

**LABOR, WORKFORCE & AFFORDABLE HOUSING COMMITTEE**  
**OF THE**  
**SUFFOLK COUNTY LEGISLATURE**  
**Minutes**

A regular meeting of the Labor, Workforce and Affordable Housing Committee of the Suffolk County Legislature was held in the Rose Y. Caracappa Legislative Auditorium of the William H. Rogers Legislature Building, 725 Veterans Memorial Highway, Smithtown, New York on May 5, 2008.

**MEMBERS PRESENT:**

Leg. Kate M. Browning, Chairperson  
Leg. Ricardo Montano, Vice-Chairman  
Leg. Daniel Losquadro  
Leg. Jay H. Schneiderman  
Leg. Brian Beedenbender

**ALSO IN ATTENDANCE:**

William J. Lindsay, Presiding Officer of the Legislature  
George Nolan, Counsel to the Legislature  
Renee Ortiz, Chief Deputy Clerk  
Ben Zwirn, Deputy County Executive  
Jill Rosen-Nikoloff, Director of Affordable Housing  
Bob Martinez, Aide to Leg. Montano  
Linda Bay, Aide to Minority Leader  
Paul Perillie, Aide to Majority Leader  
Debra Alloncius, AME Legislative Director  
Josh Slaughter, Aide to Leg. Browning  
Fred Cambria  
All other interested parties

**MINUTES TAKEN BY:**

Diana Kraus, Court Stenographer

**(THE MEETING COMMENCED AT 11:04 AM)**

**CHAIRPERSON BROWNING:**

Good morning. Could everyone stand for the Pledge of Allegiance led by Legislator Schneiderman.

**SALUTATION**

Thank you. Good morning. We will -- everyone have a seat.

**PRESENTATION**

We'd like to start with the presentation. We have Fred Cambria, a member of the Building Homes for Heroes. Would you like to come forward? Do we have -- we don't have any cards, excellent. You can come up here.

Good morning. I caught the tail end of the Veterans and Seniors Committee. And I got one of these books. I thought it would be a great idea for you to come and talk about your program. And we have Jill Rosen-Nikoloff from -- she's Director of Affordable Housing. So I thought it would be a great program for her to learn more about. Thank you. Go ahead.

**MR. CAMBRIA:**

That's great. Thank you. Thank you very much for the opportunity, Legislator, and all of the Legislators who have come out today.

Just a little background about where we were, how we started. We're an organization roughly two years. We started with a gentleman who ran a cargo company out of Kennedy Airport. Had a couple of extra dollars and he just saw 9/11, he said, hey, Jes, I want to help these gentlemen that come back from the war.

So at that time I was working at the New York Board of Trade. And we did some day events for him and raised \$30,000 each time. So we just put that into the kitty. And he went around to different -- different companies and raised approximately half a million dollars.

What he did with that money is he built two homes. He built one in Tennessee and one in Florida. And you could see by the little demonstrations that he did a great job there. A gentleman came back with his family injured. Could not participate in the job -- related job and they are very happy. So we were delighted.

We had made a decision when I came on board that we would like to keep since we're a New York based operation to come in and keep everything here on Long Island so we're generating all our interest right here working with Legislators, Assemblymen here to let them know that the money we raise will be kept on Long Island. And working with Jill and Legislator Brian, that's he's been fortunate enough to introduce me to a gentleman that we met, oh, about two weeks ago in Walter Reed. We interviewed him and his family. And it looks like 90 percent that he will be joining us and we will be giving him a house.

Technically it will not be a house. It will be an add-on. And that's something because as we know, the land is so expensive here that we may have to get three for one instead of buying one home for three or \$400,000 here, we can do some add-ons. He's a single person. And I think this is a great idea. They go through a screening process of their family, if they're capable of working and what the disabilities are. So we want to make sure that these are the right people. We have a Board of Directors that make that decision on that. So we hope in a very short period of time the gentleman will come back from Washington and we will have a home for him. We are working closely with Home Depot, Lowe's, all that so we can supply the products at a reduced rate and satisfy more people.

The other thing that we're working on and it's been mentioned just a little bit about the wives and the children of the veterans that are coming home. You know, fortunately we're going to have an onslaught of young men and women coming back in the near future. They say there's 90,000 roughly that are injured, which is a terrible rate, so we want to be prepared because if we do give the houses and add-ons away, we want to make sure that the wives and the children will be able to handle that. As you know, there's a lot of psychological disadvantages. When they come home, they don't know how to handle it. And we want to give them the proper counseling. We're working with the VA also on that and also Saint Charles Hospital, which is bringing in more professional people to handle with the situations; everyday situations.

My job is twofold. One is to go out to the public, make them aware. Just lying Brian, he came up to me that day, which was terrific, and we were going down there. That's number one. Make everybody aware what we have available to them so if they somebody in their district, we'd be able to assist them in any way possible.

And second, raise money, to generate this. With my affiliation down on Wall Street, we're going to go to a lot of hedge fund people down there, make a presentation and move on. And hopefully they will be kind enough to see what we're looking for. And, second, also if there's is any discretionary money available in your certain districts or anything like that, we would love to participate in that for the upcoming year.

So basically that's it. It's kind of cut and dry. It's a great project. The response has been terrific for us -- coming back from the people. We are raising -- we're doing a baseball event in Brooklyn. We're doing a run. We're doing a baseball game, golf outing, all little things to raise money. But the main we're trying to do is let the people aware of what we have available to them and how we could help them. Okay?

The last thing is, I guess the Board of Directors make the decision on who the houses go to. I do not make that decision because I'm more involved with the every day -- meeting these people. So they make the decision. And if it's right for them, we will offer them the situation, the house or the add-on.

Is there any questions?

**CHAIRPERSON BROWNING:**

Yes. So let me ask you when you're -- when you're looking for homes, you're actually buying a home --

**MR. CAMBRIA:**

That is correct.

**CHAIRPERSON BROWNING:**

-- to donate to the soldier.

**MR. CAMBRIA:**

Yes.

**CHAIRPERSON BROWNING:**

So -- okay, because I know we spoke a little bit about 72-H process and, you know, we have numbers of properties that we give over to the various towns for affordable housing. So you're not involved in any of those programs at this time?

**MR. CAMBRIA:**

Not at this time, no. I'm fairly new. I'm getting my feet wet here. So any help is very appreciative.

**CHAIRPERSON BROWNING:**

Okay. Legislator Montano.

**LEG. MONTANO:**

Good morning.

**MR. CAMBRIA:**

Good morning.

**LEG. MONTANO:**

Actually I know the Martinez family. And I met this young man. I think it's great work. Question: Do you get money from -- or funding from the County in any way?

**MR. CAMBRIA:**

No, sir, we do not.

**LEG. MONTANO:**

Okay. Have you applied for any funding from the County?

**MR. CAMBRIA:**

Senator Israel -- Congressman Israel contacted me. Beth contacted me and said since there's no money now in '08, hopefully we can get some grant money for the '09 year.

**LEG. MONTANO:**

From the federal government.

**MR. CAMBRIA:**

Yeah, from the federal government, that is correct.

**LEG. MONTANO:**

Up to now is all your money from private sources or are there any government sources that apply there?

**MR. CAMBRIA:**

Everything was private.

**LEG. MONTANO:**

And what is your overall budget? I mean that's public information, isn't it?

**MR. CAMBRIA:**

Yes, it is. We have a website that describes everything for you. We have raised \$500,000 for the first two homes. And presently we have 300,000 in the kitty right now to get a home. I'm sorry.

**LEG. MONTANO:**

Okay. No, go ahead, I was going to --

**MR. CAMBRIA:**

We're just trying to evaluate because New York is so different from the southern states that we have to see where we get the best bang for the buck basically, you know. It's so expensive. And, you know, we've been working with some people as far as free land is concerned also. But we get that and build a home, it would be a tremendous asset to us.

**LEG. MONTANO:**

Right. Now when you build these homes I presume it's sort of like Habitat for Humanity where people come in and they provide labor and you get -- do you get free labor from people, from contractors? Do you get free materials from like Home Depot and that? Is that part of your grant process?

**MR. CAMBRIA:**

Yes. That is it, yes.

**LEG. MONTANO:**

So really you're providing the administrative end and the supervision and the management, but it's sort of like -- I don't want to put words in your mouth but I gather it's the same type program except it's geared towards, you know, people that fall within the mandate of your organization?

**MR. CAMBRIA:**

Yes. Right, exactly.

**LEG. MONTANO:**

Thank you very much.

**MR. CAMBRIA:**

Thank you.

**CHAIRPERSON BROWNING:**

Legislator Schneiderman, you have a question?

**LEG. SCHNEIDERMAN:**

Yeah, let me get a mike. I guess somewhat related question as to what Legislator Montano was asking, first of all, excellent work. It's a great cause and I wish you a lot of luck. It is difficult here in Suffolk County in Long Island because of the high housing cost. And I'm wondering if your model is to build brand new homes to give to wounded warriors, I wonder if you might be able to stretch the dollar further if you would just simply bridge the gap between the, you know, the current market prices and what is affordable. That may help do more, because people just simply can't buy out here no matter -- well, most of the work force can't buy out here. And rents are a possibility or existing homes; renovating existing homes may also be a possibility to look at. Have you worked at all with the Wounded Warrior Project? Because I know they do a lot of work and raise a lot of money.

**MR. CAMBRIA:**

I'm going to meet them very shortly. I know Johnny Daman with the Yankees is involved here. He's one of the leaders here in the New York area and also in Florida. And we're going to work with them closely on that.

**LEG. SCHNEIDERMAN:**

Okay. And when you do do a house, and you give it to a wounded soldier, is it -- does it become a deed restriction -- restricted?

**MR. CAMBRIA:**

Yes. We have rules and regulations. One of the big things we have to worry about talking to the lawyers is the flipping. We want to make sure that -- because of that we're so hot lately we have

stipulations in our contract that they cannot flip the homes and everything like that. So we're protected; they're protected also on that.

**LEG. SCHNEIDERMAN:**

So you have yet to do one yet on Long Island; is that correct?

**MR. CAMBRIA:**

We have not, no, sir.

**LEG. SCHNEIDERMAN:**

Right. But you've raised half a million for that purpose?

**MR. CAMBRIA:**

Yes. The two were -- one was in Tennessee and one was in Florida. That's where the gentlemen were and that's why -- they want to live in their own spot.

**LEG. SCHNEIDERMAN:**

Right. But in addition to that you've raised -- did you say you've raised a half million for the Long Island project?

**MR. CAMBRIA:**

We have present 300,000.

**LEG. SCHNEIDERMAN:**

Oh, 300,000. Okay. All right.

**MR. CAMBRIA:**

Right now. I hope in the near future that I can go out raise a lot more and -- to do that. I think I will. The response for myself knowing quite a few people has been very -- it's been excellent. And they've been very -- responded. One of the things we are going to do is go to a lot of banks for foreclosures.

**LEG. SCHNEIDERMAN:**

That's a good idea, too.

**MR. CAMBRIA:**

That's another method we're going to try to do, have a relationship with banks. And if we do get a foreclosure situation, that money we can put in and fix up a home in that area.

**LEG. SCHNEIDERMAN:**

Right.

**MR. CAMBRIA:**

So we're trying all different methods, sir, on that.

**LEG. SCHNEIDERMAN:**

It's great to see these young men and women come home alive. Now we got to make sure the quality of life is good particularly after they've been injured.

**MR. CAMBRIA:**

Exactly. Yeah.

**LEG. SCHNEIDERMAN:**

So I applaud you for your efforts.

**MR. CAMBRIA:**

Thank you. You know, it's a different war than in the past and -- as we all know. And it's devastating that unfortunately we have 90,000 wounded soldiers coming back. And TPI is a tough injury. And I'm working also with their organization, TPI, right here in Hauppauge and with Saint Charles Hospital for psychiatric help also. I think the wives and the children as I mentioned before is a very important part of it. We can give them a great home, but if there is a problem in the home and they can't relate, then it's tough. So we're trying to put the whole puzzle together here.

**LEG. SCHNEIDERMAN:**

All right. Thank you.

**CHAIRPERSON BROWNING:**

Thank you. Legislator Legislator Beedenbender has a question.

**LEG. BEEDENBENDER:**

Don't really have a question. I just wanted to formally say thank you to Fred, because as he had mentioned there's a young man from Holbrook. It's actually just outside of my legislative district. It's in Legislator Lindsay's district, but his family, a lot of his family lives in my area. And I've had the opportunity to speak to the young man. His name is Christopher Levy and his father Eric is just so appreciative because he didn't know that your organization existed, Fred. And we've been -- he had called me about a week and a half before I spoke to you out in the lobby. And, you know, he was looking for everything -- Extreme Home Makeover. We were going through the list of everything. And, you know it was fortuitous that you were here that day. And I spoke to Christopher's father, Eric, the other day. And he was just extremely appreciative you guys came down and spoke to them and was very excited and happy because, you know, as you know, his son is kind of -- well, not kind of, he's pretty outstanding. And he has this unbelievable, positive outlook even for all the traumatic things that have happened to him. And he's looking forward to coming home and into a house that, you know, I know you guys are mostly likely, knock on wood, going to help refurbish so he can get around in his wheelchair and be able to live like a normal person. So thank you very much, Fred. It's great work.

**MR. CAMBRIA:**

It's a pleasure, Brian. Thank you for bringing it to our attention. And anybody here who has somebody in their district, please let us know and we'll be glad to make arrangements to meet those people and go from there.

**CHAIRPERSON BROWNING:**

Thank you. And I really would love that you would, you know, contact the various towns and obviously work with Jill because we do have a 72-H process. And I think it's definitely something that you should be involved in and being a recipient of some of these homes, I think it's a -- it's a great program. I love it. And I wish you a lot of luck.

**MR. CAMBRIA:**

Good.

**CHAIRPERSON BROWNING:**

Thank you.

**MR. CAMBRIA:**

Thank you very much for your time. Thank you.

**CHAIRPERSON BROWNING:**

Thank you.

**INTRODUCTORY RESOLUTIONS**

Okay, I guess we can go to the agenda. **IR 1327, authorizing the sale of County-owned real property pursuant to section 72-h of the General Municipal Law to the Town of Babylon for affordable housing purposes. (County Executive Levy)** I'll make a motion. Do I have a second?

**LEG. LOSQUADRO:**

Second.

**CHAIRPERSON BROWNING:**

Second by Legislator -- who was that? Oh, you said that. Legislator Losquadro. All in favor? Opposed? Abstentions? Okay, motion carries. **(Vote: 5-0)**

**1328, authorizing the sale of County-owned real property pursuant to Section 72-h of the General Municipal Law to the Town of Brookhaven for affordable housing purposes. (County Executive Levy)** Same motion, same second, same vote. **(Vote: 5-0)**

**1381, accepting and appropriating supplemental dislocated worker funds from New York State Department of Labor and Workforce Investment Act. (County Executive Levy)** I'll make a motion. Who'll second?

**LEG. LOSQUADRO:**

Second.

**CHAIRPERSON BROWNING:**

Can we put that on the consent calendar, I was going to say.

**LEG. LOSQUADRO:**

And place on the consent calendar.

**CHAIRPERSON BROWNING:**

Okay, so 1331, we have same motion, same second. 81.

**LEG. LOSQUADRO:**

Actually the motion was to approve and place on the consent calendar.

**CHAIRPERSON BROWNING:**

Yes. So the motion's approved and placed on the consent calendar. **(Vote: 5-0. Placed on Consent Calendar)**

**1382, authorizing the sale of County-owned real property pursuant to Section 72-h of the General Municipal Law to the Town of Brookhaven for affordable housing purposes. (County Executive Levy)** I'll make a motion.

**LEG. LOSQUADRO:**

Motion to approve.

**CHAIRPERSON BROWNING:**

Okay, motion to approve, Legislator Losquadro. I'll second. All in favor? Opposed? Abstentions? Motion carries. **(Vote: 5-0)**

**1435, authorizing planning steps for implementation of Suffolk County Workforce Housing Program. (Romaine)** Jill, could you -- could we get a motion?

**LEG. LOSQUADRO:**

I'll make a motion for purposes of discussion.

**LEG. SCHNEIDERMAN:**

Second.

**CHAIRPERSON BROWNING:**

Okay. There was -- I'd like you to explain this. I know it's in Riverhead and it's something to do with a mobile home park. Can you --

**MS. ROSEN-NIKOLOFF:**

Yeah. There is a -- you know what, I have a little handout. Let me just give it to you so you can see what we're talking about. It's called the R and R Mobile Home Park.

**LEG. LOSQUADRO:**

You have to be on the microphone. You can't talk.

**CHAIRPERSON BROWNING:**

Yeah, you need to be on the mike to talk.

**MR. NOLAN:**

Hand them out but don't talk.

**MS. ROSEN-NIKOLOFF:**

Anyway, it's R and R Mobile Home Park. It's in Riverhead. It's 40 sites, 25 owner occupied units, 10 rental units, two management units. And three of the sites are vacant lots. There's no mobile homes on them.

I went down. I looked at the site. It's pretty delapidated. What's happening is the seller has entered into an agreement to sell the property for 2.5 million. It's zoned commercial. The perspective owner intends to put up retail space.

**(PRESIDING OFFICER LINDSAY ENTERED THE AUDITORIUM)**

In response to that, I went and looked at the property. And also we brought in New York State who has a program called the Manufactured Home and Cooperative Fund Program where they actually go into mobile parks and form co-ops and have the owners buy them. They are intimately involved in this project. They have hired a technical assistant who's met with the members of it. They have contacted four appraisers. We expect them this week. They're doing their environmentals. The initial feasibility study indicates that the homeowners should be able to finance this project themselves. And based on that, we don't believe the County funds are needed on this project. And so it is our request that this be tabled at the moment until the state finishes its study which should be very soon. We think it's premature and will be ultimately superfluous because the state will come in with this dedicated program for mobile parks.

**CHAIRPERSON BROWNING:**

So the state's going to provide funding to help with this?

**MS. ROSEN-NIKOLOFF:**

Yes, they do. They come in and they finance it.

**CHAIRPERSON BROWNING:**

Okay.

**MS. ROSEN-NIKOLOFF:**

And if you look -- and, you know, I did my own numbers without, you know, not in as much detail as they've done. But if you look at their monthly maintenance fees and taxes and what they pay, if you -- if they financed a \$2.5 million mortgage at six percent over 30 years, it's less than they're paying now collectively as the homeowners. So it's pretty clear to me that they will be able to self-finance it. And with other programs I have in the pipeline, there's no need for the County to spin its wheels on this one at this time.

**CHAIRPERSON BROWNING:**

Okay. So I guess we did have a motion to approve. Do we have a motion to table?

**LEG. BEEDENBENDER:**

Can I ask a question?

**CHAIRPERSON BROWNING:**

Go ahead, Brian.

**LEG. BEEDENBENDER:**

I just want to ask a question before I make a motion. Jill, what's the time line on the state? I mean, how long --

**MS. ROSEN-NIKOLOFF:**

'Til the end of June.

**LEG. BEEDENBENDER:**

That's when they hope -- the state's hoping to be done, the end of June?

**MS. ROSEN-NIKOLOFF:**

Yeah. To have -- to approve it, to have the residents on board, to have a co-op plan in place. That's the time line.

**LEG. BEEDENBENDER:**

Okay.

**CHAIRPERSON BROWNING:**

Okay.

**MS. ROSEN-NIKOLOFF:**

It has to happen quick because the seller wants to either -- wants their money. And she's willing to sell it to the residents. She'd rather sell it to the residents. You know, she doesn't want to see them out.

**CHAIRPERSON BROWNING:**

Okay. Rick.

**LEG. MONTANO:**

Yeah. I'm reading the resolution. I couldn't get on the web. What is this resolution specifically requiring as you understand it? Because as I'm reading it, I think it -- I'm looking at the Fifth Resolve. I went through the First, unless I missed one.

I think the resolution is requiring that you take essentially an application.

**MS. ROSEN-NIKOLOFF:**

Right.

**LEG. MONTANO:**

It's not requiring that you take any action or fund anything at this point? Am I correct in that?

**MS. ROSEN-NIKOLOFF:**

That's correct. These are planning steps resolutions, but nevertheless it will -- first of all, I don't even have an application in the door. I've never -- I don't believe under our program we've ever gone to planning steps without an application. I don't have an entity that's applied to me. I just have Legislator Romaine who would like to see these people helped. And in fact, they are, through the state program. So I'm a little at a loss here as to what I'm supposed to do at this point without even an applicant.

**LEG. MONTANO:**

Well, I'm glad you're at a loss because I'm also at a loss in terms of what the resolution's specifically requesting.

**MS. ROSEN-NIKOLOFF:**

It's telling me to go ahead --

**LEG. MONTANO:**

It says to take all necessary actions.

**MS. ROSEN-NIKOLOFF:**

-- and get appraisals and surveys and environmental. But I don't even have an applicant to do it on behalf of.

**LEG. MONTANO:**

Well, what I'm reading here, it says to take such other actions as may be necessary and appropriate to process such application. You don't have an application is what you're telling me.

**MS. ROSEN-NIKOLOFF:**

I don't have an application.

**LEG. MONTANO:**

Okay. Then it talks about that the County of Suffolk may reimburse any municipality. I think we know that; am I correct?

**MS. ROSEN-NIKOLOFF:**

Yes.

**LEG. MONTANO:**

All right. The last Resolve, and any unencumbered, unallocated funds available upon the execution of a binding development agreement between the County of Suffolk and the Town of Riverhead shall be appropriate to future and subsequent Workforce Housing Program projects. Could you explain that to me?

**MS. ROSEN-NIKOLOFF:**

Not for this particular project because I don't know what would be left over, if anything. Hopefully we won't be involved at all. But I believe -- although the Cottages at Mattituck --

**LEG. MONTANO:**

I'm sorry, say that again.

**MS. ROSEN-NIKOLOFF:**

The Cottages at Mattituck that we used my program monies for, there were -- after you put all the state subsidies and federal subsidies and county subsidies in, we didn't have to use as much as we thought about county monies and so that was -- we reallocated for my program. It's like -- if

there's anything left over, comes back to our program. That's my understanding of what that means.

**LEG. MONTANO:**

And this resolution -- if that's the case, does this resolution say anything that's -- maybe I'll ask this to Counsel. Does this resolution provide that anything that's left over go to this particular project?

**MS. ROSEN-NIKOLOFF:**

No, that's not -- I don't see it that way.

**MR. NOLAN:**

No, that's not what it -- well, obviously there's no money involved at this point except for the planning steps. Just so the Legislature has the background, Legislator Romaine contacted me, said he'd been in contact with Workforce Housing. And it was the desire that there be a planning steps resolution.

Now I spoke to Jill after that. There's some debate whether we should be going ahead with this at this point. But Legislator Romaine requested a planning steps resolution to get the County involved in helping the people live in this mobile home park. But it was explained to me last week that the state's involved. This may be premature, but that's how we got to this place.

**LEG. MONTANO:**

Is the planning steps resolution the appropriate vehicle for this?

**MS. ROSEN-NIKOLOFF:**

If you wish to utilize my funds, my acquisition funds, yes.

**LEG. MONTANO:**

Okay. Thank you.

**CHAIRPERSON BROWNING:**

Okay, Legislator Losquadro.

**LEG. LOSQUADRO:**

Thank you. I understand we don't have an application yet as you said. But are you compelled to take -- if this were passed, would you be compelled to take any action in the absence of that application or -- nothing would -- nothing could happen until you received an application the way that this is worded; correct?

**MS. ROSEN-NIKOLOFF:**

I don't know who I'd be requesting it for. Right, right.

**LEG. LOSQUADRO:**

You wouldn't have to do anything unless an application was received.

**MS. ROSEN-NIKOLOFF:**

Exactly.

**LEG. LOSQUADRO:**

But if something were to go awry with the state process, and these individuals were to put to in an application with the County, then this would be in place, we wouldn't have to wait 'til the next cycle. And a safety net would be in place so that they would have another avenue to pursue. And in the absence of that application, no action would be necessary on your part. So I don't really see the harm in putting this through so these individuals would have an outlet in the eventuality that something went wrong with the process that they're currently pursuing. I mean that seems to be

the logic that I'm following here, that no action would be necessary on your part until such time as an application were received by you. That's what you just told us.

**MS. ROSEN-NIKOLOFF:**

That's right.

**LEG. LOSQUADRO:**

Okay.

**MS. ROSEN-NIKOLOFF:**

The difficulty we have with this -- there's a couple -- even if I had an application in, in my opinion as the Director of Affordable Housing, I wouldn't -- I don't believe I'd wish to put my money into this program. And I'll tell you one very valid reason why.

We are targeting a specific existing group of people to utilize public funds that other people, residents of the County are not going to have the chance to utilize. These are public funds. We typically do it by lottery so that the residents of the township and the county get to use them. This is sort of identifying one group of people and saying here's County money so that you can stay in.

**LEG. LOSQUADRO:**

Well, I mean I'm not an attorney but you've -- prior to receiving an application, you've just stated that you have a pre-disposition towards an application that has not yet been received without reviewing the entirety of that application. And that's not a good position to put yourself in.

**MS. ROSEN-NIKOLOFF:**

I do that all the time.

**LEG. LOSQUADRO:**

I know as an elected official and as -- I know town council people, they have to be very careful of stating a position on something prior to receiving an application because you show a pre-disposition towards something. We don't know -- you could find out that these people could all be put out in the street. And as circumstance may arise when you look at it after receiving the application hypothetically and you could say, wow, this is a great use of public funds.

**MS. ROSEN-NIKOLOFF:**

Well, I think -- I obviously have to form an opinion.

**LEG. LOSQUADRO:**

I mean you're saying that you haven't even received an application yet so to pass judgement on that prematurely, I think, is --

**MR. ZWIRN:**

Legislator Losquadro, if I might jump in there, there's so many steps -- first of all, the County is involved with this project. They're working with the people, they're working with the state. They're individual people who live in these trailers but they don't own the property. So there's a lot that has to happen before we even get to this stage.

There's no application because there's nobody who could make an application other than the owner who's trying to sell the property to somebody else. The individual people there would have to get together, form a co-op. There's a whole bunch of stuff that has to get done. And it's going to take a while for that to happen. So we're just suggesting at this point to table it until we get further down.

We don't know what Legislator Romaine's intent is. Does he want us to operate a mobile home? Is that the County's next responsibility, to operate a mobile home for existing people who are living on a property?

**LEG. LOSQUADRO:**

I don't know. Based on what I heard, though, which is that we cannot take any action on this unless we received an application any way, and these individuals are pursuing action through the state at the moment, I don't see that this really does anything but give a potential outlet for individuals should that process not go the way that they intend.

**MR. ZWIRN:**

We have no idea how this would move forward in any event at this stage.

**CHAIRPERSON BROWNING:**

Okay.

**LEG. LOSQUADRO:**

Just a suggestion.

**MS. ROSEN-NIKOLOFF:**

It just seems to me that we shouldn't be passing planning steps resolutions when we don't know what we're planning for.

**CHAIRPERSON BROWNING:**

But as far as the state's concerned -- you say this owner, the owner of the property is willing -- would prefer to sell to the residents.

**MS. ROSEN-NIKOLOFF:**

She told me that.

**CHAIRPERSON BROWNING:**

Okay. So, you know, she's not in any hurry to sell the property. She's willing to hold out with -- until the state comes in to help them and that they can form their co-op.

**MS. ROSEN-NIKOLOFF:**

No, I don't think it's an open ended thing because ultimately the buyer will bring some pressure to bear to close. But she has -- she's willing to work with the residents and with the state and is willing -- I don't know the exact deadline that she's put in mind, but I know the state would like to wrap it up by June. And I believe that the owner is comfortable with that.

**CHAIRPERSON BROWNING:**

Okay. Brian.

**LEG. BEEDENBENDER:**

I was just going to say I respectfully disagree with Legislator Losquadro. I think the worry of me -- that I have at least of passing this, is that if we pass it, we don't have a program set up that we can operate this. So my concern is passing this and having this out there as a possible solution to the residents of this piece of land, this five acre piece of land and have this out there as a solution that we have no idea how we could solve it. So I don't want this to be out there as something that they're relying on as a backstop or even -- even if it's an option two, because I don't know how the County would do this right now. And the Director, Jill has just said she doesn't know either. So that's why I'd be kind of uncomfortable with approving this because I don't want -- if we had this program in place, it would be different. But this would be a dramatic departure from what we've done in the past and new policy. And it may be one that we choose to adopt, but without it in place, I think it's kind of dangerous to have it out there.

**LEG. LOSQUADRO:**

So make a motion totable.

**LEG. BEEDENBENDER:**

Motion to table.

**CHAIRPERSON BROWNING:**

So we have a motion to table. Do we have a second? I'll second. All in favor?

**LEG. MONTANO:**

On the motion.

**CHAIRPERSON BROWNING:**

Okay, go ahead.

**LEG. MONTANO:**

Yeah, I'm going to support the motion. I would like to hear from Legislator Romaine. This is the first time on so I think we owe him a courtesy of allowing him to come in and present his case, then we can debate it.

**CHAIRPERSON BROWNING:**

Yeah, I will contact him. And I definitely would like to find out what Mrs. DeRosa wants to do with this. But I think I would like to table it for at least one cycle. Jay?

**LEG. SCHNEIDERMAN:**

It reminds me of the East Hampton situation where the town did step in. We had a mobile home facility. And like it or not they do provide reasonably priced housing. It's one of the few opportunities in some of these areas for people to live. And the person was selling it. We wanted to see the owners -- the occupants, rather, owning it. But we had to intervene.

We also -- the town had other interest there in terms of there was problems with the septic system that we wanted to clear up because it was near a harbor. And we actually -- we bought it. We actually eliminated and relocated a few of the mobile homes. And then we -- we helped broker this deal where the occupants purchased it. So there was a role for the municipality to play in that case. And we may have created a little buffer, open space in there as well. So perhaps there's a role for the County to play here.

It would help to have the sponsor here to hear what he thought might be the role for the County to play. I don't see why planning steps hurt because we're not actually authorizing anything other than trying to give you the tools you need to be in the position to sort it all out effectively. So I can go kind of either way on this. I don't think that the weight of the planning steps resolution really, you know, ties your hands in any way. But that would be helpful to have the sponsor here.

**CHAIRPERSON BROWNING:**

So we had a motion to table and a second. All in favor? Opposed? Abstentions?

**LEG. SCHNEIDERMAN:**

Abstain.

**CHAIRPERSON BROWNING:**

Two abstentions, Legislator Schneiderman and Losquadro.

**LEG. MONTANO:**

Yeah, I'm in favor to table.

**CHAIRPERSON BROWNING:**

Yeah.

**LEG. MONTANO:**

Okay. I didn't hear the vote. It was three to table?

**CHAIRPERSON BROWNING:**

Three to table. Okay. So the motion's tabled. **(Vote: Legislators Browning, Montano and Beedenbender in favor of tabling. Legislators Schneiderman and Losquadro abstained.)**

With that we have no more business and I will make a motion to adjourn. Second Beedenbender. And we are adjourned.

Thank you very much.

**(THE MEETING CONCLUDED AT 11:36 AM)  
{ } DENOTES SPELLED PHONETICALLY**