

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE  
BOARD OF TRUSTEES

June 12, 2019  
6:30 o'clock p.m.

B e f o r e:

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

\* \* \*

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

\* \* \*

JOSEPH R. SCALERO,  
Village Clerk

LINDA PARDO,  
Deputy Village Clerk

DANIEL B. WHALEN,  
Supt. Of Buildings

\* \* \*

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 Mr. Scalero, you want to start us off, please?

7 MR. SCALERO: Yes.

8 "Legal Notice, Public Hearing, Incorporated  
9 Village of Mineola.

10 "Please take Notice that the Board of Trustees  
11 of the Incorporated Village of Mineola will hold a Public  
12 Hearing on Wednesday, June 12, 2019, at 6:30 p.m. at the  
13 Village Hall, 155 Washington Avenue, Mineola, New York  
14 11501, or at some other location to be hereafter  
15 designated by the Board of Trustees, in order to receive  
16 public comment upon the following:

17 "Application of Pioneer Enrichment, Inc., for a  
18 Special Use Permit pursuant to Chapter 550 of the Code of  
19 the Incorporated Village of Mineola, entitled 'Zoning',  
20 Section 550.12, entitled 'B-1 Districts', Subsection (B),  
21 entitled 'Special Uses', to establish an academic support  
22 tutoring center upon the property known as 500 Jericho  
23 Turnpike, Mineola, New York, known and designated on the  
24 Nassau County Land and Tax Map as Section 9, Block 19,  
25 Lots 32, 131.

1 "The Village of Mineola does not discriminate  
2 on the basis of handicapped status in administration or  
3 access to or employment in its projects and activities.  
4 Joseph R. Scalero has been directed to coordinate  
5 compliance with non-discrimination requirements of the  
6 Federal Revenue Sharing regulations.

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

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

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

15 "Dated: May 3, 2019."

16 MAYOR STRAUSS: Thank you.

17 Mr. Whalen, report on mailings?

18 MR. WHALEN: Yes, Mayor.

19 I'm in possession of the Affidavit of Mailing.  
20 It's signed and notarized.

21 MAYOR STRAUSS: Thank you, sir.

22 Mr. Gibbons?

23 MR. GIBBONS: Yes, Mayor.

24 I'd ask for a resolution declaring this a Type  
25 II Action under SEQRA.

1 MAYOR STRAUSS: Motion?

2 MR. WALSH: Motion.

3 MAYOR STRAUSS: Motion by Trustee Walsh.

4 Second?

5 MR. PEREIRA: Second.

6 MAYOR STRAUSS: Trustee Pereira.

7 All in favor?

8 MR. DURHAM: Aye.

9 MR. PEREIRA: Aye.

10 MR. CUSATO: Aye.

11 MR. WALSH: Aye.

12 MAYOR STRAUSS: Aye.

13 Opposed?

14 Carried.

15 Ladies and gentlemen, this will be the format  
16 for this evening's hearings: The applicants will make  
17 their presentations. There will be an interaction with  
18 the Board, and then we'll open it up for public comment.

19 I ask that anyone wishing to make public  
20 comment please approach the podium, speak clearly,  
21 slowly, for the reporter, state your name and your  
22 address and your affiliation, if there is one.

23 Who is up first?

24 Come on up, folks.

25 MS. AN: Hi. Good evening.

1 MAYOR STRAUSS: Good evening.

2 MS. AN: Thank you for your time.

3 So my partner, Christina Lee, myself, Ying An,  
4 we're here on behalf of Pioneer Enrichment, Inc. We're  
5 seeking approval to open up our business in the Village  
6 of Mineola.

7 So, who we are. We are both New York State  
8 certified educators, teachers, and administrators, with K  
9 to 12th grade experience, over 30 years, her, and over  
10 ten years of experience. And we're looking to open up a  
11 tutoring enrichment center in the Village of Mineola.  
12 We're also residents and parents of Nassau County.

13 So, why are we doing this?

14 We whole-heartedly believe that we are here and  
15 we want to prepare our children in this community to be  
16 future leaders of the 21st Century. We aim to provide  
17 academic support and targeted enrichment programs, as  
18 well as to help them become more socially and culturally  
19 aware and competent for the upcoming world.

20 In addition, we offer innovative activities  
21 through the STEM initiative, which is science,  
22 technology, engineering, art and math, which are also the  
23 big educational approach for our current society.

24 So our courses will take place mostly after  
25 school so it does not interfere with the student's

1 academics in their school, also weekends and during  
2 school breaks. We emphasize small group instruction and  
3 all of our teachers are certified and licensed and will  
4 go through a background check.

5 We aim to provide tailored instruction based on  
6 the student's needs and the student's request. And we're  
7 more of a drop-off program where parents are not required  
8 to be on site.

9 Safety of the children and well-being of the  
10 children is our priority. So we do share a parking lot,  
11 with about 15 spots, with another business in that same  
12 building. We will be occupying the second floor. And  
13 also, in front of the building there are a few spots  
14 where the parents can park and drop their kids. And then  
15 on the back of the building there's a municipal parking  
16 lot with lots of spots.

17 And that is it.

18 MR. PEREIRA: It's not a municipal parking lot.

19 MAYOR STRAUSS: Yes.

20 MR. PEREIRA: It actually belongs to the Harmon  
21 and Panero Bread.

22 MS. AN: No, not that one. There's another one  
23 on the other side.

24 MR. PEREIRA: Oh. Across the street. Yes.

25 Yes.

1 MS. AN: On the other side. Not the Panero  
2 one, but on the other side of the street is a municipal  
3 parking lot.

4 MS. LEE: Right. And, if it's necessary, we'll  
5 have staff and we'll escort the children upstairs from,  
6 you know, from the side curb or whatever. You know. So  
7 we want be sure and make sure of the safety of the  
8 children, and that's going to be the first thing.

9 MAYOR STRAUSS: OK. Continue.

10 MS. AN: That's it.

11 MAYOR STRAUSS: That's it?

12 MS. AN: Yes.

13 MAYOR STRAUSS: Have you done this before? Is  
14 this your first time at creating a tutoring center?

15 MS. AN: We've done tutoring center within our  
16 school and in our district. We both work for the New  
17 York City Department of Education. But opening a  
18 business is brand new for us. But we both run programs  
19 for our own school districts back in New York City.

20 MS. LEE: And we also provide the same program  
21 to our children in our schools.

22 MAYOR STRAUSS: OK. It seems like a low impact  
23 to the neighborhood.

24 Deputy Mayor?

25 MR. PEREIRA: Thank you.

1                   Very thorough. Perfect. You did your homework  
2 prior to coming here.

3                   You may not know, I'm an educator as well.  
4 Twenty-six years of teaching. I think there's always a  
5 need, and parents are always looking to have their  
6 children be prepared and get ahead. And certainly it's  
7 very competitive these days, so obviously tutoring  
8 centers and enrichment programs are doing very well.

9                   I wish you luck. As the Mayor said, it's a  
10 very low impact. I can't think of anything better to go  
11 in that area there. I don't think it's going to be any  
12 kind of detriment to the neighborhood.

13                   So I certainly wish you well. Thank you.

14                   MS. AN: Thank you.

15                   MR. PEREIRA: And thank you for choosing  
16 Mineola.

17                   MAYOR STRAUSS: Trustee Cusato?

18                   MR. CUSATO: Thank you, Mayor.

19                   Good evening, ladies.

20                   MS. AN: Good evening.

21                   MR. CUSATO: I have no problem with your  
22 request, but the dance studio is right next door to you.  
23 Do you see a conflict with the dance studio hours versus  
24 your hours?

25                   MS. LEE: We actually thought that was a good



1 idea, you know, because we are serving children anyway  
2 and then we can maybe eventually, if it's possible, we  
3 can serve as partners. You know, like, kids can come  
4 upstairs and do some classes and then they can go  
5 downstairs, take some dance lessons, and all these are  
6 good for children.

7 MR. CUSATO: OK.

8 Can you share that -- is that parking lot --  
9 can you share that parking lot?

10 MS. AN: Yes.

11 MS. LEE: We are going to be sharing the  
12 parking lot with them, but then we're definitely going to  
13 look at their schedule and hopefully their drop off hours  
14 are going to be different from our drop off hours. So in  
15 that way it will be easier for the parents.

16 MR. CUSATO: OK. Thank you.

17 MAYOR STRAUSS: Thank you.

18 Trustee Durham?

19 MR. DURHAM: Thank you.

20 You said it's after school, weekends. Weekends  
21 approximately --

22 MS. AN: And school breaks.

23 MR. DURHAM: And school breaks.

24 Just approximate time frame on a Saturday or a  
25 Sunday that you will be open.

1 MS. AN: Yes. Around 9:00 o'clock in the  
2 morning, if it's a Saturday, and 5:00 or 6:00 at night,  
3 not later.

4 MR. DURHAM: OK. So 9:00.

5 MS. AN: Because we all have kids. So we would  
6 also like to be home with our kids.

7 MR. DURHAM: Just the approximate guess on  
8 staff, or the number of staff?

9 MS. AN: Depending on the number of students.  
10 We have currently four classrooms. So definitely four  
11 teachers for the classrooms, plus one of us will be there  
12 managing and teaching.

13 MR. DURHAM: No further questions.

14 MAYOR STRAUSS: Thank you.

15 Trustee Walsh?

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

17 How are you?

18 MS. AN: Hi. Pretty good.

19 MR. WALSH: Let me ask you something: What is  
20 the percentage of students that get dropped off versus  
21 the percentage of people that stay there while the  
22 children are --

23 MS. AN: We do have a waiting room for the  
24 parents. So the parents are welcome to stay outside of  
25 the classroom and remain there in the waiting area.

1 MR. WALSH: Yes.

2 MS. AN: But it's up to the parent's  
3 discretion.

4 MR. WALSH: But, you know, what are your plans?  
5 Do you think that most people will be dropped off, as  
6 opposed to --

7 MS. AN: I think, after they become comfortable  
8 and familiar with the classes and what we're doing, they  
9 can go next door to shop, go to Panero.

10 MR. WALSH: Because I believe that the majority  
11 of the people will be dropping their children off and  
12 coming back.

13 MS. AN: Yes. Usually. Once they are OK with  
14 the service.

15 MR. WALSH: You know, I believe there's plenty  
16 of meter parking there. There's a parking lot. The  
17 hours that you're working are not the same as other  
18 people's hours. I think it's a good use.

19 What are your plans for the summertime? Do you  
20 think that you'll have as many students, or do you plan  
21 to have parties with excessive students or anything?

22 MS. AN: We're actually looking to start in the  
23 fall time. The summer we're trying to do our open house,  
24 get ourselves out there, and hopefully start with the new  
25 school year.

1 MR. WALSH: OK. I have no further questions.  
2 Thank you.

3 MAYOR STRAUSS: Thank you.

4 Any other comments from the Board?

5 MR. PEREIRA: Just a question.

6 What ages will you be serving mostly? Will  
7 this be SAT prep, AP prep, regents prep, or from K  
8 through 12?

9 MS. AN: So we do a combination of test prep  
10 for the higher kids. This is more for elementary to high  
11 school. For the older kids the teaching is around  
12 testing, such as SAT and regents. For the lower kids we  
13 do have language and cultural enrichment classes.

14 MR. PEREIRA: So you'll be serving basically K  
15 through 12.

16 MS. AN: Yes.

17 MR. PEREIRA: Thank you.

18 MAYOR STRAUSS: Any other comments?

19 If you folks can have a seat, don't go too far,  
20 we'll open it up to public comment.

21 MS. AN: Yes. Thank you.

22 MAYOR STRAUSS: Anybody in the first row?  
23 Second row? Third row? Fourth row? Fifth row? Sixth  
24 row? Seventh row?

25 Folks, that's too far.

1 Yes, ma'am. Come on up to the podium, please.  
2 Please state your name and address, and speak clearly for  
3 the reporter.

4 MS. VIVONA: My name is Michelle Vivona, and  
5 I'm the owner and director of the dance studio which is  
6 at 500 Jericho Turnpike.

7 I'm a little concerned on the parking issue.  
8 Our hours are after school hours. We do have specific  
9 parking in our lease for that lot which is used and  
10 needed for our school. I'm not sure where the entrance  
11 to this space is that they're speaking of. I know that  
12 there are stairs from this parking lot. So I don't know  
13 if that's where drop off is going to happen.

14 Those are my questions.

15 MAYOR STRAUSS: Anything else?

16 MS. VIVONA: I guess I'm here -- I'm concerned  
17 on the parking.

18 MAYOR STRAUSS: Parking. OK. Great. We'll  
19 ask the applicants those questions for you.

20 Thank you very much, ma'am.

21 MS. VIVONA: All right.

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

24 OK. Folks, come on back up.

25 So there's a question from one of the members

1 of the public, who is a co-occupant, about the parking.  
2 So apparently they have spots in the lease. You have  
3 spots in the lease. I would believe that would be an  
4 owner issue with the owner of the building, maybe mark  
5 spots who gets what. And there's an enforcement issue  
6 that doesn't fall under our purview, but it would fall  
7 under the cooperation of neighbors being good neighbors.

8 There was a question about where you think the  
9 drop off would be. I guess it would be in that front --  
10 when you come into that parking lot, the entrance to your  
11 second floor is right on the same line of entrance where  
12 the dance studio is. So the drop off, I would assume,  
13 would be either in the parking lot or in the street.  
14 There's really not much you can do about that.

15 MS. AN: Well our entrance is actually in the  
16 front.

17 MAYOR STRAUSS: It's on the Jericho Turnpike  
18 side?

19 MS. LEE: Yes. On Jericho Turnpike.

20 MAYOR STRAUSS: OK.

21 MS. LEE: So the entrance that she's talking  
22 about is going to be our emergency exit. So if we have a  
23 fire, we have an emergency, that will be the door that's  
24 going to take directly into the parking lot. But we're  
25 expecting the parents to drop them off in the front of

1 the building where there are a few --

2 MS. AN: Like five or six spots.

3 MS. LEE: -- street parking that they can stop  
4 and quickly drop off their kids.

5 And like I said before, and if that becomes an  
6 issue, we can always send staff to stand by the side curb  
7 at the time that they are supposed to drop off the kids  
8 and we can escort the children up there so the parents  
9 can do a quick drop off and leave.

10 MAYOR STRAUSS: All right. Great. I would  
11 just be cognizant just to be good neighbors. And reach  
12 out to the landlord and just delineate whose parking  
13 spots are whose.

14 Deputy Mayor?

15 MR. PEREIRA: I would just caution everyone --  
16 and I agree with the Mayor that obviously a lot of this  
17 has nothing to do with us. It has to do with you and  
18 your neighbor. But I would caution anyone double-parking  
19 on Jericho Turnpike. What I would rather see is have  
20 them pull into the parking lot, because there's an  
21 entrance and an exit.

22 MS. AN: OK.

23 MR. PEREIRA: And they can make a U-turn or, if  
24 you are coming south on Beebe, you can pull up right next  
25 to the corner of Beebe and Jericho and drop them off

1       there and walk that way. You know, Jericho -- because  
2       you're assuming on Jericho those spots are going to be  
3       empty in front, someone can pull up and drop their child  
4       off and leave. That's not always the case.

5               So the most important thing would be safety for  
6       us. So either drop them off on the side street right on  
7       the corner or in the parking lot.

8               The building is there. The building is two  
9       stories. The building has that parking. That second  
10      story, I assume the landlord is not going to want to keep  
11      it vacant. So whether it is a tutoring center or, you  
12      know, a law office, or an accountant's office, or I  
13      believe we had an application here a year or two ago for  
14      a church, so there could be much worse uses as far as I'm  
15      concerned. So that space is going to be occupied by  
16      someone. So the occupants of that lot are going to have  
17      to get along and figure it out. So I hope that you will  
18      for everyone's --

19              MS. AN: Right. Thank you for the suggestion.

20              MAYOR STRAUSS: Trustee Cusato?

21              MR. CUSATO: Actually I did have a question,  
22      but Deputy Mayor Pereira raised the question that I was  
23      going to raise.

24              So I just hope you have a mutual cooperation  
25      with the two of you.



1 MS. AN: Yes, of course. We're here for the  
2 benefit of the kids and for the benefit of the community.

3 MR. CUSATO: Yes. Exactly. OK. I hope that  
4 happens.

5 Thank you.

6 MAYOR STRAUSS: Any other comments from the  
7 Board?

8 Motion to approve?

9 MR. PEREIRA: Motion.

10 MAYOR STRAUSS: Motion by Trustee Pereira.

11 MR. CUSATO: Second.

12 MAYOR STRAUSS: Second by Trustee Cusato.

13 Mr. Scalero, poll the Board.

14 MR. SCALERO: Yes, sir.

15 Trustee Durham?

16 MR. DURHAM: Yes.

17 MR. SCALERO: Trustee Pereira?

18 MR. PEREIRA: Yes.

19 MR. SCALERO: Trustee Cusato?

20 MR. CUSATO: Yes.

21 MR. SCALERO: Trustee Walsh?

22 MR. WALSH: Yes.

23 MR. SCALERO: Mayor Strauss?

24 MAYOR STRAUSS: Yes.

25 Congratulations, folks.

1 MS. AN: Thank you so much.

2 MS. LEE: Thank you.

3 MAYOR STRAUSS: Stay close to our Building  
4 Department as far as renovations are concerned and signs  
5 and things that you're going to put up. The Building  
6 Department can put you in contact with our sign program.  
7 I don't think it extends down to you, but at least it  
8 gives you an idea of what we're looking to do with the  
9 rest of the Village.

10 Get involved in the Chamber of Commerce.  
11 They're an incredible group of individuals. There are  
12 some great networking opportunities for you there.

13 MS. AN: Thank you.

14 MAYOR STRAUSS: And thank you for choosing  
15 Mineola, and welcome to the family. We wish you the best  
16 of success.

17 MS. AN: Thank you very much.

18 MAYOR STRAUSS: Thank you very much. Have a  
19 great evening.

20 MS. LEE: Thank you. Have a nice evening.

21 \* \* \*

22

23

24

25

1 MAYOR STRAUSS: Mr. Scalero?

2 MR. SCALERO: Yes.

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 12, 2019, 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 NYU Winthrop Hospital to amend  
13 condition number 8 of the decision of the Board of  
14 Trustees dated March 24, 1994 to permit construction west  
15 of the existing westerly wall of the current building at  
16 the property known as 259 First Street, Mineola, New  
17 York, known and designated on the Nassau County Land and  
18 Tax Map as Section 9, Block 673, Lot 10.

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

25 "At this scheduled meeting of its Board of

1 Trustees reserved decisions from previous meetings, if  
2 any, may be acted upon by the Board of Trustees.

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

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

8 "Dated: May 3, 2019."

9 MAYOR STRAUSS: Thank you.

10 Mr. Whalen, report on mailings?

11 MR. WHALEN: Yes, Mayor.

12 We're in possession of the Affidavit of  
13 Mailing, and it has been signed and notarized.

14 MAYOR STRAUSS: Thank you.

15 Mr. Gibbons?

16 MR. GIBBONS: I'd ask for a resolution  
17 declaring this a Type II Action under SEQRA.

18 MR. PEREIRA: Motion.

19 MAYOR STRAUSS: By Trustee Pereira.

20 Second?

21 MR. WALSH: Second.

22 MAYOR STRAUSS: Trustee Walsh.

23 All in favor?

24 MR. DURHAM: Aye.

25 MR. PEREIRA: Aye.

1 MR. CUSATO: Aye.

2 MR. WALSH: Aye.

3 MAYOR STRAUSS: Aye.

4 Opposed?

5 Carried.

6 Again, folks, this will be the format for this  
7 evening's hearing: The applicant will make their  
8 presentation. There will be an interaction with the  
9 Board. After that is done, we'll open it up for public  
10 comment.

11 I request that anybody wishing to speak this  
12 evening to approach the podium, state their name, address  
13 and affiliation, and speak clearly so it can be  
14 accurately recorded by the stenographer.

15 Sir?

16 MR. McKEVITT: Good evening, Mayor Strauss,  
17 members of the Board.

18 For the applicant, NYU Winthrop Hospital,  
19 Thomas McKevitt, Sahn, Ward, Coschignano, 333 Earle  
20 Ovington Boulevard, Uniondale, New York.

21 Mayor Strauss, members of the Board, at this  
22 time NYU Winthrop Hospital is seeking to make an addition  
23 to the current New Life Pavilion located in the northwest  
24 portion of the building on the hospital campus. They're  
25 seeking to add an additional two stories to the current

1 pavilion with a one-story mechanical penthouse, which  
2 will come to a total height of 64 feet 6 inches. The  
3 total addition will be 46,500 additional square feet to  
4 the existing building.

5 On February 28th of this year the Board of  
6 Zoning Appeals held a hearing regarding variances we need  
7 regarding this construction, including variances for  
8 front yard setback, side yard setback, height, and  
9 off-street parking.

10 Just going to the requirements for the  
11 off-street parking, according to the Village zoning  
12 calculations for the addition we're putting in, we would  
13 need 116 additional parking spaces for the project or 96,  
14 depending upon the per bed calculation, but a maximum  
15 116.

16 Technically, under the code, we had a  
17 deficiency for this reason: On the Winthrop campus there  
18 are technically physically 2,199 spaces. Joseph Burke  
19 has physically counted each and every one of those  
20 spaces, and they are indeed there. And according to that  
21 inventory on the requirement for the hospital, we  
22 actually have 570 spaces in surplus of what the code  
23 actually requires us. But the problem is as follows:  
24 The employee parking garage, which is on the south side  
25 of the Long Island Rail Road tracks, has 1,327 spaces.

1 And as you're well aware, it is physically connected to  
2 the campus of the hospital by a pedestrian bridge which  
3 goes over the tracks. The problem is, because that  
4 parking garage is technically in the P-3 zone and not the  
5 hospital H zone, those spaces are technically not counted  
6 as part of the parking of the hospital. So even though  
7 the garage is there, and physically we all know it's  
8 there, technically it's not counted according to the  
9 calculation of the hospital. But again, I think in  
10 actuality, according to operations we do have the surplus  
11 of the spaces. And that, then, was one of the reasons  
12 why we came before the Board of Zoning Appeals back in  
13 February. On April 12th of this year the Zoning Board  
14 did grant our application for those variances, which  
15 brings us to the reason as to why are we here before this  
16 Board.

17 Back in 1994, at that point, when. . .  
18 Realistically, what happened in 1994 is that, back on the  
19 southwest corner of the property, there was an  
20 application at that time to demolish two residences and  
21 increase some of the parking spaces at that point. And  
22 as part of a comprehensive decision a number of  
23 conditions were put on by the Board, including the fact  
24 that only those two houses could be demolished. There  
25 wouldn't be any access except for emergency access going

1 in from DeMott at that point. There were a lot of  
2 requirements regarding vegetation and planting to  
3 beautify the area as well. A requirement that the  
4 hospital continue to pay taxes to the Village from the  
5 hospital for those buildings which at one point existed.  
6 And one other condition which was put on at that point  
7 was a requirement in that instance that the Village could  
8 -- the hospital could no longer go and build any further  
9 west than the westerly building of the hospital at that  
10 time, which is known as the Hoag Pavilion and has become  
11 today known as the Hoag Covenant, which is on the map in  
12 this instance.

13 Incidentally, the Hoag Pavilion was actually  
14 built in 1975. So the indication and the imposition of  
15 the Hoag Line had nothing to do with the physical  
16 buildings of the hospital. It dealt with what was  
17 happening down here in the southwest corner with the  
18 demolition of those houses, and perhaps the concern of  
19 the Village Board at that point of the hospital  
20 increasing in time.

21 So that was a covenant which was imposed in  
22 1994, and we have lived with that up to this time. The  
23 problem is: We come down to the fact here, in 2019, due  
24 to the increase we have to do with the site, we are  
25 simply out of room on the hospital campus property. So



1        what we are seeking to do is have an exception to that  
2        1994 condition to allow us to build a slight addition  
3        onto the west, which would require approximately 19 feet  
4        into the breach of that Hoag Line as part of this  
5        concern.

6                Again, as far as everything else is concerned,  
7        you know, all of those houses on Fleet, every single one  
8        of them is owned by the Village.  There's a driveway  
9        which goes between those houses --

10               MAYOR STRAUSS:  Sir --

11               MR. PEREIRA:  By the hospital.

12               MR. McKEVITT:  By the hospital property.

13               MR. PEREIRA:  Yes, by the hospital.

14               MR. McKEVITT:  Right there.

15               Right behind the hospital there's a driveway  
16        off of First and goes into there.  That's going to remain  
17        there.  We're just going to be shifting it over a little  
18        bit to the west in order for that to occur.

19               So that is the legal reason why we're here on  
20        that point tonight, is the breach of the covenant.  At  
21        this point I'm going to ask Justin Burke, Director of  
22        External Relations at the Hospital, to go into a little  
23        more detail as to how we're going to deal with the change  
24        in the bed use, as well as the other changes in the New  
25        Life Pavilion.  So we offer Mr. Burke at this time.

1 MR. JUSTIN BURKE: Justin Burke, NYU Winthrop  
2 Hospital, Director of External Affairs, 259 First Street,  
3 Mineola, New York.

4 Mayor Strauss, members of the Board,  
5 Mr. Gibbons, thank you very much for taking the  
6 opportunity to listen to this presentation this evening.

7 The reason for the presentation is as follows:  
8 We're attempting to meet the demands and the needs of the  
9 community, not just the community of the Village of  
10 Mineola that you preside over, but also the communities  
11 such as Williston Park, Garden City, Westbury, Carle  
12 Place, etcetera.

13 We have found that we have to stay with the  
14 times, move with the times, and what I mean by that is a  
15 lot of the hospitals in the New York metropolitan area,  
16 as well as throughout the United States, are going to  
17 single-bedded room options. This will allow us to do  
18 just that. By going to single-bedded room options, we  
19 find it cuts down on infection control, infections being  
20 spread. Not that there is an issue at NYU Winthrop  
21 Hospital with infections, but keeping in touch with the  
22 changing and the evolving medical thoughts and processes.

23 With this what we're finding is that we're  
24 going to have a total of 40 NIC units, neonatal ICU  
25 bassinets, which is really just a net increase of no more

1       than 13. Thirteen more than we have today. But we will  
2       also include 46 new beds in this pavilion, increasing the  
3       number of patients who will have private rooms, as I just  
4       said. Beg your pardon. That will bring a net -- just so  
5       we're understanding -- the net total of new beds will be  
6       no more than 32 with this increase.

7               The increase will be two stories, as  
8       Mr. McKevitt said, with the mechanical. It will be very  
9       similar to the building that's currently there just to  
10      the east of where we're proposing. So we'll be right in  
11      line with what's currently on the property.

12             Currently, right now, I know there's a lot of  
13      concerns with parking in the neighborhood, speaking to  
14      residents in the neighborhood, neighbors of ours, actual  
15      next door neighbors to the hospital. And parking is a  
16      genuine concern. And I've heard it loud and clear.

17             What we do is we provide parking for our  
18      employees, a shuttle bus, not just to the parking garage  
19      that Mr. McKevitt was speaking of but we also have an  
20      interest in the Sears lot, which is south of NYU Winthrop  
21      Hospital down Franklin. And we have actually six  
22      shuttles that run between the hours of 6:00 a.m. to 9:00  
23      p.m. The reason that they do not go beyond 9:00 p.m. is  
24      because we don't find that there's a need at that point  
25      in time. And the reason they don't go earlier is the

1 same reason. Ancillary staff are generally hired  
2 throughout the 9:00 to 5:00 hours. So this way we want  
3 to make sure that we meet those needs.

4 Also, for full disclosure, those six buses may  
5 not run necessarily all six throughout the day. And what  
6 I mean by that is roughly between that 10:30 - 11:00 time  
7 frame till about 2:00 - 3:00 o'clock in the afternoon we  
8 actually only found that we needed two buses to operate  
9 and get the employees to and from their vehicles.

10 To that end, I know there were some questions  
11 from the Zoning Board: Well, what happens if there was  
12 an emergency, if a mother or a father needed to tend to  
13 their loved one and needed leave work, do they have to  
14 wait for that shuttle bus.

15 With the shuttles buses running every ten  
16 minutes, it has not been an issue. But we also have  
17 security that can bring those folks over to their  
18 vehicles ASAP.

19 I thank you very much for allowing me the  
20 opportunity to present this project. I'll be here if  
21 there's any questions that the Board or members of the  
22 community may have.

23 MR. McKEVITT: And just to follow-up again, you  
24 know, due to the changes, yes, we are having an increase  
25 of beds, but it's only going to be a 32 net increase

1 because the increases we are doing in this pavilion will  
2 actually kind of take away beds in the Potter and North  
3 pavilions as well. That's when you come down to it. And  
4 again, even though it may be a large increase of square  
5 footage, we are therefore changing to the single patient  
6 rooms instead of double patient rooms which is known  
7 throughout the hospital today that's what we're going to  
8 do.

9 I just want to correct one misstatement I made  
10 beforehand. The actual change on the west of the Hoag  
11 Line is actually 20 feet 1 inch. It was actually 19 feet  
12 on the change in the side yard setback, but it's actually  
13 20 feet 1 inch is what we will be increasing into that  
14 setback in breaching the Hoag Line.

15 In addition, you know, as far as that increase  
16 we're going to be doing in the hospital footprint, it  
17 still will be completely within the hospital zone. We  
18 will not be breaching into the R-1 residential zone  
19 whatsoever, as we do indicate that those houses already  
20 there on Fleet Street are -- every single one of them --  
21 owned by NYU Winthrop at this time. So it's not like  
22 there are other residents that we're encroaching into as  
23 well.

24 Again, and as far as the height is concerned,  
25 when you look at as well, it's going to be really almost

1 in height with the rest of the height of the hospital  
2 east of where we're going at this point. It will  
3 increase what we have, but it's going to be rather  
4 uniform and the hospital will look rather uniform too.  
5 What we're essentially doing is we're squaring out the  
6 hospital premises, as far as that's concerned.

7 Again, we're doing this as the absolute  
8 minimum. Obviously we're not looking to spend more money  
9 than we need to, or make this hospital larger than we  
10 need to. And again, it would be our preference not to go  
11 here to breach the whole covenant but again, with the  
12 size of the premises, there's only so much space left.  
13 And we feel this is the way we will be able to improve  
14 health care in the area, as well as be minimal as far as  
15 concerns to the variances that we asked for before the  
16 Zoning Board and this Board as well.

17 MAYOR STRAUSS: Thank you.

18 Any other --

19 MR. McKEVITT: That is my presentation.

20 MAYOR STRAUSS: Thank you very much.

21 So the driveway is going to stay there behind  
22 the houses.

23 MR. McKEVITT: Yes.

24 MAYOR STRAUSS: It's not going to be -- the  
25 houses, the property, even though they're owned by NYU

1       Langone, they are not going to be encroached upon, taken.  
2       No property is going to be taken.

3               MR. McKEVITT:  No.

4               MAYOR STRAUSS:  Thank you.

5               Deputy Mayor?

6               MR. PEREIRA:  Thank you.

7               And just for clarification, the homes across  
8       the street are also owned by NYU.

9               MR. McKEVITT:  Both sides of Fleet Place.

10              MR. PEREIRA:  Both sides.

11              MR. McKEVITT:  Every single house is owned by  
12     NYU, correct.

13              MR. PEREIRA:  OK.  And for those of you at  
14     home, I had two of my children born there in that New  
15     Life Center.  So I know exactly what you're talking  
16     about.

17              Essentially you're going to take what's there  
18     and you're just going to go up uniformly to match what is  
19     just slightly to the east of it.

20              MR. McKEVITT:  I also had two of my children  
21     born there too.  As we're all very well aware, the New  
22     Life Pavilion, where the actual labor and delivery  
23     occurred, is a gorgeous facility.  There are large rooms  
24     and space at that point.  Then there comes a time when  
25     the children and the mother leave that floor and go to

1 the upper floor, And those floors are much tighter there.  
2 And again, most of them are two patients in a room. And  
3 they're tired. So we're trying to give that experience  
4 which we have in labor and delivery and move that to the  
5 rest of the hospital, of which we simply don't have the  
6 space for right now in our current configuration.

7 MR. JUSTIN BURKE: If you look at the building  
8 that we're proposing, the two stories with the mechanical  
9 up here, as I'm pointing this out, just east of the  
10 building we would not be going higher than what's already  
11 there.

12 MR. PEREIRA: Right.

13 MR. JOSEPH BURKE: That's five stories. We're  
14 exist --

15 MR. PEREIRA: I know exactly what you're  
16 talking about.

17 Really, the reason why you're here is because  
18 of the 20 feet 1 inch.

19 MR. McKEVITT: That's the sole relief that we  
20 need from this Board, the 1994 condition with the 20 feet  
21 1 inch, which is literally this little portion over here.  
22 That's exactly what it is.

23 Again, the driveway is here. This is going to  
24 move over a few feet but essentially, when you're going  
25 to be looking from the north to the south of this



1 building, it's going to be very similar in look and  
2 operation as it is today. Obviously it will be a new  
3 facade. It will be moved out to the west. But it's  
4 going to be extremely similar to what we have there  
5 today.

6 MR. PEREIRA: The footprint is not going to  
7 increase significantly or noticeably. I mean 20 feet, in  
8 the scope of a large building, isn't going to be that  
9 noticeable. So it's like you have a layer cake and  
10 you're adding another layer, but the base of the cake is  
11 essentially the same size.

12 MR. JUSTIN BURKE: Yes. The reason we're also  
13 coming out is due to the building itself of the  
14 additional stories.

15 I do have Joe Burke, who is a professional  
16 engineer. He's also with NYU Winthrop Hospital. He's  
17 the Vice President of Engineering. And if you need to  
18 understand a little bit better, he can explain exactly  
19 why we didn't come out a little bit. That 20 feet, as  
20 Tom was saying, was in order to get the stories above it.  
21 But it's basically the same piece of cake, as you  
22 mentioned.

23 MR. PEREIRA: All right. Thank you.

24 MAYOR STRAUSS: Trustee Cusato?

25 MR. CUSATO: Thank you.

1 Mr. McKevitt, good evening. Mr. Burke, good  
2 evening.

3 I have no problem with this request. I know  
4 it's needed. But here's my question: We're talking 20  
5 feet 1 inch today. Back in '94 you were talking about  
6 demolishing homes and parking lots.

7 Are you going to stand fast by the 20feet? Is  
8 that the most you're going to go forever, or are you  
9 going to come back tomorrow, or two years, and say:  
10 Listen, we need another 40 feet for another building.

11 So where do you stand with your westerly  
12 expansion that's going to affect the houses on Fleet  
13 Place?

14 MR. McKEVITT: Certainly one thing that I do  
15 not want to do is come back to a Board over and over  
16 again asking for relief. And at this time, as far as  
17 this part of the application, this is what we are seeking  
18 to do.

19 Obviously, as we know, in several months NYU  
20 Winthrop will be completely controlled by NYU Langone,  
21 and I'm not going to hide the fact that there are many  
22 thoughts as to what to do with the hospital campus in the  
23 future. Just not speaking too much out of place but, you  
24 know, I think the thoughts we're having for the future  
25 are going to be very much looking towards the east of the

1 premises. I don't think there's a focus -- well, there  
2 are plans, but we're trying to work that this is where  
3 we're going as far as building the west, and thoughts  
4 we're going to the east. And that's why we chose where  
5 we're at today. But I'll let Mr. Burke explain further.

6 MR. JUSTIN BURKE: Most plans for construction  
7 beyond this are to the east of where we're talking right  
8 now. I've not seen anything at this point in time having  
9 anything to do with building west of where we're  
10 discussing.

11 MR. McKEVITT: Exactly. Again, things are  
12 fluid and there have been many different changes and many  
13 different plans, which I'm not going to go into, nor do I  
14 share it with counsel or this Board, because some of them  
15 are just so speculative at this point. But everything  
16 I've heard at this point, as far as building is  
17 concerned, this will be the western building line of this  
18 property. That's everything I have heard. I will  
19 represent as an Officer to the Court at this point that  
20 I've heard nothing where we're going to be building west  
21 of this line at this point.

22 And certainly keep in mind, too, anything else  
23 we do in this instance after would have to come to this  
24 Board anyway, and it's up to this Board's sole discretion  
25 where we go in this instance.

1                   So you make a very good point and a very good  
2                   concern. You know, you do have a hospital. And the  
3                   problem we have with all hospitals right now is they  
4                   start as these very small operations. They become very  
5                   big operations. You know, we have the same thing with  
6                   Northwell. If you go to South Nassau, in Oceanside, very  
7                   similar concerns, especially with the residents.

8                   And so as you sit here today, you don't want to  
9                   look like at one point that today you have the Village of  
10                  Mineola but that one day it becomes the Village of NYU  
11                  Langone, and that's if you're going to the west, west and  
12                  west. That's the concern that we share, and I share with  
13                  you. And that's why I think I'm comfortable with saying  
14                  at this point, as far as building, this is as far west as  
15                  we're going to go in my foreseeable future.

16                 MR. CUSATO: It's funny you should say that  
17                 because a lot of people are saying to me: When is it  
18                 going to be not the Village of Mineola, but the Village  
19                 of Winthrop, or Village of Langone Hospital. So that's  
20                 why I'm concerned. We're all concerned about the  
21                 residents on Fleet Place. And I know you need to expand  
22                 but, you know what, I don't need you taking over the  
23                 Village of Mineola as well.

24                 So, thank you.

25                 MR. McKEVITT: And I share that exact concern.

1 That's why we had very long discussions, before we even  
2 came into this hearing, a year and a half ago with that  
3 concern. So, you know, we keep in mind too, you know,  
4 that there are a large number of Village residents who  
5 work in this hospital as well, too. They're not just  
6 employees here, but they're also neighbors as far as the  
7 concern too.

8 And again, this hospital has been an integral  
9 part of Mineola for over almost 120 years. It will be  
10 for many years to come. But one thing we also have to  
11 make sure is that we are indeed being a good neighbor.  
12 You know, certainly there are a lot of concerns with  
13 neighbors on certain people parking in front of those  
14 homes. We don't want them there. And we don't want our  
15 employees parking in front of there either. And if we  
16 could force them to stop, we would. But we just can't to  
17 an extent. Many times those employees are also Village  
18 residents and they have parking permits and have that  
19 right to park as well too. But we're doing everything we  
20 can to make sure they not only park in the parking  
21 garage, but also leasing those properties over in Garden  
22 City to be as less congestion as possible.

23 You know, we're also aware the fact is, you  
24 know, our hospital, the reason why this hospital had  
25 chosen this spot is because it was next to a train

1 station, which was a great idea in 1900. As we all know  
2 today, even as a commuter, you drive there between 5:00  
3 and 7:00 o'clock at night, you know, it is extremely  
4 difficult on the best day to get around. So that's  
5 something we also have to be very cognizant of too.

6 And again, as something was happening back in  
7 their day, like Mr. Walsh many years ago regarding the  
8 fact that they wanted to put a third track there. And I  
9 thought that project was dead three years ago. And  
10 surprise, surprise, it now has reared its ugly head. So  
11 there's a lot certainly going on in this area in this  
12 instance and we're doing everything we can in our  
13 instance to be as good a neighbor so we can operate as a  
14 hospital as well as this.

15 MR. CUSATO: Thank you.

16 MAYOR STRAUSS: Trustee Durham?

17 MR. DURHAM: Thank you.

18 My family has had a long history with Winthrop  
19 and Nassau Hospital, as my grandmother came down in 1927  
20 from Mass General and was a maternity nurse at Nassau  
21 Hospital for many years.

22 My question is with the parking, the number of  
23 additional staff, because you said you're going to have  
24 excess 570 parking spots and everybody that lives here  
25 knows there's at least 100 Winthrop employees parking on

1 the streets daily.

2           There's no hospital policy to take and use  
3 those spots, or try and take and get your employees to  
4 take and park on their property, rather than parking in  
5 front of the homes? Because at the shift change you can  
6 take and be on Fleet, you can be on Woodnut, you can be  
7 on Horton, and you can see all the hospital employees  
8 walking out, walking to their cars, changing, and right  
9 before the shift changes see other people pull in and  
10 take those spots.

11           If you have 570 spots available on your  
12 property, I think there should be a way to take and get  
13 your employees to take and park so they can ease up some  
14 pressure on the neighborhood.

15           MR. JUSTIN BURKE: So we have been attempting  
16 to police it to the best of our ability. We've also had  
17 some programs to try and persuade the employees to park  
18 on our property, rather than be a nuisance to the  
19 community and the surrounding area. We have valet  
20 service that is not just for any of the family members  
21 that may be coming in, or patients that may be coming in.  
22 We also have valet service behind the hospital for the  
23 physicians and medical staff as well. And we also have  
24 valet service at certain times south of -- just south of  
25 us at the employee garage. And what that does is it gets

1 more cars in through the area and when there's an opening  
2 we can point out: Hey, listen, there's a spot open,  
3 number 22, etcetera. And so this the way we're rolling  
4 these cars in quicker and hopefully not being a nuisance  
5 to the community.

6 MR. DURHAM: Now when the hospital came for the  
7 parking garage across the railroad tracks, they talked  
8 about assigned spots for the employees and shift changes,  
9 and they said that it would accomplish having all  
10 employees park on Winthrop property. That obviously  
11 failed.

12 MR. JUSTIN BURKE: We do have the majority of  
13 our employees that are parking there, as well as behind  
14 the hospital itself, as well as now having the ability to  
15 shuttle folks to the former Sears site that we now have  
16 an interest in. We are attempting to stay  
17 self-regulated, if you would. But like anything else, we  
18 can only ask. We can't force these folks to not park.  
19 Especially, the hard part is, quite frankly, when you  
20 have members of the community, as Tom was alluding to,  
21 that maybe are driving in and parking in front of their  
22 neighbors, a friend of theirs house, and they may have an  
23 agreement that we have nothing to do with.

24 MR. McKEVITT: My parents' house is not too  
25 many far blocks from Nassau University Medical Center,



1 and this is the same issue they've had for the last 45  
2 years as well, too, is the fact that, you know, again the  
3 hospital does everything it can within its power to go  
4 and make sure the employees use those other options. We  
5 don't want to be having the conversation we're having now  
6 with this issue, But the fact is, when you have parking  
7 spaces which are open to the public, people choose to do  
8 that. Some people just don't like parking in parking  
9 garages. As much as I have no problem with it -- I  
10 prefer to do it because when it rains I make sure I'm  
11 dry -- some people just don't want to, and they'd rather  
12 walk in the rain than do that. And again, we do  
13 everything we can to encourage them not to do it but,  
14 again, some people are just going to -- human behavior --  
15 do it. And as you're well aware, you could put parking  
16 restrictions in there to stop it. The problem is it also  
17 stops the residents from parking in front of their own  
18 house.

19 You know, everyone in Long Island likes to  
20 think you own the space in front of your house. I think  
21 the same thing. You know, one thing I did for many years  
22 was as a building department prosecutor. I always tell  
23 people that no one usually has a problem with neighbors  
24 renting out houses, parts of their houses, but when that  
25 person parks in front of your house the gloves come off

1 and that's where, really, the issue is at that point.  
2 Same thing.

3 And again, we're doing everything we can to do  
4 it. But there's just no way we can enforce it, other  
5 than encouraging the best we can. But it's a problem.  
6 And that's why we do everything we can to alleviate that  
7 within our power.

8 MR. JUSTIN BURKE: And just before we close, we  
9 do have assigned parking. For example, Mr. Burke's  
10 parking -- and no relation -- but Mr. Burke's parking  
11 spot is not where my parking spot is, or the lot that I'm  
12 allowed to park in is not the same lot that Mr. McCarty  
13 is allowed to. So we do have it regulated to that, to  
14 certain lots, but it may not be that -- like, Trustee  
15 Durham, you may not have spot A and Trustee Pereira spot  
16 B. It's you're in certain lots. So they are assigned a  
17 parking area.

18 MR. DURHAM: So that all employees are assigned  
19 to a lot, whether they choose to use it, that's --

20 MR. JUSTIN BURKE: Yes. Yes. They may not  
21 have a specific spot because, for example, they may be on  
22 different shifts also, but you may be in one of the lots  
23 in the morning and you're seeing patients in the morning.  
24 Where, just for purposes of discussion, if Mr. Pereira  
25 was seeing patients in the afternoon, you may have both

1       been in the same spot but at different times.

2               MAYOR STRAUSS: Thank you.

3               Trustee Walsh?

4               MR. WALSH: Yes. Thank you.

5               Mr. McKevitt, how are you, Mr. Burke.

6               MR. McKEVITT: Good evening.

7               MR. WALSH: You know, what we're tasked here  
8       with tonight is just to speak about and just to decide  
9       about this 21 extra feet. And it's my understanding that  
10      the roadway -- and this is all included in your space. I  
11      understand that -- and the roadway will move over a  
12      little bit. And I don't see that being a problem. But  
13      you were the one who brought up the parking subject. So  
14      being that you brought up the parking subject, I was at  
15      the BZA hearing where you were given the OK with parking,  
16      and there were about maybe four or five people that spoke  
17      and four of the five of them spoke that lived in the  
18      neighborhood, and they spoke about people parking in  
19      front of their houses. One particularly said that at  
20      quarter to 7:00, when the nurses' shift changes at 7:00,  
21      the same nurses came every single night and parked on  
22      their street and stayed there all night long. And that's  
23      what one of the witnesses said in the minutes. I'm sure  
24      I'm paraphrasing. Other people said the same thing.

25              Now I understand that you have plenty of

1 parking over at Sears, but just human nature is that if  
2 you live in Mineola, if you live in New Hyde Park, if you  
3 live in Roslyn or in Albertson, you don't want to get on  
4 the shuttle and go to Sears and then come back in  
5 traffic. So human nature will have you park as close to  
6 the hospital as you can.

7 So people are suffering over there and, no  
8 matter what the explanation is with having 1,327 spaces  
9 and everything else, if you live on certain streets over  
10 there you get the same people parking in front of your  
11 house all day and all night. It is existing. It is a  
12 problem for people. So it's no wonder that they're  
13 afraid that these houses are going to be torn down. And,  
14 you know, our only question here tonight is the 21 feet,  
15 which I don't see leaning into the neighborhood. But for  
16 me, anything beyond that would be a problem. And I think  
17 that there is a problem in the neighborhood with hospital  
18 workers parking. Also on Sunday, or especially on a  
19 legal holiday -- and I just know this. I drive around a  
20 lot and I look -- on a legal holiday every single space  
21 is taken down by the train station, Station Plaza North  
22 and the road leading to the north and in front of the  
23 hospital. All . . . it's tough to visit a patient. I  
24 know this. Also on Saturday night. I had a patient in  
25 the hospital. I could visit him Wednesday night,

1 Thursday night, Friday night. Once it got close to  
2 Saturday at 6:00 o'clock, when there was no more  
3 enforcement, every single space is taken till almost  
4 Sunday morning. some of them are people that live  
5 locally but, also, some of them are hospital employees.

6 So you can have all the spaces you want, but  
7 unless you force somebody to go to Sears, if they can  
8 come closer they're going to. And I see that as a  
9 problem for the neighborhood, but I don't see that this  
10 21 feet is going to, you know, create an issue, you know,  
11 help that issue that exists with the parking, or hurt  
12 that issue that exists with the parking. So that's all I  
13 have to say.

14 Thank you, Mayor.

15 MR. McKEVITT: You know, when you look at it,  
16 too, I mean one of the questions that the Board has to  
17 look at in this instance and say is: Granting this  
18 application, you know, is it going to create so many more  
19 employees parking? That issue. I think it really does  
20 not. Again, it's only a small number of beds and we're  
21 not going looking to have any great increases of staff  
22 where this is concerned. But we acknowledge the issue  
23 exists, and that's why we brought it up, because we knew  
24 you were going to ask the question.

25 I'm not going to hide away the parking issue,

1 and we've been doing everything that we can do in that  
2 regard, and we're looking at other plans to do everything  
3 we can to remedy that situation because, again, we do  
4 have to be good neighbors to the people in the area. And  
5 if we aren't good neighbors to them, then the Village is  
6 going to have to do more enforcement than it is going to  
7 do. And again, none of us want to have to deal with that  
8 at this point. So I understand that.

9 MR. JUSTIN BURKE: The other reason we did  
10 bring up parking is -- as you know, Mr. Walsh -- it was  
11 brought up at the Zoning Board. So it was something that  
12 we felt that we had to bring up to the Mayor and the  
13 Board of Trustees just for full disclosure.

14 MR. DURHAM: Mayor?

15 MAYOR STRAUSS: Yes.

16 MR. DURHAM: The gate on Fleet, it was closed  
17 today because you had a barbecue, but it's been open with  
18 trucks going through there and the employees leaving.  
19 That will close after the construction for the parking  
20 garage? Is that just open temporarily --

21 MR. JUSTIN BURKE: So the --

22 MR. DURHAM: It's been open for about two  
23 months.

24 MR. JUSTIN BURKE: The gate on Fleet was  
25 supposed to be open after 3:00 o'clock in the afternoon

1 till roughly 6:00 o'clock in the evening due to  
2 congestion in the train station area with the parking  
3 garage that's being built. We found that construction  
4 workers were coming in and out of that gate. That gate  
5 has now been locked and no longer has any access  
6 whatsoever for construction workers or trucks to go in  
7 and out of that entrance or exit at all. That's  
8 something that we've policed once we found out what was  
9 going on. I got phone calls from members of the  
10 community. They explained and they had shown me photos.  
11 I have spoken with folks and I said: This is it. We  
12 shut it down. We didn't realize it was going on. For  
13 full -- you know, ignorance. Didn't realize it was going  
14 on and when we caught it we stopped it. No longer will  
15 they have any vehicles going in and out of that gate.  
16 We're not even allowing our own employees in and out of  
17 the gate because we wanted to lock it down quickly.

18 MR. McKEVITT: We're also cognizant of the fact  
19 that, you know, at this moment there is much construction  
20 going on on this very site. It's just, you know, an  
21 unfortunate time when this is going on now with the  
22 parking garages and with the third track as well during  
23 this instance.

24 Just to let you know, people, it's not like  
25 we're looking to start construction of this building in

1 the next week, or even in the next few months. You know,  
2 if this Board were to approve it, we still have a lot of  
3 detail, architectural and engineering plans. So it's  
4 going to be quite some time before we're even looking to  
5 put a shovel in the ground, and hopefully by that point  
6 the construction that is happening in the Village already  
7 will be tapering down, because certainly we don't want  
8 all this construction going on at once. But again, we're  
9 not looking to start construction in the next couple of  
10 months by any stretch of the imagination.

11 MR. WALSH: Mr. McKevitt, did you give the  
12 Zoning Board, like, a two-year period, or what time did  
13 you tell the Zoning Board?

14 MR. JUSTIN BURKE: At this point in time we  
15 don't have a time frame. We did not give a time frame to  
16 the Zoning Board. We have to still put architectural  
17 drawings together.

18 I would say about a year for plans before we  
19 would be submitting them to Superintendent Whalen.

20 Also, just to keep in mind, the construction  
21 that's currently going on right now is an upgrade of  
22 electronic medical records. It's an EMR system. And we  
23 have work that's going on on every single floor of the  
24 hospital. It's a massive project that's going on. We do  
25 not foresee to be anywhere near the amount of



1 construction and labor that is on site right now for this  
2 one.

3 Again, that's just, you know, for the  
4 submission of the plans. Obviously Mr. Whelan's office  
5 is going to go and do the review, submit it out, take a  
6 look at that. And we still have bid out the project to a  
7 developer, too, who is going to build this project. So  
8 again, this is not something happening quickly.

9 And again, the problem is that obviously, when  
10 you have hospital regulations too, you have New York  
11 State Department of Health, and the regulation we have is  
12 extraordinarily larger than from this Board, but there  
13 are agencies far beyond this one which have a lot more  
14 problems that we have to look for to get this thing  
15 approved.

16 MAYOR STRAUSS: Mr. Burke, thank you very much  
17 for addressing the concerns of the community regarding  
18 the gate and the traffic flow around there. That's  
19 greatly appreciated.

20 Any other comments from the Board?

21 All right. At this time I'll ask you gentlemen  
22 to have a seat. We'll open it up for public comment.

23 Anyone wishing to make a comment, please  
24 approach the podium, state your name, your address, and  
25 make your comments understandable to the reporter.

1 Yes, sir?

2 MR. CAMPANELLI: Good evening. My name is  
3 Rocco Campanelli. I live at 90 Woodnut Place. I've  
4 lived there since 1975.

5 My concern is the active driveway.

6 MAYOR STRAUSS: Sir, if you could address your  
7 comments to us, that would be great. Thank you.

8 MR. CAMPANELLI: My concern is that the  
9 driveway just west of that building is a pretty active  
10 driveway, and people are coming in and out that are going  
11 east and west on First Street. Now my question is: How  
12 much extra use is that driveway going to get and, with  
13 that extra use, are there any traffic control  
14 considerations going on? Because pretty much now people  
15 that are going west on First Street, making a left into  
16 that driveway, hold up traffic going east down First  
17 Street. So it's a pretty dangerous situation now. With  
18 the extra building, I'm wondering how much consideration  
19 is given to controlling the traffic coming off First  
20 Street and going into that driveway.

21 MAYOR STRAUSS: Thank you.

22 Any other comments?

23 MR. CAMPANELLI: The other comment I have is to  
24 follow-up on Mr. Walsh's question.

25 The houses on Fleet, it's my understanding that

1 pretty much all the houses on the east side of Fleet are  
2 empty and being a resident, a long-time resident of that  
3 area, you really don't want to have dormant houses one  
4 block away from you because all sorts of maybe vagrants  
5 or whatever, and I understand that they see them coming  
6 out of the backyards of the empty houses from time to  
7 time. So I'd like -- I know it's not part of this  
8 hearing, but I'd like to know what the plan is for those  
9 empty houses that are one block away from my house.

10 MAYOR STRAUSS: Anything else?

11 MR. CAMPANELLI: That's it.

12 MAYOR STRAUSS: All right. Thank you very  
13 much.

14 Anyone else wishing to make comment? Second  
15 row? Third row? Fourth row? Fifth row? Sixth row?  
16 Seventh row?

17 Gentlemen.

18 MR. JUSTIN BURKE: Well as far as the houses, I  
19 can't speak to it because I don't have any plans at this  
20 point in time. As you know, there's a number of luxury  
21 apartments that are now up in the Village of Mineola and  
22 we have physicians that come in, due to age, some of them  
23 do not want a home. They don't have a need for a home.  
24 They may not have children. But they jump on the chance  
25 of potentially living in one of those luxury apartments.

1        So that's the reason that those houses at this point in  
2        time have not been used. We just don't have a need for  
3        them.

4                So as far as the activity in the driveway, I  
5        agree with you. It is a very active driveway. I,  
6        myself, go in and out of the driveway. What we've done  
7        for anyone that's coming out, if they're in a  
8        commercial-type of vehicle, maybe a construction vehicle,  
9        we make sure that there's a flagman that will be bringing  
10       them out because of the fact that First Street is busy,  
11       but we do not foresee there being a significant increase  
12       of activity than what's already there.

13               MAYOR STRAUSS: Mr. Burke, I understand that  
14       you mentioned that there's no particular use for the  
15       houses now for residents. Are they being used for  
16       anything else?

17               MR. JUSTIN BURKE: No.

18               MAYOR STRAUSS: Are they being kept up?

19               MR. JUSTIN BURKE: Yes. Yes. Actually, we  
20       have security officers that go through the properties as  
21       they do their rounds, as they do other buildings  
22       throughout the immediate campus area, and that's one of  
23       the areas. If it's a vacant house, our security officers  
24       do walk over. And we also have a -- what is it -- a  
25       Sabbath house, if I'm not mistaken, a Sabbath house that

1 is utilized that still does have folks in it. Depending  
2 on the time of night and the time of day, you may have --  
3 they come in and check on a loved one and we put them up  
4 in the Sabbath house.

5 MR. CUSATO: So who cuts the grass, shovels the  
6 snow; Is that your responsibility?

7 MR. JUSTIN BURKE: We do it.

8 MR. CUSATO: And do you do that?

9 MR. JUSTIN BURKE: Yes. Absolutely. We have  
10 landscapers that come take care of the entire campus and  
11 that's just part of the -- and as far as the snow  
12 removal, it's the same thing.

13 MR. CUSATO: Thank you.

14 MR. WALSH: Mayor, may I?

15 MAYOR STRAUSS: Yes, sir.

16 MR. WALSH: Just to clarify something.

17 Mr. Campanelli said that Winthrop Hospital owns all the  
18 houses on the east side of Fleet, but I believe they own  
19 all the houses on the west side of Fleet also --

20 MR. JUSTIN BURKE: Yes, that's correct.

21 MR. McKEVITT: That's correct.

22 MR. WALSH: -- as well as some houses on  
23 DeMott, I guess, and many other houses in that immediate  
24 area. And I guess back in the, I don't know, in the  
25 '70s, or '80s, or '90s, when my wife's aunt sold one of

1 the houses a block away to Winthrop and they were putting  
2 resident doctors in those houses.

3 MR. JUSTIN BURKE: Yes, that's correct.

4 MR. WALSH: And you say there's no need for  
5 that anymore.

6 MR. JUSTIN BURKE: No. What's happening is we  
7 still have a need for putting doctors up, and we do that  
8 on the west side of Fleet. We have physicians with  
9 families that are in those houses. If a resident comes,  
10 they have the ability to stay in a house, or we may give  
11 them the option of staying in an apartment. If they do  
12 not need the house, they generally aren't taking that  
13 option. They would rather one of the luxury apartments  
14 that are --

15 MR. WALSH: You know, I get that, and I think  
16 that's a good idea that you have families and resident  
17 doctors occupying the houses on the west side of Fleet  
18 street. And in the past they occupied the houses on the  
19 east side of Fleet Street. And at one point the hospital  
20 used some of those houses for storage. And you're not  
21 allowed to use them for storage. And you immediately  
22 took the storage out --

23 MR. JUSTIN BURKE: Yes.

24 MR. WALSH: -- when you were notified.

25 So if you don't have the use for storage, you

1 can't use those houses for storage, and you have no need  
2 for resident doctors, and the Village has no intentions  
3 of letting you tear them down, would the hospital  
4 consider putting those houses back on the market and --

5 MR. JUSTIN BURKE: No.

6 MR. WALSH: -- have people buy those houses?

7 MR. JUSTIN BURKE: No.

8 Mr. Walsh, just because we don't have a need  
9 today doesn't mean that we won't have one tomorrow.

10 MR. WALSH: OK. So those houses at this point  
11 are just going to sit there vacant.

12 MR. JUSTIN BURKE: Potentially. I don't know  
13 how long. It could be until the end of this week. It  
14 could be a year from now. It could be two years from  
15 now. I can't --

16 MR. WALSH: You kind of expressed the fact that  
17 the houses are vacant because you don't really need them.

18 MR. JUSTIN BURKE: Those houses at this point  
19 in time, yes. But I can't tell you that I won't need  
20 them next week or in a month from now.

21 MR. WALSH: OK. I get it. Thank you.

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

24 Anything else, gentlemen?

25 MR. JUSTIN BURKE: No, Mayor.

1 MR. McKEVITT: No, Mayor.

2 MAYOR STRAUSS: I'll entertain a motion to  
3 close the hearing, reserve decision.

4 MR. WALSH: Motion.

5 MAYOR STRAUSS: Motion by Trustee Walsh.  
6 Second?

7 MR. PEREIRA: Second.

8 MAYOR STRAUSS: Trustee Pereira.  
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 Opposed?

16 Carried.

17 Folks, thank you very much for coming out this  
18 evening. We are going to take a brief recess and we'll  
19 come out for a work session.

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

23 \* \* \*

24   
25 PATRICIA A. TAUBER, RPR  
OFFICIAL COURT REPORTER



- Board of Trustees Hearing of 6/12/2019 -

I N D E X

SUBJECT

PAGE

Pioneer Enrichment, Inc.  
500 Jericho Turnpike  
Mineola, New York 11501

2

NYU Winthrop Hospital  
259 First Street  
Mineola, New York

19

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