

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE

BOARD OF TRUSTEES

November 14, 2018
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

LINDA PARDO
Deputy Village Clerk

DANIEL B. WHALEN,
Supt. Of Buildings

* * *

PATRICIA A. TAUBER, RPR
Official Court Reporter

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2018 DEC 21 P 1:24

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 this evening. The first
7 one is going to be for an application at 270 Jericho
8 Turnpike.

9 Mr. Scalero.

10 MR. SCALERO: Yes.

11 "Legal Notice, Public Hearing, Incorporated
12 Village of Mineola.

13 "Please take Notice that the Board of Trustees
14 of the Incorporated Village of Mineola will hold a Public
15 Hearing on Wednesday, November 14, 2018 at 6:30 p.m. at
16 the Village Hall, 155 Washington Avenue, Mineola, New
17 York 11501, or at some other location to be hereafter
18 designated by the Board of Trustees, in order to receive
19 public comment upon the following:

20 "Application of Emily Cunha for a Special Use
21 Permit pursuant to Chapter 550 of the Code of the
22 Incorporated Village of Mineola, entitled 'Zoning',
23 Section 550.12, entitled 'B-1 Districts', Subsection (B),
24 entitled 'Special Uses', to establish an art
25 instructional school upon the property known as 270

1 Jericho Turnpike, Mineola, New York, known and designated
2 on the Nassau County Land and Tax Map as Section 9, Block
3 296, Lot 208.

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 Joseph R. Scalero has been directed to coordinate
8 compliance with non-discrimination requirements of the
9 Federal Revenue Sharing regulations.

10 "At this scheduled meeting of its Board of
11 Trustees reserved decisions from previous meetings, if
12 any, may be acted upon by the Board of Trustees.

13 "At the aforesaid time and place all interested
14 persons will be given an opportunity to be heard.

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

18 "Dated October 15, 2018."

19 MAYOR STRAUSS: Thank you, Mr. Scalero.

20 Mr. Whalen, report on the mailings?

21 MR. WHALEN: The Affidavit of Mailing Notice is
22 in order, signed and notarized.

23 MAYOR STRAUSS: Thank you.

24 Mr. Gibbons?

25 MR. GIBBONS: Nassau County Planning Commission

1 did not have any problems with the application, and I
2 would ask for a resolution declaring this a Type II
3 action.

4 MAYOR STRAUSS: Can I have a motion?

5 MR. PEREIRA: Motion.

6 MAYOR STRAUSS: Motion by Trustee Pereira.

7 MR. CUSATO: Second.

8 MAYOR STRAUSS: Second by Trustee Cusato.

9 All in favor?

10 MR. DURHAM: Aye.

11 MR. PEREIRA: Aye.

12 MR. CUSATO: Aye.

13 MR. WALSH: Aye.

14 MAYOR STRAUSS: Aye.

15 Any opposed?

16 Carried.

17 Thank you, ladies and gentlemen, for coming out
18 this evening.

19 This will be the format for the hearings this
20 evening: The applicant will make their presentation and
21 they will have interaction with the Board, after which
22 time we will open it up to public comment.

23 I request that anybody coming to the podium
24 please speak clearly and slowly, state your name and your
25 address so everything can be properly recorded.

1 Who is making the first presentation for 270
2 Jericho Turnpike?

3 Yes, ma'am. Come on up.

4 MS. CUNHA: Hello.

5 MAYOR STRAUSS: Good evening.

6 MS. CUNHA: Good evening. My name is Emily
7 Cunha.

8 Do I give the address that I'm asking about --

9 MAYOR STRAUSS: Sure.

10 MS. CUNHA: -- Or my address?

11 MAYOR STRAUSS: Either one. We'll hunt you
12 down if we need to.

13 MS. CUNHA: 270 Jericho Turnpike in Mineola.

14 MAYOR STRAUSS: Thank you for staying in
15 Mineola.

16 MS. CUNHA: Thank you.

17 MAYOR STRAUSS: So why don't you tell us about
18 your business and what you're looking to do.

19 MS. CUNHA: We're looking to open an art
20 instruction studio where we offer painting, art classes,
21 it could be anything, mixed type of media. We're looking
22 to do new things, maybe digital, maybe actual canvasses,
23 maybe T-shirts, maybe a whole wide variety. We feel like
24 our area needs it, and the kids would love it. And that
25 block, I feel like, is the artists' block, with dance and

1 music on it already. So all we're missing is art.

2 MAYOR STRAUSS: Great.

3 Have you done this before?

4 MS. CUNHA: We have taught art classes before.

5 We've done it in the schools. We've offered it as an

6 after school lesson, and we've been pretty successful

7 with it. So we thought: Why not open up our own space.

8 MAYOR STRAUSS: All right. Good. Bold move.

9 MS. CUNHA: It is.

10 MAYOR STRAUSS: What hours do you plan on

11 operating?

12 MS. CUNHA: Currently the daytime hours are

13 10:30 to 3:00, but that's more like for setup and other

14 things. The after school classes would likely run after

15 school. So anywhere from 3:30 till about 7:30 in the

16 evening.

17 MAYOR STRAUSS: You're not going to run later

18 than 7:30?

19 MS. CUNHA: I personally don't want to. It

20 could be a possibility based on need, but I'm hoping 3:30

21 to 7:30. . .

22 MAYOR STRAUSS: Is enough.

23 MS. CUNHA: Yes.

24 MAYOR STRAUSS: What days? Six days a week?

25 Five days a week?

1 MS. CUNHA: Six days a week, Monday through
2 Friday, with Saturday mornings I would guess.

3 MAYOR STRAUSS: OK. Nothing on Sunday?

4 MS. CUNHA: Nothing on Sunday.

5 MAYOR STRAUSS: OK. Great.

6 How many staff are you going to have on hand
7 there?

8 MS. CUNHA: Probably one helper, depending on
9 the student level.

10 MAYOR STRAUSS: Right.

11 Do you have a set ratio of students to
12 instructors?

13 MS. CUNHA: One to 15. One to 15, one to 12
14 probably, is ideal. If we have more than that, I would
15 always ask for someone else to come in to help.

16 MAYOR STRAUSS: Now that's a strip store, a row
17 of strip stores.

18 MS. CUNHA: It is.

19 MAYOR STRAUSS: Do you have parking behind
20 there for the employees?

21 MS. CUNHA: There's no parking. There's
22 metered parking in front. There's side street parking on
23 Marcellus and Wellington, and parking is always going to
24 be an issue. So --

25 MAYOR STRAUSS: It certainly is.

1 How many students do you plan on having there?

2 MS. CUNHA: I hope a million. Fingers crossed.
3 The first year, opening up and being new, I'm hoping to
4 get 50 students.

5 MAYOR STRAUSS: Let me rephrase the question.
6 How many per session? Is a session an hour long, two
7 hours long?

8 MS. CUNHA: A session would be an hour long,
9 with the max I would book for 15 students.

10 MAYOR STRAUSS: Thank you.

11 Deputy Mayor?

12 MR. PEREIRA: Thank you.

13 And thank you, as the Mayor said, for staying
14 in Mineola.

15 What ages are you looking -- from what to what
16 would be your target age?

17 MS. CUNHA: From five years is the minimum,
18 upwards of 100-plus years old.

19 MR. PEREIRA: So you'll have adult classes as
20 well?

21 MS. CUNHA: We will.

22 MR. PEREIRA: OK. I know it's, you know --
23 we'll say this as we're awaiting the first snowfall of
24 the season, but in the summer obviously there's no
25 school.

1 MS. CUNHA: Right.

2 MR. PEREIRA: Are you planning -- have you
3 thought that far ahead? Are you going to have summer
4 camps, or summer classes, or summer hours?

5 MS. CUNHA: I would love to hold summer camp,
6 yes. One of my neighbors who does dance, we had talked
7 about doing a dance and art sort of combo, where they do
8 dance as a portion of the camp and then come to art for
9 the latter portion, because we can only offer so many
10 hours in the day. That would give the parents a more
11 broader option of, like, a 10:00 to 1:00 option for camp,
12 rather than just 10:00 to 11:00. But it's just in talks
13 right now. But we'd love to do that.

14 MR. PEREIRA: Again, that's great. You're well
15 aware that the Mineola School District runs a summer arts
16 program.

17 MS. CUNHA: They do.

18 MR. PEREIRA: They do. OK. So you'll be
19 competing against them.

20 MS. CUNHA: We will.

21 MR. PEREIRA: Great. Good for you.

22 MS CUNHA: We'll try not to compete directly
23 because I send my kids there too.

24 MR. PEREIRA: Right. Exactly.

25 Parties, birthday parties, things like that,

1 will you be providing that?

2 MS. CUNHA: I hope to in the future.

3 MR. PEREIRA: OK. Because that's not in your
4 business model right now?

5 MS. CUNHA: No, it's not in the business model
6 right now.

7 MR. PEREIRA: Right. Because then you would
8 get into catering and food and --

9 MS. CUNHA: Definitely no food and no catering.

10 MR. PEREIRA: So you're not going to be putting
11 out any kind of garbage that could smell, or rot, or
12 anything like that.

13 MS. CUNHA: No.

14 MR. PEREIRA: You're not going to use whole lot
15 of a --

16 MS. CUNHA: I mean, my kids eat snacks in the
17 studio.

18 MR. PEREIRA: Right. Right. But no pizza and --

19 MS. CUNHA: No, nothing like that.

20 MR. PEREIRA: -- catered cooked food brought
21 onto the premises, that doesn't --

22 MS. CUNHA: No, not at this point.

23 MR. PEREIRA: OK. Now an art school, and I
24 don't know what the regulations are, you have a basement
25 in the building?

1 MS. CUNHA: There is a basement, but it's
2 outside and not easily accessible.

3 MR. PEREIRA: So, I don't know. Maybe, Mayor,
4 you know.

5 Is there a particular way that you have to
6 store paints and things like that, or are you going to be
7 dealing with anything that's flammable, or combustible,
8 or that can be a problem for our first responders if they
9 are responding to a call there?

10 MS. CUNHA: There should be no problem.

11 MR. PEREIRA: No problem. Like paints are
12 acrylic, I guess, and there's nothing that's going to be
13 a hazard or flammable.

14 MS. CUNHA: No.

15 MR. PEREIRA: OK. And at the point -- should
16 you get approved -- that you decide to think of a name
17 and a sign and all that, we ask that you work with
18 Mr. Whalen and the Building Department --

19 MS. CUNHA: Of course.

20 MR. PEREIRA: -- to make sure the signs conform
21 to our code. OK?

22 MS. CUNHA: OK.

23 MR. PEREIRA: Thank you, and good luck.

24 MS. CUNHA: Thank you.

25 MAYOR STRAUSS: Trustee Cusato?

1 MR. CUSATO: Thank you, Mayor.

2 Good evening.

3 MS. CUNHA: Good evening.

4 MR. CUSATO: So one thing. So you want to do
5 art instruction, but your drawing shows a proposed retail
6 sales. What does that retail sales mean?

7 MS. CUNHA: We make stuff, creative stuff. We
8 make little bins that have pumpkins on them. We make
9 T-shirts. We make dish towels. We make all sorts of
10 things that are just creative and festive for the season.
11 The retail portion would be that if someone comes in and
12 they plan to buy a dish towel that says "Happy Fall",
13 that we can provide that.

14 MR. CUSATO: OK. All right. Thank you.

15 That's it, Mayor.

16 MAYOR STRAUSS: OK. Thank you.

17 Trustee Durham?

18 MR. DURHAM: Thank You.

19 Thank you for choosing Mineola.

20 My question was also on the retail sales.

21 So during the daytime that you mentioned you'd
22 be open, or you'd be there, 10:30 to 3:00 for prep and
23 stuff like that, would the retail sales portion be open
24 at that time for people to come?

25 MS. CUNHA: Yes.

1 MR. DURHAM: So that would be the area that
2 you'd be looking for people to come in and purchase what
3 you're doing.

4 MS. CUNHA: Yes.

5 MR. DURHAM: And then, once the classes start,
6 you'd be strictly doing the classes.

7 MS. CUNHA: Strictly classes.

8 MR. DURHAM: OK. That's my question.

9 MAYOR STRAUSS: Trustee Walsh?

10 MR. WALSH: Thank you, Mayor.

11 Hello, Ms. Cunha. How are you?

12 MS. CUNHA: Good. How are you?

13 MR. WALSH: The classes that are going to be
14 geared towards young children, for the most part it will
15 be parents dropping kids off and then leaving, or will
16 the parents stay there with the young kids?

17 MS. CUNHA: The hope is that they drop the
18 kids. I know parents don't always like to leave their
19 kids.

20 MR. WALSH: Yes.

21 MS. CUNHA: There is a little bench area in
22 case parents would like to stay and be seated. But --

23 MR. WALSH: What I was getting at is that it's
24 easier to have parents drop them off, rather than trying
25 to park.

1 MS. CUNHA: Yes. We would prefer the drop-off.

2 MR. WALSH: What percentage of your business is
3 going to be catered towards adults? Small portion?

4 MS. CUNHA: It might be 50 percent.

5 MR. WALSH: OK. They would be more likely to
6 park and stay there.

7 MS. CUNHA: They would be.

8 MR. WALSH: OK. I think that this is a very
9 good use for the Jericho Turnpike area. We're always
10 looking to keep stores. People complain all the time
11 that stores are vacant, and you're filling up one of the
12 stores if your application is approved, and I think it's
13 a very good use for that store.

14 Thank you.

15 MS. CUNHA: Thank you very much.

16 MAYOR STRAUSS: Thank you, Trustee Walsh.

17 MR. PEREIRA: I have one.

18 MAYOR STRAUSS: Yes, sir.

19 MR. PEREIRA: Mr. Walsh's question just made a
20 light bulb go off because you're saying 50 percent cater
21 potentially to adults. Will you be having paint nights,
22 Like, you know, that you see sometimes?

23 MS. CUNHA: We could eventually. That tends to
24 lead more to parties. I'd rather them come in and enroll
25 in a class.

1 MR. PEREIRA: In a class. So you're not
2 planning on having these paint nights where you have PTA
3 moms or a group of friends coming in and painting the
4 same painting.

5 MS. CUNHA: Eventually it can happen, but to
6 start off we'd like to do, like, monthly classes of
7 painting.

8 MR. PEREIRA: Right.

9 MS. CUNHA: So they would be painting, but not
10 a night of painting.

11 MR. PEREIRA: If you were to be approved
12 tonight, when would you foresee opening your operation?

13 MS. CUNHA: The grand opening?

14 MR. PEREIRA: Or just starting open for
15 business.

16 MS. CUNHA: Open for classes, I hope for
17 December 1st and we start a seasonal --

18 MR. PEREIRA: So you're ready to go.

19 MS. CUNHA: Yes, we're ready to go.

20 MR. PEREIRA: Great.

21 That's all, Mayor.

22 MAYOR STRAUSS: Any other comments from the
23 Board?

24 All right. Ms. Cunha, if you can have a seat.
25 We're going to open up to public comment.

1 MS. CUNHA: Thank you.

2 MAYOR STRAUSS: Anybody in the first row?

3 Second row? Third row?

4 Yes.

5 MR. BURNSIDE: Peter Burnside, 303 Wellington

6 Road.

7 MAYOR STRAUSS: Good evening, sir.

8 MR. BURNSIDE: Good evening.

9 I'd just like to say to Ms. Cunha that parking
10 is just awful in our area. We've got this dance studio
11 around the corner and the best thing, just like Trustee
12 Walsh said, is drop off.

13 I might like to -- maybe you have, you know,
14 some people at the Portuguese American hall or in
15 Chaminade. They have lots of parking there. Maybe you
16 could make some arrangements with them, because
17 Wellington Road is tight. You can't even get to park in
18 front of your own house most of the time.

19 So thank you.

20 MAYOR STRAUSS: Thank you.

21 MR. BURNSIDE: I would like to see you in the
22 neighborhood. I like to see the stores filling up.

23 MAYOR STRAUSS: Thank you very much.

24 Anybody else in the third row? Fourth row?

25 Fifth row? Sixth row? Seventh row?

1 Ms. Cunha, come on back up.

2 As you're aware, there's very limited parking
3 there also, as in many places in the Village. There is
4 an opportunity for you, if it becomes a problem, to reach
5 out to Chaminade High School. They've been very
6 accommodating to others in the past. I'm not sure if
7 their hours work and coincide with yours, because they
8 obviously have school during the day. And the Portuguese
9 American Society that's right there might be a little bit
10 more accommodating for you, if the need arises.

11 Would you be agreeable to reaching out to those
12 organizations if we need you to?

13 MS. CUNHA: Of course.

14 MAYOR STRAUSS: OK. Great. Hopefully, if
15 you're approved tonight, that you'd ask your students,
16 parents, to park legally. We have so many problems in
17 other areas. Certainly when visiting teams come to play
18 Chaminade, they don't really care where they park because
19 it's not their community. I think that you're going to
20 draw from this community. So hopefully they'll be a
21 little bit more understanding and respectful of their
22 neighbors when they do park their vehicles legally on the
23 street.

24 Any other comments from the Board?

25 MR. DURHAM: I'd just --

1 MAYOR STRAUSS: Yes.

2 MR. DURHAM: -- like to say that in your
3 literature and your web site you might make
4 recommendations for the parking lot. Tell them to be
5 friendly to the neighbors who live there and park on the
6 street.

7 MS. CUNHA: Perfect.

8 MR. PEREIRA: I mean, I think that most
9 parents -- my son takes music lessons at the music store
10 just a door or two down from you. I don't stick around.
11 I literally pull up, drop him off, go, and one minute
12 before he gets out I pull up and pick him up and we go.
13 So hopefully most parents will do that because most
14 parents that's why they're using your services. They
15 probably want the hour or two of freedom.

16 So, kids, I'm just kidding.

17 But yes, I think you're the type of business,
18 you know -- to the residents concerned, I really, you
19 know, if you were a business that operated 9:00 to 5:00
20 and had customers coming in, parking and staying, let's
21 say an accountant, or an attorney, or even a nail salon.
22 I mean, you're in the type of business where these kids,
23 they don't drive themselves there. They're going to get
24 dropped off and the parents are most likely going to go.

25 MS. CUNHA: Thank you.

1 MR. PEREIRA: Honestly, I can't think of a
2 better use of that space. It's not going to produce any
3 odors, not going to produce any noise, and I can't think
4 of a use that would produce less parking problems than
5 that, other than the empty storefront.

6 I applaud you on taking this step.

7 MS. CUNHA: Thank you.

8 MAYOR STRAUSS: Anything else you'd like to
9 add, Ms. Cunha?

10 MS. CUNHA: No.

11 MAYOR STRAUSS: Anything from the rest of the
12 Board?

13 MR. WALSH: Just that what we're here for is
14 land use. This is a good use of the land. That's our
15 responsibility here, the land use. I think that you'll
16 be a very good use of the land, and I'd be happy to talk
17 to your application.

18 MAYOR STRAUSS: I'll entertain a motion to
19 approve.

20 MR. WALSH: Motion.

21 MAYOR STRAUSS: Motion by Trustee Walsh.
22 Second?

23 MR. PEREIRA: Second.

24 MAYOR STRAUSS: Second by Trustee Pereira.

25 Mr. Scalero, poll 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: Yes.

11 MS. CUNHA: Thank you.

12 MAYOR STRAUSS: Congratulations. But as Deputy
13 Mayor Pereira said, work closely with the Building
14 Department. We are looking to create storefronts that
15 are looking the same and there's a standard there.
16 Although it's not up to Jericho Turnpike yet, we'd
17 appreciate it if you could accommodate us in our quest.

18 And also, if you could reach out to the Chamber
19 of Commerce, you'll find that they're a very good
20 networking organization and you might see a lot of
21 benefit by getting involved with that organization.

22 And the last thing, other than saying thank you
23 for choosing Mineola for your business, would be to
24 please, if you're not already on our web site, take the
25 opportunity to receive e-mails and text messages about

1 sanitation schedule changes and things. Please adhere to
2 that. It's greatly appreciated. We hate to have
3 three-day weekends where your trash might be out on
4 Saturday all the way through Tuesday. It's a problem for
5 us, and we are working very diligently to rectify it.

6 Thank you very much. Congratulations.

7 MS. CUNHA: Thank you very much.

8 MAYOR STRAUSS: Best of luck to you. If you
9 need anything, please reach out to us.

10 MS. CUNHA: Thank you.

11 MAYOR STRAUSS: Thank you.

12 * * *

1 MAYOR STRAUSS: Mr. Scalero?

2 MR. SCALERO: Yes, sir.

3 "Legal Notice, Public Hearing, Incorporated
4 Village of Mineola.

5 "Please take Notice that the Board of Trustees
6 of the Incorporated Village of Mineola will hold a Public
7 Hearing on Wednesday, November 14, 2018 at 6:30 p.m. at
8 the Village Hall, 155 Washington Avenue, Mineola, New
9 York 11501, or at some other location to be hereafter
10 designated by the Board of Trustees, in order to receive
11 public comment upon the following:

12 "Application of Zambrano Architectural Design
13 for a Special Use Permit pursuant to Chapter 550 of the
14 Code of the Incorporated Village of Mineola, entitled
15 'Zoning', Section 550-5.I for the construction of a
16 four-story mixed-use building upon the property known as
17 86-88 Main Street, Mineola, New York, known and
18 designated on the Nassau County Land and Tax Map as
19 Section 9, Block 426, Lots 2 and 3.

20 "The Village of Mineola does not discriminate
21 on the basis of handicapped status in administration or
22 access to or employment in its projects and activities.
23 Joseph R. Scalero has been directed to coordinate
24 compliance with non-discrimination requirements of the
25 Federal Revenue Sharing regulations.

1 "At this scheduled meeting of its Board of
2 Trustees reserved decisions from previous meetings, if
3 any, may be acted upon by the Board of Trustees.

4 "At the aforesaid time and place all interested
5 persons will be given an opportunity to be heard.

6 "By Order of the Board of Trustees of the
7 Incorporated Village of Mineola. Joseph R. Scalero,
8 Village Clerk.

9 "Dated October 15, 2018."

10 MAYOR STRAUSS: Thank you.

11 Mr. Whalen, report on mailings?

12 MR. WHALEN: Yes, Mayor. The Affidavit of
13 Mailing Notice has been submitted, signed and notarized.

14 MAYOR STRAUSS: Thank you.

15 Mr. Gibbons.

16 MR. GIBBONS: Yes, Mayor. I would offer the
17 following resolution:

18 Whereas the Incorporated Village of Mineola
19 Board of Trustees has received a Special Use Permit
20 application on behalf of Puccio Properties, LLC for a
21 Development Incentive Bonus pursuant to Section 550-5.I
22 of the Municipal Code of the Incorporated Village of
23 Mineola to allow the development of a four-story
24 mixed-use building with retail on the first floor and 11
25 residential apartment units above at the property located

1 at 86-88 Main Street, Mineola, the Board has also
2 received an application for site plan approval and an
3 application for architectural approval;

4 And whereas, in accordance with 6 NYCRR 617.6
5 (a) and (b), the Board of Trustees has reviewed the
6 proposed action and has hereby determined that the same
7 is an unlisted action under SEQR;

8 And whereas, the Board of Trustees seeks to
9 commence a coordinated environmental review of the
10 proposed project under the New York State Environmental
11 Quality Review Act;

12 Now, therefore, be it resolved that the Board
13 of Trustees hereby declares its intent to act as lead
14 agency in a coordinated review of the proposed project.

15 I ask for a motion on that resolution.

16 MAYOR STRAUSS: Can I have a motion?

17 MR. PEREIRA: Motion.

18 MAYOR STRAUSS: Motion by Trustee Pereira.

19 Second?

20 MR. WALSH: Second.

21 MAYOR STRAUSS: Trustee Walsh.

22 All in favor?

23 MR. DURHAM: Aye.

24 MR. PEREIRA: Aye.

25 MR. CUSATO: Aye.

1 MR. WALSH: Aye.

2 MAYOR STRAUSS: Aye.

3 Opposed?

4 Carried.

5 MR. GIBBONS: Mayor, this application has also
6 been referred to the Nassau County Planning Commission,
7 as we're required to do by law. Nassau County Planning
8 Commission has reviewed this application, has asked for
9 additional documentation from the applicant, and that
10 process is ongoing.

11 MAYOR STRAUSS: Thank you.

12 Ladies and gentlemen, this will be the same
13 format for this evening's hearing: The applicants will
14 make their presentation and we'll have an interaction
15 with the Board, and at which time, after that, we'll open
16 up to public comment.

17 Again, I ask anybody who is approaching the
18 podium to please speak slowly, clearly, state your name
19 and your address for the record.

20 Sir.

21 MR. SILVA: Good evening.

22 Mayor Strauss, Members of the Board, my name is
23 Marco Silva. I'm at 221 Mineola Boulevard in Mineola.

24 We are here tonight with the owner of the
25 property, Joe Puccio. Back there we have traffic

1 engineer Sean Mulryan, from Mulryan Engineering, and
2 Willie Zambrano, the architect. They each can speak to
3 their respective areas of expertise.

4 We have already prepared and submitted
5 Part 1 of the EAF, which is to assist the Village with
6 its due diligence and environmental review under SEQR.

7 The property is in the B-2 Special Business
8 District of downtown as modified by the Development
9 Incentive Bonus Overlay District. The very reason for
10 creation of the Overlay District was as an acknowledgment
11 that the needed development would have been unachievable
12 under the old building code.

13 This application is made pursuant to Village
14 Zoning Code 550-5.I, which is also known as the
15 Development Incentive Bonus Law, which authorizes the
16 Board of Trustees to consider each application on a case
17 by case basis in light of the overall vision for the
18 Overlay District as set forth in the Comprehensive Master
19 Plan which was commissioned by the Village of Mineola and
20 the downtown revitalization efforts undertaken by the
21 Village.

22 In order to accomplish this the Board is
23 authorized to ease various technical use and dimensional
24 requirements under the code which would otherwise render
25 any such revitalization efforts impossible. In exchange

1 applicants are to provide either public amenities or
2 facilities, or payments in lieu, again on a case by case
3 basis, in light of the size and scope of the development
4 and the degree of relief being requested.

5 In this case the applicant is requesting
6 relaxations for setbacks, lot and floor area dimensions,
7 height, and parking. Of course we can't do anything
8 about the preexisting lots, which are small. They're 25
9 by 90's. We have already submitted with the Nassau
10 County Department of Assessment, back in June, a petition
11 for lot grouping, combining lots 2 and 3 into a 50 by 90
12 lot.

13 By way of history, 86 Main Street was a former
14 theater, which explains its odd configuration, therefore
15 limiting its viable uses, and it remains vacant right
16 now. 88 was demolished -- there was a building there --
17 demolished in 1974. I don't know what was there. It's
18 gone.

19 This application is to replace the existing
20 building with a new transit-oriented mixed-use building
21 with retail or commercial use on the ground floor and
22 residential apartments above, similar to what currently
23 exists in the buildings in this area and also fully
24 consistent with the Comprehensive Master Plan.

25 The Master Plan, in its recommendations

1 section, tells us that in order to create a vibrant
2 walkable and accessible downtown that the Village should
3 strive to enhance the walkable character of the downtown,
4 including contextual modification of regulations in the
5 downtown zones. For example, requiring -- and I quote --
6 new downtown construction with no setbacks in areas where
7 this condition is prevalent, thus retaining the existing
8 streetwall. This application obviously accomplishes
9 that.

10 The Master Plan further suggests promotion of
11 what they call infill development by acknowledging that
12 vacant lots and breaks in retail frontage detract from
13 the downtown's pedestrian quality and unity, and
14 suggesting that incentives should be provided to
15 encourage new development on smaller vacant lots, which
16 could include parking waivers, zero-lot-line development,
17 waivers of building height requirements, etcetera.
18 Again, we do all of those things.

19 The existing building sits in a toothless gap
20 between its two neighbors. What I have submitted up
21 there, and we have here, this is for the public. You all
22 have this already. So our building is right there. It's
23 that gap that's right here between the two buildings.

24 So we propose to fill that gap in, continue the
25 existing streetwall, and aesthetically it will seamlessly

1 continue the roofline across both adjoining buildings,
2 consistent with the spirit and intent of the Master Plan.

3 It also suggests specifically that zoning rules
4 should be adjusted to allow three stories of housing and
5 live and work space above the stores, which adds to the
6 street life which in turn can increase safety and provide
7 additional customers for businesses. That was on page
8 62, paragraph 11, of the Master Plan.

9 The proposed development provides two stories
10 of housing over a portion of the ground floor and a
11 further reduced third story above that. Both are set
12 back from the front and the ground planes, the front and
13 rear planes of the building, thereby conservatively
14 meeting both of these requirements of the Master Plan.

15 This last top floor was also arrived at as a
16 result of feedback that we had gotten from the Village.
17 The initial application was for a taller building. That
18 fourth floor is set back, like I said, from the front and
19 from the back. It's barely visible from the front.

20 The application, as we went along,
21 modifications were made. It is now carefully tailored to
22 precisely fit within the parameters set forth in the
23 Master Plan, including intentional variations from
24 certain building code requirements specifically
25 contemplated by the plan, the goal of which was to

1 transform this area into a vibrant downtown walkable area
2 that could support a variety of complementary retail,
3 commercial and residential uses. It was also an
4 acknowledgment of the need to create more quality housing
5 targeted at young professionals, commuters, empty-nesters
6 looking to downsize and seeking freedom from the burdens
7 of home ownership. Directing this demographic with
8 greater disposable income, smaller space requirements and
9 lower parking demands to the center of the downtown will
10 advance its revitalization. Consequently, the
11 residential portion of the building is exclusively single
12 bedroom apartments.

13 The ground floor has 13-foot ceilings and will
14 be used for retail or commercial purposes. That's going
15 to be determined by the eventual tenant. As a
16 transit-oriented development, it is within walking
17 distance of the train station, the intermodal center, as
18 well as the hospital, courts, government buildings, and
19 downtown shopping and dining. It would be a benefit for
20 the existing downtown businesses and another important
21 step towards fulfilling the vision of the Village's
22 Master Plan and revitalization efforts.

23 As we are all aware, the businesses in our
24 downtown struggle in the evenings and weekends, during
25 which there is an abundance of parking but no customers.

1 Projects like this offer their best chance of survival.
2 These projects, therefore, are supported by the Chamber
3 of Commerce as it makes the prospects for anyone opening
4 businesses in the proximity more viable.

5 We've all heard about our population decline on
6 Long Island, where the high costs are driving away young
7 and old alike, and there is a need for this type of
8 housing. The proposed building will contribute to
9 increases in economic, social and cultural activity in
10 our downtown, and will not negatively impact any of our
11 residential areas. In fact, it will increase our tax
12 base. It is in character with the neighborhood and is
13 entirely consistent with the recommendations contained in
14 the Comprehensive Master Plan, with no adverse impacts to
15 the surrounding area.

16 I'd also like to point out that we have no
17 IDAs, no PILOTs. The Board knows what that is. For the
18 public, in terms of Industrial Development Agencies and
19 Payments In Lieu Of Taxes, they reduce the taxes that the
20 building might be paying. We will be paying full taxes
21 from the get-go.

22 We're also going to be setting aside the
23 necessary workforce housing, as required by General
24 Municipal Law Section 689, which is also known as the
25 Long Island Workforce Housing Act. I would also like to

1 point out to the public that this is not a form of
2 taxpayer-subsidized housing. In order to qualify, the
3 tenant needs to show that they can pay themselves. The
4 program is actually designed to assist households to
5 afford quality homes in proximity to their employment.

6 Also, as a result of ongoing feedback with the
7 Village we've made a couple of more recent changes. We
8 had initially proposed a rooftop pavilion that had a
9 height of 10 feet. That is being omitted. There was
10 also a rooftop elevator access which required a 15-foot
11 bulkhead for access. That's been substituted with a
12 shorter structure for walk-up access; however the
13 pavilion feature, as included, was set back from the
14 front 28 feet. The bulkhead for the elevator or walk-up,
15 either way, is also 20 feet. I don't think you can see
16 either one of those from the street if they were
17 included. The idea has been to add them as an added
18 value feature for the tenants, hoping to make it a more
19 high-end type of an environment.

20 Also, as I said before, none of the residential
21 stories fully extend to the back. They are 20-feet set
22 back from the ground. The ground floor goes all the way
23 to the back, the mechanicals would be for HVAC on the top
24 there, and then 20 feet back is where the first floor
25 would go up and would go from there all the way to the

1 top. At the front it goes from the front up to the third
2 floor and then set back 10 feet on the fourth floor,
3 which also is barely visible from the street, and you can
4 see from there. The important thing being that we made
5 an effort to connect the top of each neighbor directly so
6 it appears to be one continuous roofline.

7 Couple of other things also that the Board is
8 certainly aware of, but people in the audience may not
9 be: The oft-cited Rutgers report, where they looked at
10 transit-oriented developments, TOD's, and what they did
11 is they, in five different states, searched 32 TOD's and
12 ended up with a multiplier of .03 pupils per unit. So
13 for 100 units you'd have three students. They went
14 through five states searching through projects. The ones
15 that are actually in areas like this, where there's a
16 major train station, actually end up being even lower.
17 So there are some that are .02 in New Jersey. We would
18 probably be somewhere in that area. So, given our 11
19 single units, we would probably have zero students and
20 pay full taxes. So it's a windfall for the school
21 district and no impact on the school district that's
22 negative.

23 That study also points out that TOD residents
24 are twice as likely not to own any car, and own half as
25 many cars as their metro region counterparts. This was

1 confirmed by another study that was recently done by
2 Nassau County called the Infill Redevelopment Feasibility
3 Study, where they found also that the residents are twice
4 as likely not to own a car, and they also found that they
5 are five times more likely to commute by train. They
6 also point out that TOD households generate 50 percent
7 less traffic than conventional housing.

8 More recently, in November of 2017, the
9 Regional Plan Association recommended zoning around
10 transit hubs that must allow these types of developments
11 and the densities that can support local retail and
12 commercial services. They point out the declining rate
13 of car ownership and licensing among younger people, and
14 conclude that these shifts mean the traditional parking
15 requirements are generally excessive.

16 In terms of amenities, we have proposed some.
17 I don't know if we need to discuss any more tonight, or
18 if we should do this after the meeting, but we had
19 proposed -- in order to not take away spaces from other
20 commuters with parking passes -- that we would prohibit
21 our residents from having access to the commuter parking
22 passes.

23 We also offered to do some streetscape, which
24 -- two different pieces -- streetscaping and landscaping.
25 So streetscape: In order to continue that wall at the

1 front that's more friendly to walking, eliminate the curb
2 cut and also continue on -- instead of the concrete pad
3 that's there now -- with the pavers. At the end of the
4 street -- where they're going to close that off once the
5 grade crossing is eliminated -- we propose to put in some
6 landscaping there to beautify the area.

7 That's about it. If there are any questions.

8 MAYOR STRAUSS: Thank you.

9 Do you need to present anybody else as part of
10 your team?

11 MR. SILVA: Yes. So we have traffic and we
12 have architecture. I'm sure you're going to have
13 questions for both.

14 MAYOR STRAUSS: All right. Do you want to have
15 them make a presentation, or do you want to hear our
16 questions first?

17 MR. SILVA: Sure. Questions, and I'll pull
18 them up as I need them.

19 MAYOR STRAUSS: Parking.

20 MR. SILVA: Parking, of course.

21 MAYOR STRAUSS: You know, we understand that
22 there's a parking challenge everywhere in the Village and
23 certainly, as virtual lifelong residents, everyone of us
24 here, we've seen as the Village has morphed, but we'd
25 like -- and, listen, I know that even with the vacancy of

1 one store, and if there was a reason to put a security
2 guard in that store for some reason to watch that vacant
3 store it would increase traffic and it would increase
4 people there, but what's your plan for parking in that
5 area where there is virtually none.

6 MR. MULRYAN: My name is Sean Mulryan of
7 Mulryan Engineering. Offices at 1225 Franklin Avenue,
8 Garden City, New York.

9 I have a copy of a report that I prepared
10 discussing the parking. I would like to submit it to the
11 Board and then I will give you a brief overview of what
12 we have in the study.

13 MAYOR STRAUSS: Sure.

14 MR. MULRYAN: I understand that the Board is
15 certainly well aware of the area, but I do have an aerial
16 exhibit that I would like to put up so we can make
17 reference to it. To my left, your right, there's a
18 photograph that highlights the subject site and the
19 surrounding area.

20 As you mentioned, this was a challenge. When
21 we first got the phone call to work on this project we
22 had a few reservations. I will say that in November of
23 2016, as I'm sure you're aware, a comprehensive parking
24 study was prepared by Level G Associates which
25 incorporated not only this area but the entire Village of

1 Mineola. We looked at that report. We also did field
2 counts just to verify what was stated in that report. As
3 you indicated, this area during the day, during the week,
4 is heavily occupied and there is very little parking
5 available.

6 The units that are being proposed here are one
7 bedroom and studio apartments. We include within the
8 report data from the U.S. Census Bureau which indicates
9 that approximately 15 percent of households in Mineola
10 that are renter-occupied do not have vehicles. We are
11 marketing to those individuals.

12 MR. CUSATO: I can't believe that.

13 MR. MULRYAN: Well that's why --

14 MR. CUSATO: You know what, I can't believe
15 that.

16 MR. MULRYAN: That's why I like to print out
17 the information from the Census Bureau, so people don't
18 accuse me of making those things up.

19 But actually, this is one of the things that we
20 run into in different phases of life obviously. I have a
21 single-family home. I have two cars in my driveway, but
22 at one point in time I had a smaller apartment, and those
23 are the people that are going to be living above stores
24 on Main Street, we envision.

25 Now the other aspect or other challenge that we

1 had in front of us is that there are several ongoing
2 projects in close proximity to the subject site.

3 As I'm sure you're aware, this aerial
4 photograph shows a building that no longer exists. That
5 site is under construction, and it is the Mineola Village
6 Green. As part of that project there is parking that was
7 on-street that has been eliminated temporarily due to
8 that ongoing project. So those parking spaces are on
9 Second, across from these restaurants, and some of the
10 parking on Front Street, or North Station Plaza,
11 whichever you prefer.

12 The removal of those parking spaces increased
13 the lack of availability. The supply of parking went
14 down, and the number of construction workers coming to
15 the site -- some park on-site, some spillover into the
16 roadway -- increased the demand in the area.

17 So the numbers that are represented in the
18 report also reflect that Village lot number 5 is now
19 fenced off. So in the 2016 report that was prepared by
20 Level G Associates it indicated that that parking lot, as
21 well as other parking lots, had a high utilization. So
22 those 120 spots that are now off-line, those vehicles are
23 now parked elsewhere within this area. So currently, as
24 it sits today -- and this building is not occupied and
25 it's not under construction -- the parking challenges

1 that are in this area have been enhanced.

2 Now in 2016 there were already indications that
3 the parking was tight in these areas. Since 2016 the
4 Village has taken steps to improve parking conditions.
5 Parking lot number five, which I mentioned, is fenced
6 off. It's my understanding that the parking garage is
7 being built there to replace the parking lot that was
8 previously there. That is going to increase the parking,
9 not necessarily on this block, but in the area in
10 proximity to this location.

11 There are also plans for a potential parking
12 lot directly to the rear of our subject site. Again,
13 these new parking garages, the availability of on-street
14 parking once the existing ongoing construction projects
15 are removed, will increase the supply in the area and
16 should ease congestion.

17 Again, those matters do not address the fact
18 that we do not provide on-site parking. Again, we are
19 looking to market these units to people that work at the
20 hospital, use the trains, work on Old Country Road at the
21 courthouses or other businesses in the area.

22 Again, if this site, being 50 by 90, was used
23 as a parking lot and you had a 20-foot parking stall and
24 24-foot aisle behind it, you would essentially have no
25 room for a building. So the size of the lot is causing

1 some portion of the issue. You may be able to find some
2 parking spaces, but then the size of the building
3 essentially whittles down to something very small and not
4 feasible from an economic standpoint.

5 So again, we faced several challenges in
6 preparing the report, and we did follow in the footsteps
7 of a much larger report that was prepared, not only for
8 this area but for the overall Village. The Village has
9 taken steps to improve the parking in this area. We
10 believe that when and if this project is approved it will
11 come online at a point where the other projects have been
12 finished. There will be a new parking garage. The
13 on-street parking within the area will be open again to
14 employees, residents, customers of the restaurants in the
15 surrounding area.

16 So we believe that the timing of this project
17 is good because we're looking to envelop or develop
18 within to a new look of this area. This area is
19 obviously going to go through some changes above and
20 beyond these with the third rail project that's coming
21 through from Long Island Railroad. So there are going to
22 be a number of changes that happen here. We're looking
23 to be a positive change along Main Street.

24 We believe that the building fits in with the
25 properties next to it, which will also have retail or

1 office on the bottom and residential on the top. This is
2 a building that has deteriorated somewhat over time and
3 has an empty lot next door. We're looking to create a
4 comprehensive look to Main Street and connect the
5 buildings to the north and south of this subject site.

6 So that's a brief overview of my report and
7 some of the review that we've done of the previous
8 studies. I'd be happy to try to answer any questions you
9 may have.

10 MAYOR STRAUSS: So I appreciate that you
11 mentioned you were going to look to -- Mr. Silva, you
12 were going to look to eliminate and prevent any occupants
13 of the building to purchase commuter passes. They're not
14 going to be able to avail themselves of the lots. The
15 stores and the people that live above them -- maybe not
16 so much the stores, but the people that live above
17 them -- in Nassau County it's virtually unrealistic that
18 you can live without a car. It's nice to go to and from
19 work, but you need to shop in the area. In this case
20 there's no supermarket that's in the area. There is one
21 walkable, Western Beef.

22 Is there any way that you can address the lack
23 of parking, other than banking on the parking garage
24 behind the property that may or may not happen.

25 MR. MULRYAN: Again, as we stated, the only

1 other option that a resident would have if they worked
2 during the day -- so if I chose to live at this building,
3 owned a vehicle and I left during the day, I could come
4 back at night when the parking restrictions have ended
5 and use the parking lots. The commuter parking comes
6 online, I'll say, at 6:00 o'clock in the morning. So it
7 would be difficult for me to live there unless those were
8 the hours I had.

9 Now once again, as you move into an apartment,
10 those are issues that you look into. When you rent an
11 office building, one of the primary things that you're
12 looking to is how much parking am I going to have within
13 this lot. So those are options that tenants have prior
14 to renting. So it's not a fact that you rent the
15 apartment and then you turn around and say: Oh my
16 goodness, I have no place to put my car. It's a known
17 issue as you come into the building. And like any other
18 property, location drives real estate, and it would be a
19 factor that is known before you sign the lease.

20 MAYOR STRAUSS: OK.

21 Mr. Silva, the developer is aware of the
22 significant construction that's going to be happening,
23 not only that is going on in that area, but will be
24 happening in the very near future. When is he looking to
25 -- if approved -- look to put this building -- start to

1 put it together.

2 MR. SILVA: Well, if approved, we have to act
3 on it within a certain amount of time. If we're able to
4 get a certain amount of time, we have already discussed
5 delaying as much as three years, if that's necessary and
6 as long as it doesn't cause a problem with the expiration
7 of the permit. But otherwise, best case scenario -- I
8 don't know if you want to come up and speak to that issue
9 -- the quickest it would happen would be at least a year
10 to begin with.

11 MR. WALSH: Say that again. I didn't hear you.

12 MR. SILVA: Even if we were trying to do it as
13 quickly as possible, it would probably be about a year
14 before we got started. But we were already willing to
15 wait up to three years so that all these other
16 developments, the construction is done, and hopefully the
17 parking garage is up, and some of these issues are
18 alleviated.

19 And also, to repeat what Mr. Mulryan was
20 saying, is if you're coming in as a tenant, perspective,
21 you already know what the situation is. So you're not
22 going to be coming in as a family with children, with two
23 cars, and even consider this building. This is single
24 bedrooms. And I already know that if I'm going to live
25 here, and it's near the train station, I probably don't

1 have a car. Otherwise I'm not going to be living here.
2 I could go to the Village Green, where there is parking,
3 or somewhere else where there is parking.

4 MAYOR STRAUSS: Just so you know and you're
5 aware, probably in the second quarter of 2019 there's
6 going to be a significant sewer project on Main Street
7 there in front of that building. That would certainly
8 impact any building construction you have going on, as
9 well as the third track on the heels of that.

10 MR. SILVA: Yes. We would have to work around
11 that and, like I said, we could continue to hold the
12 building and only start construction two or three years
13 from now, which should get us past that point of
14 difficulty.

15 MAYOR STRAUSS: You also mentioned the ten
16 percent set-aside for affordable or workforce housing.

17 MR. SILVA: Yes.

18 MAYOR STRAUSS: Will the apartments that you're
19 looking to build, will they have amenities in them? Will
20 they be furnished with any kind of appliances?

21 MR. SILVA: They'll have basic appliances.
22 They're not fully furnished.

23 MAYOR STRAUSS: OK. No. That's what I meant.
24 Furnished with appliances, refrigerators.

25 MR. SILVA: They'll be similar to every other

1 unit.

2 MAYOR STRAUSS: Will they be of the same
3 quality as the fully priced apartments?

4 MR. SILVA: Yes.

5 MAYOR STRAUSS: Deputy Mayor?

6 MR. PEREIRA: Thank you, Mayor.

7 You know, there's a lot for us to take in here.
8 I'm glad to hear, because I think it's to your benefit,
9 to the benefit of the neighborhood and to the benefit of
10 the Village, if we do hold off until all of these other
11 pieces come together, because at that point you may
12 realize or finally realize that it's not viable.

13 The sewer project on Main Street, it would be
14 advisable for you to start construction after that
15 because you don't want to have this brand new building
16 and all this and then we're tearing up the street and
17 doing that. As well as the third track. As well as the
18 Village Green. And I think once all those pieces, you
19 know, fall in, that you could better assess the value of
20 this investment.

21 And I will say this: That we all go down there
22 quite a bit. Nobody likes looking at an empty lot and a
23 closed up business. We do understand that parking is a
24 challenge especially, as the gentleman just mentioned,
25 during this time where we have a parking lot that is

1 fenced off waiting for a parking garage. We have a
2 building that is under construction, probably about a
3 year out. I think once those things go online, the
4 street parking is returned. Once the parking garage on
5 Harrison goes online, that's going to alleviate some of
6 this.

7 And my question to you is: The place that was
8 there, the last place I think was called Buccelli Uomo,
9 right?

10 MR. SILVA: Yes.

11 MR. PEREIRA: How many parking spots do they
12 have?

13 MR. SILVA: I think they had the vacant lot
14 next door.

15 MR. PEREIRA: Right, but let's say if they
16 didn't own the vacant lot.

17 MR. SILVA: Nobody has any parking in the area.

18 MR. PEREIRA: Right. So let's set this aside.
19 This doesn't get approved. Somebody else comes in there
20 and opens up a men's clothing store. How many parking
21 spots do they have to provide?

22 MR. SILVA: Well if we're looking under the
23 code, nobody in the area can meet the requirements.
24 That's just the reality of it, and maybe that has
25 something to do with why it remains vacant. I don't

1 know. I think the owner can speak to that better than I
2 can. But if a new tenant comes in and they're required
3 to meet the current -- under Special Use Permit --
4 parking, they can't either. So basically it stays
5 vacant.

6 MR. PEREIRA: Mr. Gibbons, what could go down
7 there as of right?

8 MR. GIBBONS: I would have to ask the Building
9 Inspector, but I think if you got an application for
10 retail he would grandfather retail as to parking.

11 MR. WHALEN: Correct.

12 MR. PEREIRA: So if a nail salon went in there,
13 they would not have to meet the parking requirement.

14 MR. GIBBONS: I believe that's correct.

15 MR. WHALEN: Right.

16 MR. PEREIRA: And I assume, Mr. Silva, that
17 currently your client is paying taxes on an empty lot and
18 on a closed up building --

19 MR. SILVA: Yes.

20 MR. PEREIRA: Full taxes.

21 MR. SILVA: On both.

22 MR. PEREIRA: But based on what's there now.

23 MR. SILVA: Correct.

24 MR. PEREIRA: Do you have any idea -- I know
25 this is probably, you know, you don't have any idea but

1 obviously, if this were built, those taxes would increase
2 significantly.

3 MR. SILVA: Correct.

4 MR. PEREIRA: You're not going to go to the
5 IDA.

6 MR. SILVA: There's no IDA. There's no PILOT.

7 MR. PEREIRA: No PILOT. No tax abatements.

8 MR. SILVA: We'll be paying full taxes.

9 MR. PEREIRA: Full taxation.

10 MR. SILVA: Correct.

11 MR. PEREIRA: From day one.

12 MR. SILVA: Yes.

13 MR. PEREIRA: That's it for now, Mayor.

14 MAYOR STRAUSS: Thank you.

15 Trustee Cusato?

16 MR. CUSATO: Thank you.

17 Good evening, Mr. Silva.

18 MR. SILVA: Good evening.

19 MR. CUSATO: You know what, after hearing that
20 prep report, I'm not a happy guy. I can't believe that
21 you're going to ask all those residents not to buy a car.
22 I can't believe that, but I have other questions.

23 So is the depth of this building, from Main to
24 the parking lot, going to be the same depth as the
25 existing building? I think it's 90 feet.

1 MR. SILVA: Well the front -- in order to keep
2 that streetwall, the front has to start where it is.

3 MR. CUSATO: OK.

4 MR. SILVA: So we're going to ignore the
5 setback requirements because it wouldn't work anyway.

6 The back goes nearly to the end. The current
7 building --

8 MR. CUSATO: The plans show 90 feet. Is it 90
9 feet --

10 MR. SILVA: Right.

11 MR. CUSATO: -- for the existing building?

12 MR. SILVA: The existing building, I'm not sure
13 how far it goes back right now. It looks like it goes
14 all the way to the back as well. Yes, it already goes
15 all the way to the back.

16 MR. CUSATO: So that the cyclone fence is still
17 going to basically be there? It's not going to be moved?
18 You're not going to encroach on the parking lot that's
19 there?

20 MR. SILVA: No, Not at all. No.

21 See, everything is built completely within our
22 50 by 90. So the existing building is now 25 by 90. The
23 ground floor stays at that same dimension. The floors
24 above it are set back by 20 feet all the way at the back,
25 and an additional 10 feet at the front to the top floor.

1 MR. CUSATO: OK.

2 MR. SILVA: And just to go back to not asking
3 our tenants not to buy cars, it wouldn't be that way. It
4 would be: A perspective tenant looking at the building
5 with a car might not consider it. So the people that are
6 going to be attracted to be in this building are not
7 going to have cars in the first place.

8 MR. CUSATO: I can't believe that. I can't
9 believe that you're going to rent and say: Oh, by the
10 way, you can rent this apartment but you can't have a
11 car. I can't believe that.

12 So I want to go back -- so originally you were
13 going to have a restaurant on the ground floor of the
14 original plan?

15 MR. SILVA: I think that was the idea because
16 they had read through the Master Plan and saw what the
17 idea was, and there was a walkable area with retail and
18 restaurants, and the restaurant sounded like a good idea.
19 They had not considered the additional parking
20 requirements that a restaurant provides.

21 MR. CUSATO: That's my point. So --

22 MR. SILVA: And we can't make applications for
23 the restaurant because we're not going to operate it. I
24 can't tell you about hours of operation, what I'm going
25 to do with my garbage, etcetera. So it's just a generic

1 as of right use down there for now.

2 MR. CUSATO: So a restaurant would require more
3 parking than for retail.

4 MR. SILVA: Right.

5 MR. CUSATO: So was your decision not to do
6 restaurant based on parking requirements, or you thought
7 it was a better fit for Main Street doing retail?

8 MR. SILVA: Just because we are not operating
9 the main floor. We don't know who will come in. Whoever
10 does come in, if they want to go for a Special Use Permit
11 for whatever use they want, they can do that, but
12 otherwise it's just a retail space with lower parking
13 requirements.

14 MR. CUSATO: OK. So you know what, just as a
15 final statement: You know what, maybe you guys should
16 wait until that parking lot behind Fox's is built and
17 then you know where you stand before you do this because,
18 you know, I am totally upset with the -- no disrespect,
19 Mr. Mulryan but, you know what, the place is mobbed as it
20 is right now, and I can't believe that you're going to
21 require 45 parking spots. Maybe we should wait until our
22 parking garage is built before you go any further.

23 MR. SILVA: Well it is vacant now and has been
24 for some time.

25 MR. CUSATO: I'm sorry?

1 MR. SILVA: It is vacant now and it has been
2 for some time, the building.

3 MR. CUSATO: Yes, but now we're looking for a
4 spot, 44 parking spots. And you know what, again, maybe
5 we should wait until we see what's developed.

6 Thank you, Mayor.

7 MAYOR STRAUSS: OK.

8 Trustee Durham?

9 MR. DURHAM: Thank you.

10 One of my questions with the building and the
11 power lines in front and the parking garage in the back,
12 if you do wait, how are you going to build it?

13 Is there going to be room to take and get the
14 construction equipment actually in there to take and
15 build it?

16 MR. SILVA: I'm not the builder.

17 Mr. Puccio, if you have any idea as to how?

18 It's beyond my scope of expertise as to what
19 kind of cranes or what kind of equipment is necessary to
20 build. But presumably, if it's not possible to build,
21 they won't build..

22 MR. PUCCIO: Good evening.

23 Joseph Puccio, 86 Main Street, Mineola.

24 As far as the power lines, there are power
25 lines in front of the building, but there aren't any

1 power lines in back of the building. And the new garage
2 will be set back from the back of the building by one
3 spot of parking and a road that will lead to the new
4 garage. The garage is not going to be right up against
5 the back of the building. There's going to be some
6 distance between the two.

7 MAYOR STRAUSS: Have you seen plans, because I
8 haven't seen them.

9 MR. PUCCIO: Oh, I'm sorry.

10 MAYOR STRAUSS: No. For the garage. The
11 parking garage.

12 MR. PUCCIO: It's right here.

13 MAYOR STRAUSS: Yes. No. But those are
14 conceptual drawings. They're not hard and fast. So just
15 be advised of that.

16 MR. PUCCIO: OK. Well this is all that I could
17 go by.

18 MAYOR STRAUSS: OK.

19 MR. DURHAM: So you would do the construction
20 from the back of the property --

21 MR. PUCCIO: Correct.

22 MR. DURHAM: -- coming in.

23 MR. PUCCIO: Correct.

24 MR. DURHAM: Because of the power lines.

25 MR. PUCCIO: Also because Main Street is so

1 small.

2 MR. DURHAM: Yes.

3 So and if that parking garage is being built,
4 I'm sure that road and stuff like that is going to be
5 fenced off during the time of construction. So there's
6 going to be conflicts.

7 MR. PUCCIO: Well I did mention, which Marco
8 mentioned, I'm willing to wait. I'm willing to wait to
9 build the building, you know, as long as necessary. As
10 long as I know that eventually I'm able to build the
11 building.

12 MR. DURHAM: And now, with this picture that we
13 just received tonight with the setback --

14 MR. PUCCIO: Yes.

15 MR. DURHAM: -- on the top floor, that's just
16 10 feet?

17 MR. PUCCIO: It's set back from the front,
18 correct.

19 MR. DURHAM: It's set back 10 feet.

20 MR. PUCCIO: And 20 feet from the back.

21 MR. DURHAM: The level of height from the base
22 to the top part, that section on the setback.

23 MR. PUCCIO: Yes, my architect.

24 MR. ZAMBRANO: Good evening, Board of Trustees.
25 Thank you for allowing me to talk on behalf of the

1 application. My name is Willie Zambrano. I'm the
2 architect of record. My office is in Freeport, 410
3 Atlantic Avenue in Freeport.

4 The building will come up to 35 feet and it
5 will set back at that point 10 feet to allow for the
6 fourth floor to go up.

7 MR. DURHAM: OK. Because I think with the
8 10-foot setback that you'll still see it from the street.
9 I know that some of the other construction that's doing
10 similar stuff like this, whatever, has a 15-foot setback
11 that I've seen. So that's --

12 MR. ZAMBRANO: We actually took that rendering
13 and remodeled, and we took an eye-level shot from that
14 angle across the street. So you do see a little bit of a
15 parapet there on the top, but that's as far as you can
16 see from that model that we produced.

17 MR. DURHAM: I mean, I do have an issue with
18 the parking, but I do understand that there's a lot of
19 young people that don't drive. They Uber and do other
20 things. But to see that in the Village, we haven't seen
21 that yet. So that's something to see.

22 That's it.

23 MAYOR STRAUSS: Thank you.

24 Trustee Walsh?

25 MR. WALSH: Yes. Thank you, Mayor.

1 Mr. Silva, when you're ready.

2 How are you, Mr. Silva?

3 MR. SILVA: Good.

4 MR. WALSH: OK. Can you tell me the property
5 owner's name? I didn't get that.

6 MR. SILVA: Puccio, Joe Puccio. Well, that's
7 not the -- he is -- Josephine Puccio is the owner.
8 They're both LLCs. Joe Puccio is the applicant.

9 MR. WALSH: OK. And you had said that your
10 first application, the first rendering that you sent to
11 us, was larger.

12 MR. SILVA: Correct.

13 MR. WALSH: But actually that was the second
14 rendering. The first rendering that I saw was two floors
15 above the store and even with the building which is
16 immediately south, which would be 84 Main Street. I did
17 see that. You sent that.

18 MR. SILVA: 84 is three stories?

19 MR. WALSH: It was two stories above the --

20 MR. SILVA: No, but 84 is three. The first
21 application on this was five and then --

22 MR. WALSH: The first application, but you had
23 sent us other pictures prior to that with something with
24 three stories.

25 MR. SILVA: We have a few different variations

1 because we submitted the first one. We had discussions
2 to figure out does this work, doesn't it work.

3 MR. WALSH: Right. Well I liked the first one.

4 MR. SILVA: The five-story?

5 MR. WALSH: No, not the five-story. No. No.
6 That's the second one. The first one was three stories.
7 Two stories above -- it was a brick building with two
8 stories above a store. I saw that picture. I mean --

9 MR. SILVA: I wasn't involved during that part
10 of it.

11 MR. WALSH: Somebody did submit that. The
12 Village Attorney showed me pictures.

13 Without judgment, could you talk a little bit
14 to me about the size of these units?

15 There are 11 units. Describe the square
16 footage.

17 MR. SILVA: So they're all different. They're
18 all in the range -- and correct me if I'm wrong -- six,
19 seven hundred square feet, approximately, each. They're
20 made to be single --

21 MR. WALSH: OK. Let's start at the smallest
22 ones.

23 MR. SILVA: You want specifics?

24 MR. WALSH: Yeah.

25 MR. SILVA: OK. You want to come up and speak

1 about that?

2 But before you have the actual numbers, the
3 reason that we kept them that way, they're small, is to
4 be single bedrooms. They're designed specifically to
5 attract young professionals, commuters, empty-nesters,
6 people who no longer need the space, just for that
7 reason. That is what transit oriented development is
8 supposed to be targeted towards. So that's why they're
9 small. We don't want two bedrooms, three bedrooms in
10 there because that's going to attract somebody who needs
11 parking.

12 MR. WALSH: I understand that, but the code is
13 1,000 square feet and you're going down to 500.

14 MR. SILVA: Correct. If you go to 1,000 square
15 feet, then you're going probably to a two bedroom and now
16 you're bringing in people possibly with cars. So that's
17 the reason.

18 MAYOR STRAUSS: Go ahead.

19 MR. WALSH: If you could just tell me about a
20 few of the 500 square foot ones. How many?

21 Talk a little bit about the units.

22 MR. ZAMBRANO: Sure. The smallest units that
23 you have here, and it's due to the design of --

24 MR. WALSH: Could you step a little bit back
25 from the microphone because -- thank you. That's good.

1 MR. ZAMBRANO: Sure.

2 The reason why the units end up the way they
3 are is strictly by design and because of the emergency
4 egress there that I needed to have within the small space
5 of the building at every floor.

6 The smallest unit that we have is this unit
7 right here, which is 548 square feet. Then you have the
8 other smallest unit, which is this other unit, that's 572
9 square feet.

10 MR. WALSH: We have all this, but I'm just
11 asking you so the public understands.

12 MR. ZAMBRANO: Sure. Sure. This unit and this
13 unit are almost similar in size. One is 611 square feet
14 and this one is 614 square feet.

15 We do have a larger unit where we actually set
16 back on the fourth floor. That's at 727 square feet.
17 And that's the only unit that is larger than all of them.
18 All of this, these four units, are typical on the second
19 and third floor.

20 MR. WALSH: Now you described five units to me.
21 How many other units besides these -- how many units in
22 total are in the 500 square foot range, or say 611 and
23 up? You've described --

24 MR. ZAMBRANO: Three.

25 MR. WALSH: Three. There's three at 500, and

1 then how many at 600?

2 MR. ZAMBRANO: Five.

3 MR. WALSH: OK. You know, for me some of these
4 units are a little too small. I do like the fact that
5 you -- I like the building that's immediately to the
6 south of this proposed building. I like the look of it.
7 It was changed. It has the facade on the top like the
8 existing structure has. As some people know, that was a
9 movie theater that was developed in 1914, and it's the
10 only thing that remains from that -- and whoever wants to
11 speak can speak, I'm not necessarily addressing you --
12 the only thing that remains is the little facade that's
13 up on the top. Otherwise it's just a squared-off brick
14 building. So to me it doesn't have historical
15 significance because it was a movie theater during World
16 War I, you know, and it's a squared-off brick building.
17 But that facade on the top is nice, as the building to
18 the immediate south has a facade -- or whatever you want
19 to call it on the top -- that kind of matches the old
20 style of the building. Personally -- I'm not the
21 architect. I'm not the designer. I don't own the
22 property. But I would like to see something like that,
23 you know, something that matches the facade that's on the
24 top now. And for me, I like the fact that you made it
25 exactly the same size as that, which is -- the building

1 to your immediate south is 31 feet 3 inches. So your
2 front is around 32 feet. You say it's set back 10 feet
3 to the next elevation; is that correct?

4 MR. ZAMBRANO: Correct.

5 MR. WALSH: Mr. Durham said 15 feet. For me 15
6 feet is a little bit better because, you see, you're not
7 just looking up at the 31 feet or 32 feet, you're also
8 seeing that 10 feet of the setback a little more. And a
9 little bit larger units.

10 I understand that nothing could be developed
11 down there if we were to force the code, and which
12 doesn't exist now. There's currently a store there now.
13 There will be a new store there. They don't have
14 parking. They have metered parking. The next place will
15 have metered parking.

16 How many apartment units currently exist above
17 the store that's there now; do you know?

18 MR. ZAMBRANO: I don't know, no.

19 MAYOR STRAUSS: Mr. Silva, do you know how
20 many?

21 MR. SILVA: Yes. As I said before, it's an odd
22 configuration, this building. It is a single story,
23 although it doesn't look like it. Because it was a movie
24 theater, there's a first floor and there's sort of a
25 balcony inside.

1 MR. ZAMBRANO: A mezzanine.

2 MR. SILVA: A mezzanine. So it's not --
3 there's no apartments. There's nothing there. It's an
4 odd building.

5 MR. WALSH: OK. Because I looked around the
6 building. It looked like there were apartments up there.
7 OK.

8 MR. SILVA: No, there aren't. It's not
9 possible.

10 MR. WALSH: OK. So for me, I like the idea
11 that the height is the same as everything else in line on
12 that, both to the north and to the south. That's a
13 unique block that's going to get its traffic in and out
14 of the Village Green. It's going to be deadheaded at the
15 end for the Long Island Railroad. And, you know, it's
16 just a block that's going to get a lot of traffic in and
17 out. It's also going to have a key at the end where it
18 dead-ends.

19 So I think that something should go in that
20 location. I think that what's there now is somewhat of
21 an eyesore. It's an empty lot with a building that needs
22 to be upgraded, in my opinion. But I think that the
23 units are too small, and I think that the setbacks should
24 be a little bit more.

25 MR. SILVA: Yes. And in terms of the

1 aesthetics, I mean, obviously it's a new building. It's
2 going to look great. And if the architectural features
3 are an issue, those can certainly be worked out. They
4 can be discussed, whether it's anything about the windows
5 or continuing the same features. I don't know if you
6 really want to continue from the next building, but those
7 are details. We can certainly work on those.

8 MR. WALSH: Right, but I just wanted to point
9 them out. We are at a hearing, so I wanted to point out
10 the details, You know.

11 MR. ZAMBRANO: I just wanted to point out that
12 we also looked at the Village as a whole and tried to
13 emulate a lot of buildings that have some sort of
14 traditional brick in them, and we tried to bring that
15 into what we have designed.

16 So to your point, yes, but not necessarily we
17 want to be different, but we want to have that mixture of
18 certain brick styles on other types of traditional
19 buildings that front on that street.

20 So to my point, I think a type of brick,
21 bringing in some patterns and some accent details, such
22 as what we did -- if you look closer, we have certain
23 brick patterns that we have put in there. So just to
24 emulate what actually exists in the Village, which I
25 think is tremendous historically, and so we try to

1 actually emulate some of that.

2 MR. WALSH: You know, I do see those squares
3 that you have on the corners --

4 MR. ZAMBRANO: Exactly.

5 MR. WALSH: -- which is similar to what's there
6 now.

7 MR. ZAMBRANO: Exactly.

8 MR. WALSH: So that's what I was saying. When
9 I looked at that building and when I looked in -- I was
10 there today. I've been there many times. I took a good
11 look. I see what is exists. I see those squares. I see
12 the way the brick is. You've kind of simulated that
13 here. You repeated that here.

14 But maybe that facade --

15 MR. ZAMBRANO: I do appreciate that you have
16 that eye for detail, which I appreciate that very much.

17 MR. WALSH: Well, you know, it's just what's
18 there, and I see that you repeated what was there. I
19 like the brick. I like the look of the building.

20 But again, the setback I think needs to be a
21 little bit further back, and I think the apartment sizes
22 are a little too small. And that's all.

23 Thank you, Mayor.

24 MR. ZAMBRANO: Thank you.

25 MR. WALSH: Thank you.

1 MAYOR STRAUSS: Any other comments from the
2 Board?

3 MR. CUSATO: I do, Mayor.

4 MAYOR STRAUSS: Yes, Mr. Cusato.

5 MR. CUSATO: Mr. Silva, I want you to
6 understand, I want to thank your client for making this
7 proposal. I'm not against the proposal. I'm just
8 concerned with --

9 MR. SILVA: Understood.

10 MR. WALSH: -- how people are going to move
11 around.

12 MR. SILVA: OK. Thank you.

13 MAYOR STRAUSS: Yes, Mr. Pereira.

14 MR. PEREIRA: Yes, Mayor Strauss, if I could,
15 and Mr. Gibbons --

16 MR. GIBBONS: Yes.

17 MR. PEREIRA: -- I don't mean to put you on the
18 spot here.

19 MR. GIBBONS: Go ahead.

20 MR. PEREIRA: I've been thinking about the
21 question, and maybe the question is for Mr. Whalen as
22 well.

23 So if the existing building, Buccelli Uomo
24 building, the vacant one that was the theater, if a nail
25 salon went in there and we grandfathered in the lack of

1 parking, how does that work on an empty lot?

2 So the lot next door, there's nothing there
3 now. There's no parking. So how could that be developed
4 and still meet the code? What could go there?

5 MR. GIBBONS: Well I'm going to take a guess,
6 and the Building Inspector can confirm it for me.

7 A retail building could go there, and I would
8 think that the Building Inspector would probably -- since
9 it is a permitted use in a B-2 zone -- permit it to go in
10 without any parking.

11 Am I right or wrong?

12 MR. PEREIRA: There's nothing to grandfather
13 in. It's an empty space.

14 MR. GIBBONS: I know but, if you did not allow
15 any use of that property, it would be alienated property.
16 The law abhors alienated property. Therefore, you would
17 have to allow some use. So you allow a permitted use in
18 the underlying zoning district --

19 MR. PEREIRA: B-2.

20 MR. GIBBONS: -- B-2, and you would probably
21 grandfather in the parking.

22 MR. PEREIRA: OK.

23 MR. GIBBONS: Otherwise you would deprive the
24 owner of any use.

25 MR. PEREIRA: Right.

1 And the point I'm trying to make is that -- and
2 I'm certainly not prepared to vote tonight, to approve or
3 disapprove. You know. I still want to hear from the
4 residents, and I want to hear from the local merchants.
5 But the point is: If this project were to go away and
6 something else goes in there, it could actually be
7 exponentially worse because you could have a business
8 that has clients coming in all day every day and they
9 have to provide zero parking.

10 And to Mr. Cusato's point --

11 MR. GIBBONS: Just on that, there's no question
12 that a heavily-trafficked retail use would have
13 substantially more impact during the day than
14 residential.

15 MR. PEREIRA: That's the point that I'm trying
16 to make.

17 And to Mr. Cusato's point, because you threw
18 out the number 44, I just want to be clear. The number
19 44, I believe, was if the restaurant were included, not
20 with just the 11 units, because my understanding is, as
21 long as I've been here, under Development Incentive
22 Bonuses, it's one-and-a-half spots. So technically
23 you're looking at 18 spots or 19 spots, not 44.

24 MR. SILVA: Correct.

25 MR. PEREIRA: I just wanted to clarify that.

1 And to Mr. Cusato's point as well, in terms of
2 not believing that people would go in there without cars,
3 I understand where he's coming from. I have a driveway.
4 I have a family. I have two cars. I have three kids.
5 Eventually they're going to have cars. There's going to
6 be a lot of cars, right? But I think, to the applicant's
7 point, that I'm not going to move in there based on that
8 fact, that there will be no parking for me.

9 And I also think we need to think of the
10 future. I think Mr. Durham mentioned about millennials
11 and how it's different. You know, when you think about
12 it, Mr. Cusato, the largest cab company in the world, you
13 know how many cabs they have? None. Uber. The largest
14 movie theater in the world, you know how many movie
15 theatres they have? None. Netflix. The largest, you
16 know, retailer in the world does not have a single brick
17 and mortar store. Amazon. So we have to realize that
18 times are changing. And I know it's hard for us to
19 comprehend, living on Long Island, that you're going to
20 have someone living somewhere without a car, but it's
21 completely feasible in this. It is.

22 And the alternative is dozens, hundreds of
23 people coming to visit a retail space that has an as of
24 right development there.

25 And I also have to say this, that, you know,

1 the Master Plan was there for a reason. Some people on
2 this Board participated in the development of the Master
3 Plan, and many of us here have begun to see it to
4 fruition. If this is not allowed to go down there, then
5 what will we do with Main Street and 2nd Street?

6 And I like the idea -- nobody loves history
7 more than I do. I like the idea the Mayor brought up and
8 Mr. Walsh brought up about the historical significance,
9 keeping that same line. I like Main Street. I know that
10 many people, including the applicant, must be thinking
11 we're talking about, you know, 35 feet and you have a
12 100-foot structure, you know, 50 feet away from me. What
13 are we talking about?

14 Well Main Street for us, I think, is different.
15 Main Street is -- we want it to have that feel of Main
16 Street. And I think, without getting too much into the
17 reason -- like I said, I'm still, you know, open-minded
18 about this. I think that this keeps that character. I
19 think it keeps the character and, yet, also plays a part
20 in our Master Plan development. I would like to see
21 other developments like this down there, small,
22 transit-oriented, keeping the character of the Main
23 Street corridor, because, you know, the businesses are
24 going to benefit from this.

25 So that's all I have to say for now.

1 MR. CUSATO: So, Mr. Pereira, point well taken.

2 But maybe you should just do three floors and
3 not four and eliminate maybe three other cars. I'm just
4 throwing that out.

5 MR. SILVA: We'd have to look into the
6 viability of that, but to continue on those points is:
7 We did have interactions and sought feedback with regard
8 to how this was proceeding, both with aesthetic and the
9 height and the setbacks and all these things.

10 In terms of the way Main Street looks right
11 now, as we're all aware it's dead on the weekends, it's
12 dead at night, and there's a lot of stores that are
13 either boarded up currently or, even if they're open,
14 they don't look that great. You're going to attract much
15 better tenants, not just residential but even the retail
16 tenant is going to be a higher rent and better than
17 somebody that is going to go into an older building.
18 This is a brand new building. I mean, it looks great,
19 and we can change it and make it look better, or however
20 somebody wants to do it.

21 So I think that, just like next door already
22 did it and it looks great, this is going to be the next
23 one and it fills in that gap, which is necessary. Again,
24 it fits in with what the Master Plan is looking for,
25 which is a walkable area, not with gaps, maintaining that

1 facade, that streetwall as they call it. And if we
2 continue that on, it's like a domino effect. Everybody
3 else follows suit and we get wholly better tenants and
4 better residents.

5 So we all want this area to be nice. I do.
6 I've been here for a long time. The applicant, if he
7 didn't want it to be nice, he wouldn't be taking such a
8 big financial risk either. So whether or not we're
9 removing that top floor is -- you know, if it's still
10 viable, I don't know. I can't really speak to that.

11 MR. DURHAM: Mayor?

12 MAYOR STRAUSS: Trustee Durham?

13 MR. DURHAM: Looking at the plans, with the top
14 floor, if that front apartment was removed, taking away
15 the one spot, and the setback was moved back just 5 or 10
16 feet.

17 Where the front apartment is on the fourth
18 floor plans that you have, you know, where you have the
19 one apartment covering the whole width of the building.

20 MR. SILVA: The width?

21 MR. DURHAM: Yes. It appears that --

22 MR. SILVA: Right.

23 MR. DURHAM: -- apartment one, or whatever, on
24 that, it covers the whole thing.

25 MR. SILVA: Right. So there is an open area.

1 There is a stairwell and elevator shaft on both sides,
2 but otherwise yes.

3 MR. DURHAM: To my opinion, if you move that
4 setback a bit, make --

5 MR. SILVA: The front setback?

6 MR. DURHAM: The front setback.

7 -- possibly eliminating that apartment, making
8 storage for some of the people with the smaller
9 apartments, and that the setback for the top floor was
10 just the two apartments, you would probably sell me.

11 MR. SILVA: You're saying another 5 feet?

12 MR. DURHAM: Yes.

13 MR. SILVA: From the comment before, I think
14 you mentioned another 5.

15 MR. PUCCIO: Could I ask a question?

16 We currently have a 20-foot setback in the back
17 of the building. Would you mind if we take the whole top
18 and shift it, including the lower floors, and take up the
19 space in the back?

20 MR. DURHAM: Move it back?

21 MR. PUCCIO: Move it back. Move the whole
22 thing back.

23 MR. DURHAM: I would have no --

24 MR. PEREIRA: Right. So move that top floor
25 back, let's say, 10 feet. So it would be 20 feet back,

1 but you're only 10 feet from the rear property line,
2 which who cares.

3 MR. PUCCIO: Right.

4 MR. PEREIRA: Because you're backing up to a
5 garage.

6 MR. PUCCIO: Right.

7 MR. PEREIRA: I think that that --

8 MR. PUCCIO: We would definitely be willing to
9 do that.

10 MR. DURHAM: That would definitely work.

11 MR. WALSH: Along with that, though, you have
12 to also, for me, lower the size -- increase the size of
13 some of these apartments.

14 MR. PUCCIO: That would increase the size of
15 the lower apartments, correct. If we were to increase
16 the building's second and third floor by 10 feet, each
17 apartment would be increased.

18 MR. PEREIRA: Right. So, if they went back, it
19 would be a net gain of 10 feet by 50.

20 MR. PUCCIO: Correct.

21 MR. PEREIRA: So using --

22 MR. PUCCIO: 500 square feet per floor.

23 MR. PEREIRA: Right, which would be about 200
24 square feet.

25 MR. PUCCIO: Well divided by 4.

1 MR. PEREIRA: Divided by 4. So about 125 or
2 something.

3 MR. PUCCIO: Per apartment.

4 MR. WALSH: I'm not sure what you're saying.
5 You're talking about moving the whole --

6 MR. PUCCIO: No. Taking the 20 feet that's in
7 the back and bringing this line 10 feet back. So that
8 will increase --

9 MR. WALSH: The --

10 MR. PEREIRA: No. No. Floor two, three and
11 four.

12 MR. PUCCIO: Two, three and four, move it back
13 10 feet. And then the fourth floor, move the fourth
14 floor back 10 feet.

15 MR. WALSH: OK.

16 MR. GIBBONS: From the street, does it still
17 stay flush?

18 MR. PUCCIO: Yes.

19 MR. GIBBONS: OK.

20 MR. PUCCIO: The first three floors, yes, and
21 then the fourth floor would be set back 20 feet.

22 MR. PEREIRA: 20 feet. Double.

23 MR. ZAMBRANO: We will be making the apartments
24 deeper. That's all.

25 MR. DURHAM: And the HVAC on the first floor

1 would fit with that because you already have it in the
2 plans.

3 MR. ZAMBRANO: It should.

4 MR. PUCCIO: HVAC at that point could be put on
5 the roof. We had put it on the first floor because we
6 had --

7 MR. ZAMBRANO: We had the space. We had the
8 space. But there's no reason why we can not bring in
9 vertical shafts in order to accommodate the supply of the
10 air and the exhaust that's required for that. It's not a
11 big deal.

12 MAYOR STRAUSS: Any other comments from the
13 Board?

14 Gentlemen, Mr. Silva, anything before we open
15 up to public comment?

16 MR. SILVA: No. I just want to make sure that
17 you understand where the setback is, because I wasn't
18 aware that the 20 feet wasn't required. But if we only
19 need 10 feet, certainly, we can move the entire thing
20 back, move the top floor back as well. You won't see it
21 at all from the street anymore. And if that's the
22 solution, and we'll get larger apartments to boot.

23 MR. DURHAM: That keeps the flow of the two
24 over one look from the street.

25 MR. SILVA: Correct. You wouldn't see --

1 MR. DURHAM: And that's one of the things we're
2 looking for.

3 MR. SILVA: Right.

4 MAYOR STRAUSS: Mr. Whalen, do we run into any
5 issues with that?

6 MR. WHALEN: No.

7 MAYOR STRAUSS: Thank you. No.

8 Anything else, sir?

9 MR. SILVA: That's all.

10 MAYOR STRAUSS: All right. I'd ask that you
11 have a seat and record any questions that the public may
12 have. After the after public comment, we'll call you
13 back up to address those questions.

14 Anybody in the first row? Second row?

15 You can approach the podium.

16 As you're approaching the podium, I just want
17 to let you know, entered into the record -- a petition
18 was given to us prior to the start of the hearing. If we
19 can enter that into the record.

20 The petition is: "To the Village Board of
21 Mineola: We object to granting variances for the
22 proposed apartment project at 86-88 Main Street without
23 adequate additional parking. This apartment structure
24 will completely overburden the area, straining the
25 already strained parking in the area." And it's signed

1 by several businesses.

2 MR. WALSH: Can I see that?

3 MAYOR STRAUSS: Yes, sir.

4 Sir?

5 MR. FOX: OK. My name is Bob Fox, 79 Main
6 Street, from Fox's.

7 I want to thank you, Mayor and the Board, for
8 hearing our concerns. These developments have many
9 consequences, and I appreciate the chance here to voice
10 what I think will happen to us.

11 First of all, I want to start by saying I did
12 meet with Joe and his brother John. We met at the space.
13 I was very impressed with the brothers. I like them. We
14 met to see if they would potentially lease the space,
15 which we are going to do, and we started building.

16 I also believe that any retail that goes into
17 that space of that size that Buccelli Uomo was operated
18 under would have far less impact on the street and all of
19 us and our neighbors than the proposed project. The
20 space can only house so much retail as it exists, and it
21 will only bring maybe synergistic traffic to the street.
22 So it was much easier when Buccelli Uomo had it, and they
23 can only do so much with a building of that nature on
24 Main Street.

25 We always get carried away with these

1 developments. It happened behind us. It's all great in
2 theory, but it doesn't work that way in actuality. I
3 maybe can give a for instance of what's going on in that
4 area right now.

5 Last Friday we started our Veterans' Day
6 outerwear sale. Well we had a busy day. Fortunately I
7 was coming back from lunch because at the time our lot --
8 it was a peak hour -- got over-filled. So we had to --
9 we only have one channel coming in from 2nd Street. I
10 don't know if you're familiar with that. We had to back
11 four to five customers out onto 2nd Street one by one.
12 Stop the traffic. Ask the lady to roll down the window.
13 Apologize. Suggest maybe elsewhere where she can go.
14 And we had to do this with four or five ladies. I
15 cringed. It's horrible. This is the way we treat our
16 customers.

17 We can travel the world over, find the best
18 buys. We have the best relationships on Seventh Avenue
19 in the fashion market. We do everything we can for
20 customer service. But if we can't park the customer, or
21 she has a very unpleasant experience, we're going to lose
22 her. And this is our daily struggle.

23 The same thing happened Monday. It was
24 Veterans' Day. We had to back the ladies out of our
25 parking lot. A week from Friday is Black Friday. With

1 all the preparations, all the inventory, the marketing,
2 everything else, our main concern in Mineola is going to
3 be parking. We'll have three to four people out there
4 helping, working, even paying for the meters, so these
5 ladies feel comfortable parking.

6 I usually stand at the door and greet the
7 ladies all day long. We have a good time, but lately --
8 and I'm sure Friday -- I'll be in the parking lot
9 apologizing. Telling them it will be OK. Relax. We'll
10 find you a place.

11 This is what we're going through. I park now
12 at the baseball venue.

13 (Someone in the audience yells out.)

14 MR. FOX: I will, and I don't mind. I don't
15 mind the walk. But trying to get our staff to cooperate
16 is not easy because the ladies are a little threatened
17 returning there after dark. We don't have an option.
18 And I wish everybody on 2nd Street said that too. When
19 you take a right now on 2nd Street at 8:00 a.m. Monday
20 through Friday it's all parked up, and so is half of Main
21 Street. We look at every available space, every
22 available space, as an opportunity to park 10 -- 7 to
23 maybe 12 customers in that space as it turns over during
24 the course of a business day. We value every single
25 space. That's why we take our staff and we park them as

1 far away as we can. So every little space is a big
2 impact.

3 And let's face it, since Kevin Lalezarian
4 started his project, its like we're trying to fit an
5 elephant in a canoe. It's a daily challenge, but we
6 can't change that now. It was great in theory.
7 Everything was wonderful, except when you're on the
8 ground every day dealing with the dust and the dirt
9 coming on up, and the noise, and our customers' cars
10 being dusted as they drive away from the debris coming
11 off the building.

12 He's a great guy, does a great job. There's no
13 setbacks. It goes right up from the sidewalk. You got
14 four feet and then you go nine stories. It's wonderful
15 in theory. They come in. They can make a lot of money
16 in our Village, yes, but what happens to the rest of us
17 that have been there for so many years? I mean, it's
18 great to be a developer.

19 You know, I tell a story. We've been on Main
20 Street for over 35 years now, and I tell the story of the
21 first little building that I leased from the wonderful
22 Dr. Johnson. Great guy. I had just leased the space. I
23 was very excited. I was laying on the sidewalk painting
24 the aluminum under the window and two attorneys in suits
25 were coming back from lunch and they stopped and they saw

1 the "Coming Soon" sign. Obviously they thought I was
2 just a painter because I heard them, overheard them.
3 They were saying: Nothing ever makes it on Main Street.
4 And they felt sorry for the poor fool who was taking
5 another futile attempt.

6 Well that was 35 years ago and somehow, maybe
7 just luck, Main Street has been good for us. And over
8 the years we've grown proud to be Fox's of Mineola. We
9 don't want to lose what we have there, but there is no
10 margin right now. There is no extra margin. We allow
11 some of the people in the area to use our lots, and we
12 try to work with the apartments, but it just doesn't work
13 anymore, not even for one extra car.

14 But we are willing to take the space, and we
15 are willing to develop that building, and beautify that
16 front, and make that space work.

17 You know, congestion is not a favorable
18 customer experience. And I also know there are further
19 challenges to come which, you know, we have to override
20 that. But until that parking structure that the MTA and
21 the state proposes actually becomes a reality, I don't
22 think there's anything more we can do there.

23 Again, the developers always will be
24 successful, but it comes at a cost to the community and
25 the rest of us who have been there for so long. I know

1 that any further development without parking, without
2 additional parking, will significantly reduce the
3 potential of anything we can do and look forward to doing
4 on Main Street. I'd like to think that Fox's still has a
5 big future in Mineola.

6 Thank you.

7 MAYOR STRAUSS: Mr. Fox, if I could, we
8 appreciate you coming here tonight. We certainly
9 appreciate you being the anchor in the downtown area.

10 MR. FOX: Thank you.

11 MAYOR STRAUSS: The problems that you're
12 running into with the development that's going on there,
13 although aggravating, are temporary. At the end of the
14 day you will probably have potentially 300 more
15 customers --

16 MR. FOX: You know, Mayor Strauss --

17 MAYOR STRAUSS: -- without negatively impacting
18 your business.

19 Yes, like when Jericho Turnpike was repaved, it
20 was a problem and we had to navigate those waters until
21 we got the new road. When that building is done, which
22 has nothing to do with this building, you will probably
23 benefit from it. I know it's challenging now to go
24 through there, as it is with everybody, but we need to do
25 something down in that downtown area. If you sit on the

1 corner, as I know you have, of 2nd Street and Main Street
2 right now, it needs help. There's no traffic there at
3 night. There's nothing there. There's nothing there on
4 the weekends. You're benefitting greatly from your
5 business and your customers, and that's fabulous. I'm
6 not saying that this gentleman will be approved or not,
7 but there are other people that should be successful in
8 life as well. You're saying that you're offering that
9 you would like to take that store, as if we had something
10 to do with it. You're saying you're willing to take over
11 that store and say --

12 MR. FOX: I'm saying there are other options.

13 MAYOR STRAUSS: Well not for me there isn't.
14 The option that this Board has tonight is what's
15 presented to us right now. We can't say yes or no based
16 on other options. We have to say yes or no based on
17 what's presented to us.

18 MR. FOX: But you're granting variances.

19 MAYOR STRAUSS: Sir, again, we will make a
20 decision based on what is presented tonight and whenever
21 we get the other information that we require. It's not
22 up to us to tell the owner of the property there to sell
23 it to you, but that's the way you made it --

24 MR. FOX: Oh no. No. No.

25 MAYOR STRAUSS: That's the way you made it

1 sound.

2 MR. FOX: No.

3 MAYOR STRAUSS: That's the way I took it.

4 MR. FOX: I am saying that any retail that
5 comes in that current space, that size space, will have
6 less of an impact. So even if I don't take it, which I'm
7 OK, it'll have less of an impact than if they have
8 development, because everybody, most people they do come
9 with cars, and we're dealing with cars. And when Kevin
10 Lalezarian builds his -- I'm trying to remain
11 optimistic -- but they will also have retail on the first
12 floor. I stand in front of that space looking down at
13 their lower parking lots. I know people are going to
14 come and intuitively want to park on the street. They're
15 going to be threatened to go underneath.

16 So, you know, we have to wait. We have to rely
17 on this parking structure that the MTA and the state have
18 in plans, but it's far from a reality.

19 MAYOR STRAUSS: Well we're almost there.

20 Deputy Mayor?

21 MR. PEREIRA: And, Mr. Fox, you're not the
22 applicant here. So I don't want to prolong this, but I
23 agree with the Mayor here.

24 Listen, after the meeting make him an offer he
25 can't refuse, you know, and then --

1 MR. FOX: Well I know they already have a good
2 offer, and I know Joe and his brother --

3 MR. PEREIRA: Because you know what's
4 interesting is that you said: We can't develop another
5 single inch because we can't afford to lose one more
6 spot. But then in the next breath you said: I'm willing
7 to develop it. I'm willing to put something nice there.

8 So which is it, Mr. Fox? Do you want to have
9 -- but here's the other thing too: It's a B-2 zone which
10 means, although right now a one-story building sits
11 there, as of right they can build a three-story building,
12 which we just heard the parking would be grandfathered
13 in.

14 So I don't know what use you have in mind that
15 would be better. The only use -- and forgive me for
16 this, but the only use that I think you think would be
17 better is if it had your name on it.

18 MR. FOX: No. That's not true at all.

19 MR. PEREIRA: Because that's the way it came
20 across to me.

21 MR. FOX: No, but I just want to make clear
22 that there are other people that can use that building
23 with less of an impact.

24 MR. PEREIRA: But as the Mayor said, those
25 people aren't here. We can only hear the applications

1 that come before us.

2 MR. FOX: I understand.

3 MR. PEREIRA: Right.

4 MR. FOX: I just wanted to make that point.

5 MR. WALSH: If I can make a point.

6 Any landlord has the right to develop his
7 property, whether he sells it to you or sells it anybody
8 else. The landlord has the right to develop his
9 property. He's the landlord.

10 And what would you -- besides you moving in
11 there, what would you like to see? There's a vacant spot
12 and then there's another building. The developer has the
13 right -- the owner has the right, just as you do with
14 your building, to develop something.

15 MR. FOX: But the vacant spot right now is nine
16 parking spaces.

17 MR. WALSH: You have no parking. You have no
18 parking for your retail either. You do have your space,
19 but you're saying that your parking is not enough for
20 your retail as it is now. People have to park on the
21 street, which you said you expect to turn over several
22 times a day the parking meters. And I get that. And I
23 understand that. And I understand your need to get
24 customers in and out. But just like they don't have
25 enough parking, you don't have enough parking either.

1 Nobody does.

2 MR. FOX: But the retail customers turn over.
3 The apartment dwellers stick all day and they park right
4 in front of the space and they sit out there.

5 MR. WALSH: Part of the downtown development is
6 to have people live there that will be there at night and
7 on the weekends.

8 MR. FOX: Well we're going to start now with a
9 huge population already.

10 MAYOR STRAUSS: Right, but there's parking
11 meters on the street. So they can't park on the street
12 all day long.

13 MR. FOX: If you watch, they do, and all of the
14 businesses do too.

15 MAYOR STRAUSS: So, that's --

16 MR. FOX: I mean, again, in theory these things
17 aren't supposed to happen, but they do.

18 MAYOR STRAUSS: Reality is different.

19 MR. FOX: The reality is different. We're
20 there with the reality every day, and the reality with
21 that Buccelli Uomo building was no problem.

22 MAYOR STRAUSS: Well, yes, because maybe they
23 didn't do enough business and maybe that's why they're
24 out of business.

25 MR. FOX: It's OK. Whatever else goes in

1 there, at least a synergistic retail, and maybe it will
2 be something for ladies and traffic can come through.

3 MAYOR STRAUSS: That's possible but, again, we
4 have an application before us and we have to make a
5 decision --

6 MR. FOX: An application that has to have a lot
7 of variances overturned.

8 MAYOR STRAUSS: Agreed.

9 MR. FOX: You know, that's all I'm saying. And
10 then these small apartments are coming in and they could
11 have two cars. They could have three cars. We're
12 talking about Uber. Who knows how many cars they all
13 have. And those cars will sit all day in the area, and
14 they'll wipe us out.

15 I mean, we've been here for so long. I don't
16 understand how you have no consideration in this part of
17 Mineola --

18 MAYOR STRAUSS: Hold it. Hold it. Mr. Fox,
19 please don't say that again. We consider you every time
20 we make a decision, as well as we do everybody else here
21 in that downtown area.

22 MR. FOX: I'm sorry.

23 MAYOR STRAUSS: Thank you.

24 MR. FOX: I just want everybody to realize the
25 tightness of the situation.

1 MR. DURHAM: Question: You just stated that
2 that vacant area, the alley, they can park nine cars in
3 there?

4 MR. FOX: Yes. Nine -- it's a nine-car space;
5 is that right?

6 MR. PUCCIO: It's not easy because you have to
7 back out of the space, and you're backing out on a main
8 road.

9 MR. FOX: Nine-car parking.

10 MR. PUCCIO: It's very dangerous to park in
11 there.

12 MAYOR STRAUSS: Thank you.

13 MR. FOX: And I'm not implying -- I'm
14 optimistic about the Kevin Lalezarian project. I really
15 am.

16 MAYOR STRAUSS: Thank you.

17 MR. FOX: He did provide the parking. There
18 was a big difference there.

19 MAYOR STRAUSS: Absolutely. Thank you, sir.

20 Anybody else in the second row? Third row?

21 Yes, sir.

22 MR. BURNSIDE: Peter Burnside, representing the
23 Mineola Historical Society.

24 There's a good chance that Teddy Roosevelt
25 snuck over there to the theater to watch Charlie Chaplin

1 back in the day, But it's not landmarked, the building.

2 We have been trying to get access to the
3 building there --

4 MAYOR STRAUSS: Sir, can you keep -- sir, if
5 you could address your comments to us, that would be
6 great.

7 MR. BURNSIDE: Oh. We've been trying to get
8 access to the building to take some historical
9 photographs and to identify and maybe even acquire any
10 historical artifacts prior to demolition in there. So
11 I'd like to, through you, Mr. Mayor, see if we can get in
12 there to take pictures.

13 MAYOR STRAUSS: OK.

14 MR. BURNSIDE: And probably some of the
15 pictures might even end up in the hallways out here, like
16 the rest of them. We work for the Mayor.

17 And at some point, regardless of what kind of
18 building goes up there, we would like to get the owner's
19 permission to put up a historical marker because this
20 thing was -- the first -- the opera house opened in 1914
21 and it was built specifically to be a movie house. They
22 showed movies other places, but that was specifically for
23 that. So it is of historical significance, and we take
24 that very seriously. And we would thank you for your
25 cooperation.

1 Would that be possible?

2 MAYOR STRAUSS: Thank you, Mr. Burnside. The
3 owner certainly heard you, we heard you, and they'll
4 answer those questions when he comes back up.

5 As far as the marker is concerned, we kicked
6 that around several times here, about putting them not
7 only in front of this building but others in that area
8 and other areas of the Village. So maybe we can make
9 sure that will happen one day for you.

10 MR. BURNSIDE: We would like to just followup.
11 Bob and I, we were talking about that. We'd like to see
12 a lot of markings all over town. It's of interest to the
13 elementary school kids.

14 MAYOR STRAUSS: And adults alike.

15 MR. BURNSIDE: When you get out of office,
16 we'll give you a tour pack and you can make some money.

17 Thank you.

18 MAYOR STRAUSS: Hopefully that won't happen
19 soon. Thank you, sir.

20 Anybody else in the third row?

21 Yes, sir.

22 MR. MURTHA: Hello, Mayor, Board of Trustees.

23 My name is Tom Murtha and I'm president of the Mineola
24 Historical Society. I'm looking around at these
25 buildings here. And this building here three stories,

1 but there's no -- a little history to, like, Mineola
2 Boulevard -- I mean, not Mineola Boulevard, but to Main
3 Street. You know, like on the old building there, on top
4 of the old building it was like Fox's, you know, a lot of
5 art work there. And I would like to see some kind of art
6 work, like, on the top of the building if this comes by,
7 and maybe something about the windows. The windows look
8 bare. You know, like the old building. Main Street
9 there, you know, I'd like to see a little history, you
10 know, instead of just a plain square brick building.

11 MAYOR STRAUSS: Agreed. I think that many of
12 us on the Board --

13 MR. MURTHA: I know Mr. Walsh mentioned
14 something about that before.

15 MAYOR STRAUSS: -- if approved, we'd like to
16 have a building there that would feel like it was there
17 forever.

18 MR. MURTHA: And that's what I'm talking about.
19 The building that's there now doesn't look like it's been
20 there forever. It looks like it's there maybe five years
21 ago. That's what we're trying to push for, to save the
22 downtown area to the way it looks.

23 MAYOR STRAUSS: Agreed. That's a special part
24 of Mineola. It has a certain feel to it.

25 MR. MURTHA: And I listened to the guys about

1 parking. That's a big problem. It's not just Mineola.
2 It's all over Nassau County that we have problems.
3 That's why we have to look into the future.

4 MAYOR STRAUSS: In the future we might not have
5 to worry about it. I have people telling me: Why are
6 you wasting money, or having the state waste money, you
7 know, on parking garages because in 15, 20 years there'll
8 be driverless cars. We can laugh about it, but who would
9 think you could get an e-mail and a phone call and a text
10 message from a watch.

11 MR. MURTHA: The rest of downtown Mineola, I
12 hope that's what they do and what they decide to do in
13 the future.

14 I don't know what the zoning code is there. Is
15 there a code there how many floors you can go up on Main
16 Street?

17 MAYOR STRAUSS: There's a height.

18 MR. MURTHA: There's a height limit?

19 MAYOR STRAUSS: Yes, and they're asking for a
20 variance, or relief on the code.

21 MR. MURTHA: Because I notice now when I walk
22 down the streets there, you know, it's only like two
23 floors.

24 MAYOR STRAUSS: Well the rest of those
25 buildings have three floors that are right next to it.

1 MR. MURTHA: So let's just hope in the future
2 it doesn't go above that.

3 MAYOR STRAUSS: Not while I'm sitting here.

4 MR. MURTHA: OK. Thank you. That's all I
5 have.

6 MR. WALSH: Mr. Murtha, if you can just look at
7 the building and look at the -- the building that exists
8 now is a square brick building with a nice --

9 MR. MURTHA: I have pictures out here.

10 MR. WALSH: -- I call it a facade, I don't know
11 what you want to call it, on the top. If you look on the
12 corners of that building, and going down the corner of
13 the building, there are squares that are made up of
14 bricks.

15 MR. MURTHA: Right.

16 MR. WALSH: They duplicate that here with long
17 bricks running in between those squares. So that's kind
18 of a duplication of what exists there now. That
19 building, basically, is a square building with a nice
20 facade.

21 I personally would like to see the same top as
22 in the building immediately to the south that would go
23 along and it would duplicate, recreate, what was there in
24 a sense in 1914 when that theater was built. But, you
25 know, it doesn't have a historical representation. It

1 doesn't have a historical, you know -- permission to be
2 historical. You know, no owner ever asked for it. And I
3 don't think you can force it on them. And, you know, the
4 developer is looking to develop something there. But I
5 just like that -- do you like that facade?

6 MR. MURTHA: On the top of the building?

7 Yes, I do. That's why I'm saying I hope they
8 can put something on the top of the building instead of
9 just the plain brick there.

10 MR. WALSH: Yes. OK. Thank you.

11 MAYOR STRAUSS: Thank you, sir.

12 MR. MURTHA: OK. Thank you.

13 MAYOR STRAUSS: Anyone else in the third row?

14 MR. REDMOND: Tom Redmond, 187 Grant Avenue,
15 Mineola, New York.

16 So if this were to be built, one of the first
17 things I noticed was -- Mr. Walsh, the word you're
18 looking for is a cornice. So right away I noticed
19 there's no cornice on there. I was hoping there was
20 going to be like a 1920's look or a 1910's look, like
21 when most of these buildings were built. So, if this
22 were to be built, that would look really good to have a
23 cornice on it over a -- you know, more of like a 1920's
24 look.

25 And then I know, you know, we have the facade

1 program going on. So they're probably going tie in with
2 the facade program as well and tie in with the rest of
3 Main Street.

4 I appreciate how a lot of people mentioned
5 about, you know, we have one building that's three
6 floors, the other building has three floors. I've said
7 it here before where when you're designing an area where
8 you're infilling you want to keep that same exact height
9 and it looks uniform in height.

10 And another thing I noticed was the 10-foot
11 setback wasn't enough. You would be able to see it a
12 little bit from the street, kind of like how that shows
13 how the 10 feet would look. So moving it back 15, though
14 I think they agreed to 20 feet now, and with that whole
15 moving of it back makes a lot of sense. You know,
16 potentially, actually -- it actually makes sense because
17 they could potentially actually make more money off of
18 that and, you know, it's fitting for the street. It
19 benefits the street.

20 You're going to have, like, a five -- around a
21 five-story parking garage back there. So, you know, to
22 push that back just makes sense. It makes a lot of
23 sense. And so that's -- like I said, if this is built,
24 you know, that look would definitely fit there on Main
25 Street. You know, also, either building would be nice

1 too but, you know, if this is built, if it fits in with
2 Main Street, you know, that would be definitely, you
3 know, it would be a plus.

4 You know, with the parking situation, I don't
5 know if this exists yet in our downtown, but maybe for
6 the future maybe a consideration is where, if you are
7 going to bank on people without cars for parking, maybe
8 there is some kind of, when you sign a lease or
9 something, you're verbally committing at least that
10 they're not going to have a car and they're commuting by
11 the train. So just thinking ahead to the future, because
12 this might not be the last proposal like this. So this
13 might be a smart strategy in the future where we first
14 look at, you know, some people want to be eco-friendly
15 now and all that. So it does exist. I know of it. I
16 have relatives that, you know, they live in Manhattan and
17 they don't have cars. But it's an urban lifestyle that's
18 happening, and it's not just in Manhattan anymore. It's
19 happening in cities across America. So there is a market
20 now, with the market down, but this is possibly something
21 in the future, rather than maybe, if you were to deny
22 something on it, it's just something we can probably
23 strategize on and think about for the future.

24 And so one last thing I want to say is that we
25 do have that parking garage that's coming in and it's not

1 finalized yet, but it's very close to it I know. So
2 let's say if this wasn't built for some reason -- they
3 did sell it to Fox's or someone potentially that was
4 going to renovate that building and keep that building
5 there, you know -- that alleyway, rather than being --
6 you know, the parking there doesn't really work as far
7 as, like, requirements for parallel parking. So rather
8 than maybe, like, the nine parking spaces that used to be
9 there, and for a while it's just been fenced off and not
10 parking, you know, if you have a development coming in
11 right here which is centered on Main Street and you have
12 that parking garage being built too, if you centrally
13 located the staircase and elevator to that parking garage
14 and you put nice with the downtown pavers in the
15 alleyway, you could tie it into Main Street and it
16 generates all that walking traffic right along that
17 property there.

18 And, you know, something like this is in
19 Lynbrook. Atlantic Avenue, I believe it is. They have
20 kind of like a tunnel where people park in the parking
21 lot and they walk through a tunnel and this helps foot
22 traffic.

23 Actually, even if this building was built, it's
24 still something we can do. You could put a walkway
25 through that building -- and there are walkways through

1 the Village Green project with a similar thing in mind,
2 which is a way to feed the foot traffic to the station or
3 whatever. So you could actually potentially even align
4 that up with those and you could walk from the parking
5 garage through that alleyway, or a tunnel if the building
6 were built. It's just an option. It's something to
7 think about. The projects align with each other. So
8 it's something that could be coordinated with each other.

9 So obviously this doesn't seem to be too
10 finalized just yet, but I'm sure something either way
11 really nice could happen there for the downtown and Main
12 Street.

13 So thank you.

14 MAYOR STRAUSS: Thank you.

15 MR. WALSH: Mr. Redmond, one second. Just so I
16 understand what you're saying.

17 You're suggesting that the property owner give
18 up space and make a walkway from Main Street to the
19 parking lot? Because the property owner owns that.

20 MR. REDMOND: No. I understand that. And the
21 only reason I did bring this up today -- it's not like I
22 came here planning on saying that -- it's only because
23 Fox's had suggested that maybe if they had that property,
24 that they were going to possibly renovate the building
25 there, and I guess their plan was maybe to bring those

1 nine spots back, which they could. But it's possible
2 that, if they are willing to do that and all that, they
3 might want to put the downtown pavers there and all those
4 people now coming from the parking garage come right down
5 there and they can come right into the --

6 MR. WALSH: I follow exactly what you're
7 saying, but that's much wider than an alley. It's not an
8 alley. It's pretty wide. And the current owner of that
9 property may not want to give up a great deal of this
10 property to make an alleyway for people to walk from Main
11 Street, you know, to the parking lot. It just doesn't
12 seem realistic to me. You know, just my opinion.

13 MR. REDMOND: Yes. Yes. I understand.
14 Something to look into.

15 And you'd anchor the walkway with small trees
16 there, ones that aren't going to grow too big, or bushes.
17 I mean, it's done before. There's plenty precedence of
18 it. And it's a way to see that run into the Main Street.
19 You know, Lynbrook and other towns I don't think -- they
20 wouldn't have done it if it doesn't, you know -- it makes
21 sense. If you go there in person, you'll see how active
22 it is. It ties the parking into -- you know, it's a park
23 and shop idea. You know, you're going to promote people
24 parking in that parking lot if they have easy access into
25 the Main Street shops.

1 The way the rendering has it now -- well, first
2 of all, they only have one -- that rendering is not very
3 realistic. They only have one staircase, and I don't
4 know if they show an elevator near that staircase. So
5 there's got to be two staircases and at least one
6 elevator there, possibly needs to be two elevators. So
7 but, you know, it's not -- it's more designed, of course,
8 for the train station. That's why the MTA is building
9 it. But if we can align it more to the Main Street
10 shops, that would definitely help the shops.

11 MAYOR STRAUSS: Thank you.

12 One of the things you mentioned about having a
13 lease, part of the lease agreement, the agreement with
14 the owner and the occupants would be not to have a car, I
15 don't know if that's feasible. That's up to them. But
16 one of the things we're looking at is looking at
17 preventing, within the lease, that they couldn't purchase
18 a commuter's parking pass that take up spots from our
19 commuters, our residents. Something along those lines,
20 similar lines.

21 MR. REDMOND: I'm saying maybe not now, but
22 maybe in the future. We're going to have to think about
23 that if we have other proposals like this.

24 It was in the Master Plan to have, you know, to
25 renovate the apartments above the shops and make them

1 more, you know, TOD developments. So but, you know, for
2 existing structures, not only just the new proposals, if
3 somebody wants to come in and renovate apartments, you
4 know, maybe once they turn those apartments over . . . I
5 don't know. It's something to look into.

6 MAYOR STRAUSS: Thank you, sir.

7 MR. REDMOND: Thank you.

8 MAYOR STRAUSS: Anybody else in the third row?
9 Fourth row?

10 MR. FAIRGRIEVE: Good evening. My name is
11 Scott Fairgrieve, 318 Mineola Boulevard, Mineola, New
12 York.

13 There's a couple of questions to begin with.
14 How much is the square footage they are going to have for
15 retail space?

16 MAYOR STRAUSS: We'll have those questions
17 answered at the end of the public comment.

18 MR. FAIRGRIEVE: OK. In terms of the height, I
19 would really think it's a good idea to keep it at three
20 stories because if you allow it to go to four stories it
21 establishes precedent down the road.

22 And, you know, I understand you're going to
23 have all this parking coming in, but are you going to
24 build new roads to come and deal with all the traffic
25 coming into the area? I mean, you're hearing more and

1 more from people one of the big frustrations in Mineola
2 and Long Island is the constant increase in traffic. You
3 can't build new roads. There's nothing left. And you do
4 more and more intensification of buildings, you have more
5 and more cars coming in and slower and slower traffic,
6 and it's extremely frustrating. I mean, everybody is
7 experiencing it now.

8 So I really think you should keep it three
9 stories. I really think it's a bad idea where we're
10 starting to take this more to a city than a village, and
11 I'll say that to you, and you're going to hear me say
12 that more and more if you continue to allow these tall
13 structures to come in here and make it more and more like
14 a city than a village. It's my personal opinion.

15 And, you know, I'm not against development.
16 You have to have development to increase your tax base.
17 I understand things change, but you have to do it within
18 a suburban point of view, in my opinion.

19 And that's pretty much it. Thank you very
20 much.

21 MAYOR STRAUSS: Thank you, Mr. Fairgrieve, and
22 we agree with you. That's why --

23 MR. FAIRGRIEVE: I'm sorry. There's one other
24 thing.

25 MAYOR STRAUSS: That's why this building, the

1 face of it, is the same as the others.

2 MR. FAIRGRIEVE: Yes, but what I'm saying, I
3 don't want even --

4 MAYOR STRAUSS: You don't want that setback.

5 MR. FAIRGRIEVE: -- setback. No way, no how,
6 do I want four stories.

7 MAYOR STRAUSS: OK. All right.

8 MR. FAIRGRIEVE: Not a good idea. I think we
9 should -- it's time we take a step back and say: We are
10 a village. It's not the City of Mineola. It's the
11 Village of Mineola.

12 And I come down here because I'm getting very
13 concerned, you know, about the future of our Village.
14 I'm going to be here the rest of my life, and I want to
15 keep it a Village, not like Queens. I do not like going
16 to the city. I want suburbia. You know.

17 And one other thing. To the extent that, if
18 you do approve this building, we keep the facade as
19 originally constructed. Because if you go into a lot of
20 other villages, they've kept the historical look and you
21 have people who want to come there to shop. I think we
22 should try to do more of that, try to keep the original
23 facade. That's why I'm asking the builder, to the extent
24 that you can do it --

25 MAYOR STRAUSS: Sir, I ask that you --

1 MR. FAIRGRIEVE: Yes, I know that.

2 -- to the extent that you can do it, keep the
3 original facade there so that it looks, you know, great.

4 MAYOR STRAUSS: We agree with you.

5 MR. FAIRGRIEVE: OK. Thank you.

6 MAYOR STRAUSS: Thank you.

7 Anyone else in the fourth row? Fifth row?

8 MR. HESS: Mr. Mayor, Members of the Board.
9 I'll try and keep this short.

10 MAYOR STRAUSS: No need to.

11 MR. HESS: My name is Roger Hess, 28 Holly
12 Avenue. I've been a part of the Mineola community for 63
13 years -- no, since 1963. I actually was in first grade
14 in this building when it was Nassau Lutheran, and I've
15 been a resident for over 30 years in the Mineola
16 community.

17 A lot of answers have been presented to me. I
18 looked at the plans from the Building Department. I like
19 what I see with the mitigation on the height. I do agree
20 with Mr. Fairgrieve that I believe three stories would be
21 best for that area. I understand the Board has to review
22 each application as a unique application within the
23 different portions of the Village, but when you look down
24 that street you have two-story buildings, you have
25 three-story buildings. Any mitigation of height and size

1 of apartments.

2 As Trustee Walsh spoke about, the zoning code
3 calls for a 1,000 square foot minimum and we're down at
4 550 and 600. Even if you push it back, you're up to
5 seven-and-a-quarter. But we're talking about a 25 by 22
6 square foot space. 25 by 22 foot space is 550 square
7 feet that was presently proposed, and I believe that's
8 too small. And any increase in size of apartment would
9 decrease the number of apartments -- which the gorilla in
10 the room is parking -- and less apartments, less required
11 parking.

12 The applicant certainly looked at the property
13 when he purchased it and determined it had a certain
14 value. And it's not your job to meet the value that he
15 proposed for that property. Yours is to review the
16 application for what's best for the community.

17 And I did write down a note here: Many changes
18 have happened over the years since I've been here that I
19 feel have been for the benefit of the entire Mineola
20 community, and I thank past Village officials, and
21 especially the present Board, for your time and caring
22 for the property owners, with the only agenda of moving
23 forward with what is best for all. I believe that with
24 my heart.

25 You know me, and I follow what you do, but it's

1 the first time I've come to the Board. I have listened
2 to parking requirements that were stated. I know about
3 parking requirements in my professional life. There are
4 some buildings in the Village that actually built up so
5 there was parking underneath, obviously at a great cost
6 for that development. Nine spaces is the most that you
7 can fit in this property, even if it's 50 feet wide, so
8 that they could back out.

9 So because of the parking requirements and
10 restrictions that are here, I believe if you can limit
11 the number of apartments that can be developed in this
12 property, that's the best way to limit those
13 requirements.

14 The first floor, you're entitled to have a
15 business, and whether one space per 200 square foot or
16 250, plus one for up to three employees, that's up to the
17 Village. Certainly they are entitled to have a retail
18 space in that property.

19 And I thank you for bringing up most of my
20 concerns over the hour or so, and I look forward to your
21 due diligence. Thank you.

22 MAYOR STRAUSS: Thank you, Mr. Hess.
23 Appreciate it.

24 Anybody else in the fourth row? Fifth row?
25 Sixth row? Seventh row?

1 Yes, sir.

2 MR. MARTINS: Thank you, Mayor, Board,
3 Mr. Gibbons.

4 My name is Jack Martins. We own the
5 building -- my family owns the building Mr. Walsh
6 referred to to the south of this building. So we're
7 immediately adjacent to it.

8 You know, you look at things not in a vacuum
9 but as they exist. I remember when Mr. Fox moved to Main
10 Street back in the mid 1980's. I remember Kozy Shack
11 being immediately behind him, and not a parking lot with
12 several hundred spots. I remember a time when parking
13 was less of an issue than it is now, and it is an issue.
14 I want to thank the Board for your initiative in
15 regulating commuter passes, making sure people aren't
16 using commuter passes as a means of parking in our
17 downtown area night and day, regulating parking so that
18 people move and that they're available for our retail
19 shops.

20 But this particular location, which is next
21 door to our building, has been empty for a while. It's
22 an eyesore. I think if we're going to really realize the
23 vision that is Main Street, we want a building there.

24 So what can they put there? The code allows
25 for a three-story office building in this location as of

1 right. I don't think anybody here realistically wants to
2 see a three-story office building there. Whether it's
3 attorneys or doctors or whatever it happens to be,
4 whether it's a nail salon, I don't think we want that. I
5 think, in keeping with what the Village Board has done,
6 we want to have retail on the main floor, you want to
7 have some residential above, and you want to have some
8 controls.

9 If 500 square feet for an apartment is too
10 small, I would tell you that 700 is probably historically
11 where the target has been. If you go up the block to the
12 Harrison House, where some of my siblings have lived over
13 the years, those apartments are about 700 square feet or
14 so. So there's a range there.

15 But we have more parking in and around Main
16 Street today than we did 30 years ago, than we had 20
17 years ago. That parking lot wasn't built until probably
18 about 12 years ago, until after we completed the Roslyn
19 Road grade crossing elimination project and the DOT
20 turned that property over to the Village. So those spots
21 are now there. It's amazing how quickly they became
22 saturated.

23 So it's part of the policy that the Village has
24 taken with regard to regulating parking in the downtown
25 that you consider all of the commuter parking, all of the

1 retail parking, all of the parking that we have there,
2 that lot, the lot that's currently under construction
3 behind Eleanor Rigby's, the lots, you know, behind 200
4 Old Country Road, the lots in and around the station
5 itself. Perhaps people look for ways to manage those
6 properties and those spots so that they're more
7 accessible for our retail use, because I'll be one of
8 very many here in the city -- in the Village -- and I'm
9 sure the Board as well, that says thank God for Fox's and
10 for the activity they provided in our downtown all of
11 these years because, as these shops come and go, Fox's
12 has been the one constant.

13 But I do feel that we have an opportunity. And
14 I was here for the previous application where we thanked
15 Mrs. Cunha for choosing Mineola. You know, to a certain
16 extent, I want to thank anyone who comes into the Village
17 of Mineola and decides that they're going to put their
18 money into our downtown and build something that fits
19 into what we would like to see there.

20 Yes, we would like to see more parking, but we
21 don't have it. And would I rather see retail under a
22 couple of floors of housing? Absolutely. Do I think
23 it's in keeping with our downtown? Absolutely. Do I
24 want to see a building that fills in that gap on Main
25 Street? Yes, I do. I think we all do. And I can't wait

1 to see Lalezarians' building across the street with the
2 retail and the synergies that are going to exist between
3 Fox's and new shops across the street, because that's
4 what we've been thinking about all these years in terms
5 of creating that foot traffic on Main Street in our
6 downtown. That's what's going to make it happen.

7 This building could be one of those elements
8 because, if this doesn't get built, somebody sat waiting
9 for a year, waiting a year, nothing is going to get
10 built. What do we expect down there?

11 When my family bought the building we're in --
12 you know, 84 Main Street -- it was a retail shop and the
13 two floors above were single units, a three bedroom and a
14 four bedroom. I think there were about six kids who were
15 living there at the time and were going to the Mineola
16 School District from there. It was untenable, in poor
17 shape. We did some renovation work. We improved it, I
18 think, and I think the facade and the work we've done
19 there has improved it, thanks to the Board's help and the
20 support of the Village.

21 But the reality is, if this doesn't go there --
22 and I always say -- what is the alternative? Mr.
23 Pereira, Trustee Pereira, you hit it on the head. It's
24 going to be an office building as of right, with no
25 parking, that they can build as a matter of right.

1 I for one would ask the Board to consider the
2 lesser use, which is a residential/retail mixed-use
3 building that's going to have less of an impact, fill in
4 the gap on Main Street, be certainly far more appropriate
5 to the vision of the Village. Yes, put in the cornice,
6 get the details, put some details around the windows, but
7 make it work.

8 I wish we had more parking. We all do. I
9 don't think there's a person who may be watching out
10 there who doesn't feel the same way, who has gone
11 downtown and looked for a parking spot on their way to
12 the city and had to make that loop several times. But
13 you're working on it. I know you're working on it, But
14 we have more parking today than we had ten years ago, and
15 probably we'll have more parking tomorrow than we do
16 today as you take on these new opportunities. But this
17 isn't the project that should be held up as a result of
18 parking.

19 Thank you.

20 MAYOR STRAUSS: Anyone else?

21 Yes, sir.

22 MR. SWENSEN: Mark Swensen, 155 Elderberry
23 Road.

24 Something for everybody to notice, don't let
25 the Senator, Mr. Martins, go in front of you because he

1 stole all of my good ideas. He's absolutely right. We
2 could easily have an office building there and that would
3 concern me a lot more than the retail under the
4 residential.

5 Some of the questions I have were: What were
6 some of the projected rents for these apartments? I
7 don't think I heard that tonight.

8 Is the builder planning on using any sort of,
9 you know, local vendors for materials or services. You
10 know, being a small business owner, I always like to see
11 them, you know, shop locally.

12 If they do delay for three years, are they
13 planning on doing any minor modifications to the existing
14 space to rent it as retail in the meantime, because I
15 think that would definitely, you know, improve what's
16 going on down there, instead of having an empty store.

17 I didn't know how many units were on the fourth
18 floor. Because ultimately I think they purchased the
19 property and the building for a certain price, I think
20 their build plan has something to do with their return on
21 investment. I think ultimately it's just a feasibility
22 thing. What's feasible for them based on what their
23 return on investment is expected. It's probably
24 something that they could work with us and reconsider.
25 If they remove the fourth floor, you know, it may take

1 them a little bit longer to make some money back on the
2 property or the project, but ultimately it makes the
3 Village happier and the residents happier, and it's a
4 nice balance. If that's something they would consider,
5 if they're willing to wait three years to start
6 construction. From what I'm hearing, you know, if
7 they're willing to wait three years maybe they'll, you
8 know, maybe they can wait an extra year or so on the
9 return on investment. Maybe that's just something they
10 can consider.

11 Really what I hear is a developer and a Board
12 trying to work together and come to some sort of
13 agreement. What I am hearing loudly is: No IDA. No
14 PILOTs. So that's a win-win for the Village and the
15 residents. If they are paying full taxes, if they build
16 it as it's shown here, they'll be paying even more taxes
17 into the Village which, as a resident, I like to hear.
18 And I think it goes towards that downtown revitalization.

19 The only thing I would say to the Board is it
20 was kind of tough for us, sitting in the back, to see a
21 lot of these presentations here. I don't know to what
22 extent this is available to us before the meeting --
23 maybe it is, I'm not sure -- but that information would
24 be helpful so that, you know, those of us sitting in the
25 back can kind of make some educated statements up here.

1 I do want to thank the owner for purchasing in
2 Mineola. I plan on being here for a long time, hopefully
3 my kids are too. So any investment in Mineola is a sound
4 one.

5 Thank you.

6 MAYOR STRAUSS: Thank you, sir.

7 Anyone else?

8 Any other comments from the Board?

9 MR. PEREIRA: Mayor, I have a couple of
10 comments.

11 MAYOR STRAUSS: How about I bring the applicant
12 back up to answer questions. I apologize.

13 Mr. Silva, you heard a lot of comments and
14 there were several questions in there. The parking you
15 addressed, whether or not it's adequate enough needs to
16 be seen.

17 What are the thoughts on the owner getting the
18 building to have some historical feel to it in the
19 architectural design?

20 MR. SILVA: Yes. As I said before, we're
21 obviously open to it. There was an effort made already
22 to make it fit in with the brickwork and the patterns in
23 there. I don't know that aesthetically you want to
24 continue with exactly the same thing that you have over
25 on 84, but something else like that, some sort of cornice

1 feature. That's all -- it makes sense. I don't see that
2 that's a major impediment to the developer.

3 MAYOR STRAUSS: How much retail space are you
4 going to have on the first floor?

5 MR. SILVA: Yes. So that is interesting. It's
6 currently -- on the 25 by 90 lot -- there's 2,250 square
7 feet. Once we double the square footage of that floor,
8 it's 2,367. There's an increase of 100 feet. The reason
9 for that is because you have the elevator shaft and you
10 have the little cut out area on the side here, right
11 there, and you have the stairwells. So it's actually not
12 as much of an increase as you would think.

13 MAYOR STRAUSS: You also heard the concerns
14 about keeping it three stories.

15 MR. SILVA: With regard to that, if we step it
16 back the way we proposed to go even further back, I don't
17 think you see it at all. And also, in terms of height,
18 around us we have five, six, seven, nine-story buildings
19 in the immediate vicinity.

20 And speaking to Judge Fairgrieve's concern
21 about making this look like Queens, it's limited only to
22 this Overlay District. It doesn't impact the single
23 families or the two families in the pure residential
24 district. This is only around the train station, nowhere
25 else.

1 MAYOR STRAUSS: You also heard concerns about
2 the apartments being too small; anything on that?

3 MR. SILVA: Right. On the apartments being too
4 small, like Senator Martins had said, it's not that
5 small. They were done that way on purpose in order to
6 keep them small. So I know somebody was talking about
7 why not make them larger apartments. That's contrary to
8 the TOD-type development. If we made them three bedroom
9 apartments or something larger, then you're going to end
10 up like the six kids going to school and all that stuff.
11 You're not going to attract the singles, the commuters
12 and the empty-nesters. Larger apartments are going to be
13 larger. They're going to be more expensive per unit, and
14 who can afford that? It's going to be larger families,
15 which is what we're trying to avoid here in the first
16 place.

17 MAYOR STRAUSS: Main Street is a special place
18 for us. You mentioned that there's five and six stories
19 around there, not right on Main Street. Yes, there is
20 the Village Green project going up. That has several
21 different levels to it. But right on the Main Street
22 corridor there's really nothing there, other than the
23 parking garage, that you could say is five stories, but
24 the height is in line with the rest of the buildings.

25 And this building, the front of it, is in line

1 with the rest of the buildings that are already there.
2 So that's appreciated. But obviously there were some
3 residents who were concerned about even the setback going
4 higher than that.

5 What about projected rents? Is there any kind
6 of idea on that?

7 MR. SILVA: Well I'll let Mr. Puccio speak
8 about it, but it's going to be dictated by whatever the
9 market provides. So if we over-price it, no one will
10 come and it takes care of itself.

11 MAYOR STRAUSS: Mr. Puccio?

12 MR. PUCCIO: As far as apartment size, we
13 discussed moving the back of the building back 10 feet.
14 So the apartments will increase by approximately
15 hundred-and-a-quarter. So going from 600 to 725, which
16 is more in line with what you're looking for.

17 As far as rents, I spoke to a real estate agent
18 from Mineola and they said that rents in new buildings,
19 newer buildings, would be somewhere around \$2,200.

20 MAYOR STRAUSS: Do you plan to use local
21 vendors and builders?

22 MR. PUCCIO: Well I did find an architect, a
23 local architect. I'm personally from New Jersey, but I
24 did find a local architect. I do appreciate finding
25 local trades. I know in town you have a very large

1 lumber yard. I would recommend to whomever is building
2 to get bids from local places in Mineola. And so I'm not
3 against it. I definitely would be for it. As far as
4 making deliveries, it's local. It would be less
5 expensive.

6 MAYOR STRAUSS: Are there any plans to use the
7 current building for anything while you're waiting for
8 the construction to finish or --

9 MR. PUCCIO: That's an interesting question.

10 I purchased the building in late 2015 with the
11 intent of developing it. So this has been a very long
12 process. It's been almost three years now that I've been
13 going back and forth on what to build on this property.
14 And so during the summer I approached Mr. Fox because, of
15 course, he was right there and I said: If this building,
16 if the application is going to be postponed, would you be
17 interested in leasing it temporarily until I'm able to
18 build a building there? So this conversation happened.
19 And he said he would be interested and he would renovate
20 it for up to three years. And so I approached it for
21 this purpose.

22 MAYOR STRAUSS: Any other comments from the
23 Board?

24 MR. PEREIRA: The historical society questions.

25 MAYOR STRAUSS: Yes, about the historical feel

1 to the building.

2 MR. PUCCIO: Yes. Someone called, maybe about
3 a year ago. I mentioned to them -- they said that there
4 was an old staircase in the building. I said: Look in
5 the window. There's nothing there. It was completely
6 ripped out. The previous owner ripped everything out,
7 even the so-called mezzanine level. They stripped
8 everything to brick. There's absolutely nothing of the
9 original building.

10 I won't let him in because the interior is not
11 insured. The exterior is insured, but the interior is
12 not insured because it's not used. So I would have to
13 insure it to have him inside the building.

14 MAYOR STRAUSS: Anything else you would like to
15 mention?

16 MR. PUCCIO: As far as the facade of the
17 building, I understand -- I appreciate traditional
18 architecture. I go back and forth on it in everyday
19 life. Main Street is a mix of everything. It's not one
20 style like you would go to the city and you would find a
21 whole block land-marked because they were all built by a
22 certain architect. Main Street doesn't have that
23 architecture. And what I was bringing into this town,
24 into Mineola, was a clean traditional look that I would
25 hope the other buildings would incorporate into theirs.

1 Some character. The brickwork is really complicated. I
2 don't know if you really looked into that photo, but the
3 brick around the doors are three-dimensional and they're
4 very special bricks. They're not just everyday red brick
5 that you buy at a masons. It's a glazed brick. So it
6 has a little bit of translucency. It gives it character.
7 It gives the building character.

8 So adding a cornice to the building similar to
9 the one next door would throw the whole architecture off.
10 Maybe we could add a little something with color, but to
11 ask us to make it a more traditional building, in that
12 area, I don't think is the right direction. I think you
13 want everyone else to update their buildings. Take away
14 all of those ugly canopies. And that's why I don't have
15 a canopy on this building, because they get old, they get
16 dirty, and most of the time they don't clean them or
17 repair them until they start ripping. You know.

18 And so I'd like to bring a little bit more, I
19 want to say, New York City attitude, even though it's not
20 a New York City building, but an attitude because it's a
21 study on what a good building should be. And that is the
22 reason why I kind of incorporated both modern and a
23 little traditional into this building.

24 So we're willing to modify it maybe, to bring
25 it down a little, tone it down a little bit, tone down

1 the modernness of it, but to introduce cornices, like
2 some buildings have which, are deteriorating, which the
3 only thing that they would do is tear them down. There's
4 no one here that would rebuild those cornices. It's very
5 expensive to rebuild them as they are. So what they do
6 in Brooklyn and Queens is they cover them with aluminum
7 just to show that it looks a little different.

8 So I'm against doing something like that. I'm
9 more for giving a character to the building, and
10 hopefully to the whole area. Hopefully others in the
11 area will be enticed by this and improve their buildings,
12 which they will see then they will have their storefronts
13 filled. There have been many storefronts on the next
14 block that are empty, completely empty, and they're even
15 more an eyesore than mine.

16 Thank you.

17 MAYOR STRAUSS: Thank you.

18 Anything else, Mr. Silva?

19 MR. SILVA: Some questions I left out.

20 So when Mr. Fox was speaking he was talking
21 about maintaining the status quo, and I would just like
22 to point out that that is actually contrary to the Master
23 Plan. If we maintain the status quo, then we keep the
24 zigzag of the heights, and we keep the emptiness between
25 the spaces, and we leave that little alleyway.

1 We don't want it, whether it's an alleyway or
2 parking area that you have to back up out of. When
3 you're trying to create a walkable downtown, you don't
4 want anybody pulling their cars out, especially if
5 they're backing out of a narrow area like that. You just
6 don't want it.

7 I think that might be . . . I don't think I
8 forgot any questions. If I did, just let me know. But I
9 think I got everything.

10 MAYOR STRAUSS: Thank you.

11 Any other questions from the Board?

12 MR. PEREIRA: Mayor, if I may.

13 MAYOR STRAUSS: Sure.

14 MR. PEREIRA: A couple of comments.

15 First of all, independent of the decision, I
16 want to thank Mr. Puccio, who just admitted to us that he
17 purchased this in 2015. So he's been carrying this
18 building for three years, and I appreciate your patience.
19 And, you know, we're asking you to be patient just a
20 little bit longer. And I'm sure it's frustrating. If
21 you can imagine the investment that had to go into
22 purchase the property, now hold the property, and there's
23 obviously a lot of uncertainty. So I appreciate that you
24 didn't walk away because --

25 MR. PUCCIO: Thank you.

1 MR. PEREIRA: -- you know, if you walked away,
2 who knows who would be here or what would be here. And
3 that doesn't mean it will get approved.

4 Also to your point, as I've been noticing, and
5 I'm looking at the pictures, although we're talking about
6 the cornices in the buildings to the south, the building
7 to the north does not have a cornice. So the building on
8 one side of it does, and the other side doesn't. So I'm
9 not convinced that we have to have a cornice. I would
10 like the modernness approach to be scaled down a little
11 bit --

12 MR. PUCCIO: Which we can.

13 MR. PEREIRA: -- and look a little more
14 traditional. But the building to the left of it, as you
15 look, does not have a cornice. It does have some details
16 with the brick, but you've got that incorporated as well.

17 In terms of the height, the three floors, I
18 think for me you've met the standard of keeping that
19 straight line. We're not going to see that fourth floor.
20 And, as Mr. Silva mentioned, immediately behind it we're
21 going to have a parking garage that is going to be
22 significantly taller than this.

23 So -- and I'm sorry that Judge Fairgrieve left
24 because, you know, this is on Main Street. We're talking
25 about a three-story and a four-story building. We have

1 buildings up on Mineola Boulevard, between Grant and
2 Lincoln, on the west side of the street there are five
3 and six stories, OK, next to residential and next to
4 commercial that are only one or two stories that were
5 approved by previous Village Boards, perhaps even a Board
6 that he was on when he served on this Board. I'm not 100
7 percent sure, but perhaps.

8 We're doing this in the downtown. No single
9 family homes. And yes, we have the interests of the
10 business here and we have to balance those things, but
11 this is not the equivalent of building a six-story
12 building on Mineola Boulevard between Grant and Lincoln.

13 So I don't quite get where putting a three or
14 four-story building on Main Street, where a three-story
15 building exists on either side of it, is making this any
16 different than what it currently is, other than improving
17 the neighborhood. And it's too bad that he left, but I
18 just wanted to say that.

19 Last question is basement. Is there any
20 basement in this building?

21 MR. SILVA: There is.

22 MR. PEREIRA: In the current building.

23 MR. SILVA: In the current building there is.

24 MR. PEREIRA: Will there be a basement in the
25 new building?

1 MR. SILVA: Yes.

2 MR. PUCCIO: Slightly more to allow the
3 elevator.

4 MR. PEREIRA: OK. So it will be 50 --

5 MR. PUCCIO: No. It will be very small.

6 MR. ZAMBRANO: If I can.

7 MAYOR STRAUSS: If you please approach the
8 podium.

9 MR. ZAMBRANO: Right now we have a very low
10 partial basement. It's not fully to the rear of the
11 building. And what we're trying to do is just enlarge it
12 a little bit with the proper height, have access to it
13 from one stair, the elevator, and also for a refuse room
14 for the tenants.

15 MR. PEREIRA: OK. Well that leads me to the
16 next question. What are we going to be doing with the
17 refuse? Are you going to be using the Village's?

18 MR. PUCCIO: It will be private, and there's a
19 special area in the back of the building for containers.

20 MR. PEREIRA: Beautiful.

21 MR. PUCCIO: Inside. Indoors.

22 MR. PEREIRA: OK.

23 MR. ZAMBRANO: And just to mention, the retail
24 area will also have it's own refuse area.

25 MR. PEREIRA: OK. Excellent. So the garbage

1 will not be on Main Street.

2 MR. ZAMBRANO: No.

3 MR. PEREIRA: It will be from the rear.

4 MR. ZAMBRANO: Correct.

5 MR. PEREIRA: Private carter. Excellent.

6 Washer/dryers for the tenants?

7 MR. PUCCIO: Yes.

8 MR. ZAMBRANO: Yes.

9 MR. PEREIRA: In the basement, or in each unit?

10 MR. PUCCIO: No, in each unit.

11 MR. ZAMBRANO: Each unit.

12 MR. PEREIRA: Beautiful. Thank you.

13 MAYOR STRAUSS: Thank you.

14 Any other comments from the Board?

15 Mr. Silva, anything?

16 MR. SILVA: Nothing more. Thank you.

17 MAYOR STRAUSS: We're waiting on some

18 information from Nassau County. There's other things

19 that need to be looked at and reviewed.

20 So since we're waiting on those items, we're

21 going to adjourn this hearing until January 9th of 2019

22 at 6:30 p.m. January 9, 2019 -- which I can't believe is

23 only two months away -- at 6:30 p.m.

24 I'll entertain a motion to close.

25 MR. WALSH: Motion.

1 MAYOR STRAUSS: Motion by Trustee Walsh.

2 Second?

3 MR. PEREIRA: Second.

4 MAYOR STRAUSS: Trustee Pereira.

5 All in favor?

6 MR. DURHAM: Aye.

7 MR. PEREIRA: Aye.

8 MR. CUSATO: Aye.

9 MR. WALSH: Aye.

10 MAYOR STRAUSS: Aye.

11 Any opposed?

12 Carried.

13 Folks, thank you very, very much for coming out

14 tonight. We appreciate all of your comments, and

15 certainly all of your time.


16 Have a happy Thanksgiving to everybody.

17 * * *

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

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PATRICIA A. TAUBER, RPR
OFFICIAL COURT REPORTER

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- Board of Trustees Hearing of 11/14/2018 -

I N D E X

SUBJECT

PAGE

Emily Cunha
270 Jericho Turnpike

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Zambrano Architectural Design
86-88 Main Street

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