

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE  
BOARD OF TRUSTEES

April 10, 2019  
6:30 o'clock p.m.

B e f o r e:

SCOTT P. STRAUSS,  
Mayor,  
PAUL A. PEREIRA, Deputy Mayor,  
PAUL S. CUSATO,  
GEORGE R. DURHAM,  
DENNIS J. WALSH,  
Trustees.

\* \* \*

JOHN P. GIBBONS, JR., ESQ.  
Village Attorney

JOSEPH R. SCALERO,  
Village Clerk

\* \* \*

GIACOMO A. CICCONE,  
Village Treasurer

THOMAS V. SAVINO,  
Community Dev. Coord.

\* \* \*

PATRICIA A. TAUBER, RPR  
Official Court Reporter

RECEIVED  
INCORPORATED  
VILLAGE OF MINEOLA  
2019 MAY -8 A 11:02

1 MR. SCALERO: Ladies and gentlemen, please  
2 silence all pagers and cell phones. In the event of an  
3 emergency there are exits located in the rear of the  
4 room.

5 MAYOR STRAUSS: Good evening, ladies and  
6 gentlemen. We have two hearings on for this evening.  
7 The application for the dialysis center at One Jericho  
8 Turnpike will not be heard this evening due to a  
9 communication error. The mailings went out for the  
10 surrounding community, however the legal notice didn't  
11 get into the paper as required.

12 The hearing on this application will be  
13 adjourned until May 8th at 6:30 p.m. if you came down  
14 tonight to hear this application, please come back on May  
15 8th. I apologize sincerely for any inconvenience this  
16 may cause.

17 The first hearing is the Community Development  
18 Block Grant hearing.

19 Mr. Scalero?

20 MR. SCALERO: Yes, sir.

21 "Legal Notice, Public Hearing, Incorporated  
22 Village of Mineola.

23 "Please take notice that the Board of Trustees  
24 of the Incorporated Village of Mineola will hold a public  
25 hearing Wednesday, April 10, 2019, at 6:30 p.m. at

1 Village Hall, 155 Washington Avenue, Mineola, New York  
2 11501, or at some other location to be hereafter  
3 designated by the Board of Trustees, for the purpose of  
4 giving all interested persons an opportunity to provide  
5 written or oral comment with regard to the request for  
6 Federal HUD CDBG funds distributed through the Nassau  
7 County Office of Community Development pursuant to its  
8 45th program year.

9 "The Village of Mineola does not discriminate  
10 on the basis of handicapped status in administration or  
11 access to or employment in its projects and activities.  
12 Joseph R. Scalero has been directed to coordinate  
13 compliance with non-discrimination requirements of the  
14 Federal Revenue Sharing regulations. At this scheduled  
15 meeting of its Board of Trustees reserved decisions from  
16 previous meetings, if any, may be acted upon.

17 "By Order of the Board of Trustees of the  
18 Incorporated Village of Mineola. Joseph R. Scalero,  
19 Village Clerk.

20 "Dated March 6, 2019."

21 MAYOR STRAUSS: Thank you.

22 Mr. Savino, the floor is yours.

23 MR. SAVINO: Thank you.

24 MAYOR STRAUSS: Thank you, sir.

25 MR. SAVINO: Thank you, Board of Trustees.

1           This year's application is for a total of  
2           \$347,000 requested. The first line -- there's actually  
3           two P F & I lines. The first are funds to create  
4           handicap accessibility in two Community Center bathrooms  
5           on the first floor. We estimate a cost of about \$130,000  
6           and are requesting 80 percent. So we anticipate  
7           contributing about \$26,000 from Village funds. The  
8           request is for on \$104,000.

9           Second, also P F & I, we seek sidewalk funding.  
10          Here the Village requested funds with the hope that it  
11          can create a Community Development Program to replace  
12          sidewalk slabs for those property owners who are on  
13          limited incomes within the eligible CDBG zone. The  
14          Village will need to create a program bound by federal  
15          regulations. So there first needs to be an in-depth  
16          review to understand the proper authority and necessary  
17          limitations.

18          In essence, the concept here is to use block  
19          grant funds as they are awarded to cover the cost of work  
20          at locations abutting a qualified property owner in the  
21          eligible CDBG zones. Presumably the Village will be able  
22          to add these work orders into its existing concrete  
23          requirements contract for the contractor to perform these  
24          work chores with those approved portions paid through  
25          block grant funds. There we requested \$75,000.

1           A third line is for facade improvement funding  
2           for next year where we seek to add Willis Avenue  
3           properties for eligibility. There are about 44 buildings  
4           between Seward, north of Jericho and Front Street, in  
5           varying degrees of exterior condition that appear  
6           eligible and where we will begin planning and creating  
7           renderings for future improvements once funded.

8           Right now, as an update, we have work orders  
9           released for the last steps being coordinated for  
10          improvements of three buildings on Main Street that  
11          encompasses six storefront signs. And with that we're  
12          also in the process of working on 15 other storefronts.  
13          So the program is really picking up its pace. And I do  
14          have samples here from renderings, if you're interested  
15          in seeing any of our current work that's going on. There  
16          we seek an additional \$165,000.

17          Finally, we anticipate using or transferring  
18          what remains in residential rehabilitation lines. This  
19          year the contract will end. So we want to replenish  
20          those funds, should there be any applications that may  
21          qualify in the near future. That request is for \$30,000.

22          So in total the application is for \$374,000.

23          I'll be happy to answer any questions.

24          MAYOR STRAUSS: I want to just say thank you.

25          Ladies and gentlemen, Mr. Savino is the person

1 behind the curtain regarding the storefront facade  
2 program. He's boots on the ground, getting it done,  
3 making the arrangements, convincing some of the building  
4 owners and store owners to come on board to the program,  
5 and once they see the benefits they're certainly pleased.  
6 You work in conjunction with the committee that was set  
7 up, and you've done tremendous, tremendous work.

8 MR. SAVINO: Thank you.

9 MAYOR STRAUSS: Anybody that hasn't been down  
10 in that area and seen these storefronts, do so. Please  
11 do so. They are phenomenal. They look fantastic. And  
12 if we can get this to spread up Willis Avenue, the  
13 Boulevard, and onto Jericho Turnpike, and certain areas,  
14 that would be phenomenal. You're doing great work.

15 I don't have any questions. I appreciate the  
16 effort, not only on the storefront program that you're  
17 doing but the CDBG program.

18 Deputy Mayor?

19 So, thank you.

20 MR. PEREIRA: Thank you.

21 You know, one of the things that I am most  
22 proud of in the last couple of years that I've been on  
23 this Board is the fact that we've been able to get this  
24 off the ground. For a long time we discussed it. We  
25 threw it around. And I think that finding Mr. Savino,

1 who had prior expertise in this area, has been, you know,  
2 really a seamless thing, and now that it's really taking  
3 off and we're seeing the fruits of that labor early on  
4 and it's really starting to gain steam. I think it looks  
5 great. I think this is certainly time and money well  
6 spent and invested, especially since a lot of the money  
7 isn't ours. So that's great. But we are the ones and  
8 the business owners are the ones that reap the benefits.  
9 So I'm really excited about the next couple of years and  
10 as a lot of these things come on it's going to be nice to  
11 see because what we've done so far, what you've done so  
12 far, looks amazing. So I'm really looking forward to  
13 seeing this. And I know that we're going from, you know,  
14 new businesses coming in, you know, and we're also  
15 reaching out to established businesses. I believe that  
16 one of the businesses is Fox's on Main Street? Is that  
17 one of the ones that is taking --

18 MR. SAVINO: Yes.

19 MR. PEREIRA: So Fox's. You remember Mr. Fox  
20 was here a couple of weeks ago. He's taken advantage of  
21 this program that the Village of Mineola put in place to  
22 help businesses like him, like his, and like other  
23 businesses as well. So I'm glad to see that Mr. Fox has  
24 taken full advantage of the benefits of doing business in  
25 Mineola.

1 Thank you, Mr. Savino.

2 MR. SAVINO: OK. You're welcome.

3 MAYOR STRAUSS: Trustee Cusato?

4 MR. CUSATO: Thank you.

5 Good evening. I agree with Mr. Pereira's  
6 statements.

7 So, along Willis Avenue you have like three or  
8 four churches along there. So you don't touch them,  
9 right?

10 MR. SAVINO: No, we can't do churches.

11 MR. CUSATO: OK. All right.

12 MR. SAVINO: Still, with those churches, you  
13 still have about 44, and a little bit more if we go a  
14 little bit further north and south.

15 MR. CUSATO: OK.

16 MR. SAVINO: So there are plenty of businesses  
17 with a range of degree of complexity with their  
18 exteriors.

19 MR. CUSATO: OK. Thank you.

20 MAYOR STRAUSS: Trustee Durham?

21 MR. DURHAM: Thank you.

22 I do want to say that the stores, even stores  
23 not in the area, I've seen the signs, being the red and  
24 gold, and coming online down on Jericho Turnpike. Some  
25 of these new stores or some of the stores that are



1 redoing work have been following the mode.

2 My question is on the residential  
3 rehabilitation --

4 MR. SAVINO: Yes.

5 MR. DURHAM: -- for seniors and low income  
6 people that are looking for help, how do they get in  
7 touch with you? How do they contact? What are they  
8 doing to take and get this assistance?

9 MR. SAVINO: The process works where they'll  
10 come to me. I will review that they're actually a  
11 resident, and then we ship it over to Nassau County and  
12 they follow up. So if they want to start the process, my  
13 extension is 260 here in Village Hall. I'm here a few  
14 days a week, and they can always get me. I can leave my  
15 business number so they can start the process.

16 MR. DURHAM: OK. That's good.

17 And the sidewalk, curbs and gutters, it's just  
18 in the downtown area where we've --

19 MR. SAVINO: No. It's actually in all of the  
20 -- I have a map here.

21 MR. PEREIRA: There's a map here.

22 MR. SAVINO: You have the map?

23 MR. DURHAM: Yes.

24 MR. SAVINO: In those highlighted zones, that's  
25 where we're CDBG eligible. So it's in those zones that

1 we can use block grant funds.

2 MR. PEREIRA: Which is a large portion of the  
3 Village.

4 MR. SAVINO: Which is a large portion, right,  
5 and it is the areas where there are the most low to  
6 moderate income people.

7 MR. DURHAM: All right. Thank you.

8 No further questions.

9 MAYOR STRAUSS: Thank you.

10 Trustee Walsh?

11 MR. WALSH: Yes. Thank you.

12 How are you today?

13 MR. SAVINO: OK. Thank you.

14 MR. WALSH: Thank you for coming down.

15 You know, the only question I have is about  
16 this CDBG application part B about sidewalks, curbs and  
17 gutters and such, and in there it's highlighted, Seeks  
18 funding to cover costs to assist a limited number of  
19 qualified property owners, and at the bottom of the  
20 paragraph it goes, Further the Village anticipates basing  
21 qualifications on income.

22 Can you give us a little bit more about how  
23 that would work? Would that work similar to, like,  
24 housing where \$61,000 is the criteria for 80 percent of  
25 median?

1 MR. SAVINO: It could. That's really going to  
2 be up to the Village. After we do a thorough review of  
3 the federal regulations to see what authority and  
4 limitations there are, then the idea -- an idea -- could  
5 be that you use current HUD income limitations as  
6 guidance, and every year they republish those  
7 limitations, and set those as the threshold for who can  
8 qualify to receive the work from the Village. And then  
9 you can probably tap it on to your requirements contract  
10 and have the contractor just do the work as part of their  
11 normal routine, taking that segment and paying for it out  
12 of block grant funds.

13 MR. WALSH: And this is something we're  
14 seeking. This is nothing that we have. This is  
15 something --

16 MR. SAVINO: No. We're seeking. This is  
17 probably a novel approach. I don't know --

18 MR. WALSH: It's something that's needed and a  
19 novel approach is needed because this is something that  
20 we need to do and I appreciate that being part of this  
21 community development application.

22 MR. SAVINO: And just may I add too: What's  
23 good about this too is if you don't end up with the  
24 program you can still use the funds where you're  
25 responsible for concrete work. So the funds won't go to

1 waste.

2 MR. WALSH: So the funds can still be used for  
3 Village concrete? In other words --

4 MR. SAVINO: Things that you pay for, that  
5 you're responsible for.

6 MR. WALSH: OK. Good.

7 Thank you. That's all I have.

8 MAYOR STRAUSS: Thank you.

9 MR. DURHAM: So question: So if it's a low  
10 income or a person that's having issues with the slabs  
11 related to trees and the sidewalks and stuff like that,  
12 this is possible that if they can't afford to take and  
13 get it fixed themselves that we can take and possibly  
14 create money to help.

15 MR. SAVINO: Right. The theory is that under  
16 the guise of public safety and the betterment of the  
17 whole community, if you have people, property owners,  
18 that can't afford to fix those slabs and are causing an  
19 unsafe condition, it's in your best interest to see if  
20 you can get it fixed for them. So if they qualify for  
21 eligible funds, then perhaps you could use these block  
22 grant funds, when you have them awarded to you, to fix  
23 those slabs.

24 MR. DURHAM: All right.

25 MAYOR STRAUSS: All right. Great. Thank you.

1 Any other comments from the Board?

2 I'll entertain a motion to approve.

3 MR. PEREIRA: You still --

4 MAYOR STRAUSS: Excuse me. I have to open up  
5 for public comment. Sorry.

6 Mr. Savino, have a seat. Don't go too far.

7 MR. SAVINO: Thank you. OK.

8 MAYOR STRAUSS: Anyone wishing to make public  
9 comment?

10 Mr. Savino, come back up.

11 Anything else, Mr. Savino?

12 MR. SAVINO: No.

13 MAYOR STRAUSS: I'll entertain a motion to  
14 approve.

15 MR. PEREIRA: Motion.

16 MAYOR STRAUSS: Motion by Trustee Pereira.  
17 Second?

18 MR. WALSH: Second.

19 MAYOR STRAUSS: Trustee Walsh.

20 Mr. Scalero, pole the Board.

21 MR. SCALERO: Trustee Cusato?

22 MR. CUSATO: Yes.

23 MR. SCALERO: Trustee Pereira?

24 MR. PEREIRA: Yes.

25 MR. SCALERO: Trustee Durham?

1 MR. DURHAM: Yes.

2 MR. SCALERO: Trustee Walsh?

3 MR. WALSH: Yes.

4 MR. SCALERO: Mayor Strauss?

5 MAYOR STRAUSS: Yes.

6 Thank you very much, Mr. Savino, for everything  
7 you do. Tremendous, tremendous work. Again, the person  
8 behind the curtain and doing great work. Thank you.

9 MR. SAVINO: Thank you.

10 MR. PEREIRA: Great job, Mr. Savino.

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1 MAYOR STRAUSS: All right. We'll go into the  
2 next hearing.

3 Mr. Scalero, could you?

4 MR. SCALERO: Yes, sir.

5 "Notice to Taxpayers of the Incorporated  
6 Village of Mineola.

7 "Notice is hereby given that the Tentative  
8 Budget for the year 2019/2020 has been completed by the  
9 Budget Officer and filed in the Office of the Village  
10 Clerk in the Village Hall, 155 Washington Avenue,  
11 Mineola, New York 11501, wherein same will remain open  
12 for inspection by the general public between the hours of  
13 8:30 a.m. and 4:30 p.m. until April 10, 2019, when a  
14 Public Hearing will be held in the Village Hall of the  
15 Incorporated Village of Mineola, 155 Washington Avenue,  
16 Mineola, New York 11501 at 6:30 p.m. to consider said  
17 Budget for final adoption.

18 "Pursuant to Section 495 of the Real Property  
19 Tax Law, the Local Government Exemption Impact Report is  
20 attached to the Tentative Budget for the year 2019/2020.  
21 The Report will be a part of the Final Budget for the  
22 Year 2019/2020. The Report is on file in the Office of  
23 the Village Clerk in the Village Hall, 155 Washington  
24 Avenue, Mineola, New York 11501, wherein same will remain  
25 open for inspection by the general public between the

1 hours of 8:30 a.m. and 4:30 p.m. The Report is also  
2 posted on the Budgeting Authority's bulletin board  
3 maintained for public notices.

4 "The Village of Mineola does not discriminate  
5 on the basis of handicapped status in administration or  
6 access to or employment in its projects and activities.

7 "All those persons wishing to be heard  
8 concerning this Proposed Budget will be given such  
9 opportunity. Written comments will also be accepted."

10 "By Order of the Board of Trustees of the  
11 Incorporated Village of Mineola. Joseph R. Scalero,  
12 Village Clerk.

13 "Dated March 21, 2019."

14 MAYOR STRAUSS: Thank you.

15 Mr. Ciccone?

16 MR. CICCONE: Good evening, Mayor and Board.

17 MAYOR STRAUSS: Good evening.

18 MR. CICCONE: Mr. Gibbons.

19 MR. GIBBONS: Good evening.

20 MR. CICCONE: I have no changes from last week  
21 and, if the public wants to comment, they can come up  
22 now.

23 MAYOR STRAUSS: Any questions, comments, from  
24 the Board?

25 Great.



1 Any comments from the public? Anybody wishing  
2 to make a statement on the budget?

3 Mr. Ciccone, come on back up.

4 I'll entertain a motion to approve the budget  
5 for the coming fiscal year.

6 MR. PEREIRA: With a --

7 THE COURT: Yes. Thank you.

8 With a .96 increase.

9 As we mentioned at last week's meeting, well  
10 below the two percent. We're asking for what we need and  
11 nothing more, and we've done some realignment of some  
12 budget lines. Thank you, Mr. Ciccone, for your efforts,  
13 and your team, and also the department heads of the  
14 Village of Mineola to get us to where we are and where we  
15 need to be, and that's with a solid financial status as  
16 well as a solid budget. Great work, and thank you very  
17 much for your time and effort in getting to where we are.

18 MR. CICCONE: Thank you.

19 THE COURT: I'll entertain a motion to approve.

20 MR. PEREIRA: Motion.

21 MAYOR STRAUSS: Motion by Trustee Pereira.

22 Second?

23 MR. CUSATO: Second.

24 MAYOR STRAUSS: Seconded by Trustee Cusato.

25 Mr. Scalero, pole the Board.

1 MR. SCALERO: Trustee Durham?

2 MR. DURHAM: Yes.

3 MR. SCALERO: Trustee Pereira?

4 MR. PEREIRA: Yes.

5 MR. SCALERO: Trustee Cusato?

6 MR. CUSATO: Yes.

7 MR. SCALERO: Trustee Walsh?

8 MR. WALSH: Yes.

9 MR. SCALERO: Mayor Strauss?

10 MAYOR STRAUSS: Absolutely yes.

11 MR. CUSATO: Mayor, I just want to make note  
12 for the record there are only two people, two residents  
13 from our community, that were here for this budget  
14 hearing.

15 MR. WALSH: Three.

16 MR. CUSATO: Oh, I'm sorry. Thank you.

17 Sorry, Joe.

18 MAYOR STRAUSS: We televise it. So that's a  
19 good thing too, but yes. And that's it.

20 MR. CICCONE: I have one more resolution.

21 MAYOR STRAUSS: Yes, sir.

22 MR. CICCONE: Resolved to adopt the  
23 Homestead-Adjusted Base Proportion for the Village of  
24 Mineola as recommended by the Village Assessor for the  
25 2019/20 tax year.

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MAYOR STRAUSS: Ok. Motion?

MR. PEREIRA: Motion.

MAYOR STRAUSS: Motion by Trustee Pereira.

Second?

MR. WALSH: Second.

MAYOR STRAUSS: Trustee Walsh.

All in favor?

MR. DURHAM: Aye.

MR. PEREIRA: Aye.

MR. CUSATO: Aye.

MR. WALSH: Aye.

MAYOR STRAUSS: Aye.

Opposed?

Carried.

MR. CICCONE: Thank you.

MAYOR STRAUSS: Thank you, sir. Again, thank  
you for your efforts.


All right. We'll close the hearings, and then  
we will be out after a short recess for the work session.

Thank you, folks.

\* \* \*

This is to certify that the within and foregoing is a  
true and accurate transcript of the stenographic notes as  
recorded by the undersigned Official Court Reporter.

\* \* \*

  
PATRICIA A. TAUBER, RPR  
OFFICIAL COURT REPORTER

- Board of Trustees Hearing of 4/10/2019 -

I N D E X

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