

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE
BOARD OF TRUSTEES

June 21, 2017
6:30 o'clock p.m.

B e f o r e:

SCOTT P. STRAUSS,

Mayor

PAUL A. PEREIRA,

Deputy Mayor

GEORGE R. DURHAM,

DENNIS J. WALSH,

Trustees.

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

* * *

JOSEPH R. SCALERO
Village Clerk

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PATRICIA A. TAUBER, RPR
Official Court Reporter

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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: Evening, ladies and gentlemen.
6 We have two hearings on this evening. I ask that anyone
7 coming up to the podium to please speak clearly, state
8 your name and your address for the record, and slowly, so
9 the court reporter can accurately depict what you're
10 saying, record what you're saying.

11 Mr. Scalero?

12 MR. SCALERO: Yes.

13 "Legal Notice, Public Hearing, Incorporated
14 Village of Mineola.

15 "Please take Notice that the Board of Trustees
16 of the Incorporated Village of Mineola will hold a Public
17 Hearing on Wednesday, June 21, 2017 at 6:30 p.m. at the
18 Village Hall, 155 Washington Avenue, Mineola, New York
19 11501, or at some other location to be hereafter
20 designated by the Board of Trustees, in order to receive
21 public comment upon the following:

22 "Application of Thomas Pantelis, Esq., for a
23 Special Use Permit pursuant to Chapter 550 of the Code of
24 the Incorporated Village of Mineola, entitled 'Zoning',
25 Section 550.16, entitled 'M Districts', Subsection (A),

1 entitled 'Permitted Uses', and 550.12, entitled 'B-1
2 Districts', Subsection (B), entitled 'Special Uses', for
3 the purpose of establishing an auto body repair shop with
4 a paint spray booth upon the property known as 371
5 Sagamore Avenue, Mineola, New York, known and designated
6 on the Nassau County Land and Tax Map as Section 9, Block
7 338, lot 662.

8 "The Village of Mineola does not discriminate
9 on the basis of handicapped status in administration or
10 access to or employment in its projects and activities.
11 Joseph R. Scalero has been directed to coordinate
12 compliance with non-discrimination requirements of the
13 Federal Revenue Sharing regulations.

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

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

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

22 "Dated May 8, 2017."

23 MAYOR STRAUSS: Thank you, sir.

24 Mr. Gibbons, report on mailings?

25 MR. GIBBONS: Yes, Mayor. We have the

1 Affidavit of Mailing demonstrating compliance with our
2 radius mailing requirement.

3 We also have a letter from the Nassau County
4 Department of Public Works Planning Commission dated June
5 13, 2017 indicating the Village should take action as it
6 deems appropriate.

7 And I would ask for a motion declaring this a
8 Type II action under SEQRA.

9 MAYOR STRAUSS: OK. I'll entertain a motion.

10 MR. PEREIRA: Motion.

11 MAYOR STRAUSS: Motion by Trustee Pereira.

12 Do I have a second?

13 MR. WALSH: Second.

14 MAYOR STRAUSS: Second by Trustee Walsh.

15 All in favor?

16 MR. DURHAM: Aye.

17 MR. PEREIRA: Aye.

18 MR. WALSH: Aye.

19 MAYOR STRAUSS: Aye.

20 Opposed?

21 Carried.

22 Anything else, sir?

23 MR. GIBBONS: No, Mayor.

24 MAYOR STRAUSS: Great. Thank you.

25 OK. As I mentioned, this will be the format

1 for this evening's hearings. We'll ask the applicant to
2 come forward and they'll state their case and present
3 their application and they'll call any witnesses. They
4 will interact with the Board. And then we'll open up for
5 public comment on the public side of things.

6 So, gentlemen?

7 MR. PANTELIS: Thomas Pantelis, 170 Old Country
8 Road, Mineola, New York, appearing on behalf of the
9 applicant, Sagamore Auto, LLC.

10 Good evening, Mayor, Members of the Board.

11 MAYOR STRAUSS: Good evening.

12 MR. PANTELIS: This is an application for a
13 Special Use Permit pursuant to Section 550.16(A) of the
14 code to use the premises for automotive repair, auto body
15 repair, with a spray paint booth.

16 The premises is located at 371 Sagamore Avenue.
17 The applicant is Sagamore Auto, LLC. Present tonight
18 with me is Mr. Julio Barahona, who is the principal of
19 the applicant.

20 The subject property, as indicated on the
21 radius map and the plans which we have submitted, is
22 located on the north side of Sagamore Avenue, 680 feet
23 west of Shields Avenue, identified as Section 9, Block
24 338, Lot 662 on the Nassau County Land and Tax Map.

25 Subject property is 6,000 square feet in area.

1 It's improved with a 2,500 square foot one-story building
2 which was constructed in 1974. The building, as
3 indicated by the records of your Building Department, was
4 issued a Certificate of Occupancy dated February 26,
5 1974. That was for what was called at that time a light
6 auto body shop.

7 In 1996 the Building Department of the Village
8 issued a letter indicating that: Please be advised the
9 automotive repair body shop -- referring to the
10 premises -- is a permitted nonconforming use at the above
11 location and is in compliance with the zoning laws of the
12 Village of Mineola.

13 At that time the Village of Mineola did not
14 issue permits or licenses to existing repair businesses.

15 I also have a copy of the original plans,
16 elevations, building plans, which were obtained from the
17 files of the Building Department. I'd like to submit
18 these and ask that they be marked as an applicant's
19 exhibit.

20 As I indicated, 1974 was the initiation of the
21 use in connection with the construction of the building.
22 It's my understanding that the use was discontinued in
23 2011. Therefore, as a matter of law, the nonconformity
24 of the existing use and building would have lapsed.

25 We're submitting these, of course, because we

1 think it's an important aspect of the application,
2 indicating the prior long-standing use of the building.

3 I've actually inspected the subject property,
4 as I usually do in connection with the applications. I
5 just would like to indicate for the record that the
6 applicant recognizes that the present condition of the
7 property is less than desirable. They really have no
8 control over it at this point and, if this Board were to
9 approve the application and they do end up in control,
10 the property would be maintained in accordance with
11 Village standards.

12 With respect to the issuance of a Special Use
13 Permit, the character of the area is one of the most
14 important factors. This is located in an M, industrial,
15 district. It's surrounded by a number of industrial
16 commercial uses, including concrete mixing plants and
17 other such things. But most importantly, we have a
18 number of automotive repair and body shops that are
19 within the radius. For example: 15 Windsor Court, which
20 was approved by this Board in July of 2016. That's Fury
21 Automotive. You have 380 Sagamore Avenue, which is
22 occupied by Gullwing Motors. You have 100 Windsor
23 Avenue, which is also another building occupied by
24 Gullwing. You have 381 Sagamore, which is Regal Auto.
25 You have 353 Sagamore Avenue, which is Barron, and that

1 is adjacent, immediately adjacent, to the subject
2 property. And within the radius also, at 14 Roselle
3 Street, you have Hy-Tone automotive.

4 I'd like to submit a copy of the radius map in
5 which I've just indicated the subject property
6 highlighted in yellow and the various uses which I just
7 indicated. Also ask that this be marked as an
8 applicant's exhibit.

9 The applicant has 25 years experience in the
10 business. Has not owned a shop before.

11 What we are doing is we're proposing to take
12 the existing b2014Xug, with no expansion, to utilize the
13 interior to install a paint spray booth.

14 As the Board is aware, the paint spray booth
15 must be approved by the Nassau County Fire Marshal. They
16 have full jurisdiction over it. But we would propose to
17 do that in connection with the application for a building
18 permit. And the Building Department would, of course, be
19 involved in that process, but ultimate approval for
20 safety reasons lies with the Fire Marshal.

21 We would expect that the operation, given the
22 size of the building, would have about four employees,
23 including the owner. Hours of operation would be 8:00
24 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to
25 2:00 p.m. on Saturday, with no hours of operation on

1 Sunday.

2 As far as the conduct of the business, all
3 waste, waste oils and fuels, chemicals, lubricants,
4 anything like that, would be picked up, handled by a
5 licensed waste disposal service. As far as the trash --

6 MAYOR STRAUSS: Mr. Pantelis, can you tell me
7 the working hours, business hours, again?

8 MR. PANTELIS: Yes. Sure.

9 Monday to Friday 8:00 a.m. to 6:00 p.m.,
10 Saturday 8:00 a.m. to 2:00 p.m., with no operation on
11 Sunday.

12 MR. WALSH: Thank you.

13 MR. PANTELIS: Again, we would have licensed
14 waste disposal take care of any of the lubricants. There
15 would also be recycling of scrap metals and tires, which
16 are handled by various companies. As far as trash is
17 concerned we believe, in view of the fact that we recycle
18 other things, we would need a small roll-out dumpster,
19 which would be picked up by a commercial carter. I do
20 not believe that the Village of Mineola provides those
21 services to a commercial establishment.

22 That would essentially cover our application.
23 It's rather straightforward. Again, the character of the
24 area being most important with the institution and
25 operation of such uses.

1 MAYOR STRAUSS: Anything else?

2 MR. PANTELIS: No, Mayor.

3 MAYOR STRAUSS: All right. Great.

4 MR. PANTELIS: I just wanted to introduce
5 Mr. Barahona, who is here.

6 MR. BARAHONA: Hi. My name is Julio Barahona.
7 My address is 2191 Stewart Avenue, Westbury, New York.
8 Zip code is 11509.

9 MAYOR STRAUSS: Thank you.

10 We understand that your business kind of fits
11 in that area, but what assurances can you give us that
12 spray booth, the smells and any kind of dust and
13 anything, wouldn't go out over the tracks and onto
14 Pennsylvania Avenue, as we've had issues before with
15 this.

16 MR. PANTELIS: Well we are a rather small
17 operation compared to several of the larger ones.

18 MAYOR STRAUSS: No. I'm asking about yours.

19 MR. PANTELIS: I'll give you the sequential, if
20 I can answer that way.

21 MAYOR STRAUSS: Thank you.

22 MR. PANTELIS: The Fire Marshal must approve
23 the venting of the stack. What we would do is we would
24 agree to design it -- again, hopefully approved by the
25 Fire Marshal -- design it so that your venting stack is

1 facing forward. Therefore it's facing towards Sagamore
2 and not facing out the back, which would be over the
3 railroad tracks and potentially, as the Mayor indicated,
4 could have an adverse effect.

5 MAYOR STRAUSS: I have concerns about that.
6 The hours.

7 Is the property big enough for a dumpster?
8 Where are the waste products going to be stored?

9 MR. PANTELIS: It's just going to be probably a
10 roll-out, and you might have one or two smaller --
11 usually the fuels are stored in containers. And recycle
12 would be picked up regularly.

13 MAYOR STRAUSS: And the storage of any vehicles
14 would be on the property?

15 MR. PANTELIS: Storage of the vehicles would be
16 on the property.

17 As you can see from the plan, we have parking
18 on the side. It would be stacked because of the width of
19 the property. So we believe we can accommodate the cars
20 that are under repair. We're not allowed to park
21 vehicles on the street over night. I believe the Village
22 does enforce that.

23 MAYOR STRAUSS: Right.

24 Deputy Mayor?

25 MR. PEREIRA: Thank you. Thank you very much.

1 Good evening.

2 MR. PANTELIS: Good evening.

3 MR. PEREIRA: You're right in saying that the
4 subject property currently is kind of an eyesore.
5 Currently there are landscaping trucks that are -- if not
6 right now, in the very recent past that's where
7 landscaping trucks would be stored.

8 Is there going to be any other kind of side
9 business, or side deal? Because the owner of the
10 property is a landscaper, has landscaping trucks. Is he
11 going to his -- is that going to continue to be used, or
12 is this going to be solely for his use only?

13 MR. PANTELIS: We would represent that and
14 agree that it would only be used for our business, and
15 not for any other businesses. And I agree, the property
16 just isn't big enough for that.

17 MR. PEREIRA: Right.

18 MR. PANTELIS: Actually, more recently what
19 I've seen are cars that look like they are being stored
20 by or parked by Barron, and I assume that was only
21 temporary while the property was not otherwise used.

22 MR. PEREIRA: And if I could just correct the
23 record in that the gentlemen mentioned the subject
24 property is on the north side of Sagamore. There is no
25 north side of Sagamore. It is the west side of

1 Sagamore --

2 MR. PANTELIS: Yes.

3 MR. PEREIRA: -- south of Shields.

4 MR. PANTELIS: Thank you.

5 MR. PEREIRA: Just correcting. No. I'm just
6 correcting.

7 How many cars -- now just to be clear, this
8 will be just an auto body place, or will it be a service
9 station as well?

10 MR. PANTELIS: No. When you have this kind of
11 business, the auto repairs become incidental to the body
12 work. So if you have a car that's been seriously
13 damaged, they usually try to do those repairs. But it's
14 not going to be a day-to-day automotive --

15 MR. PEREIRA: Right. Somebody is not going to
16 be bringing their car in for a regular oil change --

17 MR. PANTELIS: No.

18 MR. PEREIRA: -- or some type of mechanical
19 issue. Not a mechanical shop, per se.

20 MR. PANTELIS: No. It's more auto body.

21 MR. PEREIRA: More auto body. So we're not
22 going to hear a lot of air guns and those kind of things
23 that are used for more traditional mechanics.

24 MR. PANTELIS: No, not that I'm aware of.

25 MR. BARAHONA: No.

1 MR. PEREIRA: How many cars do we expect will
2 be stored on the property at any given time?

3 MR. PANTELIS: Well it looks like you can store
4 about eight cars, and you would be able to store several
5 under repair. You obviously have to have the ability to
6 maneuver them during operating. The property is not big
7 enough to have many more cars than that.

8 MR. PEREIRA: The fence that is around the
9 property, that's going to remain with that gate?

10 Are there going to be any improvements to the
11 property, other than removing the cars?

12 MR. PANTELIS: Total cleanup. There will be a
13 renovation of the exterior.

14 I do not know if that fence has a permit.
15 Looking at it, probably not. So clearly we would have to
16 obtain any permits which the Village might require. I
17 don't think the Village allows the type of wire which
18 might be at that front, But we will fully comply with the
19 Building Department's requirements.

20 MR. PEREIRA: And of course any signage, or any
21 lighting, or anything like that, would also have to go --

22 MR. PANTELIS: That would go -- we have to get
23 permits for everything.

24 MR. PEREIRA: Thanks.

25 MAYOR STRAUSS: Thank you.

1 Mr. Durham?

2 MR. DURHAM: Thank you.

3 As a tenant, do you have any interest in doing
4 a sublet of any of those bays or anything like that?

5 So do you have friends, or something like that,
6 that come to work at night, or something like that?

7 It's going to be strictly closed at 6:00 p.m.?

8 MR. BARAHONA: Yes. Nobody working.

9 MAYOR STRAUSS: Please approach the podium,
10 sir. Speak into the microphone so everybody can hear
11 you.

12 MR. BARAHONA: Nobody would work late. This is
13 strictly 8:00 to 6:00.

14 MR. DURHAM: Because I know several of the
15 shops down there, people sublet the lifts and stuff and
16 use them after hours.

17 So you'll be closed.

18 MR. BARAHONA: Yes.

19 MR. DURHAM: You said four employees?

20 MR. BARAHONA: Yes, plus, (Indicating).

21 MR. DURHAM: Plus yourself?

22 MR. BARAHONA: Yes.

23 MR. DURHAM: So you'll be on site the majority
24 of the time?

25 MR. BARAHONA: Yes.

1 MR. DURHAM: I know Mr. Whalen is not here, but
2 do we know whether there's any outstanding issues with
3 the property from the --

4 MAYOR STRAUSS: Counselor?

5 I'm not aware of any.

6 MR. GIBBONS: I spoke to Mr. Whalen today. No,
7 there are not.

8 MR. DURHAM: OK. And it's been a long use as a
9 car shop or whatever. It says: Restore the existing use
10 of an auto spray booth.

11 Was the spray booth there originally?

12 Because on the paperwork you gave it says that
13 you're restoring a spray booth.

14 MR. PANTELIS: We were told that there was, but
15 I haven't seen any evidence of that, and I didn't see any
16 permits in the file, Village file. So I'm not sure if
17 that's the case, but we would certainly like to have his
18 spray booth.

19 MR. DURHAM: I have no other questions.

20 MAYOR STRAUSS: Thank you.

21 Trustee Walsh?

22 MR. WALSH: Yes. Thank you.

23 Hello, Mr. Pantelis. Welcome back.

24 MR. PANTELIS: Thank you very much.

25 MR. WALSH: First of all, this is going to be a

1 total auto body repair shop; is that correct?

2 MR. PANTELIS: Yes.

3 MR. WALSH: OK. You indicated that there would
4 be no things that make noise, like tire machines and
5 stuff.

6 Are you going to have frame pullers? Are you
7 going to have that type of equipment there?

8 MR. BARAHONA: Yes.

9 MR. WALSH: OK. So that's not completely
10 quiet.

11 The property -- now, is the current owner of
12 the property here?

13 MR. PANTELIS: No.

14 MR. WALSH: And who is Mr. Cunha, who is the
15 applicant on this.

16 MR. PANTELIS: No. Cunha is the next matter, I
17 believe.

18 MR. WALSH: OK. Sorry.

19 OK. That property currently, who is running
20 that property right now?

21 MR. PANTELIS: The owner Ramalde (phonetic), I
22 believe the name is, and they have some storage there.
23 And again, I can't --

24 MR. WALSH: Well there's storage, but somebody
25 was working on a car on the sidewalk in front of the

1 place.

2 MR. PANTELIS: That was most likely -- I
3 suspect that would have been Barron, which is next door.
4 As I said, some of their cars now --

5 MR. WALSH: No. No. No. But I saw someone
6 come from your building.

7 You're between the iron works and Barron; is
8 that correct?

9 MR. PANTELIS: Yes.

10 MR. WALSH: And did that used to be Jericho
11 Collision years ago?

12 MR. PANTELIS: Yes, I believe so.

13 MR. WALSH: That was Jericho Collision, which
14 owned Jericho Collision. I know the spot.

15 So somebody was working there today, who was
16 working on -- was out on the street. First of all, there
17 was a car with no plates on it parked in the street, and
18 there was a guy working in the street.

19 So you won't be working on the street. This is
20 not you; is that correct?

21 MR. BARAHONA: No.

22 MR. WALSH: OK.

23 MR. PANTELIS: I suspect it's not even the
24 present owner. I think it's associated with one of the
25 other uses that are presently there, not --

1 MR. WALSH: They would be using that property.
2 All the doors were open and they were operating out of
3 that building, whoever it was.

4 MR. PANTELIS: Again, that certainly would not
5 be the case. To my knowledge it's not the present owner
6 either.

7 MR. WALSH: When you said that you were told
8 that there was a spray booth there in the past, are there
9 any signs of a spray booth ever having been there before?

10 MR. PANTELIS: I haven't inspected the interior
11 of the building, but I'm not going to make my case based
12 on that.

13 MR. WALSH: Can I speak to you, sir? Come to
14 the mic.

15 Is there currently either a spray booth or
16 anything that looks like it was a spray booth at one
17 time?

18 MR. BARAHONA: I don't see nothing like have a
19 spray booth before.

20 MR. WALSH: OK. So I don't think there was
21 ever a spray booth in that building. OK.

22 Where do you currently work, sir?

23 MR. BARAHONA: Excuse me?

24 MR. WALSH: Where do you currently work?
25 You're in the automotive business, correct?

1 MR. BARAHONA: Yes.

2 MR. WALSH: Do you work for somebody?

3 MR. BARAHONA: Yes. I work for 20 years. I
4 work right now for East Coast Auto Body in Mineola.

5 MR. WALSH: OK. East Coast Auto Body.

6 And is this your first venture as a business
7 owner?

8 MR. BARAHONA: Yes.

9 MR. WALSH: OK. Thank you. That's all I have
10 at this time.

11 Thank you, Mayor.

12 MAYOR STRAUSS: Thank you.

13 Yes, sir, Mr. Durham?

14 MR. DURHAM: Question: Doing the auto body,
15 are there going to be tow trucks dropping off cars?

16 So if somebody has an accident at midnight,
17 whatever, is there going to be somebody dropping off a
18 car at 1:00 o'clock or 2:00 o'clock in the morning to
19 your property?

20 MR. PANTELIS: I don't know. I think from
21 the -- look, we haven't really thought about that. We're
22 not going to be a towing operation.

23 MR. DURHAM: So you're not looking to have any
24 things dropped off at the property in the off hours.
25 It's going to be work from an accident and stuff?

1 MR. PANTELIS: No. We wouldn't be that kind of
2 an operation.

3 MR. DURHAM: OK.

4 MR. WALSH: In that light, is he going to be in
5 the Nassau County tow line, where there's car accidents
6 and Nassau County Police call?

7 MR. BARAHONA: Normally, when the accident
8 happen, they take it to East John and deliver the car the
9 next day.

10 MR. WALSH: Yes. Normally when an accident
11 happens, or sometimes the Nassau County Police call the
12 tow truck and they have a list and they go on the list.

13 Are you going to be on that list?

14 MR. BARAHONA: Normally he have his own job.
15 That towing, he has his own job and deliver the car the
16 next day.

17 MR. PANTELIS: I think Mr. Walsh may be asking
18 you if you're going to be on that list.

19 MR. BARAHONA: No.

20 MR. WALSH: Is your business going to be on the
21 Nassau County list that tows?

22 The answer is no, correct?

23 MR. BARAHONA: No.

24 MR. WALSH: OK. Thank you.

25 MAYOR STRAUSS: Anything else, sir, before I

1 open up to the public?

2 MR. PANTELIS: No. That's all.

3 MAYOR STRAUSS: OK. Great. I ask you
4 gentlemen to have a seat and I'll open up to public
5 comment now. And if you, sir, would write down any
6 questions that the public may ask and address them at the
7 end.

8 Again, I ask anybody approaching the podium,
9 please state your name and your address for the record,
10 speak clearly and slowly for the record also.

11 Anybody in the second row? Third row? Fourth
12 row? Fifth row? Sixth road? Seventh row? Anybody in
13 the back?

14 Yes, ma'am. You have to come up to the podium.

15 MS. M. FERNANDES: I'm Maria Fernandes. I live
16 at 361 Pennsylvania Avenue.

17 Mr. Mayor, a lot of smell, a lot of things, a
18 lot of stuff back there and it's no good.

19 MAYOR STRAUSS: So you get the smells and dust?

20 MS. M. FERNANDES: The smells and things,
21 everything there --

22 MAYOR STRAUSS: The current ones that are
23 already in place?

24 MS. M. FERNANDES: Everything. It's no good.
25 The people, the block, a lot of people sick, have a lot

1 of cancer. It's no good.

2 MAYOR STRAUSS: Is it any particular time, or
3 is it all day every day?

4 MS. M. FERNANDES: Every day. Sometimes the
5 night. Sometimes 5:00 o'clock in the morning. I live
6 there 15 years. It's same thing.

7 MAYOR STRAUSS: OK. Thank you.

8 MS. EMPENSANDO: Good evening.

9 MAYOR STRAUSS: Good evening, ma'am.

10 MS. EMPENSANDO: My name is Resurreccion
11 Empensando. I live at 394 Pennsylvania Avenue.

12 My concern is that my neighbors from 30 years
13 -- my concern is about the spray, the paint spray. How
14 is this going to affect our health when we smell it,
15 because we smell some existing things that's happening in
16 that area. So I was asking about, you know, how it will
17 affect us in the long run, because I am staying home now,
18 right now. I'm disabled. And I currently smell
19 everything now and see everything and hear everything.
20 I'm a retired nurse with disability. And I just hope
21 that, you know, the health hazard of the paint spray will
22 be, you know, given -- what do you call this -- will be
23 given, like, importance to our community, especially to
24 our street, besides the Sagamore Street.

25 MAYOR STRAUSS: Thank you.

1 MS. EMPENSANDO: Thank you.

2 MAYOR STRAUSS: Anyone else?

3 Yes, ma'am.

4 MS. MAGALHAES: My name is Maria Teresa
5 Magalhaes. I live on Pennsylvania.

6 MAYOR STRAUSS: What number?

7 MS. MAGALHAES: 390 Pennsylvania.

8 I'm no agree about this because it make a lot
9 of noise already. Now it's coming another one. You,
10 know, at 5:00 o'clock in the morning, too much noise.
11 Lights open. Big lights in the back of my house. I'm no
12 agree, and my neighborhood is no agree either because it
13 smells. Affect -- you know, too much going on over
14 there.

15 MAYOR STRAUSS: OK.

16 MS. MAGALHAES: No agree.

17 MAYOR STRAUSS: Anything else?

18 MS. MAGALHAES: That's it.

19 MAYOR STRAUSS: Thank you very much.

20 Appreciate it.

21 MS. MAGALHAES: You're welcome.

22 MAYOR STRAUSS: Anyone else in the back row?

23 Sir.

24 MR. SILVA: My name is Jose Silva, from 372
25 Pennsylvania Avenue.

1 I'm here to say that we already have a lot of
2 problems with the smell, paint, noise, and I not approve.

3 MAYOR STRAUSS: OK. Thank you, sir.

4 Anyone else?

5 Yes, ma'am?

6 MS. SILVA: Anna Silva. I used to live at 350
7 Pennsylvania. My parents currently live at 350
8 Pennsylvania Avenue.

9 So thank you, members of the Board and --

10 MAYOR STRAUSS: Ma'am, if you could speak a
11 little slower.

12 MS. SILVA: Right. Thank you. Yes.

13 Thank you members of the Board and interested
14 citizens for the opportunity to speak about this matter.

15 I am concerned about the air quality. So how
16 is the quality of the air monitored, and are there
17 records available to the public? Because there's a lot
18 of chemicals being released from commercial area and, you
19 know, my son spends most of his time on Pennsylvania
20 Avenue. So he's being exposed to all these chemicals.
21 And what protocol and guidelines is the auto body shop
22 going to follow?

23 So as a parent I'm concerned. And I believe
24 our quality of living will go down. It's being affected
25 heavily, you know, not only our health but other things

1 as well.

2 The bottom line, if the building owner or
3 planned shop operator is requesting a Special Permit to
4 install and operate a spray booth, as a resident I feel
5 that my quality of life, our quality of life, and the
6 community, will relatively be impacted if Special Permit
7 is granted. So I ask you to politely decline.

8 Thank you.

9 COURT REPORTER: Ma'am, can I just get your
10 address?

11 MS. SILVA: My address 263 Frank Avenue.

12 MAYOR STRAUSS: Thank you, ma'am.

13 Anyone else wish to make comment?

14 Sir?

15 You heard some of the concerns of the
16 residents, and some of the concerns I voiced when we
17 first started the hearing about the smells of the booth
18 and the impact and the air quality.

19 Can you address any of those concerns?

20 MR. PANTELIS: Sure. I'd be glad to.

21 Certainly, I understand the concerns of the
22 neighbors. As the Board is aware, the layout of this is
23 that you have Sagamore Avenue, then you have the Long
24 Island Railroad, including the right-of-way, and then the
25 houses that are on the other side of that, which is

1 Pennsylvania Avenue.

2 But I think the Board is probably very familiar
3 with the present character of the area, and that the
4 overall district is devoted to various kinds of -- we'll
5 call them industrial uses, including the ready mix plant,
6 which I don't know what the control is over that, and
7 it's basically a combination of an outdoor/indoor area.

8 But with respect to our proposed use -- and I
9 think it's important to remember that paint spray booths
10 today are much more, we'll say, efficient than they were
11 ten or 15 years ago. They must meet EPA requirements for
12 emissions. All of those are well-documented in the
13 specifications that a manufacturer provides. Those are
14 reviewed by the Nassau County Fire Marshal. And before a
15 permit is issued they examine both the specifications,
16 proposed plans, the venting of the stack, and so on.

17 It's my understanding, also, that the Fire
18 Marshal makes periodic inspections of such facilities to
19 determine that they are in compliance with their
20 operating requirements, which are part of the permit.

21 I understand that there may be some noise
22 associated with operations such as this, but they are
23 within the purview, I should say, within the scope of an
24 industrial district. We tried to keep our hours of
25 operation very specific and very reasonable. Not early

1 in the morning. Not late at night. We clearly can not
2 control other uses that are there already but, again,
3 this Board is required, I believe, to examine the
4 application within the parameters of the special use
5 standards in the district in which it's located.

6 MAYOR STRAUSS: You sound pretty knowledgeable
7 in this line.

8 MR. PANTELIS: I've done it before.

9 MAYOR STRAUSS: All right. Then I can ask you
10 this question: You said that the fire marshals
11 periodically check the buildings. You said the EPA
12 monitors such things.

13 Do they?

14 MR. PANTELIS: Well the EPA sets the standards
15 for the unit and the equipment themselves. The EPA, to
16 my knowledge, doesn't get involved in that.

17 MAYOR STRAUSS: So they don't --

18 MR. PANTELIS: But the Fire Marshal issues the
19 permits and the fire marshals do inspect.

20 Can I tell you how often? I don't have the
21 knowledge of that.

22 MAYOR STRAUSS: Do you know if the fire
23 marshals check the air quality?

24 What's the fire marshal's role?

25 MR. PANTELIS: I don't know that, sir.

1 MAYOR STRAUSS: Thank you.

2 MR. PANTELIS: Fire marshals, my experience, in
3 Nassau County are pretty tough in the things that are
4 under their jurisdiction.

5 MAYOR STRAUSS: Understood. Thank you.

6 Any comments from the Board?

7 MR. DURHAM: Yes.

8 MAYOR STRAUSS: Yes, Trustee Durham.

9 MR. DURHAM: In your normal course of business
10 during the week, how many cars do you think you're going
11 to handle and how many times do you think that you'll
12 actually be using the spray booth?

13 MR. BARAHONA: Normally is, like, up to five to
14 ten cars a week. And the use, say three or four hours a
15 day.

16 MR. DURHAM: You're going to be using the spray
17 booth for four hours a day?

18 MR. BARAHONA: Yes.

19 MR. DURHAM: All right. Thank you.

20 MAYOR STRAUSS: Any other questions?

21 MR. WALSH: Excuse me.

22 Are you going to spray parts for vehicles, or
23 fenders, or anything like that, other than for your own
24 repairs?

25 In other words, are you going to take in jobs

1 to spray fenders, bumpers, cars, that you didn't repair?

2 MR. PANTELIS: Do you understand the question?

3 MR. BARAHONA: No.

4 MR. PANTELIS: Are you going to take outside
5 work, apart from yours.

6 MR. BARAHONA: No. No.

7 MR. WALSH: If it gets slow, are you going to
8 use the spray booth other than for the cars you repair?

9 MR. BARAHONA: Yes, only for the cars I'm
10 repairing.

11 MR. WALSH: OK.

12 MR. BARAHONA: Sorry for the confusion.

13 MAYOR STRAUSS: Anything else? Anyone else
14 wish to make comment?

15 Sir, anything else?

16 MR. PANTELIS: No. That's all. Thank you.

17 MAYOR STRAUSS: I'll entertain a motion to
18 close the hearing and reserve decision.

19 MR. PEREIRA: Motion.

20 MAYOR STRAUSS: Motion by Trustee Pereira.

21 Second?

22 MR. WALSH: Second.

23 MAYOR STRAUSS: By Trustee Walsh.

24 All in favor?

25 MR. DURHAM: Aye.

1 MR. PEREIRA: Aye.

2 MR. WALSH: Aye.

3 MAYOR STRAUSS: Aye.

4 Any opposed?

5 Carried. Thank you.

6 Thank you, folks. That hearing is over. We're
7 reserving decision. We're not saying yes or no tonight.
8 So thank you very much for your time and for coming down
9 here today. We've heard you. Thank you. Thank you,
10 sir.

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1 MAYOR STRAUSS: Mr. Scalero, the next one.

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, June 21, 2017 at 6:30 p.m. at the
8 Village Hall, 155 Washington Avenue, Mineola, New York
9 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 John P. Cunha for a Special Use
13 Permit pursuant to Chapter 550 of the Code of the
14 Incorporated Village of Mineola, entitled 'Zoning',
15 Section 550.14, entitled 'B-3 Districts', Subsection (B),
16 entitled 'Special Uses', for the purpose of establishing
17 a mathematics tutoring center upon the property known as
18 41 Mineola Boulevard, Mineola, New York, known and
19 designated on the Nassau County Land and Tax Map as
20 Section 9, Block 428, lot 102.

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

153X

1 Federal Revenue Sharing regulations.

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

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

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

10 "Dated May 8, 2017."

11 MAYOR STRAUSS: Thank you.

12 Mr. Gibbons, report on mailings?

13 MR. GIBBONS: Yes, Mayor.

14 We have an Affidavit of Mailing Notice.

15 We also have a letter from the Nassau County
16 Planning Commission recommending no modifications and
17 that the Village take action as it deems appropriate.

18 And I would ask for a motion declaring this a
19 Type II action under SEQRA.

20 MAYOR STRAUSS: Thank you.

21 Can I have a motion?

22 MR. DURHAM: Motion.

23 MAYOR STRAUSS: Motion by Trustee Durham.

24 Second?

25 MR. PEREIRA: Second.

1 MAYOR STRAUSS: Trustee Pereira.

2 All in favor?

3 MR. DURHAM: Aye.

4 MR. PEREIRA: Aye.

5 MR. WALSH: Aye.

6 MAYOR STRAUSS: Aye.

7 Opposed?

8 Carried. Thank you.

9 Again, this will be the format for this
10 evening's hearing. The applicant will make their
11 presentation and state everything they need to state in
12 presenting their application to us. The Village Board
13 will then ask questions, and then we'll open up to any
14 public comment.

15 I ask anyone coming to the podium to please
16 speak clearly, slowly, and state your name and your
17 address for the reporter.

18 Sir.

19 MR. ABRAMS: My name is Peter Abrams. My
20 address is 15-22 200th Street, Bayside, New York 11360.

21 MAYOR STRAUSS: Good evening, sir.

22 MR. ABRAMS: Good evening.

23 Mr. Cunha, who is listed there, is the
24 architect. So he started the application. And I'm going
25 to be the owner of the place.

1 I'm looking to open a mathnasium, which is a
2 math learning center, of which there are about seven or
3 eight hundred now across the country. It's a franchise.
4 And it's to be opened at 41 Mineola Boulevard.

5 This is the second mathnasium that I would be
6 opening. I have one right now in New Hyde Park. That
7 one has a very good reputation, and the enrollment is
8 great. And I think -- that one is going very well.
9 So . . .

10 What we'd be doing is, parents come in. They
11 drop off their children for about an hour. It's mostly
12 drop-off. And during that hour they would come in.
13 We'll go over homework. We'll go over foundational
14 items, anything -- any help that they need. If they're
15 having a test, we'll go over that. After the hour is up,
16 they take their binder and they put it back where they
17 took it when they came in. And then they go out, back to
18 their parents. So basically it's one hour. It could be
19 two to three times a week for each of the children.

20 The hours. The proposed hours are 3:30 to
21 either 7:30 or 8:00 Monday through Thursday. Fridays I
22 think we'll be closed. Saturdays we'll be open 10:00 to
23 1:00, and Sundays 11:00 to 2:00.

24 For the children, we expect approximately eight
25 to ten children per hour to be coming in, and there will

1 be two to three instructors. So we try to keep one
2 instructor to every three children. So there will always
3 be at least a ratio of three adults -- I mean one adult
4 to every three children in there. As we grow we expect
5 no more than 18 children per hour. I'm basing it on my
6 current place. With five instructors, plus the director,
7 plus the assistant director, there will always be plenty
8 of adults there.

9 It's meant to be a drop-off. Some parents
10 stay. We're going to have a nice waiting room there
11 where they can stay, but we do advise to drop off and
12 come back. There's a lot of places around here where the
13 parents can go and come back. But again, if they want to
14 stay it's fine. We keep them separated from the kids so
15 that we can really help the kids without knowing that
16 their parents are sitting there watching them.

17 As for parking, I believe there are six meters
18 in the front. There's also one spot in the front that
19 has no meter, no designation, directly in front of the
20 door, which I believe would be great for the parents to
21 use as drop off. We can see out. They can see in. You
22 know, preferably that would be the best way to do it.
23 There's also a lot of meters on the side. I've been
24 given three parking spaces in the garage there that will
25 be used for instructors. So one for me and then

1 instructors. And for the other instructors there's
2 plenty of street parking. Also, since it's done in the
3 afternoon it's a lot easier than if we did it at 10:00
4 o'clock in the morning. So I believe there's plenty of
5 parking. But we would never have more than four to five
6 instructors per day.

7 Based on the drawings you have there, we will
8 be following all the local codes, all the state codes,
9 the ADA codes. Everything will be addressed.

10 What else? Signage. The signage will be -- we
11 propose to put a sign in the front. Lighted sign. We're
12 going to go through the whole process of applying for
13 that. That's not part of that, but I just threw that in.

14 And as for garbage, we don't accumulate a lot
15 of garbage. Most of the garbage is going to be paper and
16 we'll be doing recycling. We can recycle right at the
17 place. We have a bin in the parking lot. So I believe
18 there should be no problem with the garbage.

19 That's basically it.

20 MAYOR STRAUSS: All right. Fine. Thank you.

21 How long have you -- you said that you have
22 other stores?

23 MR. ABRAMS: I have one other.

24 MAYOR STRAUSS: One other store.

25 Where is that located?

1 MR. ABRAMS: That's located at 810 Jericho
2 Turnpike in New Hyde Park. Right off of Lakeville.

3 MAYOR STRAUSS: Similar size store?

4 MR. ABRAMS: I'm sorry?

5 MAYOR STRAUSS: Similar size store?

6 MR. ABRAMS: This one is about 1,700 square
7 feet and that one is about 14. Similar size.

8 MAYOR STRAUSS: So this is the strip of stores
9 just north of Old Country Road, correct?

10 MR. ABRAMS: Yes.

11 MAYOR STRAUSS: It's a newer building.

12 MR. ABRAMS: It's directly across from the
13 Citibank building.

14 MAYOR STRAUSS: Right. Right.

15 MR. ABRAMS: It was going to be a restaurant
16 previously.

17 MAYOR STRAUSS: So it's good that we're getting
18 something in those stores. It certainly needs a little
19 lift. Thank you.

20 If you happen to be successful, I ask that you
21 reach out to our Building Department. I don't know if
22 that building would work. we have a storefront program
23 going on with awnings and lighting and signs and things.
24 So just make sure that, if you're going to do it, do it
25 in compliance with our new program. It might save you

1 some money.

2 MR. ABRAMS: That would be great.

3 MAYOR STRAUSS: Thank you.

4 MR. ABRAMS: Sure.

5 MAYOR STRAUSS: Trustee Pereira?

6 MR. PEREIRA: Thank you. Thank you very much.

7 And so there is one in Roslyn, there's one in
8 Lynbrook, and there's one in New Hyde Park, mathnasiums,
9 in Nassau County?

10 MR. ABRAMS: There's about 14 or 15, it looks
11 like.

12 MR. PEREIRA: In Nassau County?

13 MR. ABRAMS: Right.

14 MR. PEREIRA: Those are the closer ones to
15 here.

16 MR. ABRAMS: Those are the closest ones.

17 MR. PEREIRA: Right. The closest ones to here.

18 Yes. I agree with the Mayor. You know, for
19 too long -- the developer invested a lot of money in that
20 building. You may not remember, but that used to be
21 separate buildings and then he made them all, you know,
22 kind of uniform. And there actually used to be a
23 restaurant there years ago. There used to be a steak
24 house there. There used to be a driveway entrance, which
25 may explain the parking spot that you're referring to.

1 Is there any kind of egress and ingress from
2 the rear?

3 MR. ABRAMS: I'm sorry I didn't address that.

4 Yes. The egress in the rear goes directly into
5 the garage.

6 MR. PEREIRA: So could parents drop them off
7 from the -- I only say this because that spot is
8 dangerous as you're coming over the bridge southbound,
9 and if the parents are pulling off to the side, you know,
10 that could be a little tricky. I know that the road kind
11 of widens a little bit there, but it may be a little
12 tricky. I would rather see them getting dropped off on
13 the side street, on Third, I think that is.

14 MAYOR STRAUSS: Third Street.

15 MR. PEREIRA: Third Street, at the corner
16 there. I think that would be safer.

17 MR. ABRAMS: You're absolutely right.

18 MR. PEREIRA: Again, I --

19 MR. ABRAMS: Convenience-wise. But we do
20 have -- I've checked it out many times. You can go make
21 the turn and go into the garage from the back. The only
22 problem is the garage is very tight.

23 MR. PEREIRA: Yes.

24 MR. ABRAMS: So to get in and get out, it might
25 take longer than just to drop --

1 MR. PEREIRA: They can pull up in the back and
2 walk them in. I mean, you'll have to figure those things
3 out. You'll have to see what works.

4 MR. ABRAMS: But that's definitely something --

5 MR. PEREIRA: We obviously would like for you
6 to have the parents avoid double-parking on Mineola
7 Boulevard southbound, as these cars come over the bridge,
8 and the sight lines are very limited. So I can see if I
9 get there first I may pull into that spot that you're
10 mentioning, but if the Mayor gets there he's just going
11 to pull up next to me and drop off the children.

12 MR. ABRAMS: I'm going to have a big sign
13 saying: No double-parking please.

14 MR. PEREIRA: Yes. And I think once people are
15 conditioned to do certain things, a certain routine. And
16 of course I'm sure you will have some local students. So
17 they could walk there potentially or, you know, you even
18 have the Long Island Railroad right there. You could
19 potentially get some of them that could be taking the
20 railroad, whether they're Chaminade students going home
21 or coming back. So on. So forth.

22 So my only concern -- I think this is a great
23 application. I think that we're happy to see -- at least
24 I'm happy to see a business going into that spot. You
25 know, my only concern really is with the safety, and

1 that's something that you're going to have to work out.
2 I can't think of a much less intrusive use in that part
3 of town. If it were a restaurant, I think it would be
4 much more difficult in terms of parking, valet parking,
5 people pulling up. And I think that this certainly --
6 the hours work for us. I don't think it's really a
7 distraction. And if anything, it just brings some more
8 life to that neighborhood. So . . .

9 MR. ABRAMS: The current place we have the same
10 situation where there's no parking, and we've conditioned
11 them to go around the corner, drop the children off. So
12 the parents -- it will take a few months, or a few weeks
13 at the most, but the parents will get it.

14 MR. PEREIRA: They'll figure it out.

15 MR. ABRAMS: They all get very upset in the
16 beginning, There's no parking, and then all of a sudden,
17 two months, a couple of months, they're OK with it. No
18 more complaints.

19 MR. PEREIRA: Thank you. Well if we approve, I
20 wish you good luck.

21 MR. ABRAMS: Thank you so much.

22 MAYOR STRAUSS: Trustee Durham?

23 MR. DURHAM: Thank you.

24 Thank you for choosing Mineola.

25 Question: The staff that you have teaching,

1 are they teachers, educators?

2 How do you go about getting your staff?

3 MR. ABRAMS: We have some licensed teachers.

4 But one of the things that we do is -- I'm not looking
5 for the way they teach now in school. We're looking for
6 different ways to teach a little bit. So we're looking
7 for -- we look basically for instructors who have either
8 graduated college or going for their masters, of which we
9 have a lot now, who can relate to the children and who
10 can make the children feel very confident. So licensed
11 teachers are important, but to me almost the most
12 important thing is the child wants to come and the
13 instructor wants to teach.

14 MR. DURHAM: So that they can do better in
15 school. So once they get the confidence, or whatever --

16 MR. ABRAMS: Then they can do anything, just
17 about.

18 MR. DURHAM: I understand. Thank you.

19 MR. ABRAMS: Thank you.

20 MAYOR STRAUSS: Trustee Walsh?

21 MR. WALSH: Yes. Thank you.

22 Good evening. How are you?

23 MR. ABRAMS: Good, thank you.

24 MR. WALSH: Let me just -- having nothing to do
25 with the application, what is the salary -- what is the

1 cost factor you're --

2 MR. ABRAMS: I'm sorry. Say again?

3 MR. WALSH: What is the cost factor?

4 What does it cost to send somebody to be
5 instructed in your school?

6 MR. ABRAMS: It will probably be 350 per month,
7 and they get to go ten times a month.

8 MR. WALSH: OK. Thank you.

9 And as far as that building is concerned,
10 that's the Kingdom Family Foundation building over there,
11 and they've needed tenants in there. It's a nice spot.
12 And I think that that's a good use for that spot,
13 personally.

14 MR. ABRAMS: Thank you very much. It's very
15 exciting.

16 MAYOR STRAUSS: Thank you.

17 Any other comments from the Board?

18 All right. Sir, I'll ask if you could sit
19 down. Don't go too far.

20 MR. ABRAMS: Sure.

21 MAYOR STRAUSS: I'll open up to public comment.

22 Anybody in the second row? Third row?

23 Yes, sir.

24 MR. FAIRGRIEVE: I just have a quick question.

25 MAYOR STRAUSS: Is it relating to this?

1 MR. FAIRGRIEVE: Yes. Just a question.

2 MAYOR STRAUSS: Sir, just come up to the
3 podium.

4 MR. FAIRGRIEVE: Scott Fairgrieve, Mineola
5 resident.

6 Do they do criminal background checks on the
7 instructors?

8 That was a curiosity. I missed part of the
9 presentation, so I wasn't sure if that was covered, but
10 that would be of interest, I think, to the Board. So I
11 just would like that covered.

12 MAYOR STRAUSS: Sure.

13 MR. FAIRGRIEVE: Thank you.

14 MAYOR STRAUSS: Anybody else wishing to make
15 public comment?

16 Sir, come on back up.

17 MR. ABRAMS: In the franchise agreement it's
18 mandated that we do criminal background checks. We don't
19 just do the inexpensive ones. They're fairly expensive.
20 So we do a federal, state, city, local, background check,
21 and every two years we have to do another one. So we're
22 pretty sure that the people -- anyone who comes to us
23 from teaching anyway has been --

24 MAYOR STRAUSS: Licensed.

25 MR. ABRAMS: -- licensed and they're checked

1 out anyway. But we have to run it on everybody once
2 every two years.

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

4 Any other comments from the Board?

5 I'll entertain a motion to approve.

6 MR. PEREIRA: Motion.

7 MAYOR STRAUSS: Motion by Trustee Pereira.

8 Second?

9 MR. WALSH: Second.

10 MAYOR STRAUSS: By Trustee Walsh.

11 Mr. Scalero, poll the Board.

12 MR. SCALERO: Trustee Durham?

13 MR. DURHAM: Yes.

14 MR. SCALERO: Trustee Pereira?

15 MR. PEREIRA: Yes.

16 MR. SCALERO: Trustee Walsh?

17 MR. WALSH: Yes.

18 MR. SCALERO: The court?

19 MAYOR STRAUSS: Yes.

20 Sir, welcome to Mineola. Please work closely
21 with our Building Department. And if you see it fitting,
22 please reach out to the Chamber of Commerce and be a part
23 of that group. They're a fantastic group.

24 MR. ABRAMS: I will. I look forward to that.

25 Mayor, I can have the architect's drawings

1 filed tomorrow?

2 MAYOR STRAUSS: Yes.

3 MR. ABRAMS: Thank you so much.

4 MAYOR STRAUSS: Thank you.

5 MR. PEREIRA: Thank you.

6 MAYOR STRAUSS: You're welcome.

7 Motion to close the hearing?

8 MR. PEREIRA: Motion.

9 MAYOR STRAUSS: Second?

10 MR. WALSH: Second.

11 MAYOR STRAUSS: By Trustee Walsh.

12 All in favor?

13 MR. DURHAM: Aye.

14 MR. PEREIRA: Aye.


15 MR. WALSH: Aye.

16 MAYOR STRAUSS: Aye.

17 Any opposed?

18 Carried.

19 * * *
20 This is to certify that the within and foregoing is a
21 true and accurate transcript of the stenographic notes as
22 recorded by the undersigned Official Court Reporter.
23 * * *

24 
25 PATRICIA A. TAUBER, RPR
OFFICIAL COURT REPORTER

- Board of Trustees Hearing of 6/21/2017 -

I N D E X

SUBJECT

PAGE

Thomas Pantelis, Esq.
371 Sagamore Avenue

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John P. Cunha
41 Mineola Boulevard

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* * *