

SPECIAL MEETING  
of the  
OPEN SPACE ADVISORY COMMITTEE

Tuesday, June 18, 2024

4:01 p.m. - 4:48 p.m.

Nassau County Parks Administration Building  
Conference Room, Eisenhower Park  
East Meadow, New York

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## 2     A P P E A R A N C E S:

3

RALPH FUMANTE, JR., Chair

4

PAOLO PIRONI, Vice-Chair

5

YARON LEVY, Board Member

6

MATTHEW T. MENG, Board Member

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MONOLITA MITRA, Board Member

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LAUREN MORIARTY, Board Member

9

JASON B. STEINBERG, Board Member

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RUKA ANZAI, Board Member

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PAUL SPEZIO - Counsel to OSPAC

12

## Also Present:

13

14

DANIEL BAKER, ESQ.

15

JOSH MEYER, ESQ.

16

WILLIAM DUFFY, Special Counsel TOH

17

GREG HOESL, Planner II

18

JOHN PERRAKIS, Planner III

19

KEVIN WALSH, Deputy County Attorney

20

STEPHANIE J. VALDER, Stenographer

21

KAREN LORENZO, Stenographer

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1 Proceedings

2 P R O C E E D I N G S :

3 CHAIRMAN FUMANTE, JR.: I'm not going  
4 to ask anyone to take minutes, because I got  
5 court reporters on either side of me, so --

6 (Laughter.)

7 CHAIRMAN FUMANTE, JR.: I'm assuming I  
8 can get a copy of those "OSPAC" minutes.

9 You have the minutes in front of you  
10 from the May 8th meeting.

11 BOARD MEMBER PIRONI: Yes.

12 CHAIRMAN FUMANTE, JR.: Everyone's had  
13 a chance to review them.

14 I'll entertain a motion.

15 BOARD MEMBER MENG: I'll make a motion  
16 to accept the minutes of the last meeting of  
17 May the 8th.

18 CHAIRMAN FUMANTE, JR.: Can I have a  
19 second?

20 BOARD MEMBER LEVY: I'll second that  
21 motion.

22 CHAIRMAN FUMANTE, JR.: I have a  
23 second.

24 All in favor?

25 (Chorus of "ayes.")

1 Proceedings

2 CHAIRMAN FUMANTE, JR.: Any opposed?

3 (No response.)

4 CHAIRMAN FUMANTE, JR.: Any

5 abstentions?

6 (No response.)

7 CHAIRMAN FUMANTE, JR.: The motion

8 passes.

9 I'm going to throw it to you.

10 MR. HOESL: Yeah, thank you.

11 (Laughter.)

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1 NCPC OSPAC FILE #2-2024

2 MR. HOESL: All right. Next up on the  
3 agenda, "Section 3," we have the "Introduction of  
4 New Properties." This OSPAC Case 2-2024.

5 This is an application for the  
6 assignment of the Coliseum lease for a  
7 portion of the Nassau County Veterans Memorial  
8 Coliseum site between the County of Nassau and  
9 "LVS HOLDCO 2, LLC," also known as Las Vegas  
10 Sands Corporation.

11 The site location is 1255 Hempstead  
12 Turnpike, Hamlet of Uniondale. This is the  
13 Nassau Coliseum site, in the "Town of Hempstead's  
14 Mitchel Field Mixed-Use District." The Coliseum  
15 site is approximately 72 acres.

16 Nassau County's requesting permission  
17 to enter into a lease with Las Vegas Sands Corp.,  
18 to allow for Sands to obtain site control over  
19 the Coliseum site and provide for Sands to  
20 operate the Coliseum. The proposed lease term  
21 shall not exceed 42 years.

22 Operation of the site will include all  
23 aspects of day-to-day maintenance and operation  
24 such as:

25 Booking musical acts;

1 NCPC OSPAC FILE #2-2024

2 And, or athletic teams use the Coliseum  
3 as an event venue.

4 Maintaining the parking lot, i.e.,  
5 plowing, sweeping, et cetera.

6 Hosting conventions;

7 And exhibitions for any purpose;

8 And et cetera.

9 While Sands intends to seek to develop  
10 a casino at the Coliseum site, this proposed  
11 lease does not authorize the Coliseum site to be  
12 developed or used for a casino, and any such  
13 authorization will occur, if at all, through a  
14 separate lease in the future that'll be subject  
15 to public comment.

16 A copy of the proposed lease has been  
17 made available to the public 24 hours in advance  
18 of today's meeting on the "OSPAC" website.

19 Nassau County "DPW" has approved of the  
20 request from the County of Nassau to enter into  
21 this operational lease with Las Vegas Sands  
22 Corporation.

23 The public comment period for OSPAC  
24 2-2024 will be open by the Planning Commission at  
25 their June 20th hearing. Members of the public

1 NCPC OSPAC FILE #2-2024

2 who wish to speak on the application will have an  
3 opportunity to do so at that time. "OSPAC" will  
4 then review the public comments and vote on this  
5 application at the July 10th OSPAC meeting.

6 Here today, we have Josh Meyer and a  
7 number of other -- Dan Baker with Sands as well.

8 BOARD MEMBER PIRONI: I have a  
9 question.

10 CHAIRMAN FUMANTE, JR.: No, go ahead.

11 BOARD MEMBER PIRONI: You can go.

12 CHAIRMAN FUMANTE, JR.: No, I was going  
13 to say, do we want to have them make the  
14 presentation of the lease and then we should have  
15 the questions.

16 BOARD MEMBER PIRONI: I have no  
17 question to offer with this just right now. I  
18 was just -- so there's no public comment at this  
19 current meeting? I'm just curious.

20 CHAIRMAN FUMANTE, JR.: We have allowed  
21 public comment at our public meetings any time,  
22 anywhere.

23 BOARD MEMBER PIRONI: Okay.

24 CHAIRMAN FUMANTE, JR.: So Josh, since  
25 this is a new lease from the previous one we

1 NCPC OSPAC FILE #2-2024

2 voted on, I'd like to give the Sands and the  
3 County an opportunity to speak to us, so we'll  
4 all hear what --

5 MR. NIMMO: Can we close this door? Is  
6 that alright with everybody, just so we can all  
7 hear each other better?

8 CHAIRMAN FUMANTE, JR.: That's okay  
9 with me.

10 So you want to go first?

11 MR. MEYER: Sure.

12 Is the streaming going or do you want  
13 to wait for that or --

14 MALE VOICE: It is not yet. Yeah, I'm  
15 still trying to get back on. I apologize.

16 MR. MEYER: For the streaming?

17 MALE VOICE: Yeah.

18 CHAIRMAN FUMANTE, JR.: You want to  
19 wait on the technology?

20 MALE VOICE: I'm streaming it now.

21 MR. MEYER: What's that?

22 CHAIRMAN FUMANTE, JR.: You want to  
23 wait for the technology?

24 MR. MEYER: It's how you would like to  
25 proceed. I mean it was advised that it would be



1 NCPC OSPAC FILE #2-2024

2 streamed, so it's up to the --

3 CHAIRMAN FUMANTE, JR.: All right. If  
4 we --

5 MALE VOICE: Yes.

6 CHAIRMAN FUMANTE, JR.: -- we can -- do  
7 we have an "ETA" on the technology time for this?  
8 Can you broaden that a bit?

9 MALE VOICE: Five minutes.

10 MR. HOESL: Five minutes? All right.

11 CHAIRMAN FUMANTE, JR.: We'll recess  
12 for five minutes.

13 MALE VOICE: Okay.

14 CHAIRMAN FUMANTE, JR.: Until they get  
15 the technology going.

16 MALE VOICE: Okay.

17 (Whereupon, a recess was taken at  
18 4:05 p.m. and the meeting continued at 4:12 p.m.)

19 CHAIRMAN FUMANTE, JR.: Okay. I'm  
20 going to bring the meeting back to order. All  
21 right. We're -- we're having some technical  
22 difficulty obviously and there's a lot of people  
23 in this room, some very highly paid.

24 (Laughter.)

25 CHAIRMAN FUMANTE, JR.: Not myself, but

1 NCPC OSPAC FILE #2-2024

2 others. And the public's come out. And I come  
3 from the technology background, so when it goes  
4 south I usually try and not to wait, because  
5 it's -- if it comes back, they tend not to --

6 MALE VOICE: I'm not getting out to the  
7 internet.

8 CHAIRMAN FUMANTE, JR.: So where's our  
9 attorney buddy? Sorry.

10 I'm going to move forward.

11 MR. MEYER: Can we give it another five  
12 minutes?

13 CHAIRMAN FUMANTE, JR.: If you would  
14 like, I'm not sure the rest of us would like it,  
15 but I will take it under consideration.

16 MALE VOICE: No.

17 CHAIRMAN FUMANTE, JR.: Is every -- is  
18 everybody okay with another five?

19 MALE VOICE: Nope.

20 CHAIRMAN FUMANTE, JR.: No?

21 BOARD MEMBER LEVY: We'll take his no.

22 CHAIRMAN FUMANTE: What?

23 BOARD MEMBER LEVY: We'll take his --

24 CHAIRMAN FUMANTE, JR.: No?

25 BOARD MEMBER PIRONI: He's talking to

1 NCPC OSPAC FILE #2-2024

2 somebody else.

3 FEMALE VOICE: I think he's --

4 BOARD MEMBER PIRONI: I think he's  
5 talking to somebody else.

6 CHAIRMAN FUMANTE: I don't know, it's  
7 difficult --

8 MALE VOICE: I would say out of  
9 courtesy five, but that's it after five.

10 MR. MEYER: Okay. That'd be -- I  
11 greatly appreciate it. Thank you.

12 CHAIRMAN FUMANTE, JR.: No problem.

13 (Whereupon, a recess was taken at  
14 4:13 p.m. and the meeting continued at 4:21 p.m.)

15 CHAIRMAN FUMANTE, JR.: Okay. We're --  
16 we're going to -- we're going to restart, even  
17 though the technology seems to be --

18 MR. HOESL: We're going to at least  
19 audio record the meeting.

20 MS. LORENZO: I have the ability to  
21 do --

22 CHAIRMAN FUMANTE, JR.: I mean I  
23 thought you -- whatever you guys decide is fine,  
24 if you're going to audio record it or court  
25 report it.

1 NCPC OSPAC FILE #2-2024

2 MS. LORENZO: All right. We'll  
3 we're -- we're going to also take it down, but  
4 this is for your --

5 CHAIRMAN FUMANTE, JR.: And the -- the  
6 dueling stenographers will take notes.

7 MALE VOICE: Like the dueling pianos.

8 CHAIRMAN FUMANTE, JR.: So -- so I  
9 will -- I will watch what I say, because I'm  
10 usually pretty loose at these meetings.

11 Just for the public, what advisory are  
12 you, by the way?

13 MALE VOICE: I'm a Volunteer. We just  
14 advise for the Council.

15 CHAIRMAN FUMANTE, JR.: Okay.

16 FEMALE VOICE: You know what, people  
17 from our group are -- are trying to "live  
18 stream," so I'll let you know if they can.

19 CHAIRMAN FUMANTE, JR.: Thank you.  
20 Appreciate that. I'd like to know when we're  
21 live.

22 We should have a big red light up there

23 MALE VOICE: Come in and log in.

24 CHAIRMAN FUMANTE, JR.: We don't have an  
25 audience applause light though.

1 NCPC OSPAC FILE #2-2024

2 (Laughter.)

3 CHAIRMAN FUMANTE, JR.: Anyway.

4 MALE VOICE: We're talking about TV  
5 jokes.

6 (Laughter.)

7 CHAIRMAN FUMANTE, JR.: All right. So  
8 let's -- let's move forward.

9 I had given off the floor to Josh. And  
10 you -- you want to kind of give us a little  
11 history and tell us where we are.

12 (Stepping up.)

13 MR. MEYER: Sure. Thank you very much,  
14 Mr. Chairman.

15 My name is Josh Meyer. I'm an outside  
16 counsel for Nassau County on the negotiations of  
17 this lease. I'm here today to introduce the  
18 lease to the Board, to give you a belief overview  
19 of the lease, to tell -- to explain to you a  
20 little bit about how we arrived here at this  
21 point and to tell you where we're going from here  
22 and the process moving forward, so just -- just  
23 so that we can familiarize the Board with -- with  
24 that process. So --

25 MR. HOESL: We're live, just --

1 NCPC OSPAC FILE #2-2024

2 MR. MEYER: We're live --

3 MR. HOESL: -- yeah, just to let  
4 everybody know --

5 MR. MEYER: Yes.

6 MR. HOESL: -- on this.

7 MALE VOICE: Fantastic.

8 FEMALE VOICE: Not yet -- not yet. Not  
9 yet (indicating), like give it a --

10 CHAIRMAN FUMANTE, JR.: All right,  
11 continue please.

12 MR. MEYER: Okay, sure. Thank you.

13 MR. HOESL: So --

14 FEMALE VOICE: Oh, yes, you're up and  
15 running.

16 MR. MEYER: Okay, great.

17 (Laughter.)

18 CHAIRMAN FUMANTE, JR.: All right.

19 (Laughter.)

20 MALE VOICE: We got to start recording.

21 (Laughter.)

22 MALE VOICE: We're going to start  
23 recording this.

24 CHAIRMAN FUMANTE, JR.: Why don't --  
25 why don't we re-rack the tape?

1 NCPC OSPAC FILE #2-2024

2 MR. MEYER: Okay. You want me to  
3 repeat that?

4 CHAIRMAN FUMANTE, JR.: Yes.

5 MR. MEYER: Yeah. So again, my name  
6 is --

7 CHAIRMAN FUMANTE, JR.: I'd -- I'd just  
8 like you to introduce yourself.

9 MR. MEYER: Sure -- sure.

10 CHAIRMAN FUMANTE, JR.: We're moving  
11 on. Whether the technology goes down or not,  
12 we're going to plow through it.

13 MR. MEYER: So again, my name is  
14 Josh Meyer. I'm outside counsel for the County  
15 on he negotiation of this lease.

16 I'm here today to introduce the lease  
17 to the Board, to give you a brief summary and  
18 overview of the lease itself, and to describe a  
19 little bit of how we arrived here at this point  
20 and to discuss where we're going and the process  
21 moving forward.

22 So how we arrived here is back in 2015,  
23 the County procured an operator for the Coliseum  
24 and the lease for the Coliseum site. The County  
25 entered into an agreement with "Forest City Ratner"

1 NCPC OSPAC FILE #2-2024

2 at that time, the "Nassau Event Center." And  
3 that was for renovations of the Coliseum as well  
4 as:

5 Operation;

6 Maintenance;

7 Repair;

8 And replacement of the Coliseum;

9 And to promote events and to host  
10 events at the Coliseum.

11 The in -- so those renovations were  
12 conducted between 2015 and 2017. In 2017,  
13 "Nassau Event Center" then began operating the  
14 Coliseum and subsequent to that the -- they had  
15 stepped away. It was assigned and through -- it  
16 was assigned or transferred to various parties.  
17 The last one was "Mastroianni." They were the  
18 lender at the time.

19 When, subsequent to that, the County  
20 entered into negotiations with Las Vegas Sands,  
21 that agreement was -- from "Mastroianni" was  
22 assigned to Las Vegas Sands through the contract  
23 with Las Vegas Sands. And Las Vegas Sands, that  
24 agreement was terminated and Las Vegas Sands then  
25 took over control of the Coliseum site.



1 NCPC OSPAC FILE #2-2024

2 Subsequently, Hofstra University filed  
3 litigation. The Court held that the -- the lease  
4 with "Mastroianni" was, in fact, terminated and  
5 they annulled the lease with Las Vegas Sands.

6 This lease that you have before  
7 you today is to replace the lease with  
8 "Mastroianni" -- that -- that was held by  
9 "Mastroianni." It's limited to just the  
10 operations of the Coliseum, and maintenance  
11 repair and replacement of the Coliseum. It's  
12 20 [sic] -- the -- the lease term is 27 years,  
13 plus three 5-year renewals. That's because the  
14 lease with the -- the lease -- the -- the  
15 subsequent -- the prior lease was entered into,  
16 the term began in 2017, so 7 years had elapsed on  
17 that lease. That original term of that lease was  
18 34 years plus three 5-year renewals.

19 So now that -- that 7 years have  
20 elapsed, the term of this lease is 27 years, plus  
21 three 5-year renewals, for a total term of 42  
22 years.

23 Again, it's just limited to operation  
24 maintenance, repair and replacement of the  
25 Coliseum itself to host events there. And that's

1 NCPC OSPAC FILE #2-2024

2 all that we're doing with this lease at  
3 this -- at this time. The -- there's no  
4 development. There's nothing else associated  
5 with this lease. It's just operations.

6 Where we're going moving forward with  
7 this lease, "OSPAC" is hearing it today.

8 There'll be plenty of opportunity to -- the --  
9 the Board can ask any questions they would like  
10 to today. On Thursday, this lease will be heard  
11 by the Planning Commission. And the Planning  
12 Commission will hold a public hearing.

13 On July 10th, the lease will come back  
14 to this Board for -- the -- the transcript from  
15 the -- from the Planning Commission hearing will  
16 be presented to this Board. This -- the Board  
17 will review that and any other public comments  
18 that were heard at the Planning Commission  
19 meeting from Thursday. And this Board will issue  
20 a report and make recommendations to the Planning  
21 Commission meeting.

22 The Planning Commission meeting  
23 will be held on July 18th. And at that time,  
24 the Planning Commission will prepare a  
25 report and issue recommendations to the

1 NCPC OSPAC FILE #2-2024

2 Nassau County Legislature. And the  
3 Nassau County Legislature, to anticipate it,  
4 will take this up on August 5th.

5 And that's about -- that's about it.

6 CHAIRMAN FUMANTE, JR.: That's it?

7 MR. MEYER: Yeah.

8 So I'm open to any questions, or  
9 comments, or anything about the process or the  
10 lease itself.

11 CHAIRMAN FUMANTE, JR.: Any questions  
12 from the Board?

13 BOARD MEMBER PIRONI: Can you clarify,  
14 you said operations on the lease. What exactly  
15 are the operations?

16 MR. MEYER: So they'll operate the  
17 Coliseum itself. So they'll -- they'll be --  
18 their -- their -- they'll -- they will host  
19 events there, so they can host events in the  
20 parking lot. It is a 72-acre site, as well as  
21 the Coliseum itself. It's to, you know, they are  
22 keeping it running. They are maintaining it,  
23 repairing it, replacing it, keeping the lights  
24 on. And because they will be hosting events  
25 there, they -- they need to control of the

1 NCPC OSPAC FILE #2-2024

2 operations.

3 CHAIRMAN FUMANTE, JR.: Very similar to  
4 the lease that was there before.

5 MR. MEYER: Right. This is -- this  
6 is --

7 CHAIRMAN FUMANTE, JR.: I mean it's an  
8 extension of the same operating lease.

9 MR. MEYER: It's to replace that  
10 lease --

11 CHAIRMAN FUMANTE, JR.: It's the same,  
12 right?

13 MR. MEYER: -- because to the  
14 litigation, the Court determined that that prior  
15 lease was terminated. So this is to put the  
16 prior tenant back in, for someone to be in  
17 control of this, because the prior tenant was  
18 terminated --

19 CHAIRMAN FUMANTE, JR.: Right.

20 MR. MEYER: -- as determined by the  
21 Court.

22 BOARD MEMBER STEINBERG: Who's in  
23 control of that?

24 MR. MEYER: Who's in control now? The  
25 party with this is "LVS New York HOLDCO 2," which

1 NCPC OSPAC FILE #2-2024

2 is effectively Las Vegas Sands.

3 BOARD MEMBER PIRONI: So who's

4 "Mastroianni?"

5 MR. MEYER: "Mastroianni" was the --

6 they were the lender under the prior lease. And

7 because the other tenant had walked away

8 previously, the -- the lender took over and took

9 control of the lease, pursuant to the terms of

10 the lease.

11 CHAIRMAN FUMANTE, JR.: Do you have a

12 question?

13 BOARD MEMBER MENG: The current lease

14 that goes before the Commission on Thursday --

15 MR. MEYER: Yes.

16 BOARD MEMBER MENG: -- is that the same

17 lease presented at the last presentation?

18 MR. MEYER: No. So the --

19 CHAIRMAN FUMANTE, JR.: Why -- why

20 don't you -- it might help clarify the difference

21 between this lease and the previous lease we've

22 heard about, which was that big lease with the

23 developer of the property and the "Marriott" was

24 involved and so, you know, there was a lot of

25 rumble around that.

1 NCPC OSPAC FILE #2-2024

2 MR. MEYER: Right. So that was a --

3 CHAIRMAN FUMANTE, JR.: So this is just  
4 to operate the Coliseum.

5 MR. MEYER: Right. So that was a  
6 99-year lease with Las Vegas Sands to -- to --  
7 to:

8 Operate the Coliseum;

9 Apply for a license;

10 And -- and develop the property at  
11 their discretion, based on the terms of the  
12 lease.

13 This is not that lease, completely  
14 independent of that. Right now, this is just for  
15 the operation of the Coliseum.

16 Since the time of the decision by the  
17 Court, the property has been operating, the  
18 Coliseum has been operating pursuant to a use and  
19 occupancy permit, but -- and that was temporary.  
20 This formalizes the relationship between the  
21 parties, so that you have someone in there  
22 operating and maintaining it. It's expensive to  
23 operate and maintain.

24 CHAIRMAN FUMANTE, JR.: Yeah, just to  
25 turn on the lights.

1 NCPC OSPAC FILE #2-2024

2 MR. MEYER: That's right, who's paying  
3 for -- for the utilities, who's operating it,  
4 and -- and to host events there. So that's to  
5 formalize the process, but much different and  
6 completely independent from the -- from the  
7 99-year lease.

8 CHAIRMAN FUMANTE, JR.: Could people  
9 assume that the -- the way the Coliseum has been  
10 run historically in the past with events,  
11 et cetera, et cetera, would it -- it would be  
12 similar going forward against this lease?

13 MR. MEYER: (No response.)

14 CHAIRMAN FUMANTE, JR.: Similar?

15 MR. MEYER: What's that in terms of?

16 CHAIRMAN FUMANTE, JR.: How the  
17 Coliseum's run?

18 MR. MEYER: Yes -- yes.

19 CHAIRMAN FUMANTE, JR.: I mean it's  
20 basically somebody is just going, hey, Ellis  
21 (phonetic) is going to be running the Coliseum.  
22 It's not --

23 MR. MEYER: That's right.

24 CHAIRMAN FUMANTE, JR.: -- I just want  
25 to clarify that.

1 NCPC OSPAC FILE #2-2024

2 MR. MEYER: Right. A private  
3 entity --

4 CHAIRMAN FUMANTE, JR.: I think -- I  
5 think there's some people that might be confused  
6 that there's all this other --

7 MR. MEYER: Right.

8 So this is a private --

9 CHAIRMAN FUMANTE, JR.: -- stuff going  
10 on.

11 MR. MEYER: -- right. This a private  
12 entity operating the Coliseum.

13 Again, it's much different than the --  
14 than the 99 -- independent of the 99-year lease  
15 with Las Vegas Sands. So this just to make sure  
16 that somebody is in there hosting events and --  
17 and operating the Coliseum.

18 BOARD MEMBER LEVY: Is there a quality  
19 control mechanism from the County to ensure that  
20 Las Vegas Sands is conducting business the way it  
21 should be?

22 MR. MEYER: In terms of this --

23 BOARD MEMBER LEVY: Quality -- quality  
24 control in general.

25 MR. MEYER: The standard of the



1 NCPC OSPAC FILE #2-2024

2 building you're saying, or the quality of events  
3 or?

4 BOARD MEMBER LEVY: All encompassing.

5 MR. MEYER: Yes, throughout the lease  
6 is they're -- they're required to maintain the  
7 facility in, so in a first-class manner, as well  
8 as host events similar as to what's been held in  
9 the past.

10 CHAIRMAN FUMANTE, JR.: Just for  
11 clarification, everybody did receive a copy of  
12 the lease?

13 BOARD MEMBER PIRONI: Uh-huh, yeah.

14 BOARD MEMBER MITRA: Yes.

15 CHAIRMAN FUMANTE, JR.: I just want to  
16 make sure of that.

17 MR. MEYER: And Mr. Chairman, this is  
18 very similar to the lease that's previously been  
19 before this Board a number of times at this  
20 point.

21 CHAIRMAN FUMANTE, JR.: Yeah.

22 MR. MEYER: But the difference is with  
23 the prior lease that involved the renovation of  
24 the Coliseum, which was done the last time under  
25 "Nassau Event Center" and "Forest City Ratner"

1 NCPC OSPAC FILE #2-2024

2 to about -- about \$180 million in renovations  
3 were -- were done to the Coliseum.

4 And but all of the -- so this is the  
5 same lease as was with the prior tenant,  
6 "Mastroianni," but all the renovation provisions  
7 have been removed, because that's not part of  
8 this. They're just in to operate the -- the  
9 Coliseum and keep it --

10 BOARD MEMBER PIRONI: So --

11 MR. MEYER: -- and keep it running.

12 BOARD MEMBER PIRONI: -- so currently,  
13 the current lease, the one that you're proposing  
14 has no land development rights at all in it?

15 MR. MEYER: None whatsoever.

16 BOARD MEMBER PIRONI: No, they can't --  
17 they can't touch a -- a single thing inside the  
18 building?

19 CHAIRMAN FUMANTE JR.: Well to repair  
20 and replace --

21 BOARD MEMBER LEVY: To --

22 BOARD MEMBER PIRONI: Well, to repair,  
23 replace --

24 MR. MEYER: Yes --

25 BOARD MEMBER PIRONI: -- besides that?

1 NCPC OSPAC FILE #2-2024

2 MR. MEYER: Yes, they can -- they can  
3 conduct repairs, alterations, things along those  
4 lines. But no -- no development, no significant  
5 capital repairs to the Coliseum itself.

6 CHAIRMAN FUMANTE, JR.: Although  
7 certain capital repairs for that building might  
8 not be objectionable to some of us.

9 MR. MEYER: This is -- this is true.

10 (Laughter.)

11 CHAIRMAN FUMANTE, JR.: Okay. I --  
12 I -- I think it's important to point that out.  
13 That's why I kind drove that point, to -- to make  
14 that point, that this is not what was presented  
15 to us in any way, shape or form through previous  
16 meetings.

17 MR. MEYER: Right -- right. That --  
18 that --

19 CHAIRMAN FUMANTE, JR.: Everyone in  
20 this room needs to understand, the Coliseum's  
21 going to run --

22 MR. MEYER: -- that's right.

23 CHAIRMAN FUMANTE, JR.: -- as it's run  
24 in the past. And we will go over -- comment on  
25 that, but --

1 NCPC OSPAC FILE #2-2024

2 MR. MEYER: -- the 99-year lease that  
3 wasn't effective, the last one that came before  
4 this Board was annuled by the Court, pursuant to  
5 the legislation. So this is just to replace and  
6 have -- effectively put the County back in the  
7 position with private entity operating the  
8 Coliseum.

9 CHAIRMAN FUMANTE, JR.: Other  
10 questions?

11 BOARD MEMBER PIRONI: Just confirm for  
12 us who is the lessor and the lessee.

13 MR. MEYER: So the -- the lessor on  
14 this is the County itself. And the lessee is  
15 "LVS New York HOLDCO," which is a subsidiary of  
16 Las Vegas Sands.

17 CHAIRMAN FUMANTE, JR.: Other  
18 questions.

19 MS. KIELY: Can the public ask  
20 questions?

21 CHAIRMAN FUMANTE, JR.: I -- I will  
22 allow it, but I'd like to finish with and then  
23 I'll just answer your question.

24 MS. KIELY: Okay.

25 BOARD MEMBER MENG: (Gesturing.)

1 NCPC OSPAC FILE #2-2024

2 CHAIRMAN FUMANTE, JR.: Anyone want to  
3 say anything at this point?

4 MR. BAKER: No, I don't think so.

5 CHAIRMAN FUMANTE, JR.: I'm sorry,  
6 Matthew.

7 BOARD MEMBER MENG: Yeah, I had a  
8 question.

9 I'm not an attorney by any means, but  
10 it seems like it's worded it for the benefit of  
11 Las Vegas Sands. So as time progresses, if they  
12 get the permission from the Governor to have a  
13 casino, would this lease be:

14 Revised;

15 Or held in place;

16 Or restructured with that consideration  
17 in mind?

18 MR. MEYER: There's no -- there's no  
19 provision in there that would permit that. That  
20 would be the subject of a separate lease, if --  
21 if at all.

22 CHAIRMAN FUMANTE, JR.: Josh, just to  
23 clarify that for everybody, if the Sands was to  
24 get the license to be a casino to run on that  
25 site, you would come back to us to have a new

1 NCPC OSPAC FILE #2-2024

2 lease drawn up?

3 MR. MEYER: That's correct. That's  
4 what that would require.

5 CHAIRMAN FUMANTE, JR.: So -- so  
6 I --

7 MR. MEYER: Yes.

8 CHAIRMAN FUMANTE, JR.: -- just don't  
9 want to mix apples and oranges here. And I want  
10 it to be clear to everybody that this is somebody  
11 just to run that building.

12 MR. MEYER: That's right. That's  
13 correct.

14 CHAIRMAN FUMANTE, JR.: In its current  
15 state?

16 MR. MEYER: That's right.

17 CHAIRMAN FUMANTE, JR.: And the  
18 second piece is down the road, if somebody -- and  
19 it may not even be the Sands. It could be  
20 "Fumante Enterprises;" who knows?

21 (Laughter.)

22 CHAIRMAN FUMANTE, JR.: That's my last  
23 name.

24 BOARD MEMBER PIRONI: Can I get a piece  
25 of that?

1 NCPC OSPAC FILE #2-2024

2 CHAIRMAN FUMANTE, JR.: Yeah, well, I  
3 might need a construction company.

4 MALE VOICE: You're being recorded.

5 (Laughter.)

6 CHAIRMAN FUMANTE, JR.: I've been  
7 quoted on worse.

8 So anyway, if that was to, happen, if  
9 there was some change, massive retail, et cetera,  
10 et cetera, et cetera, whatever you could think of  
11 on that 73 acres of cement, you would -- you  
12 would propose a new lease for that purpose?

13 MR. MEYER: That's correct.

14 CHAIRMAN FUMANTE, JR.: Okay.

15 MR. MEYER: And which would require a  
16 significant environmental review process --

17 CHAIRMAN FUMANTE, JR.: Right.

18 MR. MEYER: -- at that point.

19 And this Board, and -- and the public  
20 and the Planning Commission would have -- would  
21 have a -- multiple opportunities to comment on  
22 that lease.

23 CHAIRMAN FUMANTE, JR.: Is this  
24 (indicating) group okay with that, or --

25 BOARD MEMBER PIRONI: (Nodding head

1 NCPC OSPAC FILE #2-2024

2 yes.)

3 BOARD MEMBER LEVY: Yes.

4 CHAIRMAN FUMANTE, JR.: Do you want to  
5 say anything or -- you don't have to, I mean --

6 MR. BAKER: No, I know I don't have to.

7 But again, just for the record,

8 Daniel Baker on behalf of the "LVS." I think  
9 that Josh pretty much covered everything.

10 Again, the whole point of this lease is  
11 to give "LVS" the operational day-to-day capacity  
12 that is needed to run the Coliseum and the  
13 property around it. So as Josh has stated, now  
14 the Chair has eloquently addressed it, this is  
15 all about operating the lease on the -- the  
16 property on a day-to-day basis, as simple as  
17 that.

18 Thank you.

19 CHAIRMAN FUMANTE, JR.: Now to the  
20 public. You -- you had your arm up.

21 MS. KIELY: Yes, okay. Great. I have  
22 two questions.

23 MS. LORENZO: Excuse me. Chairman, for  
24 the record, can you just make sure everybody  
25 states their name --



1 NCPC OSPAC FILE #2-2024

2 MS. KIELY: Oh, I'm sorry.

3 MS. LORENZO: -- and address perhaps?

4 CHAIRMAN FUMANTE, JR.: Yes.

5 MS. KIELY: I'm Monica Kiely and I'm a  
6 Nassau County resident.

7 So have I two questions, the first one  
8 is --

9 BOARD MEMBER PIRONI: Your address  
10 please.

11 MS. KIELY: I live in Garden City,  
12 New York.

13 CHAIRMAN FUMANTE, JR.: Are you  
14 associated with any group?

15 MS. KIELY: I'm associated with  
16 "Say No to the Casino."

17 CHAIRMAN FUMANTE, JR.: Got it -- got  
18 it.

19 MS. KIELY: My first question is quick.  
20 Did the County consider any other  
21 operator for this 42-year lease?

22 MR. MEYER: No.

23 MS. KIELY: Okay.

24 And my second question is longer.

25 A little background. I'm not an

1 NCPC OSPAC FILE #2-2024  
2 attorney, but the whole reason that the other  
3 lease was unwound was because Nassau County and  
4 the Planning Commission were found guilty of two  
5 things, violation of "Open Meeting Law" not  
6 giving sufficient notice, public notice, you  
7 know, for meetings, not giving the public time to  
8 digest information and weigh in.

9 And the other thing they were found  
10 guilty of was the attempt to segment.  
11 Segmentation, the chopping up into one -- of one  
12 big project into smaller pieces, in an attempt to  
13 push those small pieces through --

14 BOARD MEMBER PIRONI: If I -- if we  
15 can.

16 MS. KIELY: -- without an environmental  
17 review.

18 CHAIRMAN FUMANTE, JR.: To answer your  
19 question --

20 MS. KIELY: So my question is how is  
21 this not --

22 CHAIRMAN FUMANTE, JR.: Could you just  
23 hold --

24 BOARD MEMBER PIRONI: Sorry.

25 MS. KIELY: -- how this not

1 NCPC OSPAC FILE #2-2024

2 segmentation?

3 CHAIRMAN FUMANTE, JR.: No, it's --  
4 here's my point is this. We have a lease in  
5 front of us and we could have the questions  
6 relative to that lease, because that's really  
7 what this is about, the litigate, all this other  
8 stuff, it -- it has nothing to do with the lease.  
9 So I'd just like -- I'd just like to focus.

10 MS. KIELY: Okay.

11 But the intent of Sands is eventually,  
12 as we all know.

13 CHAIRMAN FUMANTE, JR.: Well, we don't  
14 know what their intent is. They may not even get  
15 the license and then would be stuck with that  
16 building.

17 So could you please just ask the  
18 questions about relative to the lease that's in  
19 front of -- that's what we're voting on. You  
20 know, that's what the hearing is going to be  
21 about, that lease.

22 The rest is history. I -- I'd prefer  
23 not to dig it up, because --

24 MS. KIELY: Okay. I won't dig it up,  
25 but I would point out that the intent of this

1 NCPC OSPAC FILE #2-2024

2 law, the Sands is not in the business of  
3 operating --

4 CHAIRMAN FUMANTE, JR.: We don't  
5 know -- we don't know their intent, though  
6 they -- they do operate a lot of stuff. I'm not  
7 defending them. I'll let them defend themselves,  
8 but --

9 MS. KIELY: They are -- they are  
10 developers and operators of the casinos.

11 BOARD MEMBER LEVY: But that's a  
12 conspiracy theory. We're talking about the lease  
13 right now please.

14 CHAIRMAN FUMANTE, JR.: All we have in  
15 front of --

16 MS. KIELY: Okay.

17 CHAIRMAN FUMANTE, JR.: -- us is the  
18 lease.

19 BOARD MEMBER PIRONI: And as you  
20 mentioned that, you know, they were -- they were  
21 brought to Court, because whatever you've said.  
22 And as it states right now, we're not even  
23 supposed to open this up until June 20th.

24 MS. KIELY: Okay, I'm -- I --

25 BOARD MEMBER PIRONI: We're doing this

1 NCPC OSPAC FILE #2-2024

2 out of a courtesy.

3 MS. KIELY: -- I -- I said my piece.

4 And I thank you for --

5 BOARD MEMBER PIRONI: Okay. I'd like

6 to close --

7 MS. KIELY: -- engaging with the

8 public.

9 BOARD MEMBER PIRONI: -- public

10 comment.

11 MR. SPEZIO: Yeah. Listen, you know,

12 while we are interested in hearing what you have

13 to say, you know, technically this is not the

14 forum for that. There will be subsequent

15 meetings where you can voice your opinion. And

16 I'd politely ask you to please just save them for

17 that time.

18 MS. KIELY: Okay.

19 CHAIRMAN FUMANTE, JR.: He's "OSPAC's"

20 attorney, by the way.

21 MS. KIELY: Yeah.

22 CHAIRMAN FUMANTE, JR.: So sometimes I

23 listen to him, but I --

24 (Laughter.)

25 MR. KRUG: (Gesturing.)

1 NCPC OSPAC FILE #2-2024

2 I just have one more question, just a  
3 question about the nature of the hearing.

4 CHAIRMAN FUMANTE, JR.: The nature of  
5 the --

6 MR. KRUG: What is -- I'm -- I'm just  
7 curious, what is "OSPAC's" --

8 MS. LORENZO: I need his name. Sir?

9 MR. KRUG: -- jurisdiction over this?

10 MS. LORENZO: Chairman? I need his  
11 name first. I'm sorry.

12 MR. KRUG: She's --

13 MS. LORENZO: Chairman, I need his  
14 name.

15 CHAIRMAN FUMANTE, JR.: Please state  
16 your name and address for the --

17 MR. KRUG: George Krug, Garden City.

18 What is the "OSPAC's" jurisdiction of  
19 this? Why does "OSPAC" have to weigh in on this?

20 CHAIRMAN FUMANTE, JR.: "OSPAC" was  
21 formed to, when the County wants to sell a piece  
22 of property, change its usage, acquire open  
23 space, parks.

24 There -- there was history. I'll --  
25 I'll do a little history, Mr. Krug.

1 NCPC OSPAC FILE #2-2024

2 There was a time in the County that to  
3 plug operational holes, they would sell stuff,  
4 okay. "OSPAC" was formed as an advisory board  
5 to:

6 Take a look at those items;  
7 To come up with monies for open space;  
8 Make some recommendations on how the  
9 parks should be used.

10 And it's turned out that "OSPAC" has  
11 taken part, if you're -- if you're aware of all  
12 the bonds that were passed, "OSPAC" was part of  
13 recommending what those properties might be.  
14 It's a recommendation. It's -- it doesn't --  
15 it's no more than that.

16 It has -- we look at a variety of  
17 things. There's various little pieces of  
18 property in the County, for tax reasons that they  
19 got pulled into the County. And we try to look  
20 at should we "pocket park" or should like it, the  
21 County doesn't need to maintain this, because  
22 they shouldn't. So we advise the County on that.  
23 So that's -- that's, in a nutshell, what "OSPAC"  
24 is about.

25 I've been doing this since it was

1 NCPC OSPAC FILE #2-2024  
2 formed, 20-plus years ago. So we've been  
3 successful at maintaining a lot of the properties  
4 in the County that we, as residents, would like  
5 to see as remaining as open space or used as  
6 parks, et cetera, et cetera. That's -- that's  
7 "OSPAC's" role.

8 We advise the Planning Commission. And  
9 the Planning Commission takes our advice, rolls  
10 it into theirs, that potentially goes to the  
11 Legislature. So that's sort of the process.

12 MR. KRUG: Okay. And how does this  
13 lease fall under that umbrella?

14 CHAIRMAN FUMANTE, JR.: Well, it's the  
15 use of any piece of property, as I said.

16 MR. KRUG: Okay, thank you. Thank you  
17 to you and the other volunteers for your service.

18 CHAIRMAN FUMANTE, JR.: You're welcome.

19 Okay, based on that, I'm -- I'm going  
20 to move on. We have some -- I think we have  
21 some -- do we have some other business? I should  
22 look at the agenda.

23 MR. HOESL: No, not particularly.

24 CHAIRMAN FUMANTE, JR.: Other than to  
25 confirm our next meeting, which is July 10th.



1 NCPC OSPAC FILE #2-2024

2 There is no new business. There's no old  
3 business, so I'm going to jump through that.

4 So -- so I will --

5 MS. CONIGLIO: So -- so for those who  
6 signed up --

7 FEMALE VOICE: There's no signal.

8 MS. CONIGLIO: -- are they going to  
9 have the opportunity to --

10 MS. LORENZO: Again, we need her name.

11 CHAIRMAN FUMANTE, JR.: Well, I -- I --

12 MS. LORENZO: Chairman, I'm sorry. We  
13 need her name.

14 MS. CONIGLIO: Terry Coniglio,  
15 Hofstra University.

16 MS. LORENZO: Can you spell that  
17 please?

18 MS. CONIGLIO: Terry, T-e-r-r-y,  
19 Coniglio, C-o-n-i-g-l-i-o.

20 CHAIRMAN FUMANTE, JR.: There was a  
21 sign up list?

22 MS. CONIGLIO: Yes.

23 MS. LORENZO: I need you to repeat what  
24 you said.

25 MS. CONIGLIO: So there was a sign up

1 NCPC OSPAC FILE #2-2024

2 list of people --

3 CHAIRMAN FUMANTE, JR.: Above my pay  
4 grade.

5 (Laughter.)

6 MS. CONIGLIO: -- of people to speak;  
7 right?

8 CHAIRMAN FUMANTE, JR.: Who -- who put  
9 that -- who has that list?

10 FEMALE VOICE: It's outside.

11 FEMALE VOICE: I had a number  
12 (indicating) also.

13 MS. CONIGLIO: Right.

14 CHAIRMAN FUMANTE, JR.: You had a  
15 number?

16 AUDIENCE MEMBER: They gave us numbers  
17 (indicating) and --

18 CHAIRMAN FUMANTE, JR.: Who -- who did  
19 that?

20 BOARD MEMBER PIRONI: Well, once again,  
21 I don't think we should be opening up to  
22 public comment.

23 MR. WALSH: I think they took the  
24 numbers to make sure there weren't too many  
25 people because of the fire marshal.

1 NCPC OSPAC FILE #2-2024

2 CHAIRMAN FUMANTE, JR.: Yeah -- yeah.

3 That was because of fire -- fire

4 requirements, the capacity of the room.

5 MR. WALSH: Yes.

6 MS. CONIGLIO: But then they asked us

7 if we wanted to speak to sign up --

8 CHAIRMAN FUMANTE, JR.: Who are they?

9 MS. CONIGLIO: -- on the paper.

10 (Inaudible discussion.)

11 MS. CONIGLIO: People at the front

12 desk.

13 MR. WALSH: It was the Parks

14 Commissioners was the one with the list.

15 MR. SPEZIO: That -- that instruction

16 should not have not been given. Again, this is

17 an introductory meeting to introduce the lease

18 for the operations of the -- of the Coliseum.

19 We don't know what's coming -- the

20 actual one's coming. At that point, that would

21 be open public comment, you know, or I'm saying

22 the -- the meeting where this is, you know, the

23 next meeting about that where, you know, that's

24 open to the public comment, not -- not this --

25 MS. CONIGLIO: The next "OSPAC"

1 NCPC OSPAC FILE #2-2024

2 meeting?

3 MR. SPEZIO: No, the public hearing --  
4 (Inaudible discussion.)

5 MR. WALSH: The public hearing on the  
6 20th.

7 CHAIRMAN FUMANTE, JR.: I'm gonna --  
8 I'm gonna step in here, because I know I'm  
9 probably gonna get in trouble, but fine.

10 "OSPAC" gets a property introduced or a  
11 lease introduced, whatever the County is gonna do  
12 that affects "OSPAC," it gets an introduction,  
13 which we kind of forward -- walk through that.  
14 So that we have some idea about it, maybe we go  
15 out and look at that piece of property,  
16 et cetera, et cetera.

17 Then it goes in its official capacity  
18 to the Planning Commission and they open up a  
19 hearing. At that point that -- you can stop me  
20 if I'm saying something wrong. But at that  
21 point, the public gets an opportunity to -- to  
22 state whatever they want to say. We get the  
23 transcript of that, so we can hear the public.  
24 That doesn't preclude us from hearing the public  
25 in person either. So that's the process.

1 NCPC OSPAC FILE #2-2024

2 At that meeting, that second meeting  
3 that we talked about, which is July --

4 BOARD MEMBER MITRA: July 10th.

5 CHAIRMAN FUMANTE, JR.: -- July 10th --  
6 thank you -- that's where we'll vote for it. And  
7 our vote will be based on what was read, what was  
8 said at the Planning Commission hearing against  
9 our criteria for open space, et cetera,  
10 et cetera, et cetera. I hope that helps.

11 MS. CONIGLIO: (Nodding head yes.)

12 CHAIRMAN FUMANTE, JR.: You okay with  
13 that?

14 MS. CONIGLIO: (No response.)

15 CHAIRMAN FUMANTE, JR.: Okay.

16 Sir, you okay with that?

17 MR. SPEZIO: Proceed.

18 CHAIRMAN FUMANTE, JR.: Okay.

19 \* \* \*

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PROCEEDINGS

CHAIRMAN FUMANTE, JR.: Based on that, I will  
call a motion to adjourn.

BOARD MEMBER MORIARTY: Motion.

CHAIRMAN FUMANTE, JR.: I got a motion.

BOARD MEMBER STEINBERG: Second.

CHAIRMAN FUMANTE, JR.: I got a second.

All in favor?

(Chorus of "ayes.")

CHAIRMAN FUMANTE, JR.: Any opposed?

(No response.)

CHAIRMAN FUMANTE, JR.: Any  
abstentions?

(No response.)

CHAIRMAN FUMANTE, JR.: Thank you, all.

VOICES: Thank you.

(Discussion held off the record.)

(TIME NOTED: 4:48 P.M.)

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- 13
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- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25

INDEX

NCPC OSPAC FILE NO.	PAGE
NCPC OSPAC File No. 2-2024.....	05-45

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
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C E R T I F I C A T I O N

I, STEPHANIE J. VALDER, do  
hereby certify that the within transcript is  
a true, accurate and complete transcript of  
the proceedings which took place in the above  
matter.

*Stephanie J. Valder*

---

STEPHANIE J. VALDER,  
Stenographer



A		
<b>ability</b> 11:20	<b>available</b> 6:17	9:14,19,25 10:8,13,17,20,22,24
<b>abstentions</b> 4:5 46:13	<b>aware</b> 39:11	11:6,12,15,22 12:5,8,15,19,24
<b>accept</b> 3:16	<b>ayes</b> 3:25 46:9	13:3,7,14 14:10,18,24 15:4,7,10
<b>accurate</b> 48:6		19:6,11 20:3,7,11,19 21:11,19
<b>acquire</b> 38:22	<b>B</b>	22:3,24 23:8,14,16,19,24 24:4,9
<b>acres</b> 5:15 31:11	<b>B</b> 2:9	25:10,15,17,21 26:19 27:6,11,19
<b>acts</b> 5:25	<b>back</b> 8:15 9:20 10:5 15:22 18:13	27:23 28:9,17,21 29:2,5,22 30:5,8
<b>actual</b> 43:20	20:16 28:6 29:25	30:14,17,22 31:2,6,14,17,23 32:4
<b>address</b> 33:3,9 38:16	<b>background</b> 10:3 33:25	32:19,23 33:4,13,17 34:18,22
<b>addressed</b> 32:14	<b>Baker</b> 2:14 7:7 29:4 32:6,8	35:3,13 36:4,14,17 37:19,22 38:4
<b>adjourn</b> 46:3	<b>based</b> 22:11 40:19 45:7 46:2	38:10,13,15,20 40:14,18,24 41:11
<b>Administration</b> 1:12	<b>basically</b> 23:20	41:12,20 42:3,8,14,18 43:2,8 44:7
<b>advance</b> 6:17	<b>basis</b> 32:16	45:5,12,15,18 46:2,5,7,10,12,15
<b>advice</b> 40:9	<b>began</b> 16:13 17:16	<b>chance</b> 3:13
<b>advise</b> 12:14 39:22 40:8	<b>behalf</b> 32:8	<b>change</b> 31:9 38:22
<b>advised</b> 8:25	<b>belief</b> 13:18	<b>chopping</b> 34:11
<b>advisory</b> 1:4 12:11 39:4	<b>benefit</b> 29:10	<b>Chorus</b> 3:25 46:9
<b>agenda</b> 5:3 40:22	<b>better</b> 8:7	<b>City</b> 15:25 25:25 33:11 38:17
<b>ago</b> 40:2	<b>big</b> 12:22 21:22 34:12	<b>clarification</b> 25:11
<b>agreement</b> 15:25 16:21,24	<b>bit</b> 9:8 13:20 15:19	<b>clarify</b> 19:13 21:20 23:25 29:23
<b>ahead</b> 7:10	<b>board</b> 2:5,6,7,8,9,10 3:11,15,20 7:8	<b>clear</b> 30:10
<b>allow</b> 5:18 28:22	7:11,16,23 10:21,23,25 11:4	<b>close</b> 8:5 37:6
<b>allowed</b> 7:20	13:18,23 15:17 18:9,14,16,16,19	<b>Coliseum</b> 5:6,8,13,14,19,20 6:2,10
<b>alright</b> 8:6	19:12,13 20:22 21:3,13,16 24:18	6:11 15:23,24 16:3,8,10,14,25
<b>alterations</b> 27:3	24:23 25:4,13,14,19 26:10,12,16	17:10,11,25 19:17,21 22:4,8,15
<b>annuled</b> 28:4	26:21,22,25 28:4,11,25 29:7	22:18 23:9,21 24:12,17 25:24
<b>annulled</b> 17:5	30:24 31:19,25 32:3 33:9 34:14	26:3,9 27:5 28:8 32:12 43:18
<b>answer</b> 28:23 34:18	34:24 36:11,19,25 37:5,9 39:4	<b>Coliseum's</b> 23:17 27:20
<b>anticipate</b> 19:3	42:20 45:4 46:4,6	<b>come</b> 10:2,2 12:23 18:13 29:25
<b>anyway</b> 13:3 31:8	<b>bonds</b> 39:12	39:7
<b>ANZAI</b> 2:10	<b>Booking</b> 5:25	<b>comes</b> 10:5
<b>apologize</b> 8:15	<b>brief</b> 15:17	<b>coming</b> 43:19,20
<b>applause</b> 12:25	<b>bring</b> 9:20	<b>comment</b> 6:15,23 7:18,21 27:24
<b>apples</b> 30:9	<b>broaden</b> 9:8	31:21 37:10 42:22 43:21,24
<b>application</b> 5:5 7:2,5	<b>brought</b> 36:21	<b>comments</b> 7:4 18:17 19:9
<b>Apply</b> 22:9	<b>buddy</b> 10:9	<b>Commission</b> 6:24 18:11,12,15,18
<b>appreciate</b> 11:11 12:20	<b>building</b> 1:12 25:2 26:18 27:7	18:21,22,24 21:14 31:20 34:4
<b>approved</b> 6:19	30:11 35:16	40:8,9 44:18 45:8
<b>approximately</b> 5:15	<b>business</b> 24:20 36:2 40:21 41:2,3	<b>Commissioners</b> 43:14
<b>arm</b> 32:20		<b>COMMITTEE</b> 1:4
<b>arrived</b> 13:20 15:19,22	<b>C</b>	<b>company</b> 31:3
<b>asked</b> 43:6	<b>C</b> 2:2 3:2 48:2,2	<b>complete</b> 48:6
<b>aspects</b> 5:23	<b>C-o-n-i-g-l-i-o</b> 41:19	<b>completely</b> 22:13 23:6
<b>assigned</b> 16:15,16,22	<b>call</b> 46:3	<b>conduct</b> 27:3
<b>assignment</b> 5:6	<b>capacity</b> 32:11 43:4 44:17	<b>conducted</b> 16:12
<b>associated</b> 18:4 33:14,15	<b>capital</b> 27:5,7	<b>conducting</b> 24:20
<b>assume</b> 23:9	<b>Case</b> 5:4	<b>Conference</b> 1:13
<b>assuming</b> 3:7	<b>casino</b> 6:10,12 29:13,24 33:16	<b>confirm</b> 28:11 40:25
<b>athletic</b> 6:2	<b>casinos</b> 36:10	<b>confused</b> 24:5
<b>attempt</b> 34:10,12	<b>cement</b> 31:11	<b>Coniglio</b> 41:5,8,14,14,18,19,22,25
<b>attorney</b> 2:19 10:9 29:9 34:2 37:20	<b>Center</b> 16:2,13 25:25	42:6,13 43:6,9,11,25 45:11,14
<b>audience</b> 12:25 42:16	<b>certain</b> 27:7	<b>consider</b> 33:20
<b>audio</b> 11:19,24	<b>certify</b> 48:5	<b>consideration</b> 10:15 29:16
<b>August</b> 19:4	<b>cetera</b> 6:5,8 23:11,11 31:9,10,10	<b>conspiracy</b> 36:12
<b>authorization</b> 6:13	40:6,6 44:16,16 45:9,10,10	<b>construction</b> 31:3
<b>authorize</b> 6:11	<b>Chair</b> 2:3 32:14	<b>continue</b> 14:11
	<b>Chairman</b> 3:3,7,12,18,22 4:2,4,7	<b>continued</b> 9:18 11:14
	7:10,12,20,24 8:8,18,22 9:3,6,11	<b>contract</b> 16:22

<p><b>control</b> 5:18 16:25 19:25 20:17,23 20:24 21:9 24:19,24 <b>conventions</b> 6:6 <b>copy</b> 3:8 6:16 25:11 <b>Corp</b> 5:17 <b>Corporation</b> 5:10 6:22 <b>correct</b> 30:3,13 31:13 <b>Council</b> 12:14 <b>counsel</b> 2:11,16 13:16 15:14 <b>County</b> 1:12 2:19 5:7,8 6:19,20 8:3 13:16 15:14,23,24 16:19 19:2,3 24:19 28:6,14 33:6,20 34:3 38:21 39:2,18,19,21,22 40:4 44:11 <b>County's</b> 5:16 <b>court</b> 3:5 11:24 17:3 20:14,21 22:17 28:4 36:21 <b>courtesy</b> 11:9 37:2 <b>covered</b> 32:9 <b>criteria</b> 45:9 <b>curious</b> 7:19 38:7 <b>current</b> 7:19 21:13 26:13 30:14 <b>currently</b> 26:12</p> <hr/> <p style="text-align: center;"><b>D</b></p> <hr/> <p><b>D</b> 3:2 <b>Dan</b> 7:7 <b>Daniel</b> 2:14 32:8 <b>day-to-day</b> 5:23 32:11,16 <b>decide</b> 11:23 <b>decision</b> 22:16 <b>defend</b> 36:7 <b>defending</b> 36:7 <b>Deputy</b> 2:19 <b>describe</b> 15:18 <b>desk</b> 43:12 <b>determined</b> 20:14,20 <b>develop</b> 6:9 22:10 <b>developed</b> 6:12 <b>developer</b> 21:23 <b>developers</b> 36:10 <b>development</b> 18:4 26:14 27:4 <b>difference</b> 21:20 25:22 <b>different</b> 23:5 24:13 <b>difficult</b> 11:7 <b>difficulty</b> 9:22 <b>dig</b> 35:23,24 <b>digest</b> 34:8 <b>discretion</b> 22:11 <b>discuss</b> 15:20 <b>discussion</b> 43:10 44:4 46:17 <b>District</b> 5:14 <b>doing</b> 18:2 36:25 39:25 <b>door</b> 8:5 <b>DPW</b> 6:19 <b>drawn</b> 30:2 <b>drove</b> 27:13 <b>dueling</b> 12:6,7 <b>DUFFY</b> 2:16</p>	<hr/> <p style="text-align: center;"><b>E</b></p> <hr/> <p><b>E</b> 2:2,2 3:2,2 48:2 <b>East</b> 1:14 <b>effective</b> 28:3 <b>effectively</b> 21:2 28:6 <b>Eisenhower</b> 1:13 <b>either</b> 3:5 44:25 <b>elapsed</b> 17:16,20 <b>Ellis</b> 23:20 <b>eloquently</b> 32:14 <b>encompassing</b> 25:4 <b>engaging</b> 37:7 <b>ensure</b> 24:19 <b>enter</b> 5:17 6:20 <b>entered</b> 15:25 16:20 17:15 <b>Enterprises</b> 30:20 <b>entertain</b> 3:14 <b>entity</b> 24:3,12 28:7 <b>environmental</b> 31:16 34:16 <b>ESQ</b> 2:14,15 <b>et</b> 6:5,8 23:11,11 31:9,10,10 40:6,6 44:16,16 45:9,10,10 <b>ETA</b> 9:7 <b>event</b> 6:3 16:2,13 25:25 <b>events</b> 16:9,10 17:25 19:19,19,24 23:4,10 24:16 25:2,8 <b>eventually</b> 35:11 <b>everybody</b> 8:6 10:18 14:4 25:11 29:23 30:10 32:24 <b>Everyone's</b> 3:12 <b>exactly</b> 19:14 <b>exceed</b> 5:21 <b>Excuse</b> 32:23 <b>exhibitions</b> 6:7 <b>expensive</b> 22:22 <b>explain</b> 13:19 <b>extension</b> 20:8</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>F</b> 48:2 <b>facility</b> 25:7 <b>fact</b> 17:4 <b>fall</b> 40:13 <b>familiarize</b> 13:23 <b>Fantastic</b> 14:7 <b>favor</b> 3:24 46:8 <b>FEMALE</b> 11:3 12:16 14:8,14 41:7 42:10,11 <b>Field</b> 5:14 <b>File</b> 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 47:3,4 <b>filed</b> 17:2</p>	<p><b>fine</b> 11:23 44:9 <b>finish</b> 28:22 <b>fire</b> 42:25 43:3,3 <b>first</b> 8:10 33:7,19 38:11 <b>first-class</b> 25:7 <b>five</b> 9:9,10,12 10:11,18 11:9,9 <b>floor</b> 13:9 <b>focus</b> 35:9 <b>Forest</b> 15:25 25:25 <b>form</b> 27:15 <b>formalize</b> 23:5 <b>formalizes</b> 22:20 <b>formed</b> 38:21 39:4 40:2 <b>forum</b> 37:14 <b>forward</b> 10:10 13:8,22 15:21 18:6 23:12 44:13 <b>found</b> 34:4,9 <b>front</b> 3:9 35:5,19 36:15 43:11 <b>Fumante</b> 2:3 3:3,7,12,18,22 4:2,4,7 7:10,12,20,24 8:8,18,22 9:3,6,11 9:14,19,25 10:8,13,17,20,22,24 11:6,12,15,22 12:5,8,15,19,24 13:3,7 14:10,18,24 15:4,7,10 19:6 19:11 20:3,7,11,19 21:11,19 22:3 22:24 23:8,14,16,19,24 24:4,9 25:10,15,21 26:19 27:6,11,19,23 28:9,17,21 29:2,5,22 30:5,8,14,17 30:20,22 31:2,6,14,17,23 32:4,19 33:4,13,17 34:18,22 35:3,13 36:4 36:14,17 37:19,22 38:4,15,20 40:14,18,24 41:11,20 42:3,8,14 42:18 43:2,8 44:7 45:5,12,15,18 46:2,5,7,10,12,15 <b>future</b> 6:14</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p><b>G</b> 3:2 <b>Garden</b> 33:11 38:17 <b>general</b> 24:24 <b>George</b> 38:17 <b>Gesturing</b> 28:25 37:25 <b>getting</b> 10:6 <b>give</b> 8:2 10:11 13:10,18 14:9 15:17 32:11 <b>given</b> 13:9 43:16 <b>giving</b> 34:6,7 <b>go</b> 7:10,11 8:10 27:24 44:14 <b>goes</b> 10:3 15:11 21:14 40:10 44:17 <b>going</b> 3:3 4:9 7:12 8:12 9:15,20 10:10 11:16,16,18,24 12:3 13:21 14:22 15:12,20 18:6 23:12,20,21 24:9 27:21 35:20 40:19 41:3,8 <b>gonna</b> 44:7,8,9,11 <b>Governor</b> 29:12 <b>grade</b> 42:4 <b>great</b> 14:16 32:21 <b>greatly</b> 11:11 <b>GREG</b> 2:17</p>
---	---	--

<p><b>group</b> 12:17 31:24 33:14  <b>guilty</b> 34:4,10  <b>guys</b> 11:23</p> <hr/> <p style="text-align: center;"><b>H</b></p> <hr/> <p><b>Hamlet</b> 5:12  <b>happen</b> 31:8  <b>head</b> 31:25 45:11  <b>hear</b> 8:4,7 44:23  <b>heard</b> 18:10,18 21:22  <b>hearing</b> 6:25 18:7,12,15 35:20  37:12 38:3 44:3,5,19,24 45:8  <b>held</b> 17:3,8 18:23 25:8 29:15 46:17  <b>help</b> 21:20  <b>helps</b> 45:10  <b>Hempstead</b> 5:11  <b>Hempstead's</b> 5:13  <b>hey</b> 23:20  <b>highly</b> 9:23  <b>historically</b> 23:10  <b>history</b> 13:11 35:22 38:24,25  <b>HOESL</b> 2:17 4:10 5:2 9:10 11:18  13:25 14:3,6,13 40:23  <b>Hofstra</b> 17:2 41:15  <b>hold</b> 18:12 34:23  <b>HOLDCO</b> 5:9 20:25 28:15  <b>holes</b> 39:3  <b>hope</b> 45:10  <b>host</b> 16:9 17:25 19:18,19 23:4 25:8  <b>hosting</b> 6:6 19:24 24:16  <b>hours</b> 6:17</p> <hr/> <p style="text-align: center;"><b>I</b></p> <hr/> <p><b>i.e</b> 6:4  <b>idea</b> 44:14  <b>II</b> 2:17  <b>III</b> 2:18  <b>important</b> 27:12  <b>Inaudible</b> 43:10 44:4  <b>include</b> 5:22  <b>independent</b> 22:14 23:6 24:14  <b>INDEX</b> 47:2  <b>indicating</b> 14:9 31:24 42:12,17  <b>information</b> 34:8  <b>inside</b> 26:17  <b>instruction</b> 43:15  <b>intends</b> 6:9  <b>intent</b> 35:11,14,25 36:5  <b>interested</b> 37:12  <b>internet</b> 10:7  <b>introduce</b> 13:17 15:8,16 43:17  <b>introduced</b> 44:10,11  <b>introduction</b> 5:3 44:12  <b>introductory</b> 43:17  <b>involved</b> 21:24 25:23  <b>issue</b> 18:19,25  <b>items</b> 39:6</p>	<p style="text-align: center;"><b>J</b></p> <hr/> <p><b>J</b> 2:20 48:4,14  <b>JASON</b> 2:9  <b>JOHN</b> 2:18  <b>jokes</b> 13:5  <b>Josh</b> 2:15 7:6,24 13:9,15 15:14  29:22 32:9,13  <b>JR</b> 2:3 3:3,7,12,18,22 4:2,4,7 7:10  7:12,20,24 8:8,18,22 9:3,6,11,14  9:19,25 10:8,13,17,20,24 11:12  11:15,22 12:5,8,15,19,24 13:3,7  14:10,18,24 15:4,7,10 19:6,11  20:3,7,11,19 21:11,19 22:3,24  23:8,14,16,19,24 24:4,9 25:10,15  25:21 26:19 27:6,11,19,23 28:9  28:17,21 29:2,5,22 30:5,8,14,17  30:22 31:2,6,14,17,23 32:4,19  33:4,13,17 34:18,22 35:3,13 36:4  36:14,17 37:19,22 38:4,15,20  40:14,18,24 41:11,20 42:3,8,14  42:18 43:2,8 44:7 45:5,12,15,18  46:2,5,7,10,12,15  <b>July</b> 7:5 18:13,23 40:25 45:3,4,5  <b>jump</b> 41:3  <b>June</b> 1:7 6:25 36:23  <b>jurisdiction</b> 38:9,18</p> <hr/> <p style="text-align: center;"><b>K</b></p> <hr/> <p><b>KAREN</b> 2:21  <b>keep</b> 26:9,11  <b>keeping</b> 19:22,23  <b>KEVIN</b> 2:19  <b>Kiely</b> 28:19,24 32:21 33:2,5,5,11  33:15,19,23 34:16,20,25 35:10,24  36:9,16,24 37:3,7,18,21  <b>kind</b> 13:10 27:13 44:13  <b>know</b> 11:6 12:16,18,20 14:4 19:21  21:24 32:6 34:7 35:12,14,20 36:5  36:5,20 37:11,13 43:19,21,22,23  44:8  <b>known</b> 5:9  <b>knows</b> 30:20  <b>Krug</b> 37:25 38:6,9,12,17,17,25  40:12,16</p> <hr/> <p style="text-align: center;"><b>L</b></p> <hr/> <p><b>land</b> 26:14  <b>Las</b> 5:9,17 6:21 16:20,22,23,23,24  17:5 21:2 22:6 24:15,20 28:16  29:11  <b>Laughter</b> 3:6 4:11 9:24 13:2,6  14:17,19,21 27:10 30:21 31:5  37:24 42:5  <b>LAUREN</b> 2:8  <b>law</b> 34:5 36:2  <b>lease</b> 5:6,17,20 6:11,14,16,21 7:14  7:25 13:17,18,19 15:15,16,18,24</p>	<p>17:3,5,6,7,12,14,14,15,17,17,20  18:2,5,7,10,13 19:10,14 20:4,8,10  20:15 21:6,9,10,13,17,21,21,22  22:6,12,13 23:7,12 24:14 25:5,12  25:18,23 26:5,13 28:2 29:13,20  30:2 31:12,22 32:10,15 33:21  34:3 35:4,6,8,18,21 36:12,18  40:13 43:17 44:11  <b>legislation</b> 28:5  <b>Legislature</b> 19:2,3 40:11  <b>lender</b> 16:18 21:6,8  <b>lessee</b> 28:12,14  <b>lessor</b> 28:12,13  <b>let's</b> 13:8,8  <b>LEVY</b> 2:5 3:20 10:21,23 24:18,23  25:4 26:21 32:3 36:11  <b>license</b> 22:9 29:24 35:15  <b>light</b> 12:22,25  <b>lights</b> 19:23 22:25  <b>limited</b> 17:9,23  <b>lines</b> 27:4  <b>list</b> 41:21 42:2,9 43:14  <b>listen</b> 37:11,23  <b>litigate</b> 35:7  <b>litigation</b> 17:3 20:14  <b>little</b> 13:10,20 15:19 33:25 38:25  39:17  <b>live</b> 12:17,21 13:25 14:2 33:11  <b>LLC</b> 5:9  <b>location</b> 5:11  <b>log</b> 12:23  <b>longer</b> 33:24  <b>look</b> 39:6,16,19 40:22 44:15  <b>loose</b> 12:10  <b>LORENZO</b> 2:21 11:20 12:2 32:23  33:3 38:8,10,13 41:10,12,16,23  <b>lot</b> 6:4 9:22 19:20 21:24 36:6 40:3  <b>LVS</b> 5:9 20:25 28:15 32:8,11</p> <hr/> <p style="text-align: center;"><b>M</b></p> <hr/> <p><b>maintain</b> 22:23 25:6 39:21  <b>maintaining</b> 6:4 19:22 22:22 40:3  <b>maintenance</b> 5:23 16:6 17:10,24  <b>MALE</b> 8:14,17,20 9:5,9,13,16 10:6  10:16,19 11:8 12:7,13,23 13:4  14:7,20,22 31:4  <b>manner</b> 25:7  <b>Marriott</b> 21:23  <b>marshal</b> 42:25  <b>massive</b> 31:9  <b>Mastroianni</b> 16:17,21 17:4,8,9  21:4,5 26:6  <b>matter</b> 48:8  <b>Matthew</b> 2:6 29:6  <b>Meadow</b> 1:14  <b>mean</b> 8:25 11:22 20:7 23:19 32:5  <b>means</b> 29:9  <b>mechanism</b> 24:19</p>
--	--	--

**meeting** 1:2 3:10,16 6:18 7:5,19  
9:18,20 11:14,19 18:19,21,22  
34:5 40:25 43:17,22,23 44:2 45:2  
45:2  
**meetings** 7:21 12:10 27:16 34:7  
37:15  
**Member** 2:5,6,7,8,9,10 3:11,15,20  
7:8,11,16,23 10:21,23,25 11:4  
19:13 20:22 21:3,13,16 24:18,23  
25:4,13,14 26:10,12,16,21,22,25  
28:11,25 29:7 30:24 31:25 32:3  
33:9 34:14,24 36:11,19,25 37:5,9  
42:16,20 45:4 46:4,6  
**Members** 6:25  
**Memorial** 5:7  
**MENG** 2:6 3:15 21:13,16 28:25  
29:7  
**mentioned** 36:20  
**Meyer** 2:15 7:6 8:11,16,21,24  
10:11 11:10 13:13,15 14:2,5,12  
14:16 15:2,5,9,13,14 19:7,16 20:5  
20:9,13,20,24 21:5,15,18 22:2,5  
23:2,13,15,18,23 24:2,7,11,22,25  
25:5,17,22 26:11,15,24 27:2,9,17  
27:22 28:2,13 29:18 30:3,7,12,16  
31:13,15,18 33:22  
**million** 26:2  
**mind** 29:17  
**minutes** 3:4,8,9,16 9:9,10,12 10:12  
**Mitchel** 5:14  
**MITRA** 2:7 25:14 45:4  
**mix** 30:9  
**Mixed-Use** 5:14  
**Monica** 33:5  
**monies** 39:7  
**MONOLITA** 2:7  
**MORIARTY** 2:8 46:4  
**motion** 3:14,15,21 4:7 46:3,4,5  
**move** 10:10 13:8 40:20  
**moving** 13:22 15:10,21 18:6  
**multiple** 31:21  
**musical** 5:25

---

**N**

---

**N** 2:2 3:2 48:2  
**name** 13:15 15:5,13 30:23 32:25  
38:8,11,14,16 41:10,13  
**Nassau** 1:12 5:7,8,13,16 6:19,20  
13:16 16:2,13 19:2,3 25:25 33:6  
34:3  
**nature** 38:3,4  
**NCPC** 5:1 6:1 7:1 8:1 9:1 10:1 11:1  
12:1 13:1 14:1 15:1 16:1 17:1  
18:1 19:1 20:1 21:1 22:1 23:1  
24:1 25:1 26:1 27:1 28:1 29:1  
30:1 31:1 32:1 33:1 34:1 35:1  
36:1 37:1 38:1 39:1 40:1 41:1  
42:1 43:1 44:1 45:1 47:3,4

**need** 19:25 31:3 38:8,10,13 39:21  
41:10,13,23  
**needed** 32:12  
**needs** 27:20  
**negotiation** 15:15  
**negotiations** 13:16 16:20  
**new** 1:14 5:4 7:25 20:25 28:15  
29:25 31:12 33:12 41:2  
**NIMMO** 8:5  
**Nodding** 31:25 45:11  
**Nope** 10:19  
**NOTED** 46:18  
**notes** 12:6  
**notice** 34:6,6  
**number** 7:7 25:19 42:11,15  
**numbers** 42:16,24  
**nutshell** 39:23

---

**O**

---

**O** 3:2 48:2  
**objectionable** 27:8  
**obtain** 5:18  
**obviously** 9:22  
**occupancy** 22:19  
**occur** 6:13  
**offer** 7:17  
**official** 44:17  
**Oh** 14:14 33:2  
**okay** 7:23 8:8 9:13,16,19 10:18  
11:10,15 12:15 14:12,16 15:2  
27:11 28:24 31:14,24 32:21 33:23  
35:10,24 36:16,24 37:5,18 39:4  
40:12,16,19 45:12,15,16,18  
**old** 41:2  
**once** 42:20  
**one's** 43:20  
**open** 1:4 6:24 19:8 34:5 36:23  
38:22 39:7 40:5 43:21,24 44:18  
45:9  
**opening** 42:21  
**operate** 5:20 19:16 22:4,8,23 26:8  
36:6  
**operating** 16:13 20:8 22:17,18,22  
23:3 24:12,17 28:7 32:15 36:3  
**operation** 5:22,23 16:5 17:23 22:15  
**operational** 6:21 32:11 39:3  
**operations** 17:10 18:5 19:14,15  
20:2 43:18  
**operator** 15:23 33:21  
**operators** 36:10  
**opinion** 37:15  
**opportunities** 31:21  
**opportunity** 7:3 8:3 18:8 41:9  
44:21  
**opposed** 4:2 46:10  
**oranges** 30:9  
**order** 9:20  
**original** 17:17

**OSPAC** 2:11 3:8 5:1,4 6:1,18,23  
7:1,3,5 8:1 9:1 10:1 11:1 12:1  
13:1 14:1 15:1 16:1 17:1 18:1,7  
19:1 20:1 21:1 22:1 23:1 24:1  
25:1 26:1 27:1 28:1 29:1 30:1  
31:1 32:1 33:1 34:1 35:1 36:1  
37:1 38:1,19,20 39:1,4,10,12,23  
40:1 41:1 42:1 43:1,25 44:1,10,12  
45:1 47:3,4  
**OSPAC's** 37:19 38:7,18 40:7  
**outside** 13:15 15:14 42:10  
**overview** 13:18 15:18

---

**P**

---

**P** 2:2,2 3:2  
**p.m** 1:8,8 9:18,18 11:14,14 46:18  
**PAGE** 47:3  
**paid** 9:23  
**PAOLO** 2:4  
**paper** 43:9  
**park** 1:13 39:20  
**parking** 6:4 19:20  
**parks** 1:12 38:23 39:9 40:6 43:13  
**part** 26:7 39:11,12  
**particularly** 40:23  
**parties** 16:16 22:21  
**party** 20:25  
**passed** 39:12  
**passes** 4:8  
**PAUL** 2:11  
**pay** 42:3  
**paying** 23:2  
**people** 9:22 12:16 23:8 24:5 42:2,6  
42:25 43:11  
**period** 6:23  
**permission** 5:16 29:12  
**permit** 22:19 29:19  
**PERRAKIS** 2:18  
**person** 44:25  
**phonetic** 23:21  
**pianos** 12:7  
**piece** 30:18,24 37:3 38:21 40:15  
44:15  
**pieces** 34:12,13 39:17  
**PIRONI** 2:4 3:11 7:8,11,16,23  
10:25 11:4 19:13 21:3 25:13  
26:10,12,16,22,25 28:11 30:24  
31:25 33:9 34:14,24 36:19,25  
37:5,9 42:20  
**place** 29:15 48:7  
**Planner** 2:17,18  
**Planning** 6:24 18:11,11,15,18,20  
18:22,24 31:20 34:4 40:8,9 44:18  
45:8  
**please** 14:11 33:10 35:17 36:13  
37:16 38:15 41:17  
**plenty** 18:8  
**plow** 15:12

<p><b>plowing</b> 6:5  <b>plug</b> 39:3  <b>plus</b> 17:13,18,20  <b>pocket</b> 39:20  <b>point</b> 13:21 15:19 25:20 27:12,13  27:14 29:3 31:18 32:10 35:4,25  43:20 44:19,21  <b>politely</b> 37:16  <b>portion</b> 5:7  <b>position</b> 28:7  <b>potentially</b> 40:10  <b>preclude</b> 44:24  <b>prefer</b> 35:22  <b>prepare</b> 18:24  <b>Present</b> 2:12  <b>presentation</b> 7:14 21:17  <b>presented</b> 18:16 21:17 27:14  <b>pretty</b> 12:10 32:9  <b>previous</b> 7:25 21:21 27:15  <b>previously</b> 21:8 25:18  <b>prior</b> 17:15 20:14,16,17 21:6 25:23  26:5  <b>private</b> 24:2,8,11 28:7  <b>probably</b> 44:9  <b>problem</b> 11:12  <b>proceed</b> 8:25 45:17  <b>proceedings</b> 3:1 4:1 46:1 48:7  <b>process</b> 13:22,24 15:20 19:9 23:5  31:16 40:11 44:25  <b>procured</b> 15:23  <b>progresses</b> 29:11  <b>project</b> 34:12  <b>promote</b> 16:9  <b>properties</b> 5:4 39:13 40:3  <b>property</b> 21:23 22:10,17 32:13,16  38:22 39:18 40:15 44:10,15  <b>propose</b> 31:12  <b>proposed</b> 5:20 6:10,16  <b>proposing</b> 26:13  <b>provide</b> 5:19  <b>provision</b> 29:19  <b>provisions</b> 26:6  <b>public</b> 6:15,17,23,25 7:4,18,21,21  12:11 18:12,17 28:19 31:19 32:20  34:6,7 37:8,9 42:22 43:21,24 44:3  44:5,21,23,24  <b>public's</b> 10:2  <b>pulled</b> 39:19  <b>purpose</b> 6:7 31:12  <b>pursuant</b> 21:9 22:18 28:4  <b>push</b> 34:13  <b>put</b> 20:15 28:6 42:8</p> <hr/> <p style="text-align: center;"><b>Q</b></p> <hr/> <p><b>quality</b> 24:18,23,23 25:2  <b>question</b> 7:9,17 21:12 28:23 29:8  33:19,24 34:19,20 38:2,3  <b>questions</b> 7:15 18:9 19:8,11 28:10</p>	<p>28:18,20 32:22 33:7 35:5,18  <b>quick</b> 33:19  <b>quoted</b> 31:7</p> <hr/> <p style="text-align: center;"><b>R</b></p> <hr/> <p><b>R</b> 2:2 3:2 48:2  <b>RALPH</b> 2:3  <b>Ratner</b> 15:25 25:25  <b>re-rack</b> 14:25  <b>read</b> 45:7  <b>really</b> 35:6  <b>reason</b> 34:2  <b>reasons</b> 39:18  <b>receive</b> 25:11  <b>recess</b> 9:11,17 11:13  <b>recommendation</b> 39:14  <b>recommendations</b> 18:20,25 39:8  <b>recommending</b> 39:13  <b>record</b> 11:19,24 32:7,24 46:17  <b>recorded</b> 31:4  <b>recording</b> 14:20,23  <b>red</b> 12:22  <b>relationship</b> 22:20  <b>relative</b> 35:6,18  <b>remaining</b> 40:5  <b>removed</b> 26:7  <b>renewals</b> 17:13,18,21  <b>renovation</b> 25:23 26:6  <b>renovations</b> 16:3,11 26:2  <b>repair</b> 16:7 17:11,24 26:19,22  <b>repairing</b> 19:23  <b>repairs</b> 27:3,5,7  <b>repeat</b> 15:3 41:23  <b>replace</b> 17:7 20:9 26:20,23 28:5  <b>replacement</b> 16:8 17:11,24  <b>replacing</b> 19:23  <b>report</b> 11:25 18:20,25  <b>reporters</b> 3:5  <b>request</b> 6:20  <b>requesting</b> 5:16  <b>require</b> 30:4 31:15  <b>required</b> 25:6  <b>requirements</b> 43:4  <b>resident</b> 33:6  <b>residents</b> 40:4  <b>response</b> 4:3,6 23:13 45:14 46:11  46:14  <b>rest</b> 10:14 35:22  <b>restart</b> 11:16  <b>restructured</b> 29:16  <b>retail</b> 31:9  <b>review</b> 3:13 7:4 18:17 31:16 34:17  <b>Revised</b> 29:14  <b>right</b> 5:2 7:17 9:3,10,21 12:2 13:7  14:10,18 20:5,12,19 22:2,5,14  23:2,23 24:2,7,11 27:17,17,22  30:12,16 31:17 36:13,22 42:7,13  <b>rights</b> 26:14</p>	<p><b>road</b> 30:18  <b>role</b> 40:7  <b>rolls</b> 40:9  <b>room</b> 1:13 9:23 27:20 43:4  <b>RUKA</b> 2:10  <b>rumble</b> 21:25  <b>run</b> 23:10,17 27:21,23 29:24 30:11  32:12  <b>running</b> 14:15 19:22 23:21 26:11</p> <hr/> <p style="text-align: center;"><b>S</b></p> <hr/> <p><b>S</b> 2:2 3:2  <b>Sands</b> 5:10,17,18,19 6:9,21 7:7 8:2  16:20,22,23,23,24 17:5 21:2 22:6  24:15,20 28:16 29:11,23 30:19  35:11 36:2  <b>save</b> 37:16  <b>saying</b> 25:2 43:21 44:20  <b>second</b> 3:19,20,23 30:18 33:24 45:2  46:6,7  <b>Section</b> 5:3  <b>see</b> 40:5  <b>seek</b> 6:9  <b>segment</b> 34:10  <b>segmentation</b> 34:11 35:2  <b>sell</b> 38:21 39:3  <b>separate</b> 6:14 29:20  <b>service</b> 40:17  <b>shape</b> 27:15  <b>sic</b> 17:12  <b>side</b> 3:5  <b>sign</b> 41:21,25 43:7  <b>signal</b> 41:7  <b>signed</b> 41:6  <b>significant</b> 27:4 31:16  <b>similar</b> 20:3 23:12,14 25:8,18  <b>simple</b> 32:16  <b>single</b> 26:17  <b>Sir</b> 38:8 45:16  <b>site</b> 5:8,11,13,15,18,19,22 6:10,11  15:24 16:25 19:20 29:25  <b>small</b> 34:13  <b>smaller</b> 34:12  <b>somebody</b> 11:2,5 23:20 24:16  30:10,18  <b>sorry</b> 10:9 29:5 33:2 34:24 38:11  41:12  <b>sort</b> 40:11  <b>south</b> 10:4  <b>space</b> 1:4 38:23 39:7 40:5 45:9  <b>speak</b> 7:2 8:3 42:6 43:7  <b>Special</b> 1:2 2:16  <b>spell</b> 41:16  <b>SPEZIO</b> 2:11 37:11 43:15 44:3  45:17  <b>standard</b> 24:25  <b>start</b> 14:20,22  <b>state</b> 30:15 38:15 44:22</p>
---	---	---

**stated** 32:13  
**states** 32:25 36:22  
**STEINBERG** 2:9 20:22 46:6  
**Stenographer** 2:20,21 48:15  
**stenographers** 12:6  
**step** 44:8  
**STEPHANIE** 2:20 48:4,14  
**stepped** 16:15  
**Stepping** 13:12  
**stop** 44:19  
**stream** 12:18  
**streamed** 9:2  
**streaming** 8:12,16,20  
**stuck** 35:15  
**stuff** 24:9 35:8 36:6 39:3  
**subject** 6:14 29:20  
**subsequent** 16:14,19 17:15 37:14  
**Subsequently** 17:2  
**subsidiary** 28:15  
**successful** 40:3  
**sufficient** 34:6  
**summary** 15:17  
**supposed** 36:23  
**sure** 8:11 10:14 13:13 14:12 15:9,9  
 24:15 25:16 32:24 42:24  
**sweeping** 6:5

---

**T**


---

**T** 2:6 48:2,2  
**T-e-r-r-y** 41:18  
**take** 3:4 10:15,21,23 12:3,6 19:4  
 39:6  
**taken** 9:17 11:13 39:11  
**takes** 40:9  
**talked** 45:3  
**talking** 10:25 11:5 13:4 36:12  
**tape** 14:25  
**tax** 39:18  
**teams** 6:2  
**technical** 9:21  
**technically** 37:13  
**technology** 8:19,23 9:7,15 10:3  
 11:17 15:11  
**tell** 13:11,19,21  
**temporary** 22:19  
**tenant** 20:16,17 21:7 26:5  
**tend** 10:5  
**term** 5:20 17:12,16,17,20,21  
**terminated** 16:24 17:4 20:15,18  
**terms** 21:9 22:11 23:15 24:22  
**Terry** 41:14,18  
**thank** 4:10 11:11 12:19 13:13  
 14:12 32:18 37:4 40:16,16 45:6  
 46:15,16  
**That'd** 11:10  
**theirs** 40:10  
**theory** 36:12  
**thing** 26:17 34:9

**things** 27:3 34:5 39:17  
**think** 11:3,4 24:4,5 27:12 29:4  
 31:10 32:8 40:20 42:21,23  
**thought** 11:23  
**three** 17:13,18,21  
**throw** 4:9  
**Thursday** 18:10,19 21:14  
**time** 7:3,21 9:7 16:2,18 18:3,23  
 22:16 25:24 29:11 34:7 37:17  
 39:2 46:18  
**times** 25:19  
**today** 7:6 13:17 15:16 17:7 18:7,10  
**today's** 6:18  
**TOH** 2:16  
**total** 17:21  
**touch** 26:17  
**Town** 5:13  
**transcript** 18:14 44:23 48:5,6  
**transferred** 16:16  
**trouble** 44:9  
**true** 27:9 48:6  
**try** 10:4 39:19  
**trying** 8:15 12:17  
**Tuesday** 1:7  
**turn** 22:25  
**turned** 39:10  
**Turnpike** 5:12  
**TV** 13:4  
**two** 32:22 33:7 34:4

---

**U**


---

**Uh-huh** 25:13  
**umbrella** 40:13  
**understand** 27:20  
**Uniondale** 5:12  
**University** 17:2 41:15  
**unwound** 34:3  
**usage** 38:22  
**use** 6:2 22:18 40:15  
**usually** 10:4 12:10  
**utilities** 23:3

---

**V**

---

**VALDER** 2:20 48:4,14  
**variety** 39:16  
**various** 16:16 39:17  
**Vegas** 5:9,17 6:21 16:20,22,23,23  
 16:24 17:5 21:2 22:6 24:15,20  
 28:16 29:11  
**venue** 6:3  
**Veterans** 5:7  
**Vice-Chair** 2:4  
**violation** 34:5  
**voice** 8:14,17,20 9:5,9,13,16 10:6  
 10:16,19 11:3,8 12:7,13,16,23  
 13:4 14:7,8,14,20,22 31:4 37:15  
 41:7 42:10,11  
**VOICES** 46:16

**Volunteer** 12:13  
**volunteers** 40:17  
**vote** 7:4 45:6,7  
**voted** 8:2  
**voting** 35:19

---

**W**


---

**wait** 8:13,19,23 10:4  
**walk** 44:13  
**walked** 21:7  
**WALSH** 2:19 42:23 43:5,13 44:5  
**want** 7:13 8:10,12,18,22 13:10 15:2  
 23:24 25:15 29:2 30:9,9 32:4  
 44:22  
**wanted** 43:7  
**wants** 38:21  
**wasn't** 28:3  
**watch** 12:9  
**way** 12:12 23:9 24:20 27:15 37:20  
**we'll** 8:3 9:11 10:21,23 12:2 45:6  
**we're** 9:21,21 11:15,16,16,18 12:3  
 12:3,20 13:4,21,25 14:2,22 15:10  
 15:12,20 18:2,6 35:19 36:12,22  
 36:25  
**we've** 21:21 40:2  
**website** 6:18  
**weigh** 34:8 38:19  
**welcome** 40:18  
**weren't** 42:24  
**whatsoever** 26:15  
**WILLIAM** 2:16  
**wish** 7:2  
**worded** 29:10  
**worse** 31:7  
**wrong** 44:20

---

**X**


---



---

**Y**


---

**YARON** 2:5  
**yeah** 4:10 8:14,17 14:3 15:5 19:7  
 22:24 25:13,21 29:7 31:2 37:11  
 37:21 43:2,2  
**years** 5:21 17:12,16,18,19,20,22  
 40:2  
**York** 1:14 20:25 28:15 33:12

---

**Z**


---



---

**0**


---

**05-45** 47:4

---

**1**


---

**10th** 7:5 18:13 40:25 45:4,5  
**1255** 5:11  
**18** 1:7  
**180** 26:2  
**18th** 18:23

---

**2**

---

**2** 5:9 20:25**2-2024** 5:1,4 6:1,24 7:1 8:1 9:1 10:1

11:1 12:1 13:1 14:1 15:1 16:1

17:1 18:1 19:1 20:1 21:1 22:1

23:1 24:1 25:1 26:1 27:1 28:1

29:1 30:1 31:1 32:1 33:1 34:1

35:1 36:1 37:1 38:1 39:1 40:1

41:1 42:1 43:1 44:1 45:1 47:4

**20** 17:12**20-plus** 40:2**2015** 15:22 16:12**2017** 16:12,12 17:16**2024** 1:7**20th** 6:25 36:23 44:6**24** 6:17**27** 17:12,20

---

**3**

---

**3** 5:3**34** 17:18

---

**4**

---

**4:01** 1:8**4:05** 9:18**4:12** 9:18**4:13** 11:14**4:21** 11:14**4:48** 1:8 46:18**42** 5:21 17:21**42-year** 33:21

---

**5**

---

**5-year** 17:13,18,21**5th** 19:4

---

**6**

---

---

**7**

---

**7** 17:16,19**72** 5:15**72-acre** 19:20**73** 31:11

---

**8**

---

**8th** 3:10,17

---

**9**

---

**99** 24:14**99-year** 22:6 23:7 24:14 28:2