

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE

BOARD OF TRUSTEES

September 18, 2020  
6:30 o'clock p.m.

B E F O R E:

SCOTT P. STRAUSS, Mayor

PAUL A. PEREIRA, Deputy Mayor

PAUL S. CUSATO, Trustee

GEORGE R. DURHAM, Trustee

DENNIS J. WALSH, Trustee

ALSO PRESENT:

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

JOSEPH R. SCALERO, Village Clerk

DANIEL B. WHALEN, Superintendent of  
Buildings

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JANINE M. COLASANTI, RPR  
OFFICIAL COURT REPORTER  
516-493-3351

1           MAYOR STRAUSS: Good evening, ladies  
2           and gentlemen. Thank you for coming out  
3           this evening. We have several hearings  
4           tonight. I appreciate it if everybody can  
5           just maintain social distancing and wear  
6           your mask, if you can.

7           Mr. Scalero.

8           MR. SCALERO: Legal Notice of Public  
9           Hearing of the Incorporated Village of  
10          Mineola. Please take notice of the Board  
11          of Trustees of the Incorporated Village of  
12          Mineola will hold a public hearing on  
13          Wednesday, September 16, 2020 at 6:30 p.m.  
14          at the Village Hall, 155 Washington Avenue,  
15          Mineola, New York, 11501, or at some other  
16          location to be hereafter designated by the  
17          Board of Trustees, in order to receive  
18          public comment upon the following:

19          Application of High Point Engineering  
20          for a special use permit pursuant to  
21          Chapter 550 of the code of the Incorporated  
22          Village of Mineola. Entitled "zoning"  
23          Section 550-12 entitled B-1 districts,  
24          subsection (B) entitled "Special Uses" to  
25          construct a 1,360 square foot convenience

1 store for the sale of packaged food, snacks  
2 and beverages upon the property known as 91  
3 Jericho Turnpike, Mineola, New York, known  
4 and designated on the Nassau County Land  
5 and Tax map as Section 9, Block 45, Lots  
6 244-247.

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

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

19 At the aforesaid time and place, all  
20 interested persons will be given an  
21 opportunity to be heard.

22 By Order of the Board of Trustees,  
23 Village of Mineola, Village of Mineola,  
24 Joseph R. Scalero, dated August 14, 2020.

25 MAYOR STRAUSS: Thank you.

1 Mr. Whalen?

2 MR. WHALEN: Report on the updated  
3 mailings, signed and notarized.

4 MAYOR STRAUSS: Thank you very much.

5 Mr. Gibbons.

6 MR. GIBBONS: May I ask for a  
7 resolution that this be declared a type two  
8 action under SEQRA?

9 MAYOR STRAUSS: Motion.

10 TRUSTEE WALSH: Motion.

11 MAYOR STRAUSS: Motion by Trustee  
12 Walsh.

13 Anybody second?

14 DEPUTY MAYOR PEREIRA: Second.

15 MAYOR STRAUSS: Motion second by  
16 Trustee Pereira.

17 All in favor?

18 (Whereupon, all Board members replied,  
19 "aye.")

20 MAYOR STRAUSS: Proposed.

21 MR. GIBBONS: Mayor, the Nassau  
22 County Planning Commission has reviewed  
23 this application and has recommended for  
24 local determination.

25 MAYOR STRAUSS: Thank you.

1           This is going to be the format for  
2           this evening's hearings. The applicant  
3           will make their presentation and call its  
4           witnesses. We will hold all questions  
5           until the presentation is complete. The  
6           Board members will then ask our questions,  
7           and we will be opening it up to public  
8           comment.

9           I ask anybody that is approaching the  
10          podium to please state your name and  
11          address for proper recording, and speak  
12          slowly and clearly again for proper  
13          recording.

14          Gentlemen.

15          MR. FARRELL: Good evening,  
16          Mr. Mayor, and the Board, for the  
17          applicant, John Farrell, from the firm of  
18          Sahn, Ward, Coschignano. Our offices are  
19          at 333 Earle Ovington Boulevard, Suite 601,  
20          Uniondale, New York.

21          With me tonight is Chris Tartaglia  
22          from High Point Engineering. He is the  
23          engineer on the project.

24          The subject property is located on  
25          the northwest corner of Jericho Turnpike

1 and Maple Place. It's presently improved  
2 with a gas station with a small kiosk that  
3 sells small convenience items. It has  
4 existed in this location as a gasoline  
5 station for more than 60 years.

6 We are here tonight seeking a special  
7 permit to operate a convenience store in  
8 connection with the gasoline service  
9 station.

10 We are going to replace the existing  
11 underground storage tanks with new state of  
12 the art double wall tanks which are  
13 designed to prevent gas from leaching into  
14 the soil and contaminating adjoining  
15 properties.

16 The current gas station kiosk is old  
17 and inefficient and really needs to be  
18 demolished.

19 Gasoline service stations these days  
20 typically do not make money on gasoline.  
21 Gasoline is usually the use that brings  
22 people to the cite for other purposes.  
23 They get gas, but there is also convenience  
24 items which is a big part f keeping  
25 gasoline stations profitable and operating.

1           Some gas stations even sell gas at a loss.

2                   My client seeks to presently redo the  
3           whole gasoline and service station,  
4           relocate the convenience store to the south  
5           property line which backs up to a large, I  
6           think it is about a 100, 150-foot radio  
7           antenna and vacant land on a piece of land.  
8           So it's really put in a place that is the  
9           furthest away from Jericho Turnpike, but it  
10          won't have any impact on any residents in  
11          the surrounding area.

12                   I'm going to bring Chris Tartaglia up  
13          to address some of the finer points of the  
14          site plan, and then I will address the  
15          criteria.

16                   MR. TARTAGLIA:   Good evening,  
17          Mr. Mayor and to the Board.   Thank you for  
18          hearing us this evening.

19                   For the record, my name is Chris  
20          Tartaglia, principal and owner of the firm  
21          High Point Engineering, 521 Conklin Street,  
22          Farmingdale, New York.

23                   My associate has done a great job  
24          describing the over view of the project.  
25          Just over my left shoulder we are proposing

1 a new convenience store on the south  
2 property line, total area of 1,364. With  
3 that we are also installing underground  
4 storage tanks. The tanks that are there  
5 are due for replacement. This is an all  
6 encompassing project whereby we are taking  
7 care of underground storage tanks as well  
8 as building a new building.

9 We are actually keeping the pump  
10 island locations nearest Jericho Turnpike  
11 and we are just relocating those that are  
12 currently on the kiosk island that would be  
13 closer to where the other ones are to make  
14 room for the store in the back.

15 We are providing parking stalls both  
16 in front of both sides of the building.  
17 And the green areas on the plan, as can you  
18 see, are going to be landscaped.

19 I can certainly answer any questions.  
20 It is a relatively simple and  
21 straightforward application. We will open  
22 it up to the Board for any technical  
23 questions I can answer.

24 MAYOR STRAUSS: Thank you.

25 What are the plan hours of operation?



1           MR. FARRELL: Ideally, we would like  
2           to be a 24-hour operation. My client has a  
3           lot of experience with these types of  
4           stations. And what he has seen is that  
5           when the gas stations close and they are  
6           dark, he tends to have more break-ins.  
7           This station alone, the kiosk has been  
8           broken into three times in the last 19 to  
9           24 months.

10           He feels that it provides convenience  
11           items for people when other stores in the  
12           surrounding area are closed. This is  
13           really a smart operation. Again, it  
14           doesn't back up directly to the residents.  
15           We feel that the 24 hours would really  
16           benefit the surrounding community.

17           As you can see, the building that we  
18           are posing is more of a residential  
19           character. It is not a blocky masonry  
20           stone building. We are going to use vinyl  
21           siding and architectural shingles on the  
22           building to enhance the appearance of it.  
23           So that would be our request.

24           We were -- I did want to bring the  
25           Board's attention to the fact we were here

1 last month with the Zoning Board. The  
2 Zoning Board approved all of the variances  
3 for the construction of the building and  
4 the location.

5 The Board is very familiar with this  
6 area. I think you know that this gasoline  
7 service station fits into the character of  
8 the community. I think the fact that it is  
9 existing gasoline service station proves  
10 that point. If the Board has any questions  
11 or comments, I will be certainly happy to  
12 answer them at this point.

13 MAYOR STRAUSS: Thank you.

14 What are you going to do in the  
15 building? Are you going to provide food?  
16 Are you going to cook food?

17 MR. FARRELL: There is not going to  
18 be any cooking food. It is convenience  
19 items, grab and go.

20 MAYOR STRAUSS: How many staff are  
21 you going to have in the building at any  
22 one time?

23 MR. FARRELL: I believe at peak it  
24 would be two. It's generally one. Two  
25 would be an overlapping shift.

1           MAYOR STRAUSS: Is there going to be  
2 parking on site for those two people?

3           MR. FARRELL: So, we can show you.  
4 I'll have Mr. Tartaglia show you.

5           MR. TARTAGLIA: We are providing  
6 three total parking stalls. It is a small  
7 profit. There is no secret. The folks  
8 that work in the stations are generally  
9 minimum wage shift-type people. Oftentimes  
10 they use public transit. Sometimes they do  
11 also drive.

12           In this particular instance, the  
13 maximum there would be one employee that  
14 would have to park. Generally speaking,  
15 they don't drive. They are typically  
16 dropped off, like I said, because they are  
17 not using their car all day. A lot of  
18 times they would 8, 10-hour shifts. That's  
19 the idea. They don't have an exact number  
20 of cars they would drive. There is a  
21 single employee, maybe two at a maximum  
22 period. Out of the two, if one drives I  
23 think would be a lot.

24           MAYOR STRAUSS: Are you going to have  
25 a dumpster on site?

1 MR. TARTAGLIA: Yes. A dumpster is  
2 going to be located just in front of the  
3 building on the easterly block line against  
4 that adjoining building, and it will be  
5 enclosed.

6 MAYOR STRAUSS: Enclosed?

7 MR. TARTAGLIA: Yes, sir.

8 MAYOR STRAUSS: What about the  
9 traffic circulation, how many pumps are you  
10 looking to put in? Is it too tight for  
11 cars to maneuver?

12 MR. TARTAGLIA: Really, the changes  
13 that I indicated in my initial comments,  
14 they are pretty minor. There are four  
15 pumps now, four different entities that  
16 have four different product dispensers. We  
17 are going to just to reinstall. There are  
18 going to be four in the future. There  
19 aren't any new ones.

20 What we are really doing is just  
21 relocating the two pumps that are now on  
22 the wider island where the kiosk is into  
23 their own location here. There is not an  
24 increase in the pump island. So there is  
25 definitely an increase in the efficiency of

1 getting on and off the lot by taking that  
2 building which is on a very wide island,  
3 taking that out and putting a narrower or  
4 standard island in. And then taking the  
5 advantage of the rear part, the south part  
6 of the lot which is wide open.

7 The circulation would remain much the  
8 same, all curb cuts are to remain. We  
9 haven't changed traffic patterns at all.  
10 We believe that it is quite an efficient  
11 effective layout for a small site, the best  
12 we can for 8,900 square feet.

13 MAYOR STRAUSS: Yes, it is a very  
14 tight spot. Will the pumps have any kind  
15 of audio commercials, visual commercials  
16 that will continually run when somebody  
17 approaches them that might -- to neighbors.  
18 Even though there is not neighbors to the  
19 south or there are neighbors directly to  
20 the west behind that one store, the  
21 furniture store there, there are a couple  
22 of homes there. Sometimes the audio on  
23 those things could be disruptive to the  
24 neighborhood.

25 MR. TARTAGLIA: I know the ones you

1 are talking about. I do not believe BP  
2 utilizes them. This is a BP branded  
3 station. However, Mr. Mayor if that is a  
4 concern of the Board and you didn't want to  
5 see those units installed, I believe we  
6 would be happy to accept that as a  
7 condition.

8 MAYOR STRAUSS: We will take you up  
9 on the offer.

10 MR. TARTAGLIA: Thank you.

11 MAYOR STRAUSS: Deputy Mayor.

12 TRUSTEE CUSATO: Thank you very much.  
13 I have been crossing off my questions as  
14 you have been answering them. The pumps,  
15 the curb cuts remain as they are.

16 What are the current hours of the gas  
17 station?

18 MR. TARTAGLIA: I do believe they are  
19 closing at night.

20 DEPUTY MAYOR PEREIRA: I know they  
21 are.

22 MR. FARRELL: I believe they are  
23 closing at 11 or 12. I think the reason is  
24 they are finding after that time they are  
25 not getting sales at the kiosk. They don't

1 have that many items to offer. This is no  
2 benefit to having an employee man the kiosk  
3 if they are not making any sales so.

4 DEPUTY MAYOR PEREIRA: This  
5 convenience store is going to be grab and  
6 go. Will there be alcohol?

7 MR. TARTAGLIA: Beer.

8 MR. FARRELL: Yes. New York State  
9 liquor law, the New York State Liquor  
10 Authority governs the liquor licensing. We  
11 are only permitted to sell beer and wine  
12 product, whatever that might be, wine  
13 coolers and that type of things.

14 DEPUTY MAYOR PEREIRA: Chips,  
15 cookies?

16 MR. FARRELL: Chips, cookies, things  
17 you typically find --

18 TRUSTEE CUSATO: Cigarettes.

19 MR. FARRELL: Yes, exactly. They are  
20 not going to be slicing -- I know some  
21 Bolla Stations have delis and things like  
22 that. They are not going to have anything  
23 like that.

24 DEPUTY MAYOR PEREIRA: Will there be  
25 any kind of lounge or sitting area for like

1           vaping?

2                   MR. FARRELL:   Absolutely not.

3                   DEPUTY MAYOR PEREIRA:   That's all I  
4           have.

5                   MAYOR STRAUSS:   Thank you.

6                   Trustee Cusato.

7                   TRUSTEE CUSATI:   Thank you.

8                   Good evening, gentlemen.

9                   According to the plan, you are going  
10          to remove the two tanks and replace them  
11          with bigger tanks, right?   8,000 versus  
12          12,000; is that correct?

13                   MR. TARTAGLIA:   Yes.   There are three  
14          8,000s now and they are putting in two  
15          12,000s.   Equivalent volume, 24 for 24.

16                   TRUSTEE CUSATO:   There is going to be  
17          some kind of construction to lift those?

18                   MR. TARTAGLIA:   Yes, sir.

19                   TRUSTEE CUSATO:   The canopies need to  
20          be removed to do this work?

21                   MR. TARTAGLIA:   Yes, you are very  
22          astute.   We have to take the canopy roof  
23          off.   We are going   to leave the bottles  
24          where they are, lift the tanks in and put  
25          the canopy back in.



1 TRUSTEE CUSATO: Will there be any  
2 contamination issues when you do this? Is  
3 someone going to look at this stuff to make  
4 sure it's done properly? Obviously, it's  
5 going to happen.

6 MR. TARTAGLIA: Yes, sir, absolutely.  
7 The Nassau County Health Department now has  
8 jurisdiction over underground storage  
9 tanks, and their regulations, they will  
10 mandate, an environmental consultant will  
11 be out there day one, first time the  
12 excavation is made.

13 All soil samples will be taken. If  
14 there is any contamination, the state DEC  
15 is then brought in with a case number and  
16 they will follow through and make sure all  
17 mediation is completed.

18 That said, there are no known leaks  
19 or spills at the site currently. If we  
20 find something, it certainly will be  
21 addressed.

22 TRUSTEE CUSATO: Thank you, Mayor,  
23 I'm done.

24 MR. FARRELL: Just so you know, the  
25 tanks are tested on a regular basis to make

1           sure that there are no leaks. They do air  
2           tests on them. None of them produce any  
3           results that show a leak.

4           TRUSTEE CUSATO: It's going to be  
5           longer or wider, these tanks?

6           MR. TARTAGLIA: They are a little  
7           longer in the north/south direction and a  
8           little thinner in the east/west direction  
9           in terms of the existing footprint.

10          TRUSTEE CUSATO: Thank you. I'm done  
11          now.

12          MAYOR STRAUSS: Thank you.

13          Trustee Durham.

14          TRUSTEE DURHAM: Thank you. My main  
15          question is, we have had other gas stations  
16          that are put in and we made them to abide  
17          by 5:00 a.m. to 11 p.m. Is your gas  
18          station willing to abide by same thing that  
19          we have made other gas stations do.

20          MR. FARRELL: Again, I would  
21          reiterate my argument about the need for  
22          the 24 hours, but if that were a condition  
23          of the Board, I think we can agree to that.  
24          Yes, if it's the same for everybody else,  
25          then my client will obviously go along with

1 it.

2 TRUSTEE DURHAM: That's all I have.

3 MAYOR STRAUSS: Thank you.

4 Trustee Walsh.

5 TRUSTEE WALSH: Thank you, Mayor.

6 Good evening. Thanks for coming out.

7 A few questions. One, will your client,  
8 the applicant, be the owner of the property  
9 or will he be leasing the property?

10 MR. FARRELL: The applicant is the  
11 owner of the property.

12 TRUSTEE WALSH: Is the applicant here  
13 in the building today?

14 MR. FARRELL: He is not. He is  
15 elderly.

16 TRUSTEE WALSH: No is fine.

17 MR. FARRELL: He is 80 but he acts  
18 like a 60-year-old. I get confused. He  
19 was not unhappy to come, but he had  
20 hesitation because of the Covid.

21 TRUSTEE WALSH: That's fine. Thank  
22 you.

23 You said that you were going to have  
24 so many workers per shift and that they  
25 don't drive their cars normally to the

1 location. Have you hired these workers  
2 already?

3 MR. TARTAGLIA: The station is open  
4 now. It should be the same people that are  
5 operating the facility now. They are out  
6 selling the gas now. There is no  
7 intention, I believe, of changing the  
8 operator. It should be the same people,  
9 assuming they don't disappear while it's  
10 under construction and find new employment.

11 TRUSTEE WALSH: The applicant is  
12 hoping to keep the same people on that are  
13 there now?

14 MR. FARRELL: If possible.

15 TRUSTEE WALSH: That's possible. Do  
16 they drive their cars now?

17 MR. FARRELL: I don't know.

18 MR. TARTAGLIA: Generally, I was  
19 speaking, that there is a general trend in  
20 the industry about hourly workers --

21 TRUSTEE WALSH: Just because I  
22 thought it was a bit of a stretch for you  
23 to say that most people work there won't  
24 drive a car and would be dropped off.  
25 That's just a guess or speculation on your

1 part?

2 MR. TARTAGLIA: It's more of a trend.

3 MR. FARRELL: Can I just point out  
4 one thing, too, because of the size of the  
5 station, we feed feel that the bulk of the  
6 people that would be using the convenience  
7 store would be people that are coming there  
8 to get gas as well. We don't think they  
9 are going pull away from the pumps, park  
10 their car and go into the convenient store.  
11 We think they are more likely to leave  
12 their car at the pump, walk into the  
13 convenience store, get what they need and  
14 then drive out. We don't see parking as  
15 that big of an issue.

16 TRUSTEE WALSH: That's what we  
17 normally see. I agree with that.

18 There was a hearing several years ago  
19 about another gas station on Jericho  
20 Turnpike further to the west. Many of the  
21 residents were concerned it would cause a  
22 traffic jam in the neighborhood, cars going  
23 up and down the streets, children had to be  
24 cautious, and at that time their traffic  
25 study expert said more than 90 percent of

1 the cars would enter from Jericho Turnpike  
2 and then exit back on to Jericho Turnpike.  
3 It certainly has turned out to be that way.

4 What percentage of cars do you  
5 believe will enter from Jericho Turnpike  
6 and return back to Jericho rather than  
7 going down Maple?

8 MR. TARTAGLIA: So I believe that  
9 that would be the case here. I don't want  
10 to speak of specific numbers, 90 percent.

11 Certainly, the predominance of  
12 traffic coming into the site is coming from  
13 Jericho. There is competition in the area.  
14 There are gas stations east and west, on  
15 the north side of the street and the south  
16 side of the street.

17 I think the predominant movement will  
18 be east point of traffic pulling into the  
19 westerly curb cut, circulating into the  
20 pumps. Now they are heading in an easterly  
21 direction. They are going to pull right  
22 back out to the east. I believe that would  
23 be the case. The curb cut on Maple Place  
24 in my observation is used. Rarely people  
25 make lefts. If they do, they make a right

1 and head back to Jericho. And maybe they  
2 would do that for some reason if there is a  
3 back up at the curb cut. It is good to  
4 have a side door exit, if you will, in  
5 those situations.

6 TRUSTEE WALSH: I believe that also.  
7 You know, I believe that more than 90  
8 percent of the cars will enter from Jericho  
9 Turnpike and rather drive down Maple, which  
10 is a one-way street and turn back to  
11 Jericho and not interfere with the  
12 neighborhood. I believe that is the case.

13 Just one thing to clear up, sometimes  
14 with this it is muffled. You said that you  
15 are not going to serve food in this  
16 convenience store, but you will have a food  
17 aisle; in other words, packaged food and  
18 things like that; is that correct?

19 MR. FARRELL: Chips, candy, gum,  
20 prepackaged sandwiches. Nothing will be  
21 made on the premises.

22 MR. TARTAGLIA: Probably a coffee  
23 brewer.

24 TRUSTEE WALSH: No waste food  
25 product?

1 MR. FARRELL: No.

2 TRUSTEE WALSH: Thank you. That's  
3 all, Mayor.

4 MAYOR STRAUSS: What about garbage  
5 pickup schedule?

6 MR. TARTAGLIA: We say that's more or  
7 less -- this is a very small store as  
8 convenient stores today go at 1,300 square  
9 feet. The amount of garbage generated is  
10 pretty much almost perfectly relational to  
11 the product in the store. The product  
12 offering is very limited. Use like this is  
13 typically twice a week as needed. It's a  
14 byproduct. Certainly if there is more  
15 needed we can get them there more. If less  
16 is needed, we can get them there less. I  
17 think twice a week is generally for a store  
18 of this size.

19 MAYOR STRAUSS: Great. We would like  
20 to make sure it is during the daytime  
21 hours, not at 3:00 in the morning where a  
22 truck is going to be bouncing a dumpster  
23 truck up and down. Even though it is not  
24 directly adjoining homes, that noise  
25 travels and we concern ourselves to those



1 residents in that area.

2 MR. FARRELL: One hundred percent.  
3 We will do it during hours where it is  
4 convenient.

5 MR. TARTAGLIA: Probably after the  
6 rush hour.

7 MAYOR STRAUSS: I know there is some  
8 lighting requirements and regulations on  
9 site. We ask if you are approved and  
10 successful we hope and need you to adhere  
11 to that. We don't want any lights shining  
12 in people's homes.

13 MR. FARRELL: Site lighting will be  
14 contained on site.

15 MAYOR STRAUSS: What about delivery  
16 times for the trucks and size of the  
17 vehicles that will be making deliveries to  
18 the building?

19 MR. TARTAGLIA: So larger vehicles  
20 that comes to the site that's probably two  
21 to three times per week. That's about 20,  
22 25 minutes per drop. Generally speaking,  
23 as obvious, those would be off hours. To  
24 the extent our client has the ability to  
25 request them to come in either just before

1 closing. Definitely off peak. The truck  
2 is going to block the site mostly.

3 Again, relating to the size of the  
4 stores and deliveries of the soda and the  
5 other products, those are going to be as  
6 needed also. You will probably have a lot  
7 box truck deliveries and vans coming in.

8 This is certainly not the big  
9 supermarket or even the 7-Eleven big drop  
10 off with tractor-trailer can't fit on the  
11 site. In terms of numbers per week, a  
12 store this size, we call it a dry store, no  
13 food. Usually two to three deliveries per  
14 day of various products, and they are  
15 always going to be -- the biggest vehicle  
16 would be a box truck or a van, that's our  
17 expectation.

18 MAYOR STRAUSS: Okay. Thank you.

19 MR. TARTAGLIA: You're welcome.

20 MAYOR STRAUSS: Any other comments  
21 from the Board.

22 TRUSTEE WALSH: Just one question,  
23 Mayor.

24 Would you be willing to commit in  
25 your application that all the vehicles,

1 vans and trucks that are going to deliver  
2 to your property will deliver on your  
3 property and not double park and park on  
4 Jericho Turnpike?

5 MR. FARRELL: I don't see an issue we  
6 that. I think that is fine.

7 TRUSTEE WALSH: As part of the  
8 agreement?

9 MR. FARRELL: That's fine.

10 MAYOR STRAUSS: Deputy?

11 DEPUTY MAYOR PEREIRA: For how long  
12 do you foresee the project will take from  
13 breaking ground to completion?

14 MR. TARTAGLIA: The construction  
15 should be about 90 to 120 days in that time  
16 frame. We obviously want it to be under  
17 construction earlier, Covid took care of  
18 that. We probably won't get started until  
19 the spring. Although if we could be out of  
20 the ground before the winter, we would love  
21 to start this year. We have to worry about  
22 the winter months.

23 DEPUTY MAYOR PEREIRA: You would  
24 close down the operation completely?

25 MR. TARTAGLIA: Yes, there is a

1 significant amount of work here.

2 DEPUTY MAYOR PEREIRA: Thank you.

3 MAYOR STRAUSS: Any other comments?

4 TRUSTEE DURHAM: Question. Would the  
5 moving of the pumps, I've seen the trucks  
6 deliver gas now, it comes off of Elm and  
7 circles in. With the moving of the pumps,  
8 there is still access that the tanker truck  
9 will still be able to fit, it's not going  
10 to have to take it back in off Jericho now?

11 MR. TARTAGLIA: Correct. That's what  
12 I indicated earlier. The pumps are really  
13 in the same place. The islands are kind of  
14 in the same place. We are just shortening  
15 up one of the islands and making it  
16 thinner. Curb cuts are the same, so the  
17 truck route will be the same.

18 The truck works fairly well for such  
19 a small site. It doesn't look good on  
20 paper, but it's not terrible to see.

21 TRUSTEE DURHAM: Because I've seen it  
22 come in off and on from Jericho onto Elm or  
23 onto wherever it comes through and the  
24 station is there. That is the same way and  
25 with the pumps, it will not effect it, they

1 still will be able to maneuver?

2 MR. TARTAGLIA: Yes, sir.

3 MAYOR STRAUSS: Thank you.

4 Any other comments from the Board?

5 Gentlemen, is there anything else  
6 that you would like to present before we  
7 open it up to the public?

8 MR. FARRELL: No. If the public has  
9 any questions for us we would like an  
10 opportunity to rebut.

11 MAYOR STRAUSS: Of course.

12 Gentlemen, you can have a seat.

13 We are going to open up for public  
14 comment. Anybody wishing to approach the  
15 podium, I ask that you state your name and  
16 address for the record, slowly and clearly  
17 and then direct any questions or comments  
18 to the Board, and at the end of the public  
19 session, we will bring the gentlemen back  
20 up to answer anything further.

21 Anybody in the fourth row? Fifth  
22 row? Sixth row? Seventh row?

23 Gentlemen, come back up.

24 I appreciate the work that you did in  
25 getting this out to us. You are looking to

1 improve on the facility that is always  
2 there. Do you have any other comments you  
3 would like to make?

4 MR. FARRELL: No. We just ask the  
5 Board to approve the application so we can  
6 get moving forward with this project as  
7 soon as possible.

8 MAYOR STRAUSS: I'm going to  
9 entertain a motion to close the hearing and  
10 reserve decision. We would like to work  
11 out a couple of things with hours and  
12 whatnot.

13 I'll entertain a motion to close.

14 TRUSTEE WALSH: I'll make a motion.

15 MAYOR STRAUSS: Motion by Trustee  
16 Walsh.

17 Second.

18 DEPUTY MAYOR PEREIRA: Second.

19 MAYOR STRAUSS: Trustee Pereira  
20 seconds.

21 You will be hearing from us shortly.

22 MR. FARRELL: Thank you very much,  
23 Mr. Mayor.

24 MAYOR STRAUSS: Thank you.

25 Mr. Scalero.

1                   MR. SCALERO:   Legal Notice of Public  
2                   Hearing of the Incorporated Village of  
3                   Mineola.   Please take notice of the Board  
4                   of Trustees of the Incorporated Village of  
5                   Mineola will hold a public hearing on  
6                   Wednesday, September 16, 2020 at 6:30 p.m.  
7                   at the Village Hall, 155 Washington Avenue,  
8                   Mineola, New York, 11501, or at some other  
9                   location to be hereafter designated by the  
10                  Board of Trustees, in order to receive  
11                  public comment upon the following:

12                 Application of Domenico Petralia for  
13                 a special use permit pursuant to Chapter  
14                 550 of the code of the Incorporated Village  
15                 of Mineola entitled "Zoning," Section  
16                 550.12 entitled "B-1 Districts," subsection  
17                 (B) entitled "special uses" and section  
18                 550-16 entitled "M District" to establish a  
19                 micro brewery with a tasting room upon the  
20                 property known as 63A East Second Street,  
21                 Mineola, New York known and designated on  
22                 the Nassau County Land and tax map as  
23                 section 9, block 437, lots 454, 471.

24                 The Village of Mineola does not  
25                 discriminate on the basis of handicapped

1 status in administration or access to or  
2 employment in its projects and activities.  
3 Joseph R. Scalero has been directed to  
4 coordinate compliance with  
5 non-discrimination requirements of the  
6 Federal Revenue Sharing Regulations.

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

11 At the aforesaid time and place, all  
12 interested persons will be given an  
13 opportunity to be heard.

14 By Order of the Board of Trustees of  
15 the Incorporated Village of Mineola, Joseph  
16 R. Scalero, Village Clerk, dated, August  
17 24, 2020.

18 MAYOR STRAUSS: Mr. Whalen.

19 MR. WHALEN: Report on the updated  
20 mailings, signed and notarized.

21 MAYOR STRAUSS: Thank you very much.

22 Mr. Gibbons.

23 MR. GIBBONS: May I ask for a  
24 resolution that this be declared a type two  
25 action under SEQRA?



1 MAYOR STRAUSS: Motion.

2 TRUSTEE WALSH: Motion.

3 MAYOR STRAUSS: Motion by Trustee  
4 Walsh.

5 Anybody second?

6 TRUSTEE CUSATO: Second.

7 MAYOR STRAUSS: Trustee Pereira.

8 All in favor?

9 (Whereupon, all Board members replied,  
10 "aye.")

11 MAYOR STRAUSS: Proposed.

12 MR. GIBBONS: Mayor, the Nassau  
13 County Planning Commission has reviewed  
14 this application they have recommended a  
15 local determination.

16 MAYOR STRAUSS: Great. Thank you  
17 very much.

18 MR. GIBBONS: Thank you.

19 MAYOR STRAUSS: Again, the format for  
20 this evening is the applicant who made the  
21 presentation, there will be interactions  
22 with the Board and then we will open it up  
23 to public comment.

24 I ask anyone approaching the podium  
25 that they state their name, address and

1           affiliation clearly and slowly for the  
2           court reporter.

3           Gentlemen.

4           Good evening.

5           MR. SCHAUM: Thank you for having us.

6           MAYOR STRAUSS: Thank you for being  
7           here and for choosing Mineola.

8           MR. SCHAUM: I am John Schaum, owner,  
9           59 Hill Street, Floral Park is the business  
10          office address. As you see on the  
11          application 63A East Second Street is the  
12          location address. My partners here are  
13          Domenico Petralia, Bradley Dunn, owners,  
14          all three of us.

15          We are here to ask permission to open  
16          a micro brewery which is going to  
17          manufacture beer with a sample beer. We  
18          are going to local distribute to pubs  
19          throughout communities, local villages,  
20          surrounding villages, Mineola, Nassau  
21          County. The sample room is there to have  
22          people come, these bar owners come down and  
23          sample the beer. We plan to do self  
24          distribution and basically use local farm  
25          ingredients and all sorts of natural fruits

1 and pops from local farms on Long Island.

2 MAYOR STRAUSS: How long have you  
3 been in existence? Do you have another  
4 location, or is this your first outing?

5 MR. SCHAUM: First location. My  
6 partner here has 15 years in the liquor  
7 distribution industry and my other partner  
8 has been making beer for over ten years.  
9 We are all self employed so we have  
10 business background experience. We are all  
11 local, all grew up and live local, grew up  
12 local in Nassau County for our entire  
13 lives.

14 MAYOR STRAUSS: What kind of hours  
15 are you looking to operate?

16 MR. SCHAUM: Four to eight, Tuesday  
17 through Friday. And then on weekends, 12  
18 to 8, Saturday and Sunday.

19 TRUSTEE WALSH: I'm sorry, I didn't  
20 hear what you said first.

21 MR. SCHAUM: 4 p.m. to 8 p.m. would  
22 be the sample room. Monday -- closed  
23 Monday, Tuesday through Friday. Saturday  
24 12 p.m. to 8 p.m.

25 MAYOR STRAUSS: What about the

1 manufacturing end?

2 MR. SCHAUM: Those hours would be  
3 regular Monday through Friday 9 to 5.

4 MAYOR STRAUSS: Okay. Great. How  
5 many staff do you think you will have on  
6 hand?

7 MR. SCHAUM: Since we are talking  
8 about the two parts. Beer manufacturing  
9 would be one employee, that's Brian. He  
10 will be there Monday through Friday 9 to 5.

11 MAYOR STRAUSS: Can you explain the  
12 beer manufacturing, like how many stills  
13 you are going to have, and what is the  
14 interior of the building going to look  
15 like?

16 MR. SCHAUM: Yes. May I have my  
17 partner's assistance, if you don't mind.

18 MAYOR STRAUSS: Sure. State your  
19 name and address.

20 MR. DUNN: Bradley Dunn, 63A East  
21 Second Street, Mineola. We are starting  
22 with five fermenters and one brew system.  
23 So there will be a total of eight tanks on  
24 site to start. The mash tun is a tank  
25 where you put the grains in, and then you

1           have a hot water tank which brings up the  
2           water to temperature. Depending on the  
3           batch size that you make, you combine the  
4           water with the malt, which is grains, and  
5           wait an amount of time, generally 60  
6           minutes, transfer that to a boiling tank,  
7           which brings it to boiling, you add your  
8           hops. Whatever you like to use. This is  
9           where you add honey, for instance. After  
10          about an hour of boiling or 90 minutes of  
11          boiling, I then transfer it into the  
12          ferment vessels, which will eventually  
13          bursts and we will have five of those.

14                MAYOR STRAUSS: Thank you.

15                When you mentioned earlier about the  
16                tasting room, is that strictly for bar  
17                owners or is it going to be to general  
18                public?

19                MR. SCHAUM: We would like to have it  
20                open to the public so people could come and  
21                sample the beer and purchase it to go. So,  
22                yes, we would have -- we would like to have  
23                it open to the public.

24                We really want to use it as a place  
25                to invite new clients. So come to our

1           brewery, sample our beers and hopefully  
2           they will be our client and put us on tap  
3           in their bar.

4           MAYOR STRAUSS:   When we are looking  
5           at the building, 65 East Second Street, you  
6           have two garage doors and you have your  
7           part of the building on the right-hand side  
8           of that?

9           MR. SCHAUM:   Big Apple Masonry and  
10          then there is Garden City Fencing, and it's  
11          that gate and set back in the courtyard.

12          MAYOR STRAUSS:   You are not part of  
13          the fencing?

14          MR. SCHAUM:   It's attached to that  
15          building.   It's in the back, correct.   We  
16          are leasing.   We don't own the building.

17          TRUSTEE CUSATO:   The garage door is  
18          not part of you, I guess?

19          MR. SCHAUM:   The garage door that is  
20          in that yard, yes, that is the space we are  
21          leasing.   You cannot see them from the  
22          street.   You have to go behind the fencing  
23          club and into that courtyard.

24          MAYOR STRAUSS:   The two garage doors  
25          that, I believe, Trustee Cusato was

1           referring to is the ones facing East Second  
2           Street?

3           MR. SCHAUM: No, you can't see us.  
4           You wouldn't even know we existed if you  
5           drove by.

6           MAYOR STRAUSS: That could be a  
7           problem for you.

8           MR. SCHAUM: We are going to request  
9           some sort of signage maybe, also social  
10          media, that's kind of how we are going  
11          to --

12          MAYOR STRAUSS: Sure.  
13          Deputy Mayor.

14          DEPUTY MAYOR PEREIRA: Thank you.  
15          It's a good thing we have a mask on because  
16          I was starting to salivate. Here is the  
17          first rule is when you are coming in here  
18          and proposing to open something with food  
19          or a beer, you should always bring samples.

20          MR. SCHAUM: I apologize. You will  
21          all be invited.

22          DEPUTY MAYOR PEREIRA: That's one  
23          ribbon cutting I wouldn't miss.

24          MR. SCHAUM: Love to hear that.

25          DEPUTY MAYOR PEREIRA: On a serious

1 note, would you look to have any kind --  
2 beyond the production of the beer and the  
3 tasting room, would there be events like  
4 parties or music or anything like that;  
5 would you rent the space out for a bachelor  
6 party or a birthday party or something  
7 along those lines.

8 MR. SCHAUM: That's a great question.  
9 It would be up to evaluation. We don't  
10 want like crowds. Like a bachelor party,  
11 we probably would all agree we wouldn't do  
12 it. Family birthday parties, yes, stuff  
13 like that. If someone wants to celebrate a  
14 birthday there, for sure.

15 DEPUTY MAYOR PEREIRA: I know where  
16 the site is. Some of my colleagues visited  
17 they talked about it. How many parking  
18 spots are designated to you versus the  
19 Fencing Club?

20 MR. SCHAUM: Yes, we have four to  
21 seven designated to us depending where the  
22 cars are, if you park right in front of the  
23 garage door and stuff like that. If you  
24 are familiar with that, there are about 20  
25 spots in that.



1           The hours that we are open,  
2           everything else is going to be closed 4 to  
3           8. It will all be empty. And the landlord  
4           that owns it, Nathan, he is a great guy.  
5           He has no problems with the other areas  
6           using that parking, if needed.

7           DEPUTY MAYOR PEREIRA: Obviously,  
8           signage directly, if you wanted anything to  
9           do signage you have to talk to the building  
10          department.

11          MR. SCHAUM: Correct. Everything  
12          will be done to code, that's permitted. I  
13          will be pretty neat with that.

14          DEPUTY MAYOR PEREIRA: Excellent. I  
15          assume that the byproduct of mash and all  
16          that stuff, where does that go? How does  
17          that get disposed of?

18          MR. SCHAUM: We will have drains that  
19          catch mostly your debris which will be  
20          natural and organic. That's part of our  
21          beer. We want everybody to understand we  
22          are using natural and organic ingredients.  
23          It will be nothing like your regular  
24          household waste.

25          DEPUTY MAYOR PEREIRA: You will be

1           doing that through a private Carter or  
2           Dumpster.

3           MR. SCHAUM:   There is a Dumpster on  
4           the property and they are picking up twice  
5           a week.   As we see fit we would utilize  
6           that schedule, develop a relationship with  
7           the carting company and adjust if it needs  
8           to be carted away more consistently.

9           DEPUTY MAYOR PEREIRA:   Thank you.  
10          Do you have a name?

11          MR. SCHAUM:   Yes, it's called the  
12          Lost Farmer.

13          DEPUTY MAYOR PEREIRA:   The Lost  
14          Farmer.

15          MR. SCHAUM:   The Lost Farmer Brewing.

16          DEPUTY MAYOR PEREIRA:   I would ask  
17          that, if I, and I hope -- we certainly hope  
18          you are successful --

19          MR. SCHAUM:   Thank you.   I appreciate  
20          that.

21          DEPUTY MAYOR PEREIRA:   -- that you  
22          encourage your clients or visitors,  
23          especially do not park on Liberty, rather  
24          than we having a municipal lot right across  
25          from Black Sheep 30, 40 spots, so if you

1 start to get an overflow -- of course you  
2 are entitled to park on East Second Street,  
3 especially on weekends. A lot of places  
4 are closed any way. If it becomes an  
5 issue, if you don't want to take up your  
6 own spots, if you want to free them up,  
7 then we ask that you park in the municipal  
8 lot and not in the neighboring streets.

9 MR. SCHAUM: I will happily make sure  
10 we are very diligent about that.

11 DEPUTY MAYOR PEREIRA: Last question,  
12 is it Matt?

13 MR. DUNN: Brad.

14 DEPUTY MAYOR PEREIRA: Brad, that you  
15 name one of the beers after our village  
16 attorney.

17 MR. DUNN: We will work on something.

18 MR. SCHAUM: Absolutely. We would be  
19 honored.

20 DEPUTY MAYOR PEREIRA: Gibbons or  
21 Gibbler.

22 MR. DUNN: We will work on that.

23 DEPUTY MAYOR PEREIRA: This is his  
24 favorite stuff. We will talk about that.

25 MAYOR STRAUSS: Anything else, deputy

1 mayor?

2 DEPUTY MAYOR PEREIRA: No, thank you.

3 MAYOR STRAUSS: Trustee Cusato.

4 TRUSTEE CUSATO: Yes, good evening.

5 When you submitted your application, there  
6 was this packet in it.

7 MR. SCHAUM: Correct.

8 TRUSTEE CUSATI: With no information.  
9 I see white squares, black squares, white  
10 circles. The only thing I see are two  
11 toilets. What does all of these mean? Are  
12 you inviting people to come in?

13 MR. SCHAUM: I apologize. I was with  
14 Pete in the building department upstairs  
15 and we had gone over the layout. It was to  
16 be -- that was okay. I showed them, they  
17 said that was okay. I apologize if that  
18 wasn't enough information. I could easily  
19 describe that to you.

20 TRUSTEE CUSATO: What is taking  
21 place, what are the circles?

22 MR. SCHAUM: The circles are  
23 fermenters. That's where the beer will be  
24 fermenting and we are not inviting people  
25 back there. They can see it. It will be

1 visible, but there will be a gate by law  
2 that will be preventing them from going  
3 into the brewing area.

4 TRUSTEE CUSATO: Obviously, you are  
5 not doing food here?

6 MR. SCHAUM: No food. But by law  
7 now, I don't know if the law will be the  
8 same. We will have to serve something  
9 because of Covid, if we are opening during  
10 Covid and Governor Cuomo's rules.

11 TRUSTEE CUSATO: Food versus -- if  
12 that law stands.

13 MR. SCHAUM: If that law exists by  
14 the time we open, we will have to figure  
15 out how we will abide by that law.

16 TRUSTEE CUSATO: Thank you.

17 MAYOR STRAUSS: Thank you.

18 Trustee Durham.

19 TRUSTEE DURHAM: So if approved, what  
20 is your time frame and plan to have this  
21 built out?

22 MR. SCHAUM: So this idea started  
23 pre-Covid. We obviously, as everyone has  
24 been dealing with hiccups and delays all  
25 year, we would like to be open by the end

1 of the year. That's, you know,  
2 construction pending. There is not a lot  
3 of construction to do, honestly, but with  
4 Donna and Pete upstairs, submitting  
5 applications, getting permits for plumbing  
6 and completing painting and just  
7 construction that takes a little bit of  
8 time. We are aiming for December. If  
9 that's realistic, we would like to be open  
10 in December.

11 TRUSTEE DURHAM: If it's a hit -- and  
12 hopefully it will be -- distribution, where  
13 would the trucks coming in and going for  
14 you? It is going to be in kegs? How is it  
15 going to be and where is your process  
16 putting it in the kegs and distributing  
17 what you have shown us here on the little  
18 picture?

19 MR. SCHAUM: In the beginning, we  
20 will be doing self distribution at first.  
21 We don't plan on signing a contract with  
22 distribution company. We plan on buying a  
23 little Ford transit and transporting the  
24 kegs ourselves to the local breweries. It  
25 develops relationships, owners to the

1 owners. No middle man. Small transit.  
2 There is plenty of room. You guys know the  
3 parking lot. You pull the transit right up  
4 to door. We have a walk-in frig. We would  
5 be taking the beer into a refrigerator  
6 transit and transporting it to the owner  
7 themselves or the bar manager and personally  
8 delivering it.

9 You said, if this becomes a hit. If  
10 it becomes a hit chances are we would  
11 probably be signing a deal with a  
12 distribution company. I don't see that  
13 being the first year or two. If that  
14 happens, we would have to re-evaluate the  
15 size of the trucks that come in.

16 There is a good amount of space in  
17 that lot. I don't think we are going to  
18 need 18 wheelers. That would be amazing.  
19 I don't think that's going to happen. It  
20 think it will be self distribution,  
21 transits and bring them ourselves.

22 TRUSTEE DURHAM: Your tasting room  
23 occupancy?

24 MR. SCHAUM: We were going to ask for  
25 50. 51 to be exact. The mathematical

1 equation versus the square footage and the  
2 law.

3 TRUSTEE DURHAM: The design, you will  
4 have, one would come in, you said you could  
5 have eight different beers.

6 MR. SCHAUM: We are going to try to  
7 start with eight.

8 TRUSTEE DURHAM: I don't know if you  
9 are familiar with Black Sheep. They have  
10 beers listed in the alcove. Is that what  
11 you would be doing with tap and tasting?

12 MR. SCHAUM: Yes, ours is going to be  
13 a very neat style on the wall versus --  
14 instead of being like the Black Sheep is,  
15 they are on the bar. Ours will be on the  
16 wall, you will see it. There will eight  
17 neat handles, and above that we will have a  
18 chalkboard to change the names of the beers  
19 because we change frequently with the A, B  
20 next to it.

21 TRUSTEE DURHAM: How long do you  
22 figure to brew something? How long do you  
23 keep that same style. Seasonal?

24 MR. SCHAUM: We will do seasonal.

25 TRUSTEE DURHAM: Every quarter of a



1 year and then you will have a staple beer?

2 MR. SCHAUM: Correct. If something  
3 will be a hit, a flagship beer, obviously  
4 we will keep that. Right now there are a  
5 lot of IPAs in the beer world, we will have  
6 that. If that's a hit, we will keep that.  
7 Also we would like to do something  
8 different. If you go to a bar and you have  
9 eight IPAs, we would have Krombacher,  
10 German style beers, Oktoberfest, different,  
11 not only IPAs. And yes, it's depending on  
12 sales. If one is just selling, that's the  
13 one we are going to have there.

14 TRUSTEE DURHAM: Thank you.

15 MAYOR STRAUSS: Trustee Walsh.

16 TRUSTEE WALSH: Thank you, Mayor.

17 How are you?

18 MR. SCHAUM: I'm good. Thanks for  
19 having me. I'm good.

20 TRUSTEE WALSH: Are all three of you  
21 equal partners in this business?

22 MR. SCHAUM: Correct.

23 TRUSTEE WALSH: How many employees do  
24 you think you have all together? If you  
25 said it, I missed it.

1           MR. SCHAUM: We didn't, no. We  
2           didn't address the brewery hours, and he  
3           would be the only employee during the  
4           tasting room hours. In the beginning it is  
5           going to be us. You are looking at the  
6           three employees. Depending on the growth  
7           which you spoke about. If there is a  
8           growth, it's not a huge space.

9           TRUSTEE WALSH: There is going to be  
10          one brewer, that's you and that's it,  
11          correct?

12          MR. SCHAUM: And we will be serving  
13          the beers.

14          TRUSTEE WALSH: One of the questions  
15          I have, Trustee Pereira asked you if you  
16          were going to have parties there and such.  
17          Directly across the tracks from where you  
18          are located -- first of all, before I get  
19          to that, I was there today and I was there  
20          the other day. I see 65 East Second Street  
21          and 67 East Second. I drove around the  
22          back and it seemed 57A, 57B. I don't know  
23          where 63 is.

24          MR. SCHAUM: Would you like me to  
25          describe it?

1 TRUSTEE WALSH: You are in the back  
2 of the fencing. Does it say 63A on the  
3 door?

4 MR. SCHAUM: It does not.

5 TRUSTEE WALSH: It says 57.

6 MR. SCHAUM: That's across from us.  
7 If you go driving between Big Apple Masonry  
8 and Garden City Fencing on the asphalt and  
9 you are driving that way, as soon as you  
10 hit the end of the building, that's our  
11 door.

12 TRUSTEE WALSH: Okay. I know where  
13 you are then.

14 You are immediately across the street  
15 from a street in Mineola called Albertson  
16 Place. Albertson Place, the backyards are  
17 on the main line of the Long Island  
18 Railroad. I can tell you that I live on  
19 Albertson Place. A little further down,  
20 not directly behind. Things echo though  
21 there like a tunnel. We are going to have  
22 soundproof walls some day. It is promised.  
23 They are not there yet. If you are going  
24 to have any kind of parties, I hope you are  
25 going to have them inside where you would

1 have no music outside in that open area  
2 because it is going to disturb the  
3 neighbors on Albertson Place.

4 Would you agree to that as part of  
5 your application, if you have any parties  
6 or any kind of music or anything else it's  
7 inside your facility and not in the parking  
8 lot?

9 MR. SCHAUM: If I may, I would like  
10 to say that during Covid, a lot of people  
11 were using outdoor spaces. If I was having  
12 a party, I would agree not to have music  
13 outside. But if we were practicing social  
14 distancing and having an exterior space  
15 during a time like this, it would help us  
16 with occupancy to utilize the courtyard.  
17 Now a specific party and you didn't want  
18 the party to be designated outside, we  
19 would agree with that.

20 TRUSTEE WALSH: I get Covid. Covid  
21 is not going to be around forever. I also  
22 get I can hear people talk in the  
23 construction yard right across the street  
24 from my house when they are having a  
25 conversation. Things echo. It's a very

1 short distance between those houses. If  
2 you are going to have an outside party, how  
3 many people are you going to have? Because  
4 if you are going to be having people  
5 sitting around drinking and talking and  
6 laughing and getting louder and louder, and  
7 I can see it being a disturbance for people  
8 living on Albertson Place.

9 MR. SCHAUM: This is not a bar. It  
10 is strictly a sample and a tasting. We  
11 don't want people hanging out and getting  
12 loud and playing loud music. That's not  
13 our business plan. Our business plan is to  
14 mainly distribute beer. I don't foresee a  
15 loud scene. I don't foresee us playing  
16 music in that courtyard. I don't foresee  
17 us tolerating anyone who is even the  
18 littlest bit annoying.

19 TRUSTEE WALSH: Yeah, I know. But  
20 even though it is part of an agreement and  
21 we are at a hearing and you not foreseeing  
22 it and it may or may not happen are two  
23 different things.

24 I would like to see you make some  
25 type of agreement as part of your

1 application, number one, you don't have any  
2 music outside and you limit the number of  
3 people. I can see people coming in and  
4 tasting and that's fine.

5 When you use the word party, you can  
6 have 20 people out there sitting at tables.  
7 If we have no number to restrict it, you  
8 can have as many people as you want. And  
9 when people drink alcohol, they talk.  
10 That's human nature. The people that live  
11 across the tracks, still hear every  
12 syllable that goes on. I would rather see  
13 my neighbors not disturbed by a party.

14 MR. SCHAUM: Me too. I do not want  
15 the neighbors to be disturbed. We want  
16 everyone to like us and be part of the  
17 family that we are going to grow there. We  
18 don't want any disturbances, absolutely  
19 not.

20 TRUSTEE WALSH: You would be willing  
21 to make it part of the agreement as part of  
22 your application that you wouldn't have  
23 music outside and you would limit the  
24 number of people for a party?

25 MR. SCHAUM: Yes.

1 TRUSTEE WALSH: Do you have any plans  
2 on like say, this may be over the top, a  
3 bus stopping there on tours?

4 MR. SCHAUM: No, we haven't looked  
5 into that. No. Honestly we are not even  
6 going to have a grand opening. We are  
7 going to have a soft opening. We don't  
8 want to be in too much demand.

9 TRUSTEE WALSH: And you have other  
10 people that rent those units and don't like  
11 it either.

12 MR. SCHAUM: Most of them are vacant.  
13 We are renting two of them.

14 TRUSTEE WALSH: As a micro brewery,  
15 you are going to, in order to stay in  
16 business, and take care of three partners,  
17 you have to sell product.

18 MR. SCHAUM: Of course.

19 TRUSTEE WALSH: You are not going to  
20 sell product to people that come and stay.  
21 You will be selling product. What is your  
22 modo of how you are going to sell product?  
23 Are you going to sell it to bars?

24 MR. SCHAUM: Yes.

25 TRUSTEE WALSH: Are you going to sell

1 it to beer distributors like that?

2 MR. SCHAUM: Yes. To answer that  
3 question, yes. We have a very long and  
4 detailed business plan for that. To keep  
5 it short and simple, our friends and family  
6 between just the three of us and the  
7 communities that we know, we know dozens of  
8 bar and restaurant owners that we made  
9 deals with in Nassau County that we made  
10 deals with that we will be distributing to  
11 regularly and be at their place for sale.

12 Also, I'm going to work on a very  
13 large movement towards distributing to  
14 maybe like sports arenas, anywhere that is  
15 serving beer. We are going to want to  
16 offer them our business plan. Here is what  
17 we have and then most of them are going to  
18 be invited to the sample room.

19 TRUSTEE WALSH: Just out of  
20 curiosity, how much product can you produce  
21 a day?

22 MR. DUNN: The fermenters are the  
23 primary place where you put the beer. So  
24 how long it stays in the vessel depends on  
25 the style. The IPAs take like ten days to



1 produce. If you do the math of five tanks,  
2 you only produce five tanks worth of beer  
3 in a ten-day period. These tanks are 210  
4 gallons.

5 TRUSTEE WALSH: Thank you. One  
6 benefit that I can see is that the hours of  
7 operation will be pretty much -- Second  
8 Street is quite crowded with cars. You are  
9 next to Big Apple. By 4:00 to 8:00 at  
10 night, all those places are closed. I  
11 don't see parking being an issue, and there  
12 is a parking garage right down at the  
13 parking lot that is empty more often than  
14 not at the end of the intersection there  
15 across from the Black Sheep, somebody  
16 mentioned. I think that is a plus on your  
17 side.

18 You are going to be sole deliver-ant  
19 to these places or are people going to  
20 come? If you are going to deliver to the  
21 sporting arena, you are going to do the  
22 delivering; is that correct?

23 MR. SCHAUM: In the beginning, year  
24 one, year two, that's our plan. It is  
25 depending on popularity and growth of this

1 business that might change.

2 Definitely our faces are the sole  
3 employees of this.

4 TRUSTEE WALSH: I wish you good luck.  
5 You can only think about what is going to  
6 happen immediately. I think that's good.

7 Thank you, Mayor.

8 MAYOR STRAUSS: Any other comments  
9 from the Board?

10 Anything else you would like to  
11 mention before I open up to the public?

12 MR. SCHAUM: Same thing to the  
13 previous? Does anyone have anything?

14 MAYOR STRAUSS: Of course.

15 Grab a seat and we will open it up to  
16 the public.

17 I ask anybody that is going to speak  
18 tonight when they approach the podium,  
19 state your name and your address for the  
20 record and speak slowly and clearly.

21 Anybody in the fourth row? Fifth row?  
22 Sixth row? Seventh row?

23 Gentlemen, come back up. Thank you.

24 Anything else, you would like to  
25 mention?

1           MR. SCHAUM: No, I just want to thank  
2           you guys. We are excited. We are oozing  
3           with excitement. We want to bring  
4           something to the village, and honestly get  
5           local firemen, cops, local places to meet  
6           each other and mingle, have a good time.  
7           If we can get into -- I'm not going to get  
8           into every restaurant, I'm going to call  
9           all the restaurants in Mineola, we are  
10          going to knock on the doors and introduce  
11          ourselves.

12           MAYOR STRAUSS: Great.

13           Any other comments from the Board?

14           DEPUTY MAYOR PEREIRA: Mayor, I think  
15          this is great application. I think this is  
16          something that is the type of development  
17          that we are looking for downtown, not too  
18          far from our downtown.

19           If you paid attention from the street  
20          from you we are having a lot of turning the  
21          corner, I believe. I think that something  
22          like this, the use like this is really hot  
23          right now. I'm glad you guys chose  
24          Mineola. I wish you nothing but luck. I  
25          am a little bummed you are not going to

1 have a grand opening. I want to yell so  
2 Mr. Walsh can hear me.

3 MR. SCHAUM: It's strictly is for the  
4 exact point he has. I don't want to have  
5 the grand opening, we don't want to bring a  
6 big crowd.

7 DEPUTY MAYOR PEREIRA: Good luck to  
8 you.

9 Mayor, I would like to approve.

10 MAYOR STRAUSS: Motion to approve.

11 TRUSTEE WALSH: Mayor, can I ask you  
12 question before the motion to approve?  
13 Besides what Mr. Pereira just said, do they  
14 agree to have, as part of the agreement,  
15 are you going to agree to, one, not have  
16 music outside and two, your crowd, if you  
17 have a party and how many people?

18 MR. SCHAUM: The answer is yes, we  
19 would agree to that and limit it to -- you  
20 put me on the spot with a number.

21 TRUSTEE WALSH: Do you know what I'm  
22 saying, truthfully, people are there and  
23 bedrooms are back there.

24 MR. SCHAUM: To put a number to it,  
25 inside and outside?

1 TRUSTEE WALSH: Outside.

2 MR. SCHAUM: Fifteen people, 10  
3 people. If it's a problem -- I work in the  
4 community. If it's a problem, I would  
5 address it right away.

6 TRUSTEE WALSH: I just want you to  
7 understand it. It's easy to speak here,  
8 but people are disturbed every day on  
9 Albertson Place by not just the trains  
10 going by but all the noise from every  
11 manufacturing plant across the way,  
12 40 feet, 50 feet across the tracks and it's  
13 an issue people deal with it on my block.

14 I offer the motion if you like.

15 MAYOR STRAUSS: We have a motion by  
16 Deputy Mayor Pereira.

17 TRUSTEE WALSH: Second.

18 MAYOR STRAUSS: Trustee Walsh  
19 seconds.

20 All in favor?

21 (Whereupon, all Board members replied,  
22 "aye.")

23 MAYOR STRAUSS: Congratulations. I  
24 wish you the best of success, and I hope  
25 you grow out of that property and find

1 another location a little further down the  
2 block. Trustee Pereira's point, I think  
3 this is something that can enhance the  
4 area. If we can get you growing and bigger  
5 and hopefully extremely successful. I'm  
6 going to be selfish here for us, and maybe  
7 this will liven up that part of  
8 segregated -- other than Trustee Walsh's  
9 concern about the neighbors on Albertson  
10 Place, we have to be absolutely cognizant  
11 of, and we ask that you continue to be the  
12 good neighbors that we think you are going  
13 to be.

14 MR. SCHAUM: Nothing but respect from  
15 us.

16 MAYOR STRAUSS: Thank you. I  
17 appreciate that.

18 Couple of things, we ask that you  
19 stay close to our building department with  
20 regards to signage and things.

21 Also, get involved in our community,  
22 our Chamber of Commerce. We have a very  
23 vibrant Chamber of Commerce that will  
24 probably benefit you a great deal. They  
25 will get benefit out of you also.

1 Welcome to Mineola. Thank you for  
2 choosing Mineola. Welcome.

3 MR. SCHAUM: My pleasure.

4 MR. SCALERO: Legal Notice of Public  
5 Hearing of the Incorporated Village of  
6 Mineola. Please take notice of the Board  
7 of Trustees. The Incorporated Village of  
8 Mineola will hold a public hearing on  
9 Wednesday, September 16, 2020 at 6:30 p.m.  
10 at the Village Hall, 155 Washington Avenue,  
11 Mineola, New York, 11501, or at some other  
12 location to be hereafter designated by the  
13 Board of Trustees, in order to receive  
14 public comment upon the following:

15 Application of Alessandro L.  
16 Antonacci, P.C. for a special permit  
17 pursuant to Chapter 550 of the code of the  
18 Incorporated Village of Mineola entitled  
19 "Zoning," Section 550-5.1 for the  
20 construction of a 12-unit (one bedrooms)  
21 apartment building (two floors above ground  
22 level parking) upon the property known as  
23 119 Clinton Avenue, Mineola, New York,  
24 known and designated on the Nassau County  
25 Land and Tax Map as Section 9, Block 456,

1 Lot 44.

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

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

14 At the aforesaid time and place, all  
15 interested persons will be given an  
16 opportunity to be heard.

17 By Order of the Board of Trustees,  
18 Village of Mineola, Village of Mineola  
19 Joseph R. Scalero, dated August 14, 2020.

20 MAYOR STRAUSS: Thank you.

21 Mr. Whalen?

22 MR. WHALEN: Report on the updated  
23 mailings, signed and notarized.

24 MAYOR STRAUSS: Mr. Gibbons.

25 MR. GIBBONS: May I ask for a



1 resolution that this be declared a type two  
2 action under SEQRA?

3 MAYOR STRAUSS: Motion.

4 DEPUTY MAYOR PEREIRA: Motion.

5 MAYOR STRAUSS: Motion by Deputy  
6 Pereira.

7 Anybody second?

8 TRUSTEE CUSATI: Second.

9 MAYOR STRAUSS: Trustee Cusato.

10 All in favor?

11 (Whereupon, all Board members replied,  
12 "aye.")

13 MAYOR STRAUSS: Proposed.

14 MR. GIBBONS: Mayor, this application  
15 has been reviewed by Nassau County Planning  
16 Commission and they have recommended the  
17 following modification.

18 Consideration should be given to  
19 reducing building's footprint, thereby  
20 reducing lot coverage which is at about 80  
21 percent under the current plan. This would  
22 allow for the provision of the front, side,  
23 year yard setbacks and would provide for a  
24 more aesthetically pleasing property.

25 Also, provided front yard set back

1 would be more in keeping with the Clinton  
2 Avenue streetscape providing any side yard  
3 set back particularly the easterly side  
4 yard with benefit residence of the new  
5 building, as well as enhancing, the  
6 redevelopment potential of the property to  
7 the east by not having a building wall  
8 along the subject property's easterly  
9 boundary.

10 Redevelopment of the property to the  
11 east in a similar matter as a subject  
12 property will probably occur in foreseeable  
13 future as in the last remaining detached  
14 single family dwelling on Clinton Avenue.

15 As the Board knows, this is a  
16 recommendation from the Nassau County  
17 Planning Commission. The applicant does  
18 not have to return to the Nassau County  
19 Planning Commission. The recommendation is  
20 for consideration by the Board. They can  
21 either accept the recommendation or reject  
22 the recommendation.

23 If the Board chooses to approve the  
24 application as it is presently presented,  
25 four members would have to vote in favor of

1 the application instead of the usual three.

2 Also, we would have to provide the  
3 Nassau County Planning Commission for our  
4 rational for not accepting the  
5 recommendation within 30 days after your  
6 final vote.

7 Lastly, this is an application under  
8 our development insensitive role. I have  
9 spoken to the applicant about providing an  
10 amenity letter with the application which  
11 is a requirement, and we are still awaiting  
12 that amenity.

13 TRUSTEE CUSATO: Mr. Gibbons, if we  
14 accept the County's plan, is it 12 versus  
15 10? What do we do here?

16 MR. GIBBONS: That would be for the  
17 applicant to decide if he wanted to modify  
18 the application to present it. Initially,  
19 I think the Board should look at the  
20 recommendation, see if they agree with the  
21 recommendation or if they don't agree with  
22 the recommendation. If they don't agree  
23 with the recommendation, there is nothing  
24 really to do. The Board can act on the  
25 application as is presented.

1           If the Board feels that the total  
2           recommendation or parts of the  
3           recommendation are a good idea, then they  
4           can discuss with the applicant, you know,  
5           possible changes with the plan. It doesn't  
6           have to be in total. You could accept part  
7           of it and not accept others.

8           TRUSTEE CUSATI: Does that mean we  
9           don't vote tonight or hear it?

10          MR. GIBBONS: Yes, you absolutely  
11          hear the application.

12          MAYOR STRAUSS: Any other questions  
13          for the attorney?

14          Thank you.

15          The format, again, for this evening,  
16          will be the applicant will make a  
17          presentation, with the interaction from the  
18          Board. After that interaction, we will  
19          open it up for public comment. I ask  
20          anybody that has questions to approach the  
21          podium to state their name and their  
22          address and speak slowly and clearly for  
23          the court reporter.

24          MR. ANTONACCI: I don't have any  
25          samples either. I have copies of the

1 reduced site plans and elevations. Can I  
2 distribute them?

3 MAYOR STRAUSS: Yes, you can.

4 MR. ANTONACCI: Good evening, Mayor  
5 Strauss, members of the Board of Trustees,  
6 Mr. Whalen, Mr. Gibbons.

7 My name is Alessandro Antonacci. I  
8 am an attorney. I'm also a managing member  
9 of Clinton Avenue Realty, LLC which is the  
10 owner of 119 Clinton Avenue. My office is  
11 located right here in the village at 499  
12 Jericho Turnpike, Suite 200. I have been  
13 in this office for about 15 years now. The  
14 office is actually located in a family  
15 property which we have owned for over 20  
16 years.

17 My proposal this evening is to  
18 develop 119 Clinton Avenue which is within  
19 the Mineola development and centered bonus  
20 overly district with a 12-unit apartment  
21 building. It's comprised of a 12-one unit,  
22 a one bedroom unit for parking on the first  
23 floor and two stories for parking above.

24 Each apartment will have access to  
25 800 square feet. The units will have

1 modern amenities and appliances including  
2 individual washer and dryer units. In  
3 addition, we made provisions for elevator  
4 access to the apartments.

5 As part of the proposal we are  
6 providing 1.5 parking spaces per unit with  
7 a total of 18 parking spaces on site. We  
8 anticipate that parking for the residents  
9 from this building will not overflow onto  
10 the street, nor impact the street parking  
11 since there is adequate parking on site  
12 which it will be an amenity, included in  
13 the tenant rents.

14 We anticipate a minimal impact, if  
15 any, to the schools since the composition  
16 of the building, its excuse will be one  
17 bedroom units with smaller overall  
18 apartment sizes compared to larger units  
19 available within Mineola.

20 We will provide carting to remove any  
21 trash that is generated on site and that  
22 will not impact the municipal collection.

23 As far as neighboring properties are  
24 concerned, the immediate areas are  
25 comprised with large multi-family apartment

1 buildings, commercial buildings, church  
2 properties and a few smaller multi-family  
3 buildings. This proposed building will be  
4 inconformity with the many multi-family  
5 properties but it is actually smaller than  
6 many of the surrounding buildings. In  
7 fact, this building is much smaller than  
8 most of the other buildings and is only  
9 three stories in height.

10 This project will not change the  
11 composition of the neighborhood, nor have a  
12 negative impact on the character of the  
13 neighborhood.

14 As indicated, this project is located  
15 within the development consent. It is  
16 within the authority of the Board of  
17 Trustees to render the application.

18 I'm prepared to commit to provide  
19 community benefits as far as amenities and  
20 improvements to the village and  
21 contributions in lieu of the village code.

22 Also, I'm committed to comply with  
23 other requests from the Board.

24 In addition, we will dedicate 10  
25 percent of the units to the workforce

1 housing in site in compliance with the  
2 General Municipal Law 6998.

3 For the past number of years, I have  
4 been involved in real estate development  
5 and have worked in various projects in  
6 Mineola and have developed a great working  
7 relationship with the building department.

8 I hope to continue to work and invest  
9 in Mineola with this project which I plan  
10 to build and hold on to for many years to  
11 come.

12 As far as the comment from the  
13 County, as far as their opinion on the  
14 project, I believe the Village and in  
15 particularly this Board is better suited to  
16 address these concerns than the County  
17 since we are on a more of a local level,  
18 then I think the County has overall  
19 perspective.

20 At this point, I would like to offer  
21 to address any questions the Board may have  
22 or anybody in attendance may have.

23 MAYOR STRAUSS: Great. Thank you,  
24 sir. I appreciate you selecting Mineola to  
25 invest in. We all live here and we all



1 want to see the community grow in the  
2 proper ways we wish it to.

3 You said what is the size of the  
4 apartments in total?

5 MR. ANTONACCI: 800 square per unit.  
6 It will all be one-bedroom units.

7 MAYOR STRAUSS: One bedroom and looks  
8 like you are going to have a kitchen? Are  
9 they studios?

10 MR. ANTONACCI: No, not studios.  
11 They are true one bedrooms with a separate  
12 bedroom and a larger kitchen with a living  
13 area.

14 MAYOR STRAUSS: Mr. Pereira.

15 DEPUTY MAYOR PEREIRA: Mr. Antonacci,  
16 thank you again for, as the Mayor said,  
17 investing in our community. The question I  
18 have for you is, we have had similar  
19 applications to this, one more recently  
20 that is very similar to this on Main  
21 Street, about approximately the same size,  
22 and they had as the building behind you  
23 does as well, some roof top amenities for  
24 the residents. Is that something you are  
25 considering as well?

1 MR. ANTONACCI: I'm glad you asked.  
2 That is something I am considering for the  
3 residents a little outdoor area on the  
4 rooftop. That is something we would be  
5 looking forward to working with the  
6 building department to see what would be  
7 allowed if the project would be approved.

8 DEPUTY MAYOR PEREIRA: This would be  
9 a project that you are not looking to build  
10 it, flip it or sell it. Who is going to  
11 manage this?

12 MR. ANTONACCI: It is going to be  
13 self managed. I am a developer. I grew up  
14 in construction. I have quite a number of  
15 projects in the process right now. I am an  
16 on-hands type of guy. I will be on site,  
17 running the project and owning it and  
18 managing it later on. I plan on keeping it  
19 for many years to come hopefully.

20 DEPUTY MAYOR PEREIRA: I want to be  
21 clear, at one point five spots, which may  
22 or may not be needed by the residents  
23 considering proximity to the railroad  
24 station. Some used to have one car, or no  
25 cars and certainly some of them may have a

1 couple that has two cars, but that is going  
2 to be included in their rent. In other  
3 words, you get an apartment, you get a  
4 spot?

5 MR. ANTONACCI: Correct.

6 DEPUTY MAYOR PEREIRA: There is no  
7 reason for them to park on the street?

8 MR. ANTONACCI: Correct.

9 TRUSTEE CUSATO: I'm sorry to  
10 interrupt. They are going to not park on  
11 your property because they want to save a  
12 hundred bucks a month, a spot comes with  
13 the apartment?

14 MR. ANTONACCI: Correct. One space  
15 per unit is included in the rent. There is  
16 another six spaces for visitors so it won't  
17 have any impact on the street either.

18 DEPUTY MAYOR PEREIRA: That's all,  
19 Mayor.

20 MAYOR STRAUSS: Thank you.

21 Trustee Cusato.

22 TRUSTEE CUSATO: Thank you, Mayor.

23 Good evening, sir. The drawing is  
24 shown there, so the front is facing  
25 Clinton, right?

1 MR. ANTONACCI: Correct.

2 TRUSTEE CUSATO: Isn't there an  
3 existing building there right now?

4 MR. ANTONACCI: On the property?

5 TRUSTEE CUSATO: Correct.

6 MR. ANTONACCI: There is a single  
7 family home on the property now.

8 TRUSTEE CUSATO: That is going to  
9 removed, destroyed, abandoned?

10 MR. ANTONACCI: Correct, looking to  
11 demolish the existing structures. It has a  
12 detached two-car garage in the rear as  
13 well. Looking to remove that.

14 TRUSTEE CUSATO: Thank you.

15 MAYOR STRAUSS: Trustee Durham.

16 TRUSTEE DURHAM: Thank you. So  
17 looking at the design here, the east side,  
18 there is only three sections that reach the  
19 Board?

20 MR. ANTONACCI: Two stairwells and  
21 the elevators.

22 TRUSTEE DURHAM: On the map it  
23 doesn't show what the setback for the  
24 remainder of the building is. How many  
25 feet?

1 MR. ANTONACCI: Approximately 10  
2 feet. I actually looked at it earlier. I  
3 spoke to the architect. It's about 10 feet  
4 from the property.

5 TRUSTEE DURHAM: From the east  
6 property, there is also a 10-foot setback,  
7 except for the three locations for the two  
8 stairwells and the elevator?

9 MR. ANTONACCI: Correct.

10 TRUSTEE DURHAM: And the front also  
11 has a setback from the picture you are  
12 showing.

13 MR. ANTONACCI: That's the same  
14 stairwell that is closer to the street and  
15 the building steps back.

16 TRUSTEE DURHAM: The building steps  
17 back and that's another 10 feet?

18 DEPUTY MAYOR PEREIRA: Nine and a  
19 half.

20 TRUSTEE DURHAM: So there are  
21 setbacks from the property already?

22 MR. ANTONACCI: Correct. Certain  
23 portions of the building do abut the  
24 neighboring property but setbacks in the  
25 side and the front of the property and

1 rear.

2 TRUSTEE DURHAM: The property to the  
3 east is still a multi-family house?

4 MR. ANTONACCI: Correct, it's a  
5 two-family home. It's occupied that way I  
6 believe.

7 TRUSTEE DURHAM: Okay. I have no  
8 further questions.

9 MAYOR STRAUSS: Thank you.

10 Trustee Walsh.

11 TRUSTEE WALSH: Yes, thank you.

12 Thank you for coming out.

13 MR. ANTONACCI: Thank you for having  
14 me.

15 TRUSTEE WALSH: I'm familiar with  
16 that property over there. This building as  
17 compared to what's there now. This is a  
18 much nicer building then what exists now.  
19 The tree in the front, over a two-family  
20 house.

21 Some of the questions that just went  
22 down about the, you know, the distance from  
23 the sidewalk, you are going to be 10 feet  
24 from the sidewalk at the beginning of that  
25 building where the elevator and stairwell

1 is?

2 MR. ANTONACCI: Probably a little bit  
3 more than that. It's about nine and a half  
4 to the property line. It's usually a  
5 couple of feet. It's usually a little bit  
6 of a buffer there as well.

7 TRUSTEE WALSH: And then there is a  
8 setback. For me, that's enough of a  
9 setback. I have no problem with the  
10 frontage at all on this.

11 Did you say that you are going to  
12 have provisions for about six visitor  
13 parking spaces?

14 MR. ANTONACCI: Correct.

15 MAYOR STRAUSS: And you will provide  
16 one parking space along with the rent for  
17 each unit and if you want to buy second  
18 space there will be availability because  
19 there is one-and-a-half spaces per unit?

20 MR. ANTONACCI: Correct.

21 MAYOR STRAUSS: At 12 units, how many  
22 parking spaces do you have all together?

23 MR. ANTONACCI: We have 18 parking  
24 spaces, one per unit. We have six  
25 additional possibly to reserve for visitors

1 or possibly if a tenant has additional  
2 vehicles and you wanted to rent that.

3 TRUSTEE WALSH: When I hear you say  
4 that these units are 800 square feet per  
5 unit, it's certainly not too small. It  
6 certainly would invite one person or  
7 perhaps two people. I don't see it being  
8 some place that would have a large family  
9 moving in for sure. The way things are in  
10 the world today, not everybody does have a  
11 car. This is actually TOD, this is  
12 actually transit oriented development,  
13 because it is in the range of a quarter of  
14 a mile, a little bit more. You can walk to  
15 the train station. The new platform is  
16 going to come all the way down to main  
17 street, maybe closer.

18 I don't see a problem with too many  
19 cars coming in and out of this location.  
20 It's a small building, 12 units. It's a  
21 nice looking building.

22 The only other question I have is --  
23 okay, about maintenance for the building.  
24 You are going to own the building. I  
25 imagine you are going to hire a company to



1 shovel snow, get rid of the snow, cut the  
2 grass, whatever grass there is and maintain  
3 the property. That will be an outside  
4 company that you hire?

5 MR. ANTONACCI: Correct. You have  
6 staff or a company that would maintain the  
7 building itself. Again, I'm local. I have  
8 been here for 15 years. We have other  
9 properties in the area.

10 TRUSTEE WALSH: I know where your  
11 office is. You are very close to this.  
12 You certainly keep an eye on your own  
13 property. You wouldn't be in business for  
14 so long if you didn't keep an eye on it.

15 Do you currently have a company that  
16 you use for other properties that you use  
17 to shovel snow?

18 MR. ANTONACCI: I do.

19 TRUSTEE WALSH: And you have had good  
20 experience?

21 MR. ANTONACCI: Yes. Again, I have a  
22 number of development projects going on  
23 now. I have had similar contractors,  
24 developed relationships with them over the  
25 years and we work all together.

1 TRUSTEE WALSH: That block, a dead  
2 end runs on the Oyster Bay line is not used  
3 as frequently, nearly as much as the main  
4 line. It's dead end onto the tracks.

5 There are other apartment buildings  
6 on that block. There is an apartment  
7 building to your immediate west that is a  
8 very nice look building. I think that this  
9 building will add to the beauty of that  
10 block.

11 I have no further questions.

12 MR. ANTONACCI: I agree.

13 Any further questions?

14 TRUSTEE DURHAM: May I?

15 MAYOR STRAUSS: Yes.

16 TRUSTEE DURHAM: My question is to  
17 Mr. Gibbons. With more than 10 apartments,  
18 10 percent has to go towards workforce  
19 housing?

20 MR. GIBBONS: Yes. I discussed that  
21 issue with the applicant and the applicant  
22 has agreed to provide those.

23 MAYOR STRAUSS: Anything else?

24 TRUSTEE DURHAM: No.

25 MAYOR STRAUSS: Thank you very much.

1 Any other comments from the Board?

2 TRUSTEE CUSATO: I have one question.

3 So the driveway that gets you into  
4 those -- the building on the west side,  
5 will be the same driveway you are going use  
6 to get to this building if it's approved?

7 MR. ANTONACCI: I'm sorry, the apron?

8 TRUSTEE CUSATO: So on the west side  
9 of this building there is another complex,  
10 housing, right?

11 MR. ANTONACCI: Yes.

12 TRUSTEE CUSATO: That apron, that  
13 driveway --

14 MR. ANTONACCI: No. There is going  
15 to be a separate apron dedicated to the  
16 property.

17 TRUSTEE CUSATO: There are two  
18 separate aprons?

19 MR. ANTONACCI: This apron is private  
20 property. I don't believe I can utilize  
21 this apron. I will have an apron dedicated  
22 for this property.

23 TRUSTEE CUSATO: Maybe an expanded or  
24 something.

25 MR. ANTONACCI: I think it will be

1           separate. There is enough space to keep it  
2           separate. I believe there is a utility  
3           pole in between. To open it up wouldn't  
4           make sense.

5           TRUSTEE CUSATO: Okay, it was just a  
6           question. That's not going to be an issue  
7           for me.

8           TRUSTEE WALSH: You will have your  
9           entrance and they will have their entrance?

10          MR. ANTONACCI: Correct.

11          MAYOR STRAUSS: Any other comments?

12                 Anything else that you would like to  
13          mention, Mr. Antonacci?

14          MR. ANTONACCI: No, thank you. Thank  
15          you for the comments. If we have anybody  
16          in the audience that wants to address it.

17          MAYOR STRAUSS: Absolutely. Grab a  
18          seat. We will open it up to the public.

19                 Again, I ask before I open it up for  
20          public comment, I ask anybody that is  
21          approaching the podium, please state your  
22          name and address and speak slowly and  
23          clearly for the reporter. Anybody in the  
24          fourth row? Fifth row? Sixth row?

25                 Come on down, sir. You are the next

1 contestant.

2 MR. ED GAVERETY: My name is Ed  
3 Gaverety (phonetic). I live at 101 Clinton  
4 Avenue in Mineola. I will be directly east  
5 of what he is talking about.

6 My only comment is 12 more units in  
7 the street that is ridiculous with traffic  
8 in that street -- I'm not talking about  
9 parking, I'm just talking about the street  
10 itself.

11 Everyday, I can give you my own  
12 traffic what it takes to get back out and  
13 get back in. When I saw 12 more -- I have  
14 70, there is 90 across the street. There  
15 is a hundred and something I believe at  
16 that Embassy. There are four next to my  
17 building. Four on the other side, that is  
18 considered two-family, there are four  
19 living there. And at the very end that is  
20 also designated. We are out of the space.  
21 The County said 10. I can see a two- or  
22 four-family house. We don't need another  
23 12 units on the street. I'm not talking  
24 parking. I'm just talking in general.  
25 There are people now that are parked on

1 Clinton Avenue that can walk from Clinton  
2 to the train station because they are  
3 looking for parking spaces. It has just  
4 gotten too congested. We don't need  
5 another 12-apartment units. I don't mean  
6 to shoot it down.

7 We do need to do something. Sure we  
8 do. The house that is there has become an  
9 eye sore. It's falling apart, but not a  
10 dozen people. Twelve times two is 24, that  
11 could be six more riding up and down the  
12 street looking for parking spaces. People  
13 ride up and down that street as it is.  
14 Ride up and down, come and watch. There is  
15 nowhere else to park. They would rather  
16 park down by the village tracks.

17 It looks like you have a whole  
18 building, quite a few. You have four  
19 residents that are here basically with the  
20 same objection.

21 MAYOR STRAUSS: Understood. I know  
22 very well the traffic is a high volume  
23 street. I know Trustee Cusato are in the  
24 fire department, we are frequently on the  
25 block. Thankfully, nothing serious. I

1           feel bad for the residents that are on the  
2           block trying to get out when we have a fire  
3           call.

4                   MR. ED GAVERETY:   Plus what has  
5           happened since Covid is that more and more  
6           people are purchasing on line, we have  
7           chronic FedEx, UPS.   It's all day long.  
8           It's no longer a 30-second thing to get to  
9           the corner.   The corners have no parking,  
10          Those are ignored.   Even traffic patrol  
11          gives tickets and you try to pull out, to  
12          make a delivery, it has gotten worse over  
13          the past couple of years.   Searingtown  
14          behind us has added a traffic flow and You  
15          have Aurora and all the other disturbances  
16          in the village.

17                   MAYOR STRAUSS:   I understand there is  
18          a lot of traffic on Clinton.   I apologize  
19          my unfamiliarity of the parking regulations  
20          on Clinton.   Is it alternate side?

21                   MR. ANTONACCI:   One side parking.

22                   MAYOR STRAUSS:   Understood.   I'm very  
23          familiar with the traffic issues there.

24                   The other thing I can hope for you  
25          would be that the one parking garage that

1 we are going to be opening in hopefully a  
2 month on Harrison will alleviate some issue  
3 that you are speaking about, speaking and  
4 looking for parking, close to the tracks  
5 and hopefully stay off the block and park  
6 in that parking garage. And there will be  
7 another parking garage on Second Street  
8 going up, hopefully breaking ground in  
9 another six months. That might offer  
10 parking spots available for others. Will  
11 you have people looking for something for  
12 free, I'm sure they will be. It's not to  
13 guarantee it will relieve the pressure.  
14 Hopefully, it will. I certainly understand  
15 the concerns you have there.

16 Anything else, sir?

17 MR. ED GAVERETY: No, that's it.

18 Thank you.

19 MAYOR STRAUSS: Great. Thank you  
20 very much.

21 Anybody else in the sixth row? Fifth  
22 row, we will go back to you. Come on up.  
23 Of course. We are here for you guys. Not  
24 a problem. My name is.

25 MS. ROSA: My name is Rosa. I live



1 at 101 Clinton.

2 You have made the assumption that  
3 because a commuter-friendly area people in  
4 the neighborhood would rather walk. My  
5 husband and I waited two years for an  
6 actual parking space. A lot of the City  
7 commuters have decided come in to Long  
8 Island, much like I have, to start working  
9 in Long Island rather than commuting into  
10 the City because of the condition that  
11 Covid has brought on to the City.

12 I want to reiterate the traffic flow  
13 on the narrow two-way and the street is  
14 unbearable at this moment. I agree, 12  
15 units would be a little too much. If you  
16 can please consider that.

17 DEPUTY MAYOR PEREIRA: 111 Clinton  
18 has 90 units?

19 AUDIENCE MEMBER: 72.

20 DEPUTY MAYOR PEREIRA: How many  
21 parking spots are available?

22 AUDIENCE MEMBER: The building was  
23 built in '65. Zoning was a little  
24 different in 1965.

25 DEPUTY MAYOR PEREIRA: I want just

1 wanted to get some understanding.

2 If I could add something as to what  
3 the mayor said. Not only is the parking  
4 garage opening on Harrison, we are hoping  
5 the MTA builds a parking garage beyond  
6 Fox's. That was part of the agreement with  
7 the third track.

8 I have lived here all my life. And  
9 one of the biggest concerns, I'm sure you  
10 feel is, when that line turns red when the  
11 train is down on Willis and Second Street,  
12 it backs up past Corpus Christi and past  
13 you guys. We are hoping that now with the  
14 underpass when Willis Avenue is going to go  
15 under the tracks, when that light is no  
16 longer going to be an issue, I think the  
17 traffic flow north/south on Willis to Old  
18 Country Road and Jericho is going to flow  
19 much easier. I know you guys are off of  
20 that.

21 I have seen it where I am dropping  
22 off my children at Corpus Christi for  
23 religious education right behind you or  
24 going to Western Beef, you can get stuck  
25 all the way back to where you are.

1 Certainly, that complicates you getting out  
2 of your block as well or getting in, if you  
3 happen to be behind that.

4 I think that there are pieces in this  
5 downtown and third track project that  
6 hopefully will alleviate some of those  
7 traffic flow issues.

8 We can't predict, but I think we can  
9 reasonably assume that 12 or 10, whatever  
10 it is, 800-square foot units, not every  
11 single one of them is going to have two  
12 people. I think we can assume that. I  
13 don't think we are going to have 24 cars in  
14 there.

15 That's our experience when we have  
16 traffic experts here on larger projects and  
17 across times. Same thing that we can  
18 predict that there are going to be 12  
19 students coming out of a building that has  
20 12 units, just like there aren't 70  
21 students that come out of 101 Clinton.  
22 Certainly, we are here to hear you. I  
23 understand this is a narrow street. It has  
24 always been.

25 MS. ROSA: In addition to Willis as

1 well, our Clinton Avenue has tremendous  
2 parking lot for the law firm I believe  
3 that's on the corner coming in and out of  
4 Clinton Avenue. Plus there are two big  
5 complexes and other residents coming in and  
6 out same two-way street in a dead end.  
7 That is consideration.

8 Also, like I said before, I moved  
9 into Mineola thinking I was going to  
10 continue commuting into the City, like a  
11 lot of other people decided to stay in  
12 Mineola and work in Mineola.

13 MAYOR STRAUSS: Thank you.

14 Anybody else wishing to make a public  
15 comment?

16 AUDIENCE MEMBER: Can we see the  
17 picture?

18 MAYOR STRAUSS: It's a very narrow  
19 building.

20 AUDIENCE MEMBER: How much --

21 MAYOR STRAUSS: For the court  
22 reporter and there are people watching at  
23 home, if you can come to the podium to  
24 comment or ask any question you have.  
25 Please hold that up for the audience here.

1 AUDIENCE MEMBER: That's 9,600 square  
2 foot. That property is, I believe,  
3 40-something by a hundred.

4 DEPUTY MAYOR PEREIRA: 175.

5 AUDIENCE MEMBER: Bigger than I  
6 thought. I didn't see the plans. That's  
7 awfully large. That was a comment when I  
8 saw the pictures.

9 MAYOR STRAUSS: Understood, not a  
10 problem. Thank you very much. I  
11 appreciate all your comments.

12 AUDIENCE MEMBER: I have been living  
13 here 30-some odd years, close to 40 years.  
14 I worked in Mineola over 30 of 40. I  
15 watched all of Mineola go from suburban to  
16 the City. No one can tell me once you  
17 start going down south of Jericho Turnpike,  
18 you turned Mineola now into the City.  
19 That's no longer suburban, it's no longer  
20 the country. Is that a suburban buildings.

21 MAYOR STRAUSS: It certainly is not  
22 the country and it hasn't been in 57 years  
23 I have lived here.

24 AUDIENCE MEMBER: It's becoming more  
25 and more like the City.

1           MAYOR STRAUSS: We are looking to do  
2           what we can to rejuvenate our downtown area  
3           which is why we will have those larger  
4           projects down there. You have been in the  
5           village a long time. If you stop at the  
6           corner of Second Street and Main Street it  
7           needs a face lift. We are looking to do  
8           what we can down there. I'm not saying  
9           that this is one of the better things that  
10          have come our way. It is not overly bad  
11          either. When you say it is looking like  
12          the City. There is argument to be made it  
13          is or isn't. We are looking to get our  
14          downtown rejuvenated.

15                 The village has received awards for  
16                 smart development and transient-oriented  
17                 down there. Those buildings are fully  
18                 occupied.

19                 Village Green project right across  
20                 from St. James has just received a  
21                 temporary certificate of occupancy.

22                 The negative impacts of the two  
23                 buildings on Old Country Road that are  
24                 already totally full. I don't think there  
25                 is a negative impact, to be honest with

1           you.

2                   We are looking to get people in that  
3           downtown area to patronize those businesses  
4           and hopefully that whole area will flourish  
5           and have a vibrant downtown.

6                   Your comments are understood that  
7           this might not fit into the area where you  
8           are in right now. We understand your  
9           comments, absolutely we do. Thank you,  
10          sir.

11                   Anyone else wishing to -- yes, sir.

12                   MR. JONATHAN: Jonathan, 101 Clinton.

13                   I have some concerns about the way  
14          the building looks and how far it is coming  
15          to the sidewalk. Every other building on  
16          that block gives much more space to the  
17          street and to the curb. I see with this  
18          building a lot more trees and shrubberies  
19          are going to be gone. It looks more like  
20          an office building.

21                   MAYOR STRAUSS: Okay.

22                   MR. JONATHAN: What's the target  
23          rent? Has that been discussed?

24                   MAYOR STRAUSS: We can ask the  
25          applicant.

1                   MR. JONATHAN: It's currently a  
2 quiet, safe block, as well, nobody really  
3 hanging around outside.

4                   MAYOR STRAUSS: We would like to keep  
5 it that way.

6                   MR. JONATHAN: Thank you. That's  
7 all.

8                   MAYOR STRAUSS: Thank you, sir.

9                   Anyone else wishing to make comment.

10                  MS. VERNI: Good evening. My name is  
11 Mary Verni, V-E-R-N-I. I live at 127  
12 Clinton. I am one of the only houses left.  
13 It is a legal two-family. I was here a few  
14 years ago when the discussion was for 123  
15 Clinton and originally they wanted four  
16 apartments. And between Nassau County and  
17 you gentlemen it got knocked down to three.  
18 I think it works. I would much rather it  
19 wasn't there, honestly. It works.  
20 Everybody seems to park on that property,  
21 and it works.

22                  The gentleman who sat where you're  
23 sitting there many years ago, I can't  
24 remember his name, gave a great example.  
25 They were trying to put 10 pounds of rice



1 in a five-pound bag. I kind of think this  
2 is too. Even though the property is much  
3 longer than 123, but I'm so sorry, for  
4 Clinton Avenue, I think it is ugly. I'm  
5 sorry. I'm so sorry.

6 MAYOR STRAUSS: You never have to  
7 apologize about your opinion, not at all.

8 MS. VERNI: Mayor, you have been in  
9 Mineola 57 years, I top you, sweetie, in  
10 the same house. So I've seen that block  
11 change unbelievable, but, everybody is very  
12 nice. An everybody waves, and I sit on my  
13 porch and everybody was in the parking lot  
14 in the summer during Covid. And it's a  
15 nice neighborhood. I'm sure these people  
16 will be nice too, but, God, that's ugly. I  
17 can't help it. It's industrial looking to  
18 me. Could they maybe make it more like the  
19 one at 123 and maybe it will fit in?

20 TRUSTEE CUSATO: Ma'am, 123 is the  
21 existing building just on the west side of  
22 this building?

23 MS. VERNI: Yes, at 123, their front  
24 doors are down the driveway. They have a  
25 very attractive door in the front. I guess

1           that was part of the zoning. The people  
2           are very nice. It kind of fits more in the  
3           block. This is very attractive, very  
4           modern, but not for Clinton Avenue.

5           My other question is, I don't know  
6           what the rules are for the creatures that  
7           are living at 119, I'm talking about the  
8           four-legged creatures. I'm sure they're  
9           raccoons, I'm sure they're mice, I'm sure  
10          they're rats, I'm sure they're termites.  
11          How is that handled when the building gets  
12          knocked down?

13          MAYOR STRAUSS: There is a rodent  
14          report that they have to do that they have  
15          to clear rodents.

16          Counselor, or Mr. Whalen, do you want  
17          to expand on that a little?

18          MS. VERNI: Like, in essence, of  
19          seeing dead bodies?

20          MAYOR STRAUSS: After you are done,  
21          we will ask Mr. Whalen to come up and  
22          address it.

23          MS. VERNI: I would like to see, you  
24          know, dead bodies of those creatures. I  
25          want them dead not moved somewhere, you

1 know. I had this close to a termite  
2 problem because of 119 when the other  
3 gentleman lived there but it was taken care  
4 of, great.

5 I have rat rocks surrounding my house  
6 so I don't have creatures in my house. I'm  
7 concerned about that. Knock on wood, they  
8 work. I'm concerned about that. I don't  
9 know what the rules are for exterminating  
10 before anything is done.

11 MAYOR STRAUSS: Great.

12 MS. VERNI: Again, I agree with  
13 everyone that less than 12 would be nice.  
14 That's about it. Thank you so much for  
15 listening.

16 MAYOR STRAUSS: Thank you. Thank you  
17 for your time.

18 MS. ROSA: May I ask one more  
19 question?

20 MAYOR STRAUSS: Of course you can.

21 MS. ROSA: The applicant has  
22 mentioned that he would like to put a  
23 rooftop, something on the rooftop. Our  
24 complex is significantly higher. Will  
25 there be any privacy to that rooftop. I

1 don't necessarily want to see naked people.

2 MAYOR STRAUSS: Are you sure?

3 (Laughing.)

4 MS. ROSA: Just for Mr. Walsh, the  
5 applicant had mentioned he was going to  
6 have something on the rooftop, maybe a pool  
7 or something. I'm not sure what the  
8 proposal is, 101 Clinton is proportionally  
9 higher. Is there going to be any privacy,  
10 something covering that area?

11 TRUSTEE WALSH: Thank you. I didn't  
12 hear you.

13 MAYOR STRAUSS: Thank you. Thank you  
14 very much. Anyone wishing to make a  
15 comment?

16 Mr. Antonacci.

17 Obviously, you heard all of the  
18 comments and there were a couple of  
19 questions. One was target rent. What kind  
20 of rent are you looking to get?

21 MR. ANTONACCI: Aside for the unit  
22 designated to the workforce housing, marked  
23 rents for one bedroom \$2,200, that type of  
24 ballpark. Once the units go up, we will  
25 check the market again. That's what we are

1 anticipating.

2 MAYOR STRAUSS: One other comment was  
3 about shrubbery, landscaping, any idea  
4 about that. Are you going to put some  
5 trees back, some street friendly trees?

6 MR. ANTONACCI: Yes, of course.  
7 Whatever is there is going to come down.  
8 It is a very overgrown area. We are going  
9 to clean up the area. It's a good thing.  
10 And then we will try to vegetate whatever  
11 areas we do have on site to add some weed  
12 to the property.

13 MAYOR STRAUSS: There was comments  
14 about the decrease in setbacks from the  
15 property lines. Do you want to address  
16 that at all?

17 MR. ANTONACCI: The way the property  
18 was configured, this is kind of what we  
19 came up with to make the project work. We  
20 could try to manipulate it a little bit and  
21 see what it gets us. This is kind of where  
22 we are, the architect and myself, we were  
23 kind of brainstorming and came up with this  
24 plan with this configuration to accommodate  
25 the units on the project and accommodate

1 the parking, which was important to us to  
2 make sure there was adequate parking to  
3 make sure we wouldn't contribute to any  
4 traffic or parking in the neighborhood.

5 MAYOR STRAUSS: What about privacy in  
6 the rooftop?

7 MR. ANTONACCI: Yes, I think we can  
8 easily put up a sign "no sunbathing." We  
9 were just looking to have some open area,  
10 some lounging area and maybe some screening  
11 if that will help the situation, that's not  
12 a problem.

13 MAYOR STRAUSS: And do you want to  
14 address the comments to make the building  
15 less ugly?

16 MR. ANTONACCI: Look, it's a modern  
17 looking building. That's what it is. I  
18 don't feel that it is an ugly building,  
19 it's just different from what's there. It  
20 has been there for 60, 70 years. I'm not  
21 sure. There has been a lot of structure on  
22 the block. We are open to modifying,  
23 making it a little more traditional looking  
24 to kind of blend in a little more. That's  
25 not a problem.

1           MAYOR STRAUSS: Thank you. The  
2           comments on making it less than 12. I  
3           don't think there is anything else in here?  
4           Please correct me if I missed anything,  
5           sir.

6           MR. ANTONACCI: As far as the  
7           rodents, I'm not aware that there is  
8           rodents presently. I know there is a lot  
9           of track work going on, construction going  
10          on. That stirs everything up.

11          Before we would do anything, we have  
12          to inspect it. If there is any rodents or  
13          anything, you have to treat it. Before the  
14          demo, the County inspects the property. If  
15          it's rodent free, we issue a rodent letter  
16          and you have ten days to do the demolition.  
17          And then we will proceed with the project.

18          MAYOR STRAUSS: I know there was a  
19          rodent letter. I wasn't familiar with how  
20          it went. There you have that answer. You  
21          have to eradicate the property. It has to  
22          be inspected by the County and we get the  
23          approval letter and the inspection letter  
24          by the County. Hopefully, they are taken  
25          care of it. They have to.

1 AUDIENCE MEMBER: Timeline.

2 MAYOR STRAUSS: What is the timeline,  
3 if you are approved? I'm not saying you  
4 are.

5 MR. ANTONACCI: If I'm approved, the  
6 project will span about a year from start  
7 to finish.

8 MAYOR STRAUSS: Okay, great.

9 Anything else you would like to add,  
10 sir?

11 MR. ANTONACCI: Somebody in the  
12 audience brought the fact that the traffic  
13 is tough on the street. I see that as well  
14 sometimes when I stop at the site. It's  
15 more so people parking on the street that  
16 you are not supposed to park on. They park  
17 the car, making deliveries. That kind of  
18 congests the area. It's not -- I don't  
19 believe it's not because there is not  
20 enough parking. I think it is how people  
21 park where they are not supposed to. Maybe  
22 policing it a little bit might alleviate  
23 problems.

24 MAYOR STRAUSS: Certainly, we will  
25 address it on our end for parking.



1 Anything else, sir?

2 MR. ANTONACCI: No, thank you.

3 MAYOR STRAUSS: Any other comments?

4 Yes, sir.

5 TRUSTEE DURHAM: With the small road  
6 and building, crane, will the road have to  
7 be closed at any point? If there are  
8 cranes used, will the crane be fitting on  
9 the property, in the street, if it's a  
10 small street, how will that be done?

11 MR. ANTONACCI: I don't believe it  
12 will necessitate a crane to be a  
13 three-story project.

14 TRUSTEE DURHAM: For the  
15 air-conditioning unit on the building, on  
16 the roof.

17 MR. ANTONACCI: You are correct.  
18 That's a daily -- one of the days that they  
19 set up on site, deliver the units. They  
20 are not there, a permanent crane on site  
21 that many of the other large buildings  
22 have. For those purposes, yes, I do agree  
23 we will have moments we need a crane.  
24 Those are smaller cranes. They are not the  
25 larger cranes you might be thinking of.

1 MAYOR STRAUSS: Any other comments?

2 TRUSTEE WALSH: Yes, Mayor. Talking  
3 about the crane, it would be something like  
4 a bay crane, a smaller operation and  
5 everything has to go through building  
6 department, and it would all have to be  
7 approved beforehand. Mr. Whalen always  
8 notifies us any time there is a crane  
9 operation. Every building needs to have  
10 things put on the roof. Personally, I  
11 don't see that as a problem.

12 As far as vehicles and this building  
13 are concerned, several years ago the  
14 Village decided to make an insensitive  
15 zoning overlay district. Where you are is  
16 included in the incentive overlay zoning  
17 district, that's why you are allowed to go  
18 beyond code if the Board so sees it fit  
19 that it is a good project.

20 Part of that application what we  
21 always have in beyond is parking. Unlike  
22 the other building across the street, that  
23 was built many years ago, they don't have  
24 ample parking. Any building going forward  
25 in the overlay direct has to have ample

1 parking, we wouldn't entertain you having  
2 to make an application here.

3 I just don't see it being as  
4 burdensome as the apartment building across  
5 the way that doesn't have enough parking  
6 space. I just think that has to be  
7 mentioned, other than that, I have nothing  
8 else.

9 Thank you, Mayor.

10 MAYOR STRAUSS: Any other comments  
11 from the Board?

12 Sir, anything else?

13 MR. ANTONACCI: No, thank you.

14 MAYOR STRAUSS: I'll entertain a  
15 motion to close the hearing and reserve  
16 decision.

17 TRUSTEE CUSATO: Motion.

18 MAYOR STRAUSS: Motion my Trustee  
19 Cusato.

20 TRUSTEE WALSH: Second.

21 MAYOR STRAUSS: Second by Trustee  
22 Walsh.

23 All in favor?

24 (Whereupon, all Board members replied,  
25 "aye.")

1           MAYOR STRAUSS: Thank you. You will  
2           be hearing from us.

3           Folks, thank you very much for your  
4           input. We appreciate everything that you  
5           say, your comments and questions. We all  
6           live here, and we all have a stake in the  
7           community. Thank you very much and for  
8           taking the time to come out. Thank you.

9           I'm going to take the motion to close  
10          the hearing.

11          Thank you, we are done.

12                   \*           \*           \*

13  
14           I hereby certify that the foregoing is a  
15          true and accurate transcription of my original  
16          stenographic notes.

17                   *Janine M. Colasanti*

18                   \_\_\_\_\_  
19                   JANINE M. COLASANTI, RPR  
20                   Senior Court Reporter  
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