

GAMING TASK FORCE

OF THE

SUFFOLK COUNTY LEGISLATURE

A meeting of the Gaming Task Force 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 June 10, 2010.

MEMBERS PRESENT:

Raymond Donnelly, Chairman/Gaming Task Force
Thomas Isles, Director/Suffolk County Planning Department
William Shilling, Aide to Presiding Officer
Lori Taggart, Suffolk County Community College
Robert Fonti, County Executive's Representative
Nichola Zuba, Supervisor's Association
Legislator Wayne Horsley, 14th District
Yves Michel, Commissioner, Suffolk County Economic Development
Legislator Thomas Muratore, 4th District
Lance Gumbs, Senior Trustee Vice Chair of the Shinnecock Nation
Carolyn Fahey, Economic Development

ALSO IN ATTENDANCE:

Ben Zwirn, County Executive's Office
Bryan Galgano, Aide to Legislator Horsley
Kara Hahn, Communications Director
Michael Pitcher, Aide to Presiding Officer
Jan Burman, M-GBC LLC
David Burman, M-GBC LLC
James Castellane, Building & Construction Trades Council

VERBATIM MINUTES TAKEN BY:

Diana Flesher, Court Stenographer

VERBATIM MINUTES TRANSCRIBED BY:

Kim Castiglione, Legislative Secretary

(THE MEETING WAS CALLED TO ORDER AT 10:27 PM)

CHAIRMAN DONNELLY:

We are waiting for Commissioner Michel to return and here he is. Good morning, ladies and gentlemen. Welcome to this meeting of the Suffolk County Gaming Task Force. This meeting was convened to hear from the private development community. And we have some presentations that will take place here momentarily in that regard. It's technically not a public hearing. We were very anxious to solicit from the development community their thoughts, and there will be a meeting following this probably some time in the next 30 days to hear from property developers on the government side or municipalities that have properties that they're interested in promoting as well. However, before we begin, in the interest of completeness and for the sake of clarity for the stenographer, maybe we could all introduce ourselves, starting with my friend, Bill Shilling.

MR. SHILLING:

Bill Shilling, representing the Presiding Officer.

DIRECTOR ISLES:

Tom Isles, Director of Planning, Suffolk County.

MR. ZUBA:

Nicholas Zuba, representing the Suffolk County Supervisor Association.

MR. GUMBS:

Lance Gumbs, Senior Trustee, Shinnecock Indian Nation.

MR. CASTELLANE:

Jim Castellane, President of the Building and Construction Trade Council in Nassau/Suffolk, Long Island.

LEG. HORSLEY:

Wayne Horsley, County Legislature, Chairman of Economic Development, Energy and Higher Education.

CHAIRMAN DONNELLY:

Ray Donnelly, the Chairman of this task force.

COMMISSIONER MICHEL:

Yves Michel, Commissioner of Economic Development and Workforce Housing for the County of Suffolk.

LEG. MURATORE:

Tom Muratore, Legislator in the Fourth Legislative District.

MR. FONTI:

Robert Fonti, real estate consultant and Commissioner of Housing in Huntington.

MS. TAGGART:

Lori Taggart, Suffolk County Community College.

MS. FAHEY:

Carolyn Fahey, Suffolk County Economic Development Workforce Housing.

CHAIRMAN DONNELLY:

Thank you. And to take care of one more housekeeping item, we received a letter previously in May, sometime, I guess, from Mea Knapp who had served on this task force with us for the last year

or so. Owing to other commitments she had to resign. I want to for the record note Mea's very fine contribution to our efforts here and to welcome Legislator Muratore in her post as the appointee from Minority Leader Losquadro.

With that having been said, and having taken care of all the administrative details, I now turn the floor over to Legislator Horsley for a review and update of the current situation.

LEG. HORSLEY:

All right. The current situation, it's a free flowing process and we're proud that this task force is part of the inquiry as to where does a casino go if there is one to be placed in Suffolk County. Now, I just want to just quickly mention a couple of things, what's happened over the last couple of months since we've last met. And, one, I want to thank this task force because, you know, it seems like we don't meet that regularly, but it doesn't mean that your work is not very important, because I think Suffolk has made great strides in locating and trying to put Suffolk County's best foot forward in this effort.

So that being the case, we have over the last couple of months have taken a two track course on how do we put that best foot forward. And one of the -- we have looked at is dividing the properties in two different ways. One would be that one what we're calling public properties, which were discussed in the past, those public properties that have been under consideration was the shore location, EPCAL, the Calabro Airport as well as Legacy Village properties. The one property that we have not explored as of yet would be the Riverhead resort property, which there has been shown interest in putting that location for it as one of the properties up for consideration.

That is not what we are here for today. Today we're going to be discussing with the private developers what properties are available for the Shinnecock Nation decision and the like. So we solicited 12 different developers who have expressed interest to either this task force or have expressed interest to the Shinnecock Nation that they have properties located in Suffolk County that would like to have been considered. The letters went out, and to 12 different developers with 12 different locations, and we received four back saying that we're -- we have a location. From that four over the last several days it whittled down to three, to two, and to one, and one is no longer -- said they would not want to appear today as of late of as 20 minutes ago. So we have one presentation today. We do have the application from the Blumenfeld Group that when they -- that I'd be glad to share with the members, but apparently they felt that they did not want to present today, which was their decision.

So with that, I just want to say that your work is very important and I think that Suffolk County, and I say that to my friends in the Nation, is acting as grownups and we're putting our best foot forward. We are trying to do this in a very businesslike way. We are trying to say that this is the best location, Suffolk County, and that ultimately it will of course be the Shinnecock Nation's decision, but we want to be part of that decision making and I think that is why we are here today. And I wanted to publicly wish the Shinnecock Nation luck in the next couple of weeks because apparently the decision is coming down fairly shortly and Godspeed. With that, I will turn it back over to Mr. Donnelly.

CHAIRMAN DONNELLY:

Thanks, Wayne. I appreciate the update and I think the whole of the task force of course shares in the sentiments with good luck and Godspeed. In fact, I'll take a moment, because the Chair gets a little bit of discretion to once in a while make a statement on their own to say to you in the native tongue of my Irish ancestors, {horev may oft}, which means may good be at you. So may good be at you in the next couple of weeks. I guess we have some pretty critical dates coming up here. We will all follow them with interest.

What we are, however, interested in now is hearing from the development community, as Wayne so rightly articulated. We are down to one developer, but a very good and powerful developer, and I'd like to welcome the Burman Group to make their presentation on their property. Gentlemen, if you

could, for the purposes of the stenographer, just state your name and company for the record.

MR. BURMAN:

Thank you. Jan Burman, M-GBC LLC, and then the Engel Burman Group. And my son, David, is passing out, David Burman, some literature for you all to look at as we go through our presentation.

Just to give you a bit of the history of the property that we're talking about, in early 50's the Grumman Corporation, in conjunction with the Navy, accumulated about 6,000 acres in Calverton, and then further deed restricted about 25,000 more around it. There are 3,000 acres inside the fence, as they call it, 13 miles of fence around it, and there were another 3,000 acres outside of the fence. The deed restricted acres became Calverton National Cemetery, became all kinds of uses which wouldn't require any residences. And the theory was that this was the first purpose built plant to manufacture planes, test planes, so they wanted to make sure there would be not residents around that would be bothered by the noise of the planes coming and going, from 747's to Stealth Bombers to you name it. Every single plane that Grumman made, 50's, 60's, 70's, 80's, into the 90's, was assembled here and took off from these two runways which you see.

In 1996, when the Grumman Corporation decided they were going to be merging with Northrup and leaving Long Island, the Navy shut down the property and there was an RFP to purchase about 500 acres inside the two runways. There is a 10,001 foot runway and a 7,001 foot runway. Our company in October of 2001 brought the 500 industrial zoned acres inside the runways. It then took us the next six years to get it subdivided into 35 lots.

Along the way we had agreed to do certain things which have now been completed. We spent several million dollars putting in all new wells which we dedication to the town, so there's now brand new wells for water. We spent several million dollars upgrading the sewer system. There is a municipal sewer on-site to the property. We spent about three or four million dollars putting in new roads and new curbs and those sorts of improvements, and we've actually sold 400 of our 500 acres to various users and they built about two million feet of industrial buildings on the property.

The remaining 95 acres, which we have, are zoned and fully entitled for over one million feet of new development. What's interesting about the property is that we are adjacent to a 10,001 foot runway, so if ever you wanted to bring people in for casino uses, you could fly the planes in on a charter basis. It's never meant to be a public airport, but the town would be glad to accommodate a charter aircraft to come in and drop people off if they had a need to gamble.

Recently several million dollars was granted to the site for upgrade of the rail system, so ultimately if there was a casino you probably could get a Long Island Railroad stop on the site. We're just a couple of miles from the expressway, and interestingly enough, and you'll see it later, it would be possible to get an exit off the expressway over County owned land to the property. And there is no residential anywhere near us. The two million feet on the rest of the property was all industrial. People like Riverhead Building Supply built half a million feet to store windows and doors and that sort of thing. We have a food distributor in 500,000 feet, so there's no one there that's really going to be bothered by your use, and there is no one in the neighborhood to be bothered by your use.

And, again, it is shovel ready. Utilities and roads are in place into the property. And because we own the property, we would sell it, we would lease it, we would build it, we would build it and then sell it, so we are in the position to be able to do whatever you need. We do our own construction company. We do probably 100 million dollars, 200 million dollars a year of construction for our own projects. We founded and own the Bristol Assisted Living chain. We are just building our seventh in East Northport. We build nursing homes. We built several thousand homes on Long Island. We are doing 400 houses in East Meadow right now. We just did a very high-end job called The Aqua in Long Beach residential. We have office buildings all over Long Island. We recently bought the Garden City Doubleday properties.

I used to be the largest industrial landlord on Long Island before I sold about 500 million feet to a

public company in 1997. And we also own and operate properties in North Carolina, Virginia, South Florida, Bedford, Massachusetts, Montreal, so we are kind of all, but we are certainly equipped to do what would have to be done on this particular site.

It's in the Hamlet of Calverton, which is in the Town of Riverhead and County of Suffolk. It's 20 miles from the existing Shinnecock Reservation. It's bordered by Middle County Road on the north and Grumman Boulevard on the south. It's a two mile ride to the Expressway. It's six miles west of the William Floyd Parkway; 26 miles to MacArthur Airport; and 70 miles to Midtown Manhattan. This map will show you the existing Yaphank Railroad Station, Ronkonkoma Railroad Station, LaGuardia, JFK, and the proximity to the ferries, etcetera, so it gives you good idea of site accessibility.

And, again, there is an active 10,000 foot runway on-site and there is an inactive 7,000 foot runway on-site. We've had talks with the town about maybe creating some kind of a freight, intermodal freight system there because if JFK and LaGuardia got too busy we thought there might be a need for a freight airport because of the rail and because of the runways.

The next map shows you its proximity to the various roadways and gives you an idea of that. Again, it's buffered by thousands of acres of public land, industrial uses, a cemetery, a golf course, farmland; nothing that would be significant to gaming, nothing that would be a reason why the residents would come out against gaming. Adjacent to our property is the site which they are talking about for the indoor ski mountain, the Riverhead Resort site, which the town is in contract to sell to a group, which I believe is supposed to close in the next couple of months. There is a large town park, about 600 acres, which was given to them by Grumman back in the 90's, and there is reposed office park by the Rechler family adjacent on the other side of the -- one of the runways.

When the land was transferred to the town it was supposed to either attract private investment, which what we were, and maximize job creation. We feel that would certainly be a goal that would be fulfilled by having gaming, because we believe you'd have a lot of jobs involved, and it could lead to hotels, it could lead to a lot of other businesses on that site, which would be -- and there is a need for jobs out there.

It also would increase the tax base for the town, I believe, because you'd create some kind of a pact with the local municipality. And we think there is a need for gaming locally. People are traveling on the ferries and they're going to Bridgeport, they are going to Atlantic City, and there's no reason why those jobs and that money shouldn't stay here on Long Island. So we are firm believers that if people are going to gamble somewhere, it should be in their backyard, and the proximity to New York City I think is incredible.

One of the proposed uses by the town included the theme park, hotels and conference center. This is not a far cry from what they actually envisioned for the property. If you took out the gaming component, it's exactly what they wanted, so it seems like not a big stretch.

When they did transfer the property to the town, an additional 3,000 acres were given to the DEC and there will always been a buffer, and it's really natural use. So you are really tremendously buffered and you are not going to be bothering anybody.

The next map kind of shows you that again. It shows Berman site, that's part of our M-GBC subdivision, but if you look, that's 3,000 acres that you're looking at, and this is 95 acres kind of in the middle of it, so you are very much buffered. The next picture is the same thing, but it is overlaid on the actual -- on the ground conditions. And you could see how the site butts up to the runway on the right side of the page.

Brand new electric transformers on the property. LIPA updated the entire property about two years ago. Natural gas is available to the site, water is on the site, municipal sewers on the site, cable on the site, telephone on the site, so every utility you are going to need is there ready to go. So if you had plans drawn today, you could be in the ground tomorrow. There's none of those things you are

going to have to wait for anybody to do it; it's there.

Under the zoning we are allowed to build 1,044,000 feet and there is an additional three million feet of impervious service allowed for parking. So there is tons of room for parking, tons of room for your development. There is a nine acre buffer required, which is ten percent of the land, so 90 percent of the land could be built on, which you never would need to do, but it's available. And what's interesting about that is that because the casino wouldn't take anywhere near that amount of space, there really is an opportunity for on-site housing for employees, there is an opportunity for hotels for people that want to spend some time on the grounds. There is an opportunity for restaurants. So you really could create a tremendous environment there, where it can be a destination which includes more than just a casino. It could be more of an Atlantic City/Las Vegas type of place to come where you have other things going on.

And environmental, there is no further environmental studies required. It's all been done. When the Navy gave the property to the town they did a study, when the town sold the property to us we did a study, and going forward there is nothing else required other than just checking for your own purpose that it's a clean property, but there is nothing left to be done in terms of getting permission to start. So you're past all the SEQRA stuff and the stuff which can check take, in a case like this, years. Because this would definitely be a pos dec. You don't have to go through that process. It's zoned and ready go.

We bought the land from the Town of Riverhead, we subdivided it into 35 lots. We've sold 34 lots. It's our remaining piece of property on the site. Again, it's privately held by our family. Nothing would stop us from doing a deal and we don't believe there is any municipal approval required to do a deal.

To summarize, we are very flexible sellers or landlords. We are very able to finance whatever you would need us to do, and we have a terrific site which is ready to go. And it's very unusual on Long Island to have a site -- we went through the pain. We signed a contract in 1999, we got a minor subdivision in 2001 and a major -- not until 2007. So we went through eight years of jacking around to get this thing done and then another couple of years of putting certain improvements in to make it ready to go. Water, sewer, roads; it's done. So it's probably one of the only sites you could walk into tomorrow, again, submit your plans and get started. We'd love to have the opportunity to pursue this with you.

CHAIRMAN DONNELLY:

Thank you, Jan. Appreciate. Knowing the reputation of your firm, it was a great presentation, I probably, frankly, would have expected nothing less. You guys always do a first-class job.

MR. BURMAN:

Thank you.

CHAIRMAN DONNELLY:

Comments, questions, from the members of the task force?

MR. FONTI:

With regard to the no SEQRA required, making sure the traffic would not be an issue, then, an impact to the community? I just want to make sure.

MR. BURMAN:

Zoned for a million feet and ready to go with a million feet. So unless you are doing more than that, and I would guess it's going to be less, it should not be an issue.

MR. FONTI:

And I also have the same sentiment, they are quality builders on Long Island. I know their projects in Huntington as well --

MR. BURMAN:

Thank you.

MR. FONTI:

-- and Long Island. So it will be great to have them as part of this plan.

MR. BURMAN:

Thank you very much.

CHAIRMAN DONNELLY:

Lance.

MR. GUMBS:

One of our concerns, we have looked at that property over there. Not yours in particular, but one of the concerns that we had was the access to the property, and you sort of mentioned that in your presentation but you didn't really discuss, you know, how we could get access in there. We saw the rail line but getting car traffic in there is one of our concerns and it has been one of our concerns for a while when we looked at the property over there, the overall property.

MR. BURMAN:

Well, if you are coming from the east you would take Edwards Avenue up to 25 and then head west. Coming from the west it's probably easiest to go William Floyd Parkway because it's a wide road, get to 25 and head east. You could also take Wading River Road up, which is not a major road, but if you had the appropriate volume I suppose that road could be widened. But if you took the expressway east to Wading River Road to 25 and came in that way, plenty of lanes and plenty of room to move your cars. From the east, if the people from the Hamptons come, Edwards Avenue is a very close shot. You come up Edwards Avenue to 25, it's maybe a mile or two, then you would head west also on 25. Twenty-five is a wide road, William Floyd Parkway is a main road.

MR. GUMBS:

We understand that there's a -- there was on the L.I.E. an off ramp that was, I guess, partially constructed and you talked about going over public lands, so what did you mean by that?

MR. BURMAN:

It seems that if you all were to take the site and Riverhead Resorts were to come here as well, you would have such a volume that it seems reasonable that if the two of you would pay for it, that we could get you mostly likely State permission to put the exit ramp through and you'd have an access directly on to the EPCAL site to service both of you. You are really contiguous to their property so it would make sense, and that would take all the traffic off all the local roads.

CHAIRMAN DONNELLY:

Wayne.

LEG. HORSLEY:

Yes. Jan, curious to as how do you perceive the politics of the location. How does, you know, have you had discussions with Riverhead on this? Have you brought it to -- has there been any consideration of any local communities and the like? What do you think -- how do you think this would fly?

MR. BURMAN:

I don't think the Supervisor wants it on town owned land. He didn't indicate he wouldn't like it on privately owned land. I think his concern is going to be about some kind of a tax base and I think if something was done to accommodate that, Riverhead could use the tax base, it could use the jobs. Again, I don't know if he would encourage it on his own property, but this is privately owned property, and it's got all your need.

I don't know exactly how it works, but my understanding is that if the Indian Tribe were to purchase the property, they're exempt from zoning characteristics, so this really could be done fairly easily because, again, we're through all the different approvals that are necessary. But I think the town could be convinced to cooperate as long as they realize that they are going to be getting some revenue out of it and the revenue is not all going elsewhere.

MR. GUMBS:

Just to follow-up on that, and that's kind of like where he was going, the process where we have to take the land in the trust so the land would actually come, I don't know if it's taxed now, but it would actually come off the tax map, come off the tax base, and it would be put into trust under the Federal Government for when -- then we would have access to it. And I guess following-up, what is the sentiment on that, you know, understanding?

MR. BURMAN:

It's vacant land right now, Lance, so by and large what they are receiving is an amount of money which is not huge compared to where it would be if it was an improved piece of property, but every municipality has churches, hospitals, not-for-profits that don't pay taxes. This just one not-for-profit for all intent and purposes, you know, whether it is a piece of land which is sterilized for tax purposes, but I think typically you'd make a pact with the town and agree to give them a certain amount of money in exchange for coming off the rolls. But, again, that would be between you and them, but I'm glad to be part that process and hopefully be able to help you to navigate through it.

CHAIRMAN DONNELLY:

Any other questions, comments, from the task force?

DIRECTOR ISLES:

Yes. I just want to follow-up on a point made by Mr. Gumbs on the access to the property. You indicated that it would be a new exit off the expressway, and I think you said it was going to go over County property. Could you identify the property or maybe I misunderstood it?

MR. BURMAN:

Again, I'm not saying you have permission to do that.

DIRECTOR ISLES:

I know.

MR. BURMAN:

What I'm saying is it's potentially an option because the spur had been set out to go there and it's a logical place for a spur. Right now the access is William Floyd Parkway, Wading River Road or Edwards Avenue. It seemed to me that if Riverhead Resorts goes forward, and I believe they are, and you are all ready to go forward, it's a logical thing to ask for and a logical thing to get the curb cut off of the expressway because it's adjacent to some of the property which was owned by Grumman -- well, it's was owned by the Navy. They called it a GOCO, a government owned, company operated property. So there is town owned property adjacent that could potentially be -- a deal could possibly be made to create a roadway into and out of the site.

DIRECTOR ISLES:

Could you identify that location of that area maybe on the aerial photograph or just pinpoint it at least a little bit?

MR. BURMAN:

You see the property is the project site. Then you see the green section below it.

DIRECTOR ISLES:

Yes.

MR. BURMAN:

I believe it would be through that section, but the real answer is let me get the Cameron engineering people to put something together and I'll show exactly what it will look like rather than guess.

DIRECTOR ISLES:

Okay, but that's the general idea, subject to further review.

MR. BURMAN:

Yeah.

DIRECTOR ISLES:

You know, a lot of that may be parkland, but you're going to look at that a little further.

MR. BURMAN:

According to Cameron it's very doable. I just need permissions, but I would get that for you.

DIRECTOR ISLES:

Okay.

LEG. HORSLEY:

Tom, a quick question to you, then. You mentioned that it's parkland. Is that -- we would have to have State approval to go through there or?

MR. BURMAN:

There is some non-parkland that belongs to the town. But rather than -- let me get you the correct information. I'll get it to the board.

DIRECTOR ISLES:

Right. I mean, there's a lot of parkland around there. It is part of the headwaters of the Peconic River, that's protected land, but as Mr. Burman has indicated, if there is an area that's outside of parkland that's not encumbered in that manner, you know, that might be a lot more doable. We're happy to look at that information.

MR. BURMAN:

Great.

CHAIRMAN DONNELLY:

So any other questions, comments before we say thanks for coming? Bob, go ahead.

MR. FONTI:

With regard to the vacant -- the property is vacant obviously and it's only -- the revenue source right now on the taxes is about what? I mean, I just want to get an idea.

MR. BURMAN:

The taxes? Several hundred thousand a year. I don't know how much but, you know --

MR. FONTI:

Compared to the amount of money that could be developed again with a full operation, operational casino and other ancillary uses, you would propose that it would be a lot more value added to the County and to the municipalities if it was developed, and I think, you know, trying to get an idea of money that the County's receiving now opposed to what the future value is, even if it comes off the tax rolls.

MR. BURMAN:

I mean, the County piece is probably a small piece of several hundred thousand dollars, so what could the County be getting, \$50,000 a year? I mean, it's not a meaningful number. I think the

Riverhead Town would be more concerned about getting some money, even than the County, because, again, they're the ones that are losing the main amount of taxes. But if we built a million feet out there it might be a couple of million dollars a year of taxes, if we built it and it was completed.

MR. FONTI:

Very good. And the last question is there any master plan that -- there is in Riverhead, with regard to development of this or any other properties?

MR. BURMAN:

Again, this was part of major subdivision of 500 acres. This has all been approved and it's done, so there is no master plan of any kind other than the fact that we have this 95 acres and we can -- I mean, we are talking to people now that want 10, 15, 20 acre chunks, but frankly, our preference would be if we have this opportunity to go in this direction. I have a meeting tomorrow morning, actually, out in the Riverhead IDA for someone that wants 20 acres, but it's for an industrial use and it is someone that needs 50,000 feet of building and a lot of outside area. But -- so this is just an option for us, right, but this is -- if you wanted to be in the ground quickly we feel this is your best option.

MR. FONTI:

Thank you so much.

LEG. HORSLEY:

Through the Chair. Jan, then what is your timeframe? So if we are moving --

MR. BURMAN:

I told you I brought the contract with me.

CHAIRMAN DONNELLY:

There's a surprise.

LEG. HORSLEY:

By the way, what is the school -- which school district would this be, would this be Riverhead or --

MR. BURMAN:

It's probably Calverton, but I'm not sure. Because it's not residential, I never had to deal with that. I don't know.

DIRECTOR ISLES:

Riverhead.

MR. BURMAN:

It's Riverhead, I lied.

LEG. HORSLEY:

Riverhead.

CHAIRMAN DONNELLY:

We're good? Everyone good? I want to thank Team Burman for coming again.

MR. BURMAN:

Thank you.

CHAIRMAN DONNELLY:

It was nothing less than I would have expected, an excellent presentation from an excellent company. Appreciate your time this morning, gentleman. Thank you.

MR. BURMAN:

Thank you very much.

CHAIRMAN DONNELLY:

Commissioner Isles.

DIRECTOR ISLES:

Thank you, Chairman Donnelly. I just wanted to make a comment. It was noted in the beginning statements that there may be a next session or a future session regarding municipal or publicly owned properties. And I know the County property in Yaphank was mentioned, Legacy Village. I have heard that mentioned in a number of places and so forth. I'm not sure if we formally have talked about that at this committee, and I'm not saying we haven't, but I am not aware that we did specifically, and maybe that's the purpose of the next meeting. So I'm just, you know, making note that I'm not aware of anything from the -- at least County Executive side or the administration side in terms of a formal proposal involving that property. Obviously the policy maker may come to that point perhaps on their own, but just for the record, to my knowledge it's not on the table. Could it be considered at a future meeting, perhaps it could. That's a decision the Executive and the Legislature, which I fully respect. But just in terms of my understanding of the current situation. Thank you.

CHAIRMAN DONNELLY:

Right. I think just to clarify that point, as I said at the top of the meeting, and as Wayne obviously articulated as well, a dozen letters went out to the development community and we see what happened here this morning with respect to that. It's our plan in very short order to send a similar letter to owners of parcels in the public realm, be they townships, counties, other agencies, and see what kind of response we get. We will probably do that -- the letter would probably go out next week I would think perhaps, or have the meeting. Certainly in the next month or so. So I think that would be kind of the timeframe where we are at with that, Tom.

DIRECTOR ISLES:

Thank you.

CHAIRMAN DONNELLY:

Okay. Gentlemen, again, thanks very much for coming. So this is not technically speaking a public hearing, but in the interest of openness and so forth we have a couple of cards that have been filled out. I note that the participants, Johan McConnell and John Paulson are from the area surrounding Brookhaven Airport. It would be likely, I think, that at the next meeting we would be hearing about Brookhaven Airport. So I give you the option. You can hold your comments for then or you can make your comments this morning if you want and go on the record this morning if you want to.

MS. MC CONNELL:

Id' like to speak today.

CHAIRMAN DONNELLY:

Sure.

MS. MC CONNELL:

Good morning. Johan McConnell. I thank you for giving me the opportunity to speak. I do know under County rules whenever you have a task force or committee meeting the public is allowed to speak whether you fill out a card or not.

My concern is when you are speaking about this property in Calverton. I do know that it's in the compatible growth area of the Pine Barrens. And I do know that the Appellate Court has just ruled against the Town of Riverhead on their EPCAL property that anything to be built on this area must come before the Pine Barrens Commission. So I'm wondering if your property has already gone

through this procedure and if you did, because this would be a regionally significant project and therefore it should go before the Pine Barrens Commission. As I stated, I know that Riverhead said that it was EPCAL didn't have to go before the Pine Barrens Commission and Appellate Court has ruled that they do have to go before it. What I wanted to know, is your property located in the compatible growth area?

MR. BURMAN:

No. We -- we're past that already.

MS. MC CONNELL:

Okay.

MR. BURMAN:

It's just the town owned property, not the property that we already purchased. We've gone through that process with the various people that we had to.

MS. MC CONNELL:

Okay. That was really my question, if you had gone through the process with the Pine Barrens Commission about this.

MR. BURMAN:

That's why it took six years to get the --

MS. MC CONNELL:

Okay. Now I understand why it took so -- and Commissioner Isles has mentioned the Legacy Village. Seeing that I served on both County committees for the Legacy Village, it is also news to us and the community of Yaphank that this is even being considered is rather frightening to us, seeing that we have been through the process.

And one other comment I would like to make, I notice that on your task force there's no representation from the public. It seems to be the Indian Tribe, which, of course, should be, the County and the developers and union and a Legislator, but there is no representation from the public. And, again, having gone through this whole process for Legacy Village, there were two members of the public on it, so that would that just be another one of my concerns. Thank you.

CHAIRMAN DONNELLY:

Thank you Johan. Mr. Paulson.

MR. PAULSON:

Good morning. I'm new at this here, so good morning.

CHAIRMAN DONNELLY:

That's all right. So am I.

MR. PAULSON:

I represent the Manor Park Civic, which is, like you said, the next meeting will be Brookhaven Calabro Airport, discussion on. And to our knowledge, as a neighbor to Brookhaven Calabro Airport, and I say neighbor is your property ends, my neighbor property begins. So Brookhaven Calabro Airport is our neighbor, and the people of the area has no knowledge of any type of commission going to the airport to look at that as a site plan. As the representative of the tribe has said, you're concerned about access. It's impossible.

I don't know if you people have out to Brookhaven Calabro Airport, besides the tribe having their view of it, we were there; we live there. It's not an easy access to the airport. I don't even know why the airport is on this commission's list. It is so hard to get there. It's surrounded by the community. If you have been to Foxwood you have to drive a couple of miles from the Connecticut

Turnpike to get to Foxwood going through all the communities. We don't have the roads over here to accommodate a lot of cars. We had the Balloon Fest of yesteryear. I don't know if anybody was in the area of the Balloon Fest. It was nothing but chaos with traffic, and that's a simple two days. Two days of a Balloon Fest. And it's like 10,000 cars and the police could not police the roads.

And that's why as a civic person, and I have been -- I am on the Advisory Committee of the Brookhaven Calabro Airport, we were never notified at all of the Shinnecock Nation coming to the airport. And I thought the Brookhaven Town Council -- Supervisor, Mr. Mark Lesko, would at least advise us of you coming to the airport.

So the bottom line is I don't know why Brookhaven Calabro Airport is on your list. It is not accessible at all. The community actually around the airport do not accept this as a casino. I don't know if you are aware of that. You might talk to the politicians, but there is nobody here for the community to address to you our feelings. We're there 35 years gentlemen, and ladies. We do not like being put on the back burner of what's going in our own community. At least have the common courtesy of coming out to us and advising us, who live there, what is going on and what you want to build in our community. Give us the right as a taxpayer to listen to you people and to at least hear us speak to you. I found out less than 24 hours ago about this meeting, 24 hours ago, and I'm sure you people have it days and weeks in advance of your meeting.

This gentlemen over here, first time I'm at a meeting, I heard his presentation. As a community person, I like it. I loved it because it does not interfere with the communities around something like this. And this is a very big project. I wish you luck on it. Our community wishes you luck on it. But not in our neighborhood, sir, because we cannot accommodate you here. Mastic area is a biggest location of homes in Suffolk County. Look at our area. Just don't go into the airport, look around the airport. You go --

CHAIRMAN DONNELLY:

Mr. Paulson, if you could start to conclude.

MR. PAULSON:

I'm sorry?

CHAIRMAN DONNELLY:

If you could start to conclude. There is a three minute time limit.

MR. PAULSON:

The conclusion is I don't know why as community person, as an advisory of the -- I don't know why you people have Brookhaven Calabro Airport on that list. It's not accessible, period, and that's not even talking about any confrontation you may come up with the communities because we don't know nothing about it.

I thank you for listening to me and I wish you would really think about putting somebody on that board from the community so you can understand what the community -- because since you don't live in the community you'll know what is about our community. Or any community. Thank you very much. Have a good day.

CHAIRMAN DONNELLY:

Thank you, Mr. Paulson. Thank you for your comments and I appreciate you coming. Sir.

MR. MC CONNELL:

Good morning. John Mc Connell, South Yaphank. I want chime in on the last speaker about the traffic. It would be a very bad -- I think the traffic here could be, this sounds like a pretty good plan overall, but I think the traffic here would be pretty bad, too. You remember the balloon festivals they had at the airport, and that backed up traffic all over the place here.

My concern is, when Johan mentioned the, you know, Pine Barrens, you went through the Pine Barrens which is very good, but I'm just wondering where -- they got this toxic plume in Calverton. Is it anywhere near your property? I don't know. I've been following this stuff because I don't know how many people aware of the fact that the military, former military bases or places like Grumman or whatever, are like the biggest polluters in the whole country. There are very toxic sites all over the country and that could be, you know, a problem, you know, here. I mean, there is a lot of buffer area, you know, looks good, whatever and stuff like that.

And another thing, speaking about traffic, is there was a story not too long ago in newspapers and magazines that the majority of studies that do traffic studies of casinos are vastly underestimated. In other words, they say this amount of traffic, but in reality when it opens up and so on, it creates a lot more traffic than when they first do this type of study. And, you know, it mentioned Atlantic City, whatever, and when they opened up Atlantic City it was supposed to improve, you know, the rundown areas and stuff like that, and I don't believe it did. I mean, it give people jobs and stuff like that, but I think the surrounding areas are still problematic in Atlantic City.

But, I mean, again, it looks like a big buffer area. What about the traffic and stuff and -- but maybe check out the toxic plume. I don't know where it is in the map. I can't see up there, but thank you for allowing me to speak. Bye.

CHAIRMAN DONNELLY:

John, thank you. Anyone else?

MR. BURMAN:

Should I address that question about the plume?

CHAIRMAN DONNELLY:

Sure.

MR. BURMAN:

There was a 90 acre piece of property which was carved out, which still belongs to the Navy, which had an issue, and there was a six acre piece which had an issue. The rest was found to be totally clean. The Navy is in the process of remediating the 90 acre piece and will at some point be completed, but they're on top of it.

And with regard to traffic, Grumman in there heyday had 15,000 people coming to work there every, so the roads handled those people when they came. I don't know how many shifts that was, but a casino isn't like an office where you come from nine to five. It probably is more off hour, weekends, evenings, when there is less traffic on the roads in the first price, so it may be a mitigation.

CHAIRMAN DONNELLY:

Anyone else from the task force, any other comments, closing comments, questions, again, of anybody? Lance.

MR. GUMBS:

I want to go to your point there on the traffic issue, because that's been one of my concerns, this inflated view of what, you know, the traffic would be at a gaming facility. And it is really an inflated view. We have had our discussions with obviously, you know, the Town of Southampton on this, and I think there's a real misconception with people as to the daily traffic that comes through a facility. It is not a nine to five traffic. It's not backed up at nine o'clock in the morning or eight-thirty or eight o'clock and then, you know, the five o'clock traffic. There is a constant flow and it has never, and the gentleman did allude to going to Foxwoods.

I have been going to Foxwoods since it opened and it's a one lane in, one lane out road, and there has never been a traffic jam on this road because it's a constant flow of traffic. It's not this overwhelming 15,000 car mass. I was going to the balloon festival and I also went to the festival

that they had at the airport. And he is absolutely right, but gaming traffic isn't nowhere's near that kind of a traffic situation on a daily basis, seven days a week. It's not like that. So I beg to differ when people, and this has been in the paper a lot, you know, keep bringing up the traffic issue as one of the concerns because it's just not true and that's a fact.

MR. BURMAN:

You can also stage your employees. In the assisted living businesses we have them on shifts where they start seven o'clock in the morning and they switch at three o'clock in the afternoon, eleven o'clock at night, so this way we keep our employee on or of the road when we want them. So you can do the same thing with your gaming resort. You can create a way that your employees have to be there at a time where it's not going to be impacting the worst of the traffic flow.

CHAIRMAN DONNELLY:

I want to thank everybody for coming. I want to thank John and Johan McConnell and Mr. Paulson for their comments. Civic activism has a long and rich tradition on Long Island and we appreciate their taking the time to be down here this morning.

Just for the record, I would like to note that this -- the work of this task force, is very much indeed a work in progress. And with respect to properties under consideration and the process by which we're trying to bubble them to the surface, if you will, to present them to our friends from the Shinnecock Nation, there is no list per se. Things get reported as well they should, but we are trying to go through a process here. We put the best foot forward for Suffolk County to our friends at the Shinnecock Nation.

Along those lines, I would like to note, again, that the participants of this task force do not just include elected officials but representatives of strong components of the community that would be required at any casino effort, including organized labor, our very fine Community College, as well as Commissioners of Planning and Economic Development, two departments in the County government that would be critical to any casino approval.

So those are kind of my closing remarks. I turn to Legislator Horsley. Does he have anything else to add?

LEG. HORSLEY:

I'm good.

CHAIRMAN DONNELLY:

I think on that note we will say to those who will be back here we'll see you again shortly when we bring the public authorities and townships and various municipalities that have properties to present forward hopefully some time in the next 30 days. Thank you.

(THE MEETING CONCLUDED AT 11:13 PM)