody has spoken, I think we need to
16 talk about that.

17 MR. OWENS: Okay.

18 VILLAGE ATTORNEY CHASE: But we
19 will talk about it and give you an answer
20 tonight.

21 MR. OWENS: Okay.

22 If I get 30 days and I'll put my
23 questions together and get them to you,
24 okay, because some of my questions come
25 from residents that I know that want to

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1 know what's going on.

2 I have a non-golf course question.
3 Can I bring it up?

4 VILLAGE ATTORNEY CHASE: I'm sorry.

5 MAYOR SEROTA: A non-golf course
6 question. Yes, sure.

7 MR. OWENS: Is the Brookville
8 Police Department authorized to issue
9 speeding tickets to driver's who exceed
10 the speed limit on Route 107?

11 MAYOR SEROTA: Chief.

12 CHIEF LACK: Yes. A hundred
13 percent. We wrote, just this month, in
14 Brookville, in fact, we have written 140
15 tickets in September. We wrote 140
16 tickets in September just in Brookville.

17 MR. OWENS: For 107.

18 CHIEF LACK: On every road. 107 is
19 our main -- Northern Boulevard and 107 is
20 where we write most of our tickets.

21 MR. OWENS: Okay. I mean, it
22 doesn't seem like the speeders are getting
23 stopped. That's why I asked.

24 CHIEF LACK: 140 tickets this
25 month, sir. More than any village around

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1 here.

2 MR. OWENS: What's that? Six a
3 day?

4 CHIEF LACK: It's 140 tickets.

5 MAYOR SEROTA: Yes.

6 MR. GOODMAN: Steve Goodman, 5
7 Hemlock Drive. Resident 27 years.

8 I just have a question. If this
9 goes forward, and you just can't get
10 anybody to ultimately buy this particular
11 golf course, somehow they keep running
12 into things, then what happens? Where are
13 we if that happens?

14 VILLAGE ATTORNEY CHASE: What
15 happens is that if the present owners
16 don't -- aren't able to sell it to a user
17 that wants to build a for profit or a
18 membership club, then they can -- anybody
19 can make an application for a use of the
20 property that's permitted by our code.

21 As we know, three years ago that
22 application was to subdivide the property
23 into 27 lots. Unfortunately this Board
24 can't control that, but somebody can make
25 an application for anything permitted

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1 under our code.

2 MR. GOLDMAN: Thank you.

3 MAYOR SEROTA: Mr. Tolkin.

4 MR. TOLKIN: Jeff Tolkin, 33 Evans
5 Drive. I guess I should say I've been a
6 resident for 27, 28 years.

7 So, I thank the Board for being
8 open minded and listening to the
9 residents. I think it's unanimous that
10 people want to see this land preserved as
11 a golf course. I think Steve's question
12 was a good one.

13 My only quibble, and I support the
14 bill as proposed, is we want to make sure
15 that somebody comes in and buys this land
16 because right now it's degrading, and we
17 need to move quickly with all due respect
18 to anybody who thinks we should take our
19 time. We need to move quickly.

20 My only quibble is you are banning,
21 under the law, what existed when Tam was a
22 club, and that is the right for events,
23 and the for-profit clubs in the area, Old
24 Westbury where I belong and others, have
25 events, and we want someone to make enough

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1 money that they maintain that course in an
2 A-plus condition and --

3 MR. GOLDMAN: Hundred percent.

4 MR. TOLKIN: That's my only quibble
5 because we live in a capitalist society,
6 and if you don't let people make enough
7 for profit, they are not going to spend
8 the money.

9 MAYOR SEROTA: Thank you.

10 PROSPECTIVE JUROR: Hi. Randeep
11 Johar, Quaker Ridge Drive.

12 I would like to thank the trustees
13 for really trying to come up with a win
14 win. I think you are really speaking to
15 what we all want. We want that nice green
16 open space. We want minimal environmental
17 impact, and, you know, none of us want to
18 pay any more taxes, and I think when you
19 have a good thing you have to move fast.

20 So, with all due respect to some of
21 the previous speakers, I think if we have
22 a solution that works for the majority of
23 the residents and the developer, I'm all
24 for moving forward, and I really thank you
25 for really listening to all the residents

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1 and really coming up with a win win.

2 MAYOR SEROTA: Thank you very much.

3 MR. GOODMAN: Steve Goodman.

4 Just to go back to what Jeff Tolkin
5 said, why do we care if they cater, have
6 catering events in the club? Like I don't
7 understand why we should care about that.

8 VILLAGE ATTORNEY CHASE: You know,
9 both of you have a good question, and the
10 reason for the hearing is to listen to
11 those questions, and I think whether that
12 should remain prohibited is something,
13 when the Board finally adopts the law,
14 that they are going to have to take under
15 consideration.

16 That's a good question, and, you
17 know, I think the Board will deliberate on
18 that. Take it into consideration.

19 MR. GOODMAN: Thank you.

20 DEPUTY MAYOR BAZZINI: If I can
21 just add to that also that -- just to add
22 to it that when we were working on this
23 proposal to add for profit which seems to
24 be that the only way you can get a
25 sustainable club in here, a number of

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1 people seemed to be quite alarmed over
2 "for profit" because they were imagining
3 that there is going to be a hotel and, you
4 know, all sorts of commercial enterprises,
5 which it is not, and it moved us to put
6 this in there as a way of reassuring
7 residents that "for profit" was a business
8 structure and not a strategy.

9 So, we think your idea -- we
10 discussed it. I think it's well thought
11 out.

12 MAYOR SEROTA: Any more questions?
13 Anybody?

14 MR. GRECO: Nonresident?

15 MAYOR SEROTA: Sure.

16 MR. GRECO: Thank you.

17 Nassau County resident, family,
18 Bayville, Oyster Bay for a long time, Joe
19 Greco, G-r-e-c-o.

20 I'm very grateful that the two
21 residents made such a big distinction
22 about not only the for profit but also the
23 catering in particular. I've dealt with a
24 lot of golf clubs and private clubs in
25 particular, and I just feel like the code

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1 itself, to me, is very restrictive. It's
2 almost as if you are suiting it for a
3 permit in particular based on a plan or an
4 application that might present soon, and
5 in that regard what everybody is looking
6 to achieve, the gentleman who likes to
7 take pictures of the geese and see the
8 deer walking across and the open land is
9 not necessarily achieved because in the
10 end that can all change.

11 So, what I would suggest is perhaps
12 at least consider, before you go very
13 tight on the code, really consider what
14 the ramifications of making it so to the
15 letter of what can go into the space. If
16 the goal is to preserve open space, if the
17 goal is to have something where there can
18 be members but to a limit, if the goal is
19 to keep the hours of operation and what
20 not and maintain the property.

21 It's a four-month season for most
22 golf. It's highly unlikely that not
23 having major events would allow the club
24 to generate enough money to sustain, and
25 so realistically we are going to have a

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1 meeting like this in a couple of years, if
2 there a sale soon, it hasn't worked out.

3 So, I just think there are other
4 enterprises out there that the seller
5 might be able to find a buyer for to
6 develop the land in a way that keeps it
7 open, keeps it useful for the resident,
8 maybe even attaches to some of the
9 neighbors perhaps, ones that we want to
10 keep here for 70, 80 more years, and I do
11 think there is an opportunity for the
12 residents to recognize that just because
13 you pass this, just because you support it
14 doesn't mean that somebody buys it and is
15 successful.

16 As you already said -- I believe it
17 was you, Mr. Chase -- there's an
18 opportunity where someone could come in
19 and immediately need to change what is in
20 this code. So, it might be work on top of
21 work just to get there. So, the broken
22 fences and the dilapidated driveways and
23 what not and the collapsed building may
24 not be removed from sight for a long
25 period of time.

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1 I happen to represent a group of
2 people who would be interested in
3 considering such a thing. I'm not looking
4 to derail any plans or extend the time
5 period, but I am quite concerned it's more
6 than likely that even the way this is
7 written, this is basically fitting a very
8 small permit ultimately and not really
9 getting what you really want as a village
10 and preserving what you really want which
11 is the longevity of the land and the
12 openness and maybe even the use for others
13 in the community.

14 I appreciate the few minutes that
15 you gave me. I do think that a golf
16 course is a wonderful thing, but I also
17 think there are other things we can do
18 with fields, and there might be a profit
19 motive for groups that would be
20 considering such a thing.

21 Thank you.

22 MAYOR SEROTA: Thank you.

23 Do we have any questions from
24 nonresidents?

25 MS. RAGNO: Cathy Ragno, 4

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1 Tappentown Lane, resident for four years.

2 While I appreciate that pitch, we
3 went through a lot as a community to make
4 sure that development was going to be
5 controlled so that we wouldn't have to put
6 up with a lot of disruption with trucks
7 and soil and health issues, and to come
8 here as a nonresident and make a pitch for
9 a possible venture for yourself or your
10 group or whatever you represent, that is
11 an issue that I would have a problem with.

12 I would have an issue with that
13 because the development of that property
14 leaves us open to all of those things that
15 I mentioned. The noise pollution, the
16 arsonic upheaval, the air born arsonic,
17 all of this, and I think that the solution
18 that our Board of Trustees has managed to
19 dig out the box and come up with solves
20 all of those problems.

21 I give you credit for being
22 patient, for waiting for a possible
23 solution that doesn't open us up to all of
24 that nonsense, and I really want to go on
25 record and say that I support a golf

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1 course and not some other form of
2 development that only brings us back to
3 square one where we were two years ago.

4 MAYOR SEROTA: Thank you very much.

5 Mr. Lester, who is a resident by
6 the way. Thank you.

7 MR. LESTER: Darryl Lester, 7
8 Quaker Ridge, long-time resident.

9 I wasn't going to speak until I saw
10 Steve come up and raise an issue. I'm for
11 the golf course, of course. The issue of
12 catering is interesting. I do agree that
13 limiting the catering may be an issue down
14 the road, but I think I'll give you a very
15 easy solution. The problem with the
16 catering is the noise late at night.
17 Maybe you don't get it at your house,
18 Steve, but we get at my house at 7 Quaker
19 Ridge.

20 If you just employ a noise
21 ordinance, then you can have the catering
22 if it doesn't go past a certain time.
23 That would be my suggestion if you decide
24 to have the catering.

25 MAYOR SEROTA: That is our original

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1 thinking as well but --

2 MR. LESTER: That's a no brainer.
3 Good luck.

4 MAYOR SEROTA: Thank you.

5 Any other -- yes. Someone raised
6 their hand.

7 MR. HALEMAN: I just want to read
8 something to the public. You may not be
9 familiar with the Deepdale Golf Course
10 which is on the service road of the
11 Expressway. That's the Fresh Meadows Golf
12 Course. It's a private golf course. The
13 annual membership fee is over \$100,000 per
14 person. The members all pool together
15 whatever the costs are and divide it up
16 amongst themselves.

17 On the internet it says, "Deepdale
18 enjoys a rich history of commitment to the
19 sport of golf. Functioning solely as golf
20 club, our private events are restricted to
21 golf outings," period. They don't have
22 parties. They don't have anything else.

23 I've worked in the clubhouse as a
24 vendor to the golf course, and it's like a
25 private home; and believe me, there is

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1 more than enough money to support a golf
2 course. People pay a half a million
3 dollars or more to join. People belong to
4 the clubs out in Colorado and they come
5 here to play golf.

6 So, I don't think you have to worry
7 about where the money is coming from. You
8 just have to supply the area and make the
9 area available to people. This is the
10 purpose of changing this to a for-profit.
11 Just opens up the area for other people to
12 come in.

13 That's my opinion on it. Once
14 again, I'm in favor of that and the geese.

15 MAYOR SEROTA: Thank you.

16 Well, I thank everyone for
17 coming -- ma'am.

18 MS. MAIONE: I'm what they call the
19 last of the Mohicans. So --

20 MAYOR SEROTA: State your name.

21 MS. MAIONE: I'm going to still
22 give my residence as 25 Glenby Lane even
23 though I don't live there anymore. I was
24 there for many years and worked many, many
25 hours with Mayor Goodwin, and I just want

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1 to, as an observer -- and I don't know
2 everything. I have to admit. Some things
3 I just learned tonight, but I am so much
4 in favor of just keeping a golf course
5 there, and I will tell you I live at the
6 Beacon in Garvies Point and there is a
7 restaurant right across the water from me,
8 and addressing that one person that
9 mentioned something, it's not the end of
10 the world. So you cut off a time at 10
11 o'clock or something like that. This is
12 all about adjusting, adjusting in the
13 favor of everyone that's here, but the
14 ultimate thing I really truly believe is
15 this golf course should stay.

16 God bless all of you because it's a
17 big decision, but it can work. That's
18 just how I feel about it.

19 MAYOR SEROTA: Yes, sir.

20 MR. DOWDEN: M.J. Dowden, former
21 resident of 37 years, formerly of 183
22 Wheatley. I'm the chairman of the Village
23 Residents Party, and I would like to speak
24 in favor of the idea of having some sort
25 of a carveout for events.

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1 The Brookville Tax Payers

2 Association used to hold an all-village
3 social hour each year, and invite local
4 residents only. It was an extremely
5 popular event, and I would like to see it
6 come back.

7 That's all that I have on that
8 topic.

9 On one other topic, I just want to
10 add to the possible scenario of the
11 Village ending up in possession of the
12 property if all other options fail.

13 One thing that hasn't been
14 mentioned or hasn't been adequately
15 brought out is that in the case of the
16 Sands Point model, Sands Point only had a
17 few surrounding communities to provide
18 additional members because, as you know,
19 Sands Point is at the end of a peninsula.
20 They are surrounded mainly by water.
21 Brookville is surrounded by Upper
22 Brookville, Old Brookville, Old Westbury
23 Matinecock, Muttontown, even Oyster Bay
24 Cove.

25 So, the potential for additional

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1 support for a village-owned club is there.
2 I will agree that these other options are
3 preferable, but I do think that we cannot
4 take a village-owned club off of the table
5 as an option of last resort if none of
6 these other options succeed.

7 That is all that I have.

8 MAYOR SEROTA: Thank you.

9 Well, I want to -- Mrs. Haleman.

10 MRS. HALEMAN: I didn't want -- I
11 didn't know what I was going to say. I
12 didn't plan it. Laura Haleman is my name.
13 Why do we live in this Village?

14 We don't recognize that we are so
15 lucky to have the community that we have,
16 the green spaces, I believe one of the top
17 schools on Long Island, one of the top
18 schools in the country. We have a
19 community where we only want it to be
20 better, and we want it green.

21 So, I'm in favor of a golf course.
22 We don't need more enormous houses. We
23 could use the tax break, and it would be
24 going for a community of very wealthy
25 people who I would like to think have a

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1 sense of decorum, would not have crazy
2 parties. It's just golf, and they have to
3 be approved, also, from what I understand.

4 I also want to take an opportunity
5 to thank the Board and especially our
6 mayor because you have kept our community
7 close. Your interest, your concern for
8 our wellbeing of all of the village
9 residents, I would like to applaud you,
10 not to fight you, and I think I speak for
11 many, many people that I know who love our
12 village as much as my husband and I do.

13 MAYOR SEROTA: Thank you very much.

14 I thank everyone for coming out.
15 We are going to talk amongst ourselves
16 now, and it's much appreciated, and we got
17 a lot of positive feedback which we are
18 going to now digest.

19 VILLAGE ATTORNEY CHASE: I think,
20 Dan, the next step would be a motion to
21 close the hearing, and then after that
22 motion is approved the Board will
23 deliberate. A lot of questions that were
24 asked.

25 MAYOR SEROTA: A motion to close

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1 this night's hearing.

2 DEPUTY MAYOR BAZZINI: So moved.

3 TRUSTEE CHESNIK: Second.

4 MAYOR SEROTA: All in favor.

5 (Whereupon, there was a chorus of
6 ayes.)

7 MAYOR SEROTA: Thank you.

8 (Time noted: 7:14 p.m.)

9 * * *

10 CERTIFIED THAT THE FOREGOING IS A TRUE AND ACCURATE
11 TRANSCRIPT OF THE ORIGINAL STENOGRAPHIC MINUTES IN
12 THIS CASE.

13 *Sheryl Fitzpatrick*

14 SHERYL FITZPATRICK
15 Court Reporter
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