

# Town Board Meeting – July 18, 2023

Item

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**RESOLUTIONS:**

**TABLED ITEMS:**

1. A RESOLUTION AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT WITH CHAMINADE TO CONSTRUCT A BUILDING AT NORTH HEMPSTEAD BEACH PARK, PORT WASHINGTON.

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TOWN OF NORTH HEMPSTEAD  
TOWN BOARD PUBLIC HEARING  
July 18, 2023 9:00 A.M.

COUNCIL MEMBERS PRESENT

JENNIFER DESENA	- Town Supervisor
ROBERT TRIOANO	-District 1 Councilman
PETER J. ZUCKERMAN	- District 2 Councilman
DENNIS J. WALSH	- District 3 Councilman
MARIANN DALIMONTE	- District 6 Councilwoman

ALSO PRESENT

RAGINI SRIVASTAVA	- Town Clerk
MARGARET MALITO	- Deputy Town Clerk
JOHN CHIARA, ESQ.,	- Town Attorney

SUPERVISOR DESENA: Good morning, everyone. If we can all please stand and raise your right hand over your heart for the Pledge.

(WHEREUPON, the Pledge of Allegiance was recited.)

SUPERVISOR DESENA: Madam Clerk, would you call the role, please?

CLERK SRIVASTAVA: Good morning, everyone. Special Town Board Meeting July 18, 2023. Councilman Troiano?

COUNCILMAN TROIANO: Present.

CLERK SRIVASTAVA: Councilman Zuckerman?

COUNCILMAN ZUCKERMAN: Here.

CLERK SRIVASTAVA: Councilman Walsh?

COUNCILMAN WALSH: Here.

CLERK SRIVASTAVA: Councilwoman Lurvey?

COUNCILWOMAN LURVEY: (Not Present)

CLERK SRIVASTAVA: Councilman Adhami?

COUNCILMAN ADHAMI: (Not Present)

CLERK SRIVASTAVA: Councilwoman Dalimonte?

COUNCILWOMAN DALIMONTE: Here.

CLERK SRIVASTAVA: Supervisor Desena?

SUPERVISOR DESENA: Here.

CLERK SRIVASTAVA: Thank you.

SUPERVISOR DESENA: Good morning to all in attendance. We're gathered for a special meeting of the Town Board to consider one piece of business. This resolution will grant Chaminade High School a license agreement to construct a new building at North Hempstead Beach Park for its rowing team. This matter first came before the Board in 2020, but at that time, terms that were acceptable to both sides could not be reached and it has languished since then. I put forth this resolution at last week's town board meeting, but some last minute questions were raised by my colleagues, and as such, we tabled the matter until today to allow time for these questions to be answered. Since then, the agreement before us has been vetted by both our Town attorney's office and Chaminade High School and has been found to be satisfactory, so by all rights this should be a short meeting. It's important to note that while this is a 20-year license agreement, it is revocable at the will of the Town with 80 days notice, but in the case of revocation within that 20 year period, the Town will be required to pay back Chaminade a portion of their capital improvements. Finally, while it may seem odd that the Town would enter into a licensing agreement for such a facility, Chaminade is one of three institutions that utilize the launch ramps at North Hempstead Beach Park for their crew teams, so this license agreement is consistent with the agreements of the others. Would anyone from the public like to be heard?

MR. CHIARA: Move to --

SUPERVISOR DESENA: Should we move to untable it first? Okay. I move to untable the resolution.

CLERK SRIVASTAVA: Councilman Troiano?

COUNCILMAN TROIANO: Aye.

CLERK SRIVASTAVA: Councilman Zuckerman?

COUNCILMAN ZUCKERMAN: Aye.

CLERK SRIVASTAVA: Councilman Walsh?

COUNCILMAN WALSH: Aye.

CLERK SRIVASTAVA: Councilwoman Lurvey?

COUNCILWOMAN LURVEY: (Not Present)

COUNCILWOMAN DALIMONTE: Aye.

CLERK SRIVASTAVA: Councilman Adhami?

COUNCILMAN ADHAMI: (Not Present)

CLERK SRIVASTAVA: Councilwoman Dalimonte?

COUNCILWOMAN DALIMONTE: Aye.

CLERK SRIVASTAVA: Supervisor Desena?

SUPERVISOR DESENA: Aye.

COUNCILWOMAN DALIMONTE: Well, they're not here, so I just assumed after Walsh, you'll call out my name. Aye.

MR. CHIARA: But let the record reflect that Councilwoman Dalimonte stated Aye, is that correct?

COUNCILWOMAN DALIMONTE: Correct.

CLERK SRIVASTAVA: Yes, she did.

SUPERVISOR DESENA: Do you need to read the resolution?

CLERK SRIVASTAVA: A resolution authorizing the execution of a license agreement with Chaminade to construct a building at North Hempstead Beach Park, Port Washington.

SUPERVISOR DESENA: Would anyone like to be heard?

CLERK SRIVASTAVA: Brother Tom.

BROTHER TOM: Good morning.

SUPERVISOR DESENA: Good morning.

BROTHER TOM: And yes, we started over two years, but I want to thank council for getting us to the point, and we're very happy with the agreement. Thank you.

SUPERVISOR DESENA: Thank you. Would anyone from the Board would like to be heard.

COUNCILWOMAN DALIMONTE: Father Tom, I just want to make sure on July 11th, when

we went to vote on this, the reason why it wasn't voted on is because the termination clause would have triggered alienation of park land. That's why we created this special meeting because we know that you want to get started with this building.

BROTHER TOM: Thank you.

COUNCILWOMAN DALIMONTE: So I want to thank you very much for coming.

BROTHER TOM: I appreciate that explanation. I understand that. Thank you.

COUNCILWOMAN DALIMONTE: Thank you.

COUNCILMAN WALSH: Yes, I'd like to be heard. First of all, this is a -- these rowing teams, you know, I go to Bar Beach constantly, and I've been watching these rowing teams for decades, and it's not just a rowing team. It's something that teaches young people, you know, how to teamwork, how to work together, how to be, you know, relying on each other. It's really a beautiful thing, and I think it needs to be continued. This is, you know, Chaminade has deep roots in the Mineola community and the community in general. The Village of Mineola was established in 1906, and Chaminade was established shortly after that. So they've been around a long time. This rowing team has existed for a long time, and I think it's a great thing for young people, and, you know, I'm very much in favor of this application.

SUPERVISOR DESENA: I'd just like to note for the record that Councilman Adhami is now present.

COUNCILMAN ADHAMI: Thank you.

SUPERVISOR DESENA: Okay.

MR. CHIARA: (Unintelligible)

SUPERVISOR DESENA: I thought that was posted.

MR. CHIARA: We weren't able to post that. So in regards, we move to amend (unintelligible) amended resolution and agreement that was posted.

SUPERVISOR DESENA: Okay. I move to amend the resolution as the agreement has been posted on our town website.

CLERK SRIVASTAVA: Councilman Troiano.

COUNCILMAN TROIANO: I just want to say welcome to -- is it Father Tom or Brother Tom?

COUNCILWOMAN DALIMONTE: Brother.

BROTHER TOM: Brother Tom.

COUNCILMAN TROIANO: I didn't see the collar, so I didn't think so.

BROTHER TOM: Thank you.

COUNCILMAN TROIANO: I may be the only one on this stage that hasn't met you before, so I'm happy to have that occasion now. Councilman Walsh mentioned that Mineola's been around since 1906, and Chaminade shortly followed. I was going to say almost as long as Dennis and I have been on this planet so.

COUNCILMAN WALSH: Getting there.

COUNCILMAN TROIANO: I was one of those, Brother Tom, who was concerned about the agreement that was presented to us last Tuesday, but since then, we've made changes to it, and I understand Chaminade has been very helpful in making those changes, so I wanted to say thank you for that

BROTHER TOM: Thank you.

COUNCILMAN TROIANO: -- for your efforts and I'm happy to be voting Aye.

CLERK SRIVASTAVA: Councilman Zuckerman.

COUNCILMAN ZUCKERMAN: I just want to echo the sentiments of the Councilman Troiano. We appreciate Chaminade's help and Chaminade's counsel for working this out so we can approve this. I'm happy to vote Aye.

CLERK SRIVASTAVA: Councilman Walsh?

COUNCILMAN WALSH: Aye. Thank the Lord.

CLERK SRIVASTAVA: Councilman Adhami?

COUNCILMAN ADHAMI: Aye.

CLERK SRIVASTAVA: Councilman Dalimonte?

COUNCILWOMAN DALIMONT: Aye.

CLERK SRIVASTAVA: Supervisor Desena?

SUPERVISOR DESENA: Aye.

CLERK SRIVASTAVA: Thank you.

SUPERVISOR DESENA: Now, I offer the resolution as amended and move for its adoption.

CLERK SRIVASTAVA: Councilman Troiano?

COUNCILMAN TROIANO: Aye.

CLERK SRIVASTAVA: Councilman Zuckerman?

COUNCILMAN ZUCKERMAN: Aye.

CLERK SRIVASTAVA: Councilman Walsh?

COUNCILMAN WALSH: Aye.

CLERK SRIVASTAVA: Councilman Adhami?

COUNCILMAN ADHAMI: Aye.

CLERK SRIVASTAVA: Councilwoman Dalimonte?

COUNCILWOMAN DALIMONTE: Aye.

CLERK SRIVASTAVA: Supervisor Desena?

SUPERVISOR DESENA: Aye.

CLERK SRIVASTAVA: Thank you.

**Supervisor DeSena offered the following resolution and moved its adoption, which resolution was declared adopted after a poll of the members of this Board:**

**RESOLUTION NO. 455 - 2023**

**A RESOLUTION AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT WITH CHAMINADE TO CONSTRUCT A BUILDING AT NORTH HEMPSTEAD BEACH PARK, PORT WASHINGTON.**

**WHEREAS**, the Town of North Hempstead owns and operates certain real property known as North Hempstead Beach Park located on West Shore Road in Port Washington (the "Park"); and

**WHEREAS**, Chaminade High School ("Chaminade"), currently utilizes a portion of the Park for its rowing activities; and

**WHEREAS**, the Town Supervisor has proposed that the Town enter into an agreement with Chaminade to permit Chaminade to construct and maintain a new crew storage building at the Park on the terms and conditions contained in Exhibit A attached hereto and made a part hereof (the "Agreement"); and

**WHEREAS**, the Board wishes to authorize the execution of the Agreement.

**NOW, THEREFORE, BE IT**

**RESOLVED** that the Supervisor be and hereby is authorized and directed to execute the Agreement on behalf of the Town, which Agreement shall be on file with the Office of the Town Clerk, and to take such other action as may be necessary to effectuate the foregoing; and be it further

**RESOLVED** that the Town Attorney be and hereby is authorized and directed to continue negotiating non-material terms and conditions of the Agreement, including, but not limited to, the inclusion of an exhibit showing the location of the building consistent with the Agreement, prior to execution by the Supervisor; and be it further

**RESOLVED** that the Office of the Town Attorney be and hereby is authorized and directed to oversee the execution of the Agreement, and to take such other action as may be necessary to effectuate the foregoing.

**Dated:** Manhasset, New York

July 18, 2023

The vote on the foregoing resolution was recorded as follows:

Ayes: Councilperson Adhami, Councilperson Dalimonte, Councilperson Lurvey, Councilperson

Troiano, Councilperson Walsh, Councilperson Zuckerman, Supervisor DeSena.

Nays: None.

cc: Town Attorney Comptroller



SUPERVISOR DESENA: Thank you, everybody. I move to adjourn.

COUNCILMAN WALSH: Motion to adjourn.

SUPERVISOR DESENA: Madam Clerk, I move to adjourn.

CLERK SRIVASTAVA: Councilman Troiano?

COUNCILMAN TROIANO: Aye.

CLERK SRIVASTAVA: Councilman Zuckerman.

COUNCILMAN ZUCKERMAN: Aye.

CLERK SRIVASTAVA: Councilman Walsh?

COUNCILMAN WALSH: Aye.

CLERK SRIVASTAVA: Councilman Adhami?

COUNCILMAN ADHAMI: Aye.

CLERK SRIVASTAVA: Councilwoman Dalimonte

COUNCILWOMAN DALIMONTE: Aye.

CLERK SRIVASTAVA: Supervisor Desena?

SUPERVISOR DESENA: Aye.

CLERK SRIVASTAVA: Thank you.

SUPERVISOR DESENA: Have a great day, everyone. Thank you.

(At 9:25 A.M., on July 18, 2023, the hearing was concluded.)

