

INCORPORATED VILLAGE OF MINEOLA

HEARING OF THE  
BOARD OF TRUSTEES

February 11, 2015

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

\* \* \*

JOHN M. SPELLMAN, ESQ.

Village Attorney

\* \* \*

JOSEPH R. SCALERO

Village Clerk

\* \* \*

SHARON TAL

Court Reporter

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VILLAGE OF MINEOLA

1                   MAYOR STRAUSS: Good evening, folks. This  
2 evening we continue the hearing on the application of  
3 Mineola Metro, LLC for a special permit for the  
4 development of a nine-story mixed-use project which is  
5 proposed to have 296 residential units, first floor  
6 commercial space, and three levels of below grade  
7 parking. The hearing is continued from January 14, 2015.

8                   At the last hearing this Board got to hear many  
9 valuable comments and questions from the public. At the  
10 end of the hearing, I requested that the applicant  
11 prepare responses to the questions. I also intended that  
12 some of the comments and questions would be addressed by  
13 this board. I'll go first, then we'll hear from the  
14 applicant.

15                   Traffic Impacts: As part of the environmental  
16 review of the proposed project, you required the  
17 applicant to submit a full traffic impact analyst report.  
18 A supplemental report covering additional intersections  
19 was also submitted. We have reviewed these reports.

20                   Since the last hearing date, this Board has  
21 also retained its own independent traffic engineer to  
22 review traffic impacts and to submit a report to us for  
23 inclusion in the record.

24                   The Village will require the applicant to  
25 reimburse Mineola for the cost of this report traffic

1 impacts and to submit a report. Having our own  
2 independent analysis will be helpful in evaluating the  
3 impacts of the project and the plans to mitigate those  
4 impacts. The independent study is expected by March 4,  
5 2015.

6 A number of residents asked whether the Village  
7 has enough water capacity to serve the proposed project  
8 and what, if any, impact there would be upon taxes and  
9 water bills. The short answer is yes. However, I would  
10 like to advise you that this past October, the Board  
11 passed a resolution authorizing the retention of DMV  
12 Engineers and Architects, P.C. to prepare a hydraulic  
13 model distribution system evaluation for our water  
14 department.

15 One of the tasks assigned to DMV is the  
16 projection of future demands based upon historical growth  
17 trends, conservation efforts, and proposed future  
18 development. It will also utilize the model it develops  
19 in order to determine the impact of proposed developments  
20 on water source, storage and distribution system  
21 capacities. We expect to receive this report in the near  
22 future.

23 Based upon this report, we'll be in the  
24 position to evaluate cost projections for upgrading our  
25 water production, storage, and distribution systems in

1 order to carry us through next generations.

2 Housing Saturation: One resident asked a very  
3 fair question. "Are we reaching saturation point in  
4 downtown housing?"

5 In this connection, the Board of Trustees on  
6 November 5, 2014 passed a resolution contracting with  
7 Phillips Preiss Grygiel, LLC, our professional planning  
8 real estate consultants, to evaluate our new and proposed  
9 multifamily residential developments with regards to  
10 capacity of the Village to receive and maintain these  
11 projects.

12 Our planners will also analyze the potential  
13 benefits and detriments of those developments. The  
14 report from our planners is expected by next week and  
15 will greatly assist this Board and the community in  
16 evaluating the issue of potential residential saturation  
17 and development impacts.

18 New York's Set-Aside Law: A number of  
19 residents asked questions concerning the Set-Aside Law,  
20 workforce housing, subsidized housing, welfare and alike.

21 I'll ask that our attorney, the Village  
22 Attorney John Spellman speak to those issues.

23 MR. SPELLMAN: Thank you, Mayor. I would like  
24 to preface my comments by saying that issues such as  
25 subsidized housing, welfare housing, set-aside housing,

1 workforce housing and the like are very delicate. There  
2 are a number of municipalities on Long Island which have  
3 faced or are facing lawsuits concerning their housing  
4 decisions and their housing legislation.

5 For example, I'm sure that you're aware of the  
6 situation in Garden City. The Village passed a new  
7 zoning law and was sued by MHANY Management Inc., a  
8 developer of affordable housing. Garden City lost the  
9 case. It was found to have discriminated against  
10 minorities. The Court particularly noted, "The negative  
11 remarks by Garden City residents at public hearings and  
12 the flyer against multi-family housing." That was a key  
13 finding of the court and one of its basic reasons for its  
14 decision.

15 While it is not my intention to stifle anyone's  
16 expression of opinion on any matter, I am cautioning the  
17 Mineola Community that comments at hearings and the  
18 distribution of flyers do have consequences and can be  
19 seized upon by people wishing to sue the Village as  
20 evidence of discriminatory intent.

21 Garden City was required to implement a fair  
22 housing training program, enact a fair housing  
23 resolution, participate in the Nassau County Urban  
24 Consortium, re-zone particular areas of the Village,  
25 construct affordable housing, appoint a fair housing

1 compliance officer, and contribute \$1,500,000 to an  
2 affordable housing trust fund. Garden City is also on  
3 the hook for its own legal fees and those of the  
4 Plaintiffs.

5 I should mention something here that I'm in my  
6 thirtieth year as the Village Attorney. Over those  
7 thirty years, I have not witnessed any housing  
8 discrimination activities on the part of anyone in  
9 Mineola. In fact, the Mineola Board adopted a fair  
10 housing plan. It has a policy in that regard. It  
11 furthers that policy and is very careful to follow the  
12 law with respect to fair housing in all of its  
13 activities.

14 We are particularly are sensitive to the fact  
15 that we receive funding from the Community Development  
16 Program and that is HUD money that comes to us from the  
17 County. We have to abide by strict regulations with  
18 respect to fair housing.

19 The Village of Farmingdale was sued in a  
20 similar matter. That case was eventually settled at  
21 significant costs to that village.

22 The Town of Oyster Bay actually set up its own  
23 low-income housing program, but was sued because it was  
24 available only to the residents of the town. It was  
25 found that since the Town's make up is predominantly

1 white, limiting admission to the program only to town  
2 residents is discriminatory; that case is pending.

3 Great Neck Plaza is being sued because it is  
4 claimed they approved a mental complex favoring long-term  
5 tenants in a predominantly white village and, thus,  
6 discriminated against African Americans; that case is  
7 pending.

8 On the home front here in Mineola there was a  
9 recent lawsuit against a landlord who, it was claimed,  
10 rented to white people while steering minorities away.

11 Additionally, there is a longstanding federal  
12 consent decree requiring another landlord to set aside a  
13 certain percentage of rentals for minorities as a result  
14 of discriminatory practices.

15 I only mention these many law cases to call  
16 attention to the fact that this Village is on the radar  
17 of organizations which prosecute housing discrimination  
18 claims.

19 Once again, I urge everyone to use prudence and  
20 restraint when speaking about housing issues at hearings  
21 and in flyers.

22 Now, let me get to the set aside issues: The  
23 New York State legislator enacted a Long Island Workforce  
24 Housing Program which became effective on January 1,  
25 2009. Under that law, developers of multifamily

1 residential projects are required to set aside at least  
2 ten percent of the units for affordable workforce  
3 housing. Affordable workforce housing is defined as  
4 housing for individuals or families at or below  
5 130 percent of Long Island's median income.

6 The Village, however, has set the level of  
7 affordable housing for individuals or families at or  
8 below 80 percent of the area's median income. The Board  
9 has not yet determined whether it will apply the  
10 130 percent rule or the 80 percent rule relative to the  
11 Village Green Project.

12 The area median income in Nassau County is  
13 approximately \$81,000 for individuals and \$105,000 for  
14 families. Thus, if the 80 percent rule is adopted,  
15 individuals earning \$64,800 or less and families earning  
16 \$84,000 or less will be eligible for affordable workforce  
17 housing consideration, and thus, below market rental  
18 rates.

19 If the 130 percent rule is applied, an  
20 individual will be able to earn up to \$105,000 and a  
21 family up to \$136,500.

22 These types of housing are not subsidized  
23 housing; no third-party pays any of the rent. The  
24 tenants must qualify as being able to pay rent on their  
25 own.

1 Mayor, back to you.

2 MAYOR STRAUSS: A number of residents and  
3 business owners questioned the impact of the project to  
4 upon downtown parking. It was pointed out that a number  
5 of current on-street spaces are projected to be  
6 eliminated. It was also pointed out that in the  
7 Village's master plan of value, the businesses was placed  
8 upon each space.

9 This Board shares the concern about downtown  
10 parking. We are very sensitive to the stresses placed on  
11 our businesses by inadequate parking.

12 Let me tell you where we are on this issue: As  
13 you are aware, Mineola is a transportation hub for the  
14 Long Island Railroad. Our station, based upon very  
15 favorable train schedules is very attractive to commuters  
16 from all over our region. We've partnered with the MTA  
17 to establish the Mineola Intermobile Center, a facility  
18 which parks approximately one thousand vehicles every  
19 workday.

20 Additionally, Mineola has its own commuter  
21 parking for rent for our residents. For \$55 per year  
22 residents may avail themselves of these spaces on a first  
23 come/first serve basis each and everyday. Mineola also  
24 operates a number of municipal parking lots, some of  
25 which allow for all-day parking.

1                   Finally, Mineola provides on-street meter  
2 parking throughout the downtown, both long term and short  
3 term.

4                   This Board is committed to maintaining the  
5 current resident commuter parking spaces. We are in the  
6 process, however, of evaluating the use of our other  
7 parking assets in order to make sure that our businesses,  
8 patrons, and visitors have the best parking scenario  
9 possible. We are assessing the need to designate more  
10 spaces as short-term, so that customers of our businesses  
11 might find a place to park.

12                   We're also looking to the possible  
13 reconfiguration or relocation of some of our commuter  
14 parking spaces in order to more efficiently promote the  
15 interests of commuters and businesses alike.

16                   It is anticipated that our efforts will ease  
17 some of the downtown parking problems which may result  
18 from losing a few spaces as a result of the proposed  
19 development.

20                   In this connection, we are currently  
21 interviewing a parking consultant to assist us with our  
22 assessment, our plan.

23                   The swimming pool impact: At the hearing it  
24 was asked whether this project will impact the swimming  
25 pool in the Village and whether another pool will be

1 necessary.

2 In the two major housing projects approved by  
3 this Board, there's been a requirement that each project  
4 have its own swimming pool, that is also the case for the  
5 Village Green Project.

6 It is anticipated that the immediately  
7 accessible pools in these building will mitigate against  
8 heavy use of the Village's municipal pool by their  
9 residents.

10 We've been advised that the applicant plans on  
11 seeking IDA financing for this project. We also  
12 understand that a formal application has not been made as  
13 of yet to the IDA. Once that is done and if an  
14 inducement letter is issued by the IDA, we shall  
15 carefully analyze the economic effects of the proposed  
16 project on our assessment base, and upon our projected  
17 tax and PILOT, payment lieu of taxes revenue categories.

18 This Board is familiar with the major studies  
19 which project the number of school children produced by  
20 transit-oriented apartment complexes in proximity to  
21 multi mobile transportation facilities. We are also  
22 familiar with the number of school children which are  
23 produced by the Mineola Apartment Houses which currently  
24 exist in the Village. The current taxation on the  
25 property is over \$210,000 per year of which almost

1 \$139,000 goes to the school district. If the applicant  
2 applies for and receives IDA financing, we will further  
3 analyze the economic impact for this project as we have  
4 done in the past for the two projects we already  
5 approved.

6 A few residents asserted that the current  
7 Citibank Building is an historic landmark and should be  
8 preserved. While the Village does have its own historic  
9 preservation law and is able, after following a certain  
10 procedure, to designate certain sites as historic, no  
11 such designation has ever been made relative to the  
12 Citibank Building. The building was considered for  
13 possible designation by the Board of Trustees a number of  
14 years ago, but the Board at the time declined to make the  
15 designation. The Village's Historic Preservation Law  
16 then does not empower the Village to require the  
17 preservation of the building.

18 That having been said, we have asked that the  
19 applicant look into whether the incorporation of that  
20 building into the project would allow the project to be  
21 built and maintained. We'll await an answer from the  
22 applicant.

23 At the hearing it was urged that a requirement  
24 of union labor be imposed upon the applicant. The  
25 Village does not have the jurisdiction to require that a

1 landowner, either commercial or residential, utilize  
2 union labor only in developing, repairing or restoring  
3 his or her property. Sometimes, however, the IDA  
4 requires that a certain percentage of a project's labor  
5 force, the union, and that a certain percentage of its  
6 construction material purchases be local.

7 In the event that the IDA decides to fund the  
8 Village Green Project, the Village shall advise the idea  
9 of its wish; that it conditions its approval on such a  
10 percentage formula and that it appropriately supervised  
11 the project to guarantee compliance.

12 A question was raised concerning the impact of  
13 proposed transit-oriented development on Long Island  
14 Railroad train and seat availability. We have asked the  
15 applicant to contact the Long Island Railroad concerning  
16 this issue and report back. We will hopefully hear about  
17 this issue shortly.

18 A question was asked as to what benefits will  
19 come to the Village from this project: Under the  
20 Village's Development Incentive Bonus Law relaxations of  
21 the zoning code may be awarded by the Village in exchange  
22 for public amenities and/or cash in lieu of such  
23 amenities.

24 As of this date, the applicant has offered to  
25 provide a village green which will have a public plaza,

1 holiday event area, street furniture, extensive  
2 landscaping and a fountain. Additional street scape  
3 elements will also be incorporated into our downtown.

4 This is the point in the review process when  
5 the Village begins to negotiate with the developer to  
6 determine the extent to which additional amenities or  
7 cash in lieu of will be provided. The first steps in  
8 those negotiations have taken place. We'll report back  
9 when we have more information.

10 Moratorium considerations: A moratorium is  
11 generally enacted when a municipality is seeking to  
12 change its laws and wishes to freeze frame the  
13 construction or implementation of "as of right" uses  
14 while the change of law process is being laid out.

15 Under the Mineola Village Code, development  
16 incentive bonus decisions are purely discretionary on the  
17 part of the Village Board. There is no "as of right"  
18 entitlement to this type of special permit. Accordingly,  
19 there's no need to declare a moratorium.

20 Questions were raised concerning the ability of  
21 Winthrop University Hospital to handle the increased  
22 population which will result from the proposed  
23 development.

24 I met with John Collins, President and CEO of  
25 the hospital and raised this issue. Mr. Collins

1 confirmed that the hospital has the capacity to handle  
2 any demand for medical services which will result from  
3 the project.

4 An additional issue was raised concerning the  
5 ability of ambulances to reach the hospital in light of  
6 the proposed project. As stated above, the Village has  
7 retained its own traffic engineer to study this project.  
8 One of the expert's tasks will be to analyze the  
9 ambulance access.

10 Now that I've reported on my areas, I have a  
11 few questions for the applicant:

12 MR. M. WALSH: Good evening, Mayor and Members  
13 of the Board.

14 MAYOR STRAUSS: Good evening.

15 Mr. Walsh, at the last hearing we asked you to  
16 give consideration to reducing the height of the proposed  
17 building. Have you made any progress in this area?

18 MR. M. WALSH: Yes, I think we have, Mayor.  
19 After the last meeting, the applicant and myself, we  
20 heard the concerns that the Trustees have and the  
21 concerns of the public. So I've submitted before the  
22 meeting -- this was something done recently -- I  
23 submitted before the meeting drawings to you, elevation  
24 drawings, and I have elevations up here.

25 But in essence what this change would be, the

1 Applicants proposing that we'll take one full story off  
2 the entire building.

3 PUBLIC: We can't hear him back here.

4 MAYOR STRAUSS: I'm sorry.

5 MR. M. WALSH: I'm sorry. The proposal is the  
6 applicant would submit plans and has submitted plans  
7 taking one full story off the proposed building.

8 So on Second Street, the first wing that was  
9 closest to the street, that would be reduced one story;  
10 the wings on the side that were two stories higher than  
11 that will be reduced a story; and the back portion of the  
12 building, which is the highest, would also reduce a  
13 story. So it would be one full story off the top.

14 That would result in a net reduction in the  
15 number of units from the 296 units submitted with the  
16 original application to 266 units. There would be 30  
17 units lost in that amended drawing.

18 In terms of the garage, the other change in  
19 this in the garage, would be on the third level, the  
20 lowest level of the garage. The garage would be made  
21 smaller by 45 parking spaces which is the formula of one  
22 and a half per unit. So we're losing 30 units. We would  
23 not like to build 45 parking spaces two stories down  
24 below grade.

25 MAYOR STRAUSS: Questions were asked as to why

1 this building is rental as opposed to condominiums; can  
2 you answer that?

3 MR. M. WALSH: I can. Kevin and Frank  
4 Lalezarian who are the owners of Mineola Metro, LLC are  
5 very experienced developers in the New York area, Long  
6 Island and in Manhattan. Their product, what they  
7 specialize in, what they build is rental apartment  
8 buildings. They do not get into condominium units.

9 I think at the prior, the 2/15 application, a  
10 question was asked of Mr. Kevin Lalezarian, "Are you  
11 going to be here three years from now?" That's important  
12 to the Village. It was asked by a former Trustee.

13 Kevin said at that point in time, "Yes, we are  
14 going to be here. We are going to be in Mineola. Our  
15 plan is to be here. We will be here with that building."

16 In reality, he expects to be here. They build  
17 their buildings very well, and they build them well  
18 because they expect to run them for many, many years.

19 So the answer is that there's no expectation  
20 that it would go to condominium. I'll add as a sidebar  
21 to that, if you're in the developed world today,  
22 condominium construction financing is very very difficult  
23 to get. There are developers that could get it, but it's  
24 very very difficult to get. And the reason it's very  
25 difficult to get is, banks know that it is less viable

1 these days than rental buildings. This is where banks  
2 want to invest their money and the Lalezarians understand  
3 that and that's why this is their business model.

4 MAYOR STRAUSS: Let's talk about pets for a  
5 moment. Pets will be allowed in the building. Will  
6 there be any rules concerning pets if they are?

7 MR. M. WALSH: Yes. In all of the Lalezarian  
8 buildings there is a pet policy. The pets are limited to  
9 one per apartment or one per unit. They do have size  
10 restrictions to be compatible with the type of building.  
11 And they do prohibit certain breeds of dogs that are  
12 aggressive breeds of dogs. They properly and carefully  
13 regulate them.

14 MAYOR STRAUSS: That's the policy from the  
15 owner?

16 MR. M. WALSH: That's the policy from the owner  
17 and will be the policy of the building, in both their  
18 buildings, if this one gets approved.

19 MAYOR STRAUSS: You were asked to report on  
20 truck deliveries to Winthrop Hospital along Station Road;  
21 do you have anything for us?

22 MR. M. WALSH: I do. I was asked to do that  
23 twice, and I did speak with Justin Burke who is the  
24 governmental relations representative from Winthrop  
25 Hospital. I had a long conversation with him. He

1 indicated a couple of things to me, that deliveries to  
2 their docs on the hospital are from 7:00 a.m. to 3:00  
3 p.m. daily. He said there is no peak delivery. As far  
4 as he is aware, there is no peak delivery. They are  
5 dispersed through the entire day. He has no data,  
6 offered no data and offered me no ability to get anyone  
7 in the hospital to get me data as to exactly where the  
8 origination of these deliveries are. Some of them are  
9 coming from the east, some of them are coming from the  
10 west. But he opined, and I think I would do the same  
11 thing, that the access point to the hospital is down  
12 Mineola Boulevard if you're coming from the north or you  
13 could conceivably come down Main Street, go to the  
14 Station Plaza Road and go east -- or west through the  
15 station to the hospital.

16 Certainly, he acknowledged that possibly a  
17 number of the deliveries do that. We talked about the  
18 idea that it's up to what makes sense at the time, but he  
19 believes that much of it goes down Mineola Boulevard.

20 So I would argue that we are effectively  
21 disbursing the traffic of the deliveries in a proper way  
22 so that it's not all in one direction. But he also has  
23 indicated, it's not peak hours, so it's not going to be  
24 the rush hour times that deliveries necessarily go. So I  
25 believe that Station Plaza Road will be able to handle

1 the capacity of deliveries that it currently has.

2 He did also indicate that the emergency rooms  
3 generally go down Second Street. He said they're  
4 obviously not going to go down Main Street all the way to  
5 Station Plaza to go through the station. They'll just go  
6 east on Second Street directly through to the emergency  
7 room.

8 MAYOR STRAUSS: You were asked to get  
9 information concerning seating capacity impacts on the  
10 Long Island Railroad.

11 MR. M. WALSH: Yes, I was, we were, and I did  
12 have a conversation with Ms. Alyssa Pika, who is the  
13 Chief Planning Officer For Development for the Long  
14 Island Railroad. She started by describing the Long  
15 Island Railroad's commitment to the east side access for  
16 which -- for those that don't know, it's an enormous --  
17 she called it a once in a lifetime project that Long  
18 Island Railroad is undertaking to be able to have them  
19 take the train from Long Island and go directly to Grand  
20 Central Station.

21 Everyone knows right now you need to go to Penn  
22 Station, which is on the west side of Manhattan, and then  
23 if you want to come east you need to actually get into  
24 the subway to come east and you pass that area.

25 So there will be a new route that will allow

1 trains direct to Grand Central Station on the east side.  
2 She said that's particularly for two reasons. One, is  
3 that it's a \$22 billion dollar project and we don't  
4 undertake \$22 billion dollar projects to maintain  
5 existing ridership.

6 So she said one of the things that impairs the  
7 ability to get more trains going and get more people  
8 quickly and efficiently into New York City is the unload  
9 in Manhattan. Right now the limitation is greatly in  
10 Penn Station. The limitation is not necessarily that I'm  
11 putting trains on or enough trains on. The limitation is  
12 they can't handle anymore at the destination. She says  
13 that in 2021 or 2022, when that project will be up and  
14 running, she says that people will be able to take the  
15 train -- they will be able to accommodate roughly a  
16 double amount of trains there. And so, in her words, she  
17 has no problem with TOD, transit-oriented developments on  
18 the major hubs on Long Island.

19 I also spoke with someone from the parking area  
20 at the Long Island Railroad. And he indicated that from  
21 his perspective -- he says it's very limited with my  
22 perspective -- I love TOD's or transit-oriented  
23 developments. I love buildings right at the train  
24 station, because I don't have to worry about parking,  
25 creating parking or worrying about parking in any of the

1 stations. The people that live there walk right to the  
2 ramp. And, particularly, at this building, you would  
3 walk out the door and you would be virtually up a few  
4 steps and you would be on the ramp on the way to New  
5 York. So I think I covered that with her as well as I  
6 could.

7 MAYOR STRAUSS: Thank you. There were some  
8 questions concerning union labor at the site; can you  
9 expand on that?

10 MR. M. WALSH: Yes. The Lalezarians provide  
11 equal opportunity to all trades and bidders, including  
12 union members. Those bidding must be experienced, have a  
13 safety track record, and do quality work; these are the  
14 absolute essentials to working at their buildings. They  
15 welcome union and non-union workers. At 250 Old Country  
16 Road, predominantly all workers are from New York and  
17 Long Island, and most of the workers are from Long  
18 Island. There are in fact several trades who are members  
19 of unions or parties to the collective bargaining  
20 agreements. I appreciated the Mayor's comments as to  
21 that the responsibility of the Board. We want to give as  
22 much information as we could with respect to that, but I  
23 think that the Lalezarians, as builders, their main  
24 concern is that the quality work is done. That's a big  
25 part of what it is for anybody who bids on their jobs. I

1 think unions or non-unions bid on their jobs and they bid  
2 on them because they get them occasionally, and it's  
3 based upon merit and, obviously, other matters. But they  
4 are currently practicing what is located at 250 Old  
5 Country Road.

6 MAYOR STRAUSS: Thank you. Regarding the  
7 Citibank building that's on this project, will you be  
8 able to save the building and still build the project  
9 around it?

10 MR. M. WALSH: Yeah, this was a question that  
11 was asked at the last meeting also. It was asked by a  
12 gentleman who I ended up speaking with after the meeting.  
13 He was an architect and he actually gave me a scale  
14 drawing of the village green hoping to save the Citibank  
15 building. He showed me it and, obviously, Kevin and  
16 Frank Lalezarian took it seriously and studied it. A few  
17 days later I got a request from the Village, it came  
18 through that someone else had requested that they take a  
19 serious look at whether or not the property could work  
20 with the Citibank building remaining there. The  
21 Lalezarians did so. Their report back is that it would  
22 be impossible to construct a new building development  
23 maintaining appropriate distances both above and below  
24 grade, for the parking below grade as well as the  
25 buildings above grade based on the location of the

1 buildings and the location of the Citibank Building.

2 The Citibank Building's parking would have to  
3 be located underground, which there would be an issue on  
4 how to create that parking given where the building is  
5 located.

6 In addition, the remaining area would not  
7 provide much of a promenade or a village green. And in  
8 their words, in their opinion, it would not create the  
9 density needed to have a sustainable and rental building.

10 MAYOR STRAUSS: We have all seen the fire in  
11 New Jersey, the apartment building there. Can you tell  
12 us about the construction of this building and the fire  
13 safety in this building?

14 MR. M. WALSH: I can, Mayor. And I think for  
15 those who saw that horrific story, they noted that it  
16 burned like a tinder box. I think the Lalezarians are  
17 very proud. I mean, long before that they were  
18 explaining to me how proud they are the way they  
19 construct their buildings.

20 If you see 250 Old Country Road you know that  
21 it's built with concrete steel with no structural wood  
22 involved. They used reinforced concrete throughout the  
23 building and they do so for this reason. They believe it  
24 is important that if someone is going to live in their  
25 building, that they are as safe as possible. And if

1 first responders have to go to their building in the  
2 event of a fire, that they are as safe as possible. And  
3 that, I think that the Edge Water fire, I think that was  
4 wood construction.

5 I remember seeing a comment from somebody which  
6 was -- it's strange -- it's hard to understand. It's  
7 hard to believe it would be this comment. They said, "We  
8 make these buildings so that you can get out in time  
9 before it burns to the ground." That is not the way they  
10 built this building, the existing building, and they  
11 would propose to build the next one.

12 MAYOR STRAUSS: What would the market rental  
13 rates be? What would be the ten percent set-aside rates?

14 MR. M. WALSH: Obviously, we'd be expressing  
15 into the future, but let's assume for a second now is the  
16 future and these units hit the market.

17 They would probably lease the one-bedroom units  
18 at \$2,300 to \$2,400 a month; and the two bedrooms  
19 anywhere from \$2,600 to \$2,900, depending upon the  
20 location.

21 In the event the Village adopted the 80 percent  
22 adjusted median income as the threshold for the ten  
23 percent set-aside, the rent for the one-bedroom, they  
24 would market them at rates \$1,500, and for the two  
25 bedrooms, it would be \$1,880. I don't have the data on

1 the 130 percent, if you did, but the numbers would be up  
2 above those numbers if the Village chose that.

3 MAYOR STRAUSS: Thank you. I think that's all  
4 the questions that I believe that were asked.

5 Mr. Walsh, do you have anything that you need  
6 to address?

7 MR. M. WALSH: Yes. Mayor, I did have a long  
8 list of answers, but you did cover the answers that we  
9 needed to cover in certain ways, but I think I did --  
10 there was one question that jumped out during  
11 construction folks were concerned, legitimately so about  
12 construction, what's going to be the impact around. I  
13 think we answered it at one point in time, but it was  
14 asked again.

15 During construction, for us, the foundation  
16 time, the initial foundation, putting in the foundation,  
17 which takes about three months, would take the parking on  
18 the south side of Second Street and the north side of  
19 Station Plaza. At the end of that three months though,  
20 our fences go back to the property line or to the  
21 sidewalk at least. The parking would be available. And  
22 given the nature of this, with the promenade which would  
23 be built with decking that could support heavy equipment,  
24 we would be in a position to move everything inside and  
25 build, I think, better than some of the other buildings

1       that go up. Because I think we just have the ability to  
2       do that with the promenade area.

3               So that was a question someone asked and when  
4       you go into redeveloping, you have certain times. But  
5       we're as responsive to the concerns as we can be given  
6       what we're trying to do.

7               Other than that, I noted that the Mayor, you  
8       spoke of your own traffic study. We can discuss more  
9       about some of the traffic questions that came. We can  
10      discuss something more about the planning questions that  
11      came in, the importance to this Village.

12              I remember the first night I spoke about your  
13      vision for your Village. It's a difficult thing to do.  
14      I've read your reports, I know the Village a little bit,  
15      but certainly not like you guys do. But I read it, I  
16      understood it, it makes sense to me, and we talked about  
17      it. But at the end of the day your traffic expert is  
18      going to tell you about our traffic study and your  
19      planner is going to tell you about what we boasted about  
20      the benefits that are achievable for the Village in  
21      connection with this project. So I don't have anything  
22      else on that.

23              I would ask, and obviously we'll answer any  
24      questions of that right now, but I would ask that if you  
25      do get any reports from your experts that we at least

1 obtain a copy of them so that we're able to -- if we deem  
2 it appropriate and necessary, that we're able to put an  
3 opinion in it.

4 MAYOR STRAUSS: Absolutely.

5 I'll open it up to the Board. Mr. Pereira?

6 MR. PEREIRA: Thank you, Mayor, thank you  
7 everybody for coming out. I think the Mayor and Mr.  
8 Walsh covered a lot of the things that were said and I'd  
9 like to hear what the residents have to say.

10 I only have one question, if you could, of Mr.  
11 Lalezarian. Put it in very broad strokes. I know we're  
12 not going to try to pin you down here. But could you  
13 take us out for the next couple of years in terms of a  
14 timeline of when you expect 250 Old Country Road to be  
15 completed -- let's say occupied? When would -- let's  
16 just say that this project would be approved in this  
17 year, in 2015, when would the demolition of Citibank  
18 begin and construction? So when would this be at where  
19 250 Old Country Road is today?

20 MR. M. WALSH: I prefer Mr. Lalezarian answer  
21 this. Thank you.

22 MR. PEREIRA: Just some general idea.

23 MR. K. LALEZARIAN: Good evening, Mayor,  
24 Members of the Board.

25 MAYOR STRAUSS: Mr. Lalezarian, please state

1 who you are for the record, and also, thank you for  
2 adjusting the microphone.

3 MR. LALEZARIAN: Kevin Lalezarian. The project  
4 at 250 Old Country Road is on schedule to be completed  
5 and ready for occupancy sometime this summer. So  
6 assuming the completion of the project, ready for  
7 occupancy by July or August, by the end of the summer, we  
8 would turnover space to allow Citibank to re-locate their  
9 branch to a retail space at that project.

10 Citibank has asked to have six months to  
11 transition and do their interior fit outs at the new  
12 location where they'll continue to operate from the  
13 existing location. Six months from, approximately,  
14 August would take them moving out of the existing 199  
15 Second Street location -- this development at the  
16 beginning of 2016, approximately, March of 2016.

17 So that would be the earliest that we would  
18 physically start demolition and construction, based on  
19 the completion time of the Old Country Road Project, and  
20 if Citibank utilizes the entire six months that they  
21 anticipate to have the build-out and the transition  
22 period.

23 MR. PEREIRA: And then from that step, from  
24 there forward?

25 MR. K. LALEZARIAN: So demolition would take,

1 approximately, a month from -- with these assumptions --  
2 March of 2016. Foundation which should take,  
3 approximately, three months, that would be approximately  
4 from April to July. And aboveground and the balance of  
5 construction would take, approximately, 15 months from  
6 there.

7 MR. PEREIRA: That would be mid-20 --

8 MR. K. LALEZARIAN: Yes. Excuse me. So  
9 completion would be, approximately, mid-2017.

10 MAYOR STRAUSS: Mr. Cusato?

11 MR. CUSATO: Thank you. Good evening,  
12 everybody. Thank you for showing up. This is a great  
13 time to express your thoughts and opinions tonight.

14 Mr. Walsh, I'm sorry. I just want to make sure  
15 that last answer was correct. Are we in 2018?

16 MR. K. LALEZARIAN: 2018. Excuse me. 2018.  
17 Yes, so mid-2018 for completion of Village Green of these  
18 assumptions we just went through. Excuse me.

19 MR. CUSATO: I want to thank your group, your  
20 intentions of reducing this building by one floor. But  
21 I'm sorry, I have to reiterate my original comments made  
22 at the first hearing, I want this building dropped three  
23 floors so that it matches the general height of the  
24 Winthrop Research Building across the street. This way  
25 -- so the line of sight is sort of the same. Thank you.

1 MAYOR STRAUSS: Thank you. Mr. Durham.

2 MR. DURHAM: Thank you, everybody for coming  
3 out. I will differ my comments to the public. We have a  
4 large crowd here and I'd like to hear all the comments.

5 MAYOR STRAUSS: Mr. J. Walsh?

6 MR. J. WALSH: Thank you. My question is for  
7 Kevin Lalezarian. How are you tonight?

8 MR. LALEZARIAN: Good.

9 MR. J. WALSH: At the last hearing you said  
10 that you would not start to build a second building  
11 unless you saw your first building was filling up, and  
12 you just gave us that timeline and said that your  
13 building -- your 250, LLC building would begin to be  
14 completed in August.

15 When will you know that your building is  
16 filling up? How will you determine that and how long  
17 will that take?

18 MR. K. LALEZARIAN: Staying on that timeline --  
19 that was that timeline we just discussed, based on  
20 approvals and construction proceeds on that timeline. On  
21 the leasing schedule, which is somewhat a parallel track,  
22 we expect to start pre-leasing apartments at the Old  
23 Country Road Project, approximately, two months prior to  
24 completion.

25 So sometime in May or June we plan on starting

1 to pre-lease apartments for that building for future  
2 occupancy.

3 So from the time of breaking ground on the  
4 building to the time of pre-leasing -- going backwards --  
5 pre-leasing, specifically, Old Country Road is,  
6 approximately, eight months of duration just to see how  
7 well the building is being received. And to see if the  
8 performer of leasing up the building and renting  
9 apartments goes as expected.

10 It is a fairly large building, we don't expect  
11 it to be filled overnight. We do have certain  
12 projections to rent so many units per months, and those  
13 projections vary depending on the time of the year.  
14 Generally, more people prefer to move in the warmer  
15 months of the year rather than in the colder months or  
16 around the holidays. So in that eight-month period  
17 between starting pre-leasing at 250 Old Country Road and  
18 breaking ground as --

19 MR. J. WALSH: Pre-leasing in May of 2015?

20 MR. K. LALEZARIAN: May of this year, yes. So  
21 we will start pre-leasing May of 2015 and on the  
22 construction commencement, provided that the leasing is  
23 going well, which goes to your comments, that was  
24 discussed to be probably in March of 2016.

25 So in that span from May of '15 to March of

1 '16, eight or nine months, we would see if our leasing is  
2 going as we would expect it to, considering the time of  
3 the year, velocity of absorption, people coming to look  
4 at the building, making applications, moving in and so  
5 on.

6 MR. J. WALSH: Have you leased any units yet?

7 MR. LALEZARIAN: No, sir, we haven't even begun  
8 pre-leasing yet. We expect to begin pre-leasing in May,  
9 in, approximately, three months.

10 MR. J. WALSH: Thank you. That's all.

11 MAYOR STRAUSS: Anything else, Mr. M. Walsh?

12 MR. M. WALSH: No, Mayor, just an opportunity  
13 to respond if need be after the public's comments.

14 MAYOR STRAUSS: I'm going to open it up to the  
15 public comment now. I ask anybody that's approaching the  
16 podium to please speak clearly, speak slowly for the  
17 court reporter, and identify yourself with your name and  
18 your address. We'll go by rows. We'll try and -- we  
19 certainly will get to everybody that's interested in  
20 speaking.

21 Anybody in the first row?

22 Second row?

23 MR. FAIRGRIEVE: My name is Scott Fairgrieve.

24 I am speaking as a private citizen. I want to  
25 make that very clear. I am a former Trustee of this

1 Village; deputy mayor too. I've served for 12 years on  
2 this Village Board, and my wife also served for eight  
3 years on this Village Board.

4 I am absolutely opposed to the construction of  
5 a building of this height.

6 I live on Mineola Boulevard. We are now seeing  
7 the City of Mineola developed more and more. I get Old  
8 Country Road development, you've never heard me say a  
9 complaint about that, but now we're going above the train  
10 tracks, creeping it up. You allow this, you're going to  
11 set precedent for the other buildings in the future.

12 Remember Trustees, Trustees come and go like I  
13 did; mayors come and go like a lot of mayors do, but what  
14 you do here affects the future of the Village.

15 You can have all the studies in the world.  
16 They can have all the studies in the world from experts.  
17 I know, from -- I've been a resident in this Village for  
18 almost 40 years now, and I've seen a lot of things come  
19 and go in this Village. Don't tell me this is not going  
20 to impact traffic. Mineola Boulevard is almost  
21 impossible to travel these days, and to put another 300,  
22 approximately, 300 apartments there -- now, I understand  
23 they're going to reduce it down by about 35, so even if  
24 it's 250 or 300, whatever the number is, there's going to  
25 be too much concentration of urbanization in this

1 Village. And the fact that money is being offered is not  
2 an excuse to approve this, okay?

3 MAYOR STRAUSS: And it shouldn't. It's not  
4 making us --

5 MR. FAIRGRIEVE: Right, but I just want to make  
6 it clear, the fact that the Village may get some money  
7 out of this, that's short term. This is forever. What  
8 you're doing is, if you approve this, this is long term  
9 for decades to come and it sets a precedent for other  
10 projects down the road.

11 I really urge the Village Board to say no.  
12 Trustee Pereira was right on this matter. No citiazation  
13 of Mineola. We are a suburban community, we want to keep  
14 it that way.

15 Back in the 1980s when there were different  
16 Board members we passed restrictions on heights, because  
17 the Village residents at that time did not want Mineola  
18 turned into a city. I understand things have changed  
19 over time, but not to this extent. And I really think  
20 that the Village Board should turn this down.

21 The fact that you may get a village green there  
22 is irrelevant to me. We do not want more concentration  
23 of tall buildings and cars and traffic in this Village.

24 It's the most impossible to travel these roads  
25 now. I mean, come on, I travel this everyday going to

1 and from work, and all of you travel from there too.

2 You all see what the traffic is like on Old  
3 Country Road, Jericho Turnpike, and all the roads and  
4 around. I mean, I know this is not a casino on Old  
5 Country Road, but the principle is there. They were  
6 opposed to that because of the traffic concerns. It's  
7 the same thing here. Traffic, we've gotten too much of  
8 it. Thank you very much.

9 MAYOR STRAUSS: Thank you very much.

10 Anyone else?

11 MS. PURDY: Patty Purdy, P-U-R-D-Y, Helen Road.

12 I think taking one floor off is almost an  
13 insult. I totally agree with Paul Cusato. Three stories  
14 -- whatever the law says, that law was made for a reason.  
15 That's what the residents wanted.

16 Um, the first floor, I noticed from the 250 Old  
17 Country Road building -- I'm sure right part of it is the  
18 angle that I see it from -- it looks like the first floor  
19 is two stories high. So is it really going to be  
20 seven stories, eight stories? I think it's too high, way  
21 too high.

22 I was coming back down Washington Avenue and  
23 came down County Seat Drive where it intersects with Old  
24 Country Road, and that building there -- what? Mill  
25 Creek, is that what it's called now?

1                   MAYOR STRAUSS: Yes. That's the name of the  
2 company that owns it.

3                   MS. PURDY: Okay. Whatever the name of the  
4 building is, when you come out of County Seat Drive, and  
5 I'm sure it's the same at 250 Old Country Road when you  
6 come out of West Street, there's this huge building,  
7 huge. I mean you really feel how big it is. This is  
8 just too big.

9                   MAYOR STRAUSS: Thank you. Anybody else in the  
10 second row?

11                   Third row? Yes, sir.

12                   MR. GIBSON: Good evening, Arthur Gibson from  
13 the Local Union 200, 2123 Fifth Avenue, Ronkonkoma, New  
14 York.

15                   Good evening, Mr. Mayor and Members of the  
16 Board. Our offices were located here in Mineola for a  
17 hundred years, so I kind of feel like I am still a part  
18 of Mineola.

19                   I heard you made comments, Mr. Mayor, about  
20 whether -- questions were asked about whether this be  
21 union labor.

22                   MR. MAYOR: Right.

23                   MR. GIBSON: If that were the questions that  
24 were along the lines of what I asked -- that wasn't what  
25 I asked for. In fact, I asked for local jobs for local

1 people. I even made it a point to say that if I lose a  
2 job to a nonunion contractor whose a local contractor,  
3 it's local jobs for local people. Long Island is hurting  
4 enough.

5 Now, as part of the bid documents and the  
6 contract that Lalezarian, LLC or whatever the names of it  
7 is with the Town of Hempstead IDA, there's a requirement  
8 in there that they supply payroll that shall show names,  
9 addresses, salaries.

10 Please, I urge this Board to ask for all those  
11 documents. Let's see. Mr. Walsh made a comment that  
12 there's a union force on this job. I'm a part of the  
13 union movement here on Long Island. Many of the men --  
14 the business agents are in this audience. There are no  
15 Nassau/Suffolk building trades hired on this job; none.  
16 So I don't know what unions that may be spoken of, but,  
17 certainly, none of them are from the Nassau County --  
18 zero from the Nassau/Suffolk County building trades.

19 We have monitored the deliveries of all the  
20 materials. Other than concrete, we have yet to see a  
21 truck come in that's local. And the workforce, there's a  
22 contractor on there right now performing and I know he's  
23 from the city. I know this guy and I'd like to speak at  
24 another time. Now is not the time for us to speak about  
25 that. But I would suggest most of these companies are

1 not local companies, and it should be fairly easy to find  
2 out, especially, the payroll. Let's see what the men and  
3 women on this job are being paid. We have area  
4 standards. It's not cheap to live in Mineola or anywhere  
5 on Long Island. Let's find out where it is. It should  
6 be public information. Those documents were a part of  
7 the bid package or the contract that went in through with  
8 the IDA. I urge this Board to seek those documents out  
9 or we'll supply them for you.

10 MAYOR STRAUSS: Have you tried going to the IDA  
11 to get those documents?

12 MR. GIBSON: Well, this was, actually -- I'm  
13 sorry. Let me refresh. Nassau County, not the Town of  
14 Hempstead. Yes, we have all the documents.

15 MAYOR STRAUSS: Okay. Thank you.

16 MR. GIBSON: Yes, thank you.

17 MAYOR STRAUSS: Anybody else in the third row?

18 MR. NITTO: How ya doing? Frank Nitto,  
19 N-I-T-T-O, Local 28, Sheet Metal Workers.

20 We are, actually, going to be a neighbor. We  
21 are on Mineola Boulevard, 195 Mineola Boulevard. I went  
22 to the office before this meeting and I asked them how  
23 much are we paying taxes. It was \$75,000. Our members  
24 are very upset knowing that the resident that is going to  
25 be building his project is getting IDA money.

1                   We have a lot of people out of work right now,  
2                   all these people out of work, because of the weather and  
3                   some other reasons. And I'm on the understanding that  
4                   the person that's going to have a mechanical work on that  
5                   job is a city contractor, a non-union city contractor.  
6                   We have plenty of people that live in Mineola that are  
7                   looking for job opportunities.

8                   Lalezarian is not a good neighbor. Right now,  
9                   where we have our offices parking is a big concern. I go  
10                  down Mineola Boulevard everyday and there's always  
11                  traffic. We have parking in our facility, and there's  
12                  constantly people from other apartments parking in our  
13                  lot. This isn't one of the things -- that is not a good  
14                  thing for the neighborhood in Mineola and the people that  
15                  live in Mineola.

16                  I ask that you reject his application for him  
17                  building that building.

18                  MAYOR STRAUSS: Thank you.

19                  Anybody else in the third row?

20                  MR. MURTHA: My name is Jim Murtha,  
21                  M-U-R-T-H-A.

22                  MAYOR STRAUSS: Can you speak into the  
23                  microphone so the rest of the public can hear you?

24                  MR. MURTHA: Jim Murtha; I live at 16 Berkley  
25                  Road, Mineola.

1           Thank you very much for bringing up that fire.  
2           Because of the construction, and it is a better  
3           construction to be in when you're in a fire such as that  
4           than wood, the other problem that happens is is that it's  
5           cement and it keeps the heat in.

6           I'm a retired New York City Fireman. Scott's a  
7           volunteer fireman. A nine-story building and a six-story  
8           building are two totally different animals as far as  
9           fighting a fire: One is a high-rise and the other is  
10          residential. The other thing is, there's not one fireman  
11          from Mineola that's ever responded to a nine-story fire  
12          in one of these building, especially, at 3:00 in the  
13          morning when human life -- everybody is home. This is  
14          not, like, a commercial building where it's 3:00 in the  
15          morning and there's nobody in the place. When you get a  
16          call at 3:00 in the morning for the ninth floor of an  
17          apartment building like that, you know somebody's life is  
18          in danger and their going to place your life in danger.

19          We have a Mineola Volunteer Fire Department. I  
20          was on the New York City Fire Department. I was on a  
21          fire when we lost a fireman in a high-rise. We were  
22          third due. I was coming in with the New York City Fire  
23          Department: Rescues 1, 2, 3, 4 and 5. Everybody went to  
24          work that morning knowing that we were going to a fire  
25          that night, because it was -- it was like it's going to

1 be tomorrow morning-: Two degrees out.

2 The Mineola Fire Department is not capable --  
3 is not -- I'm not putting them down.

4 MR. CUSATO: Don't do that.

5 MR. MURTHA: No, but let me tell you something:  
6 We have response times, we have everybody come in in the  
7 New York City Fire Department; Mineola does not. You've  
8 got to get water on that fire, like that; you've got to  
9 get it vented, like that.

10 We had everybody on the rig already. We had a  
11 full alarm assignment to come in for this; Mineola does  
12 not. We are not capable of doing that. And I think it's  
13 unfair to put that burden on a volunteer fireman. And I  
14 think it's unfair --

15 I would really question the officer that would  
16 bring in a kid to a fire like that. Because I've been  
17 there, I know how hot it gets. You're down on the ground  
18 with your face to the ground. Like I said, the fire in  
19 Jersey that took off, that was one type of beast, this is  
20 another type of beast, this is a high-rise.

21 Like I said, not one Mineola fireman has ever  
22 woken at 3:00 in the morning to go to a nine-story  
23 building that's on fire that's a residential apartment  
24 building like this because you don't have any.

25 MAYOR STRAUSS: We have six-story buildings.

1 MR. MURTHA: Nine-story and six-story are  
2 totally -- one is a high-rise, the other one is  
3 six-story.

4 MAYOR STRAUSS: Yes. Six-story buildings that  
5 are unsprinklered, no standpipes in them. The fire  
6 department is very well-trained, very dedicated to the  
7 community.

8 MR. MURTHA: I have no doubt about their  
9 dedication. Listen, like I said, this is a nine-story  
10 building. It's a totally different beast.

11 MAYOR STRAUSS: I understand. I just want to  
12 tell you the side of the fire department as an ex-chief.  
13 The fire department is very well-trained, very qualified.  
14 They go out to fire school at Nassau County, yearly.  
15 They train hard. I'm not saying --

16 MR. MURTHA: They don't have a full assignment  
17 coming. That's it. I don't care if you're the best  
18 fireman in New York City, in LA or whatever, you don't  
19 have the manpower --

20 MAYOR STRAUSS: -- response times at every call  
21 during the evenings and nighttime.

22 MR. MURTHA: Well, I would not want to be able  
23 to say that when some kid gets killed in this building  
24 that I was the one who did it. That I didn't get up here  
25 and say that there's danger involved right here.

1                   MAYOR STRAUSS: I appreciate your passion and  
2 concern for myself, as well as Mr. Cusato and the other  
3 firefighters that might be in the room, as well as my  
4 children who are firefighters.

5                   MR. MURTHA: I agree.

6                   MAYOR STRAUSS: I greatly appreciate it, I do.

7                   MR. MURTHA: And to all firefighters.

8                   MAYOR STRAUSS: I can't speak to the type of  
9 buildings that you've responded to. This type of  
10 building is going to be built to the latest New York  
11 State Code of --

12                  MR. MURTHA: So are they.

13                  MAYOR STRAUSS: -- which is one of the  
14 strictest.

15                   It's changed over the years that they've made  
16 renovations and they've come up with new laws and new  
17 rules and addressed certain inadequacies from prior time  
18 and previous laws. I understand your point, I understand  
19 your point. It's well taken and it's understood. I just  
20 want to let you know to comfort you as a homeowner and as  
21 a former firefighter in New York City, you live in a good  
22 community with a great fire department.

23                  MR. MURTHA: I agree. The last thing I wanted  
24 to do and the last thing that I would do is put down one  
25 of these guys out here because they do a great job. All

1 I'm saying is, you're not giving them the right  
2 equipment, you're not giving them -- how much equipment  
3 is going up --

4 MAYOR STRAUSS: Please. The fire department  
5 has plenty of equipment. We have resources from around  
6 the surrounding communities if they're needed.

7 MR. MURTHA: How fast is it going to be until  
8 they get there?

9 MAYOR STRAUSS: It depends on a whole host of  
10 things: Whether it's traffic, whether it's  
11 weather-related, whether there's snow on cars, whatever  
12 the situation is. They respond totally, completely,  
13 fully, and they have the resources of our surrounding  
14 neighborhoods to help us help them in all fire  
15 departments.

16 Please don't say that they don't have enough  
17 equipment.

18 MR. MURTHA: You're not getting -- one second.  
19 You're not getting the response time that the city gets.  
20 You still get your butt kicked at one of these fires in  
21 the city, with response time and with the manpower and  
22 with everything else. You get there two minutes later --  
23 like I said, this building, is holding you in the heat.

24 MAYOR STRAUSS: There's no danger of collapse  
25 from this building.

1 MR. MURTHA: There's no danger of collapse but  
2 there is danger for flash --

3 MAYOR STRAUSS: Of course, proper ventilation  
4 will prevent that or at least reduce the likelihood.

5 MR. MURTHA: You know something, all I'm saying  
6 is, I'm glad up here and said my peace, but if anything  
7 happens to one of these kids -- I'm just glad I said  
8 something.

9 MAYOR STRAUSS: I certainly appreciate it.

10 MR. MURTHA: And, I think, everyone of you  
11 gentleman, before you approve this building, should go  
12 and talk to a New York City Fireman or talk to somebody  
13 about what it's like to be in that building. And make  
14 sure -- because like I said, when one of these kids gets  
15 hurt, one of these people gets hurt, we were adequately  
16 -- you were warned. It's not a good thing.

17 MAYOR STRAUSS: I'm not defending the building.  
18 I'm not defending the building, I'm defending the fire  
19 department.

20 MR. MURTHA: I did not say anything against the  
21 fire department. I did not say one thing against the  
22 fire department.

23 MAYOR STRAUSS: Anybody else in the third row?

24 MR. MAJKAT: Good evening, Mr. Mayor, Trustees.  
25 Jack Majkat, IBEW Local 25 Electricians, 370 Vanderbilt

1 Motor Parkway in Hauppauge.

2 I'm really up here just to support the  
3 testimony of my fellow business agent Ardie Gibson here.

4 Lalezarians' attorney, Mr. Walsh I believe it  
5 was, stated that it's a fair and equitable -- I'm  
6 paraphrasing but -- it was equal opportunity for bidders  
7 on the job. I personally reached out to Mr. Lalezarian's  
8 company dozens of times only to get to the secretary,  
9 never to get a return phone call. To say that that was  
10 equal and fair, I don't think so.

11 There is a requirement in the lease agreements  
12 with the IDA with the local labor to be 90 percent  
13 Nassau/Suffolk. Local jobs for local people. And I also  
14 urge you to look that up and request from Mr. Lalezarian,  
15 the people working on that project, where they live. The  
16 electrical contractors are based out of New York City or  
17 the Bronx. I can tell you the people are not coming from  
18 Nassau or Suffolk.

19 I am not for this project. Thank you.

20 MAYOR STRAUSS: Thank you.

21 Anyone else in the third row? Fourth row?

22 MR. SWENSON: Mark Swenson, 155 Elderberry  
23 Road.

24 MAYOR STRAUSS: Sir, please make sure you speak  
25 into the microphone so everyone can hear you.

1 MR. SWENSON: 155 Elderbery Road.

2 Good evening, Mayor and Trustees. I want to  
3 start by thanking the Lalezarians for choosing Mineola  
4 for this project. At last look there were 50 different  
5 municipalities they could have chose from to take their  
6 business to. I hope you and the Village Board could  
7 reach a compromise on this.

8 I just want to start and speak to Mr. Murtha  
9 real quick. You used the word "volunteer" as if it's a  
10 derogatory statement.

11 MR. MURTHA: I absolutely did not.

12 MAYOR STRAUSS: Mr. Murtha, let him finish.  
13 You had your say. He's got his say. He's entitled to  
14 his opinion.

15 MR. MURTHA: Can I have my say after he has his  
16 say.

17 MAYOR STRAUSS: Once we go through all the  
18 residents here, yes.

19 MR. SWENSON: The Mineola Volunteer Fire  
20 Department has numerous FDNY members that are currently  
21 active. So to say that there's no one that's responded  
22 to that -- that's not correct.

23 MAYOR STRAUSS: Mr. Swenson, please speak into  
24 the microphone.

25 MR. SWENSON: My apologies.

1           As a probationary firefighter I was trained by  
2 many FDNY members. We went out to fire school and we  
3 dealt with situations like this. Now, I don't claim to  
4 have every knowledge in firefighting, I don't have a  
5 career in firefighting. But when I served in the fire  
6 department I felt that I was adequately trained to  
7 encounter a building such as this. I'm sure that the  
8 training today goes even beyond what I experienced when I  
9 was a member of the fire department.

10           So I was born and raised in Mineola, I'm very  
11 proud of our Village. Six years ago when I was a renter  
12 I looked to purchase a house in Mineola. I chose Mineola  
13 because of what it offers its residents. The Village has  
14 it all: Parks and rec, athletics, restaurants, finance  
15 and business, mass transit, and it still has a hometown  
16 feel.

17           Let's not forget Mineola didn't get where it is  
18 today by taking the easy way out. We didn't sit back and  
19 wait for other villages to do something and then follow.  
20 Mineola has always been a community of leaders, some of  
21 which are in the room with us tonight and it's still that  
22 way today.

23           This project is the type of development we as a  
24 community need in order to stay relevant in the changing  
25 Long Island Community scene.

1                   Please don't misunderstand me when I say that  
2                   I'm not entirely for the building as I've seen it so far.  
3                   I believe it could use a few less floors. However, I  
4                   understand there is a trade off at which point if you  
5                   remove enough floors from this building, it will no  
6                   longer be financially beneficial for this hospital to  
7                   build.

8                   That being said, I'd rather have a mixed-use  
9                   multiple-dwelling, than an office building any day, even  
10                  one that may have a floor or two higher than I  
11                  particularly want.

12                  Let's look at it from another perspective: If  
13                  the applicant decided to scratch this plan and put a  
14                  three-story office building on this site, you'd be  
15                  looking at, approximately, 200,000 square foot of office  
16                  space. Today it's become acceptable to allocate as  
17                  little as a hundred square foot per employee. That's a  
18                  potential for, approximately, 1,500 employees in the  
19                  building everyday. Add on top of that visitors to these  
20                  offices that rent in this office building, you're talking  
21                  about a significantly larger impact that even this  
22                  original proposal calls for.

23                  Granted, not everybody may drive to this office  
24                  building. It would certainly be a draw for training  
25                  commuters to travel to the building that's close to the

1 station; however, I still think vehicle traffic would be  
2 significantly larger with an office building as opposed  
3 to an apartment building. Even one that, as proposed  
4 today, has 266 apartments.

5 As for impact to other areas in our community,  
6 at the last hearing one of our residents mentioned some  
7 stats about the hospital. I think you covered that  
8 earlier. You guys took all of my material from me.  
9 Hospital traffic will increase by about 360 patients a  
10 year; that translates into less than one a day.

11 Winthrop Hospital Emergency Room can easily  
12 handle that. I'm a former chief from Mineola Ambulance  
13 Corp. I've been to that hospital numerous times. I know  
14 what their capabilities are in the past and I know what  
15 their capabilities are today. They can handle that  
16 easily. I'm sure if you ask them they'll welcome it.

17 Like it or not, Winthrop is a great hospital,  
18 but they do need to generate revenue to cover their  
19 costs, and patients do that for them.

20 Our schools can handle the additional load of  
21 students, regardless of which study number you're using.  
22 They have an enormous budget at their disposal, and they  
23 would still be receiving a large amount of money from the  
24 building. It's the responsibility of our school board to  
25 make this work, not just try to shut it down because it's

1 hard to do. They, like all of us here, have a  
2 responsibility to show our children that leadership is  
3 not easy; you have to make some tough decisions.

4 Let's talk about traffic: I, particularly,  
5 believe our roads can handle another 296 cars,  
6 especially, in that area. They don't all hit the road at  
7 the same time.

8 MAYOR STRAUSS: Folks, if you could --

9 MR. SWENSON: 296 people are not going to pull  
10 out of this building at the same time and anyone who  
11 thinks that's going to happen is just not being honest  
12 with themselves.

13 RESIDENT: What traffic studies did you do?

14 MAYOR STRAUSS: Folks, we're all entitled to  
15 our opinion, please.

16 MR. SWENSON: Our economy can handle and would  
17 love some new restaurants and shops. Our Second and Main  
18 Street areas certainly can handle the new look and feel.  
19 Some of the proprietors that are opposed to this building  
20 would benefit from it the most in terms of increased  
21 sales or revenue. Hopefully, they might put some of that  
22 money back into facelift for some of their buildings.

23 I understand many of you believe that our small  
24 town feel is under attack. I would say to you by the  
25 turnout of these meetings and the comments at these

1 meetings that it is alive and well. This is exactly how  
2 this process should work.

3 We've elected these representatives to serve  
4 our best interests. I believe that through these  
5 hearings each one of them has and is giving this decision  
6 and thought it deserves. I'm glad these five people are  
7 the ones that are making the decision for me and my  
8 family. Thank you for your time tonight.

9 MAYOR STRAUSS: Thank you, Mr. Swenson.

10 Anybody else in the fourth row? Fifth row?

11 MS. HOPKINS: Andrea Hopkins, 158 Linden Road.

12 First, I want to thank the Board for the  
13 explanation of all the questions that came up. I had  
14 asked about the --

15 MAYOR STRAUSS: Speak into the microphone.

16 MS. HOPKINS: I had asked about the workforce  
17 housing, so I appreciate the explanation on that. I do  
18 still have a couple of questions on that though.

19 MAYOR STRAUSS: Sure.

20 MS. HOPKINS: Who administers that workforce  
21 housing? I'm not sure. I'm assuming it's the Board, I'm  
22 hoping it's the Board. So the developer administers?

23 MR. PEREIRA: Long Island housing.

24 MAYOR STRAUSS: Mr. Spellman, do you want to  
25 address that now?

1 MR. SPELLMAN: I'll do it right now.

2 The workforce housing involves two elements:  
3 One is qualifying people, and the other is renewing  
4 people.

5 So there are a couple of options: One building  
6 in the Village, a senior affordable housing building is  
7 utilizing services of the Long Island Housing  
8 Partnership.

9 I believe the Lalezarians have their own  
10 department that does this. So they scrutinize the  
11 qualifying documentation with respect to income tax  
12 returns, etc. In order to qualify people. And then they  
13 have to do an annual review to make sure that the folks  
14 still are within the category economically that counts.

15 MS. HOPKINS: When will that decision be made  
16 on the parameters to which you're going to use for the  
17 qualifying? Because everything I've read, other than the  
18 transcript where you said 80 percent, everything I've  
19 read has been anywhere between 50 and 75 percent.

20 MR. SPELLMAN: We made a conscious attempt and  
21 of course -- our comfort level was at 80 percent, so that  
22 a person can make up to 80 percent of the area median  
23 income and qualify. More than that, you don't qualify,  
24 so there's a certain threshold there.

25 The Board will discuss whether it wants to go

1 that route again or whether it would embrace the State  
2 statute of a number of 130. That's a 130 percent of  
3 area.

4 There are competing interests here, because --  
5 depending on who would want to get into that building,  
6 like, children of residents, there might be an issue of  
7 making sure they qualify. So if it's put to high the  
8 higher income folks will take all the spots, and so we're  
9 looking to get a person making a good \$60,000, in that  
10 range, still have someplace to live in Mineola. We don't  
11 want the to eliminate those folks from the Village.

12 MS. HOPKINS: I completely agree. My husband  
13 is a firefighter so I completely understand and I'm very  
14 happy that we're being able to offer it. I'm just  
15 concerned about the range that I had been reading.

16 Secondly, in light of -- we have two projects  
17 that are already up with this one -- we're looking at  
18 almost a thousand units. All our projections of the type  
19 of person that's coming in and that they're going to be  
20 rented and the projections that we're going to have so  
21 many of them rented. How confident are the developers  
22 that the rental market will be strong enough to lease  
23 those out at the rate that they want to lease them that?  
24 And if in fact they don't lease them to the projections  
25 that they want, what is the alternative with those

1 apartments that are there? I would like to know that.

2 And, lastly, I just had -- I was doing -- my  
3 time off -- I was looking at the old transcripts and was  
4 looking at quotes and things that were said. One of the  
5 quotes that stood out very, very strong, and I said what  
6 happened here. It's a quote from December of 2012 and it  
7 says that it was talking about the types of development.  
8 One of the Trustees agreed that he did -- "not want the  
9 Village to become a haven for those types of  
10 developments, but there is only a finite number of  
11 developments that we're going to be able to approve where  
12 a developer could assemble these kinds of lots on the Old  
13 Country Road corridor. That would not impact our one and  
14 two-family residents. We certainly don't want to come  
15 north of the other side of the bridge and have this kind  
16 of density, this kind of building in our residential  
17 community."

18 I would like to know what happened? Because  
19 that's exactly what we're looking to come up.

20 MAYOR STRAUSS: I'll address that now.

21 What happened is that the applicant is he who  
22 -- is entitled to do has made an application to the  
23 Village Board. It doesn't mean we're approving anything.  
24 He is within his rights to purchase property and make an  
25 application to the Village Board, as he's done. That's

1 where we are at.

2 MS. HOPKINS: Thank you very much. I'm glad to  
3 hear that.

4 MAYOR STRAUSS: No problem. We will hold the  
5 other questions to the end.

6 MS. HOPKINS: Alright. And, you know, it's  
7 just coming down to the impact that this kind of density  
8 has on the area.

9 When I make a right onto Old Country Road and I  
10 see the 250 building, it's huge. And a building of that  
11 size or even scaled down does not belong on Second  
12 Street. The impact is just overwhelming for this  
13 community.

14 Thank you very much.

15 MAYOR STRAUSS: Thank you.

16 Anyone else in the fourth row? Fifth row?  
17 Sixth row? Yes, ma'am.

18 MS. GIBBONS: My name is Susanne Gibbons,  
19 G-I-B-B-O-N-S, and I live at 410 Bower Place.

20 This is a tremendous decision that you  
21 gentleman are going to have to make. With that in mind,  
22 I don't understand why this is not put forth as a vote  
23 for the members of this community.

24 MAYOR STRAUSS: Ma'am, if you can say that  
25 again. I think it was drowned out by the applause.

1 MS. GIBBONS: I said that it is our job as the  
2 people of Mineola to vote on this. We are the people of  
3 our Village. It is much too much of a decision for six  
4 men to make.

5 MAYOR STRAUSS: Five. No offense, but  
6 Mr. Spellman doesn't count.

7 MS. GIBBONS: It is our decision and it should  
8 be our decision, not the decision of a Board. This is  
9 changing our community and we are the community.

10 MAYOR STRAUSS: So are we, Ms. Gibbons. We  
11 live in all parts of the community and we're the elected  
12 officials, and for better or for worse, that weight sits  
13 on our shoulders. And that's why we have hearings like  
14 this, so residents could come here. And it's not one  
15 hearing, two hearings, this is our third hearing. And  
16 there will be a fourth --

17 MS. GIBBONS: And a lot of people are away.

18 MAYOR STRAUSS: Yes. Absolutely. In the  
19 summer a lot of people are away, so we --

20 MS. GIBBONS: It's my thought. It should be  
21 our decision what we want.

22 MAYOR STRAUSS: It's all of our decisions. We  
23 like to hear -- this is why we encourage everyone to  
24 come --

25 MS. GIBBONS: We are telling you how we feel

1 and, obviously, there's a lot of people who are against  
2 this.

3 MAYOR STRAUSS: And we hear you.

4 Anyone else in the fifth row? Sixth row?

5 MR. COLBERT: John Colbert, C-O-L-B-E-R-T.

6 Mayor, thank you very much for having this  
7 third hearing. I know -- I was surprised at the number  
8 of people that are here tonight, talking with various  
9 people in the building saying -- Well, it's going to be a  
10 small turn out.

11 And I know that sitting where you are sitting,  
12 when we had a few applications, it's amazing on the  
13 various views that you get. And I know that each one of  
14 you are taking this in whole and will make the best  
15 decision possible for the Village.

16 One of the things that I'm looking at is the  
17 Second Street and Main Street parking, as it is today,  
18 and how it will be when we start to do our construction.

19 Mr. Walsh had mentioned that the south side of  
20 Second Street would be closed to on-the-street parking.  
21 And then he said Station Plaza Road --

22 MAYOR STRAUSS: Portions of it.

23 MR. COLBERT: Portions of it. Did he mean Main  
24 Street? Could parts of Main Street will also be -- -

25 MAYOR STRAUSS: No, I don't think so.

1 MR. COLBERT: No parts of Main Street?

2 MAYOR STRAUSS: No.

3 MR. COLBERT: So the lot that comes onto Main  
4 Street, that would not interfere --

5 MAYOR STRAUSS: No, sir.

6 MR. COLBERT: When Citibank moves from its spot  
7 today and goes over to 250 Old Country Road, and we're  
8 talking about a six-month variance or more, is this going  
9 to be gated? Are we going to have a Getty Station site  
10 on Mineola Boulevard/Second Street as we did on Jericho  
11 Turnpike?

12 It was a station that was on a corner of Roslyn  
13 Road and Jericho Turnpike, it was an old Shell Station.  
14 And I remember that they put up a gated fence, and there  
15 was a statute somewhere in our code which says you cannot  
16 gate up a parcel of land like that. I used it and they  
17 had to take down their gate.

18 I would like that there would not be a gated  
19 structure on the Second Street a Mineola Boulevard from a  
20 sight view for people coming into Mineola or leaving  
21 Mineola and wondering what kind of a community that we  
22 have.

23 As I had mentioned at the last hearing was that  
24 I was against this. I'm against this for the size. I  
25 had told that also to Mr. Walsh later at the last

1 hearing. I think the majority of people that are here  
2 tonight are not going to say that they're disfavoring the  
3 apartment, but that they're disfavoring the size. And I  
4 think we're seeing a picture of that size is now at 250  
5 Old Country Road speaking with Applewood & Applewood  
6 (inaudible), which is the same contractor at the site  
7 that's going to be developed -- that is presently being  
8 developed and the site that's being petitioned to be  
9 developed.

10 I don't want to be obnoxious. I don't want to  
11 be interference of the Board. Because I understand where  
12 you are. Being here for 14 years as a fellow Trustee of  
13 mine came up earlier. And I didn't come to the first  
14 hearing because I didn't want to be known as an  
15 obstructionist. I want to be in favor of what you want,  
16 but I want to be in favor of what I feel is best for this  
17 community and how I would of looked upon it if I was in  
18 your present spot.

19 I would vote "no" to this. And they come out  
20 with one floor reduction and really it isn't one floor  
21 reduction because we already reduced the front portion of  
22 it by one floor last time. And now we're coming down  
23 with a whole one floor. It was like something like 35  
24 apartments last time, and as I understand, it's like 30  
25 apartments this time. It was 30 parking spots before and

1 now it's 40 parking spots. I don't really want them to  
2 get rid of parking spots, and I understand the 1½ to each  
3 apartment.

4 People in these apartments are going to have  
5 visitors. As in other parcels in this Village, there is  
6 no place for visitors to go. They have to start parking  
7 on the street in front of some residential community.  
8 Some person who having a visitor of their own cannot have  
9 that visitor because there's another visitor from another  
10 parked -- from an apartment coming to visit.

11 I just -- I know you have to work with these  
12 people and they have to work with you, but somehow there  
13 has to be a means to the end. Mr. Swenson, I thought,  
14 eloquently spoke about that. I just, hopefully, we know  
15 what happens with your traffic study, with the water  
16 study, before you make your decision.

17 I would ask that since there's so many people  
18 here and I know people on the television cannot see it --  
19 it's over -- for this building, this is overcrowded right  
20 now, and then you have the hallway. If we could have the  
21 next meeting in the gym.

22 MAYOR STRAUSS: We made that attempt, but we  
23 couldn't get a person to handle the electronics and the  
24 videotape. It was a last minute decision by me. If the  
25 crowd gets -- and I hope they do -- come to the next

1 hearing, if we have a next hearing, I hope we do get a  
2 crowd that we have to have it there.

3 I apologize for interrupting you, Mr. Colbert.

4 MR. COLBERT: That's fine.

5 MAYOR STRAUSS: I don't consider anybody coming  
6 up here as an obstructionist. And I'm sure I speak for  
7 the rest of the Board, we're encouraging people to come  
8 here. Not only do you and the residents here want what's  
9 right for the Village and what's best for the Village,  
10 but so do we.

11 MR. COLBERT: I understand that.

12 MAYOR STRAUSS: I'm not saying that -- I just  
13 want -- we're all homeowners here, we have all lived here  
14 most of our lives, if not all of our lives. So we have a  
15 huge stake in this. We also want what's best for the  
16 Village. We encourage people to come here and talk about  
17 this.

18 MR. COLBERT: Knowing what could happen here,  
19 the decision made by this Board of the nine-story or  
20 eight-story or whatever it is, will influence other  
21 people coming into this Village and I don't know how  
22 you're going to get out of it. Because you said prior  
23 that -- some people on the Board said prior, not meaning  
24 you, particularly, that we were not going to go on the  
25 other side of the railroad tracks. We're now on the

1 other side of the railroad tracks. And, I know, being a  
2 person that came from another community, is that once  
3 this things grabs, it can just flow right up, and we can  
4 have nine, ten-story buildings all the way up Mineola  
5 Boulevard.

6 MAYOR STRAUSS: That won't happen as long as  
7 I'm sitting in this chair, and I'm sure it won't happen  
8 with my fellow Trustees.

9 MR. COLBERT: The precedent has been following.  
10 Once the precedent has been set.

11 MAYOR STRAUSS: We always have the ability to  
12 say no.

13 MR. COLBERT: I hope so.

14 MAYOR STRAUSS: I appreciate your input.

15 MR. COLBERT: Thank you.

16 MAYOR STRAUSS: Thank you, sir.

17 Anyone else in the fifth row?

18 Sixth row? You can come on down.

19 MR. GHETTI: Susan Ghetti, G-H-E-T-T-I,  
20 Andrew's Road.

21 I spoke last week. I'm on the record as being  
22 against this proposal. I'm against it whether it's six  
23 stories or nine stories. I want to see the Citibank  
24 building maintained. It may not be an historical  
25 landmark, but it's part of our history in this Village.

1 With all the buildings that have been destroyed, we don't  
2 have a lot of hundred-year-old buildings left.

3 If this property were to be developed, I think  
4 it should be within the current zoning requirements which  
5 are 35 feet tall and which could have every set back  
6 restriction without any variances, but nothing like this.  
7 I don't want anything like this downtown.

8 One of the issues that many of us talked about  
9 at the last hearing was the amount of tax abatements or  
10 exemptions that the two other IDA projects had received,  
11 being the Middle Creek, which is Winston and Churchill,  
12 and also the Lalezarian at 250.

13 What has been disclosed to us so far is the  
14 amount of the recording tax that was waived; the amount  
15 of the sales tax, which I believe on each property was  
16 over a million dollars, that was waived; and the amount  
17 of the pilots as well as the host community paid.

18 What we were not told was the estimated taxes  
19 on this development, what the taxes would have been but  
20 for the IDA development. And what we want to know is the  
21 extent of the tax benefits that this property has  
22 received, the difference between what tax it would have  
23 been paid, estimated, had it not become -- had it not had  
24 the IDA involvement, less the amount of the PILOT and  
25 what the net exemption difference is -- I think they call

1       it a total net exemption -- from the time the PILOT  
2       starts through the twentieth year. And I understand that  
3       through whatever accounting principles the IDA uses or  
4       assessors use, this is something that is tallied, it is  
5       available, it's required to be, because this is a benefit  
6       that is given the developer.

7               We have two huge properties. We are talking  
8       millions and millions of dollars that the rest of us tax  
9       payers are going to have to absorb, because these  
10      projects are not paying their share of the school taxes,  
11      the county taxes, the town taxes, and yet they're using  
12      all of the services of all of these municipalities.

13             Now, I believe it was Mr. Murtha who at the  
14      last meeting spoke about the fact that there are two  
15      issues here and I agree with him. One is, what kind --  
16      what would have been the fair share that these buildings  
17      provide that would have lowered our overall tax rate?  
18      And he said it would have been between three and  
19      five percent.

20             So we are paying three to five percent more and  
21      we'll have the final figures. Hopefully, we can get  
22      them, we were asked that. But we are paying more because  
23      they are not paying their fair share.

24             Then there is the second issue and that's how  
25      many children are going to come to our schools from this

1 particular project. It's a second issue, but there's two  
2 issues here. We are picking up the tab for 20 years.  
3 That is an entire generation of students here that they  
4 are not paying for. And our taxes keep going up. And  
5 it's almost as though we hear politicians saying, well,  
6 you know, we're not raising taxes. Well, what about  
7 rolling them back? We don't have a lot of property here  
8 in Mineola, and if it's to be developed, let's get a  
9 development in there that's going to pay a fair share of  
10 the burden.

11 Another resident talked about how much property  
12 does Winthrop have? How much taxes does Winthrop pay?  
13 That also wasn't addressed here tonight. I think it's a  
14 very good point. Because we're sort of a unique, small  
15 community in that we don't have a lot of land left and in  
16 the land that we have, we have enormous institutions  
17 already here that do not pay the full load of the taxes.  
18 I'm assuming that Winthrop has tax exemptions as far as  
19 town school taxes. I'd like to know if they do. But if  
20 you take all of those exemptions and you start adding  
21 them up -- and of course, we also have private boy  
22 schools. We may have Chaminade and other things here.  
23 But when you add them all up, it's a huge burden on the  
24 shoulders of these tax payers already, let alone having  
25 these developments come in. That's just going to add to

1 a burden that's already there.

2 So I'm going to press for getting really just  
3 the amount of property within this community that already  
4 has tax exemptions that fall on the rest of us.

5 Just another point that I mentioned last time:  
6 In exchange for these tax benefits, which is the  
7 reduction in taxes that they receive, they are supposed  
8 to meet certain or provide certain benefits. We've heard  
9 a lot from the unions who have talked about the jobs,  
10 because I think of promises that there should be so many  
11 construction jobs and some have been identified. They  
12 also talk about jobs on the property, but those haven't  
13 been specified -- I mean we're talking about people  
14 earning minimum wage, what type of jobs --

15 But more importantly, for me as a resident,  
16 when these two buildings on Old Country Road were  
17 allowed, what we were told was that it would, quote,  
18 "revitalize our downtown area, our core downtown area."  
19 So the trade off was we may be paying more in taxes or  
20 not having our tax burden decreased, but supposedly we  
21 were getting some type of benefit for the price. And now  
22 instead of -- even seeing any benefit, what we're having  
23 is another building proposed to be put there in the  
24 downtown area and we're going to have to absorb the taxes  
25 there.

1           So why aren't we waiting to see whether these  
2 projects even produce any benefits? That we're getting  
3 the benefit of the bargain here and they're revitalizing  
4 our downtown; that they're not adding to the congestion  
5 that we already live with here, both in terms of parking  
6 and traffic.

7           And there are supposedly clawback provisions in  
8 these agreements -- I think that's the term used -- where  
9 if a developer does not meet his obligations in terms of  
10 benefits, that there may be a provision in the contracts  
11 or agreements that are entered into where they could be  
12 forced to pay back some of the tax exemptions that they  
13 were granted some of the benefits.

14           I'd be interested in knowing in the other  
15 Lalezarian project as well as the Mill Creek project what  
16 the clawback provisions are in the contract; because if  
17 these other projects don't materialize in terms of  
18 revitalizing our downtown and offering us specific  
19 benefits, I would like these tax payers to be able to get  
20 some of these tax benefits reduced that the project has  
21 had. And I would just say that for any other  
22 IDA-involved project that is proposed here, that those  
23 types of contract provisions should definitely go into  
24 the project.

25           Just a final point: We keep hearing that the

1 Lalezarians are known to stay in these projects from  
2 beginning to end or stay for many years. Is there  
3 anything in the contract at 250 Old Country Road that  
4 requires them to be in this project for 20 years, and if  
5 he's not the developer for the duration, how does that  
6 change any of the terms of the contract?

7 It's one thing to say, oh well, you know, he's  
8 known to stay and maybe he will, but none of us know the  
9 future. But unless it's in there and it's a requirement,  
10 does he really have any obligation to see this through?

11 Thank you.

12 MAYOR STRAUSS: If I could, I would like to  
13 address a couple of Ms. Ghetti's comments. On the other  
14 projects, folks, they aren't tax reductions on the two  
15 projects that are already approved. In fact, those  
16 buildings, those properties weren't on the tax roles  
17 until the developers had purchased them and then they  
18 became onto the tax roles. So now there's actually an  
19 added benefit for that project. This project, however,  
20 is already on the tax role so they're not getting a  
21 reduction.

22 From what I understand -- and Mr. Spellman,  
23 please jump in here if I misspeak -- if this does go the  
24 IDA route and if this does get IDA funding, the taxes,  
25 what they are now, don't go down, they -- it's the

1 starting point for increasing. They aren't going full  
2 taxation of the assessed value of the building, but they  
3 are a starting point. So they're not going to be  
4 reduced. I know it could possibly be taken as a  
5 semantics, but they're not going down hundreds of  
6 thousands of dollars; it's not happening. While they are  
7 getting a tax benefit that they weren't going full  
8 taxation, but they're not getting reduced.

9 The question with Winthrop is, that Winthrop is  
10 off the tax roles for Nassau County and school district  
11 taxes. This Board has made an agreement with Winthrop  
12 and inked and signed with the approval of the Winthrop  
13 Research Center that when they built that building that  
14 they had to pay Village taxes on any property that they  
15 owned. That was in agreement that was in place for years  
16 on a handshake. We solidified that agreement in writing.  
17 I don't think it was eight months after that deal was  
18 inked that they came knocking on this door of the Mayor's  
19 office looking to change that. We said, "Absolutely not,  
20 too late, you signed it, too bad."

21 So I think that those are the couple of  
22 questions I would like to clarify, not really clarify,  
23 but kind of give you a little insight.

24 MS. GHETTI: You know what, I'm sorry, I  
25 disagree with you, Mr. Mayor.

1 MAYOR STRAUSS: It's okay.

2 MS. GHETTI: Once this -- this may not have  
3 been on the tax role before, but now we're talking about  
4 a property that has been developed, and for a developed  
5 property what you're talking about is an assessed value.  
6 We are talking about, what, a couple of acres with half a  
7 billion or a half a million square feet, how many square  
8 feet it is. So you've got an assessed value with the  
9 property and that's what the tax rate is based on. But  
10 for IDA involvement here, they would pay the tax rate  
11 under the real property tax law based on the assessed  
12 value, but because -- and I don't know the mechanism  
13 here, whether the property is conveyed to IDA or whether  
14 IDA takes ownership of the property -- that's how the  
15 developer gets his exception in property taxes.

16 So what I'm talking about is, what is the fair  
17 market value based on the assessed value of that  
18 property, then you deduct the pilots from them, and the  
19 balance is the amount that he is not paying in property  
20 taxes, which is called the net exemption that he has been  
21 granted by the county and forgiven that amount of the tax  
22 bill.

23 I understand that you look out for the Village  
24 as far as its taxes are concerned, but we residents pay  
25 three tax bills, you're just one.

1 MAYOR STRAUSS: Absolutely.

2 MS. GHETTI: And the biggest one of them is the  
3 school tax bill.

4 MAYOR STRAUSS: Correct.

5 MS. GHETTI: And that's the one we're concerned  
6 about.

7 Second to that, we just paid our general tax,  
8 and when you look at the cost to the police department,  
9 the precinct plus the police, that's the second biggest.

10 So you know, our questions were -- had been  
11 particularly with the school, because it's the residents  
12 here that are flitting that bill. While you may work a  
13 deal with Winthrop and you may work a deal with the  
14 Lalezarians as far as what the Village tax fund or kitty  
15 receives. What is Winthrop, what is Chaminade, what are  
16 the Lalezarians paying for school tax in the community?  
17 What are they paying for the general tax which goes both  
18 to the town and county? They are separate issues, and by  
19 looking out for just the Village, most respectfully, I  
20 don't believe you are serving our purposes as tax payers  
21 as a whole. Thank you.

22 MAYOR STRAUSS: Thank you.

23 I agree with you, Ms. Ghetti, based on the  
24 assessment. They aren't getting taxed on the pool  
25 assessment; that's obvious. It's going on based what the

1 value is today on the property, and it's a starting point  
2 to going forward.

3 Yes, there are many tax pools that we all get,  
4 but the school district is just one component of the  
5 Village of Mineola. We have Carle Place schools and  
6 Wheatley Hills District residents also within the  
7 Village. So our purview here is to manage the best deal  
8 for our Village residents, including Mineola School  
9 District Residents, including Carle Place School District  
10 residents, and including Wheatley Hills, East Williston  
11 School District residents. So I can't negotiate, because  
12 I'm not allowed to, on behalf of all of those entities,  
13 because all of those entities become involved also. Our  
14 purview is Village and that's our purview and that's what  
15 we need to stick to.

16 I absolutely agree with you about the taxation  
17 and the pool assessment and all of that. I understand it  
18 totally and I appreciate it, I absolutely do. Thank you.  
19 I appreciate it.

20 Anybody else in the sixth row? Seventh row?

21 MR. WERTHER: Good evening. Larry Werther, 142  
22 Andrews Road in the beautiful Village of Mineola, New  
23 York.

24 I'm a former Mayor, Deputy Mayor and Trustee of  
25 this Village. I've got to come up and say I'm opposed to

1 this project. The biggest reason is because there's  
2 nothing in it for the residents of this Village.

3 We're getting a park and nothing else. The  
4 young lady who was here before me asked me about or asked  
5 about assessed valuation. The two projects on Old  
6 Country Road have a combined assessment of over  
7 \$27,000,000. The Lalezarian project alone is over  
8 \$13,000,000.

9 I think I mentioned as an example the last  
10 time, Harry Katz Flooring's building is worth \$1.8  
11 million and he's paying \$101,000 in school taxes. The  
12 total tax bill for the Lalezarian property, outside of  
13 the money that they're giving to the Village, in addition  
14 to the taxes, is \$80,000. I foiled and have the schedule  
15 from the IDA for that property if anybody wants it, let  
16 them reach out to me, I'll give it to them.

17 Tom Dinapoli, who in my opinion is one of the  
18 finest comptrollers of the State of New York, wrote  
19 several scathing articles on the use of the IDA. They  
20 should not be used for residential properties.

21 The reason that developers are coming to the  
22 Village is because you supported a twenty-year tax  
23 abatement for them.

24 Someone mentioned before about commercial  
25 versus residential. Not for anything, I'm for the

1 commercial properties, basically, because they provide  
2 jobs for our residents here in the Village.

3 We survived for over a hundred years with the  
4 amount of housing that we had here. We're adding 600 new  
5 units with the properties that are being put up on Old  
6 Country Road. We're putting up another 300 here. And  
7 then if nobody has told you that, from what I heard, the  
8 folks who do Mill Creek have purchased or are in the  
9 process of purchasing the school property from Corpus  
10 Christi. So they're going to be back here again seeking  
11 another twenty-year tax abatement with another 300 units  
12 coming into this Village.

13 Let's talk a little bit about the  
14 infrastructure of the Village. One of the conversations  
15 I was privy to under several administrations was the  
16 Village of East Williston coming to us and asking us to  
17 help them out with their water fight with the Village of  
18 Williston Park. At that time we said we didn't have  
19 enough water capacity to help them out, and not for  
20 anything, 1,200 units in the Village of Mineola is going  
21 to be more than the capacity than the Village of East  
22 Williston would have taken on.

23 So if we didn't have enough to help them out,  
24 why would we have enough to service 900 and possibly  
25 1,200 new units here?

1           Let's talk a little bit about traffic: The two  
2 units on Old Country Road lead out onto a four-lane road,  
3 two in each direction.

4           Here, all the traffic going around this project  
5 is one lane in each direction, and not only that, it's  
6 compounded by the fact that certain lights are keyed in  
7 to the crossings on Willis Avenue. So the tracks -- the  
8 lights will turn green; they'll be massive traffic jams  
9 there. If you guys thought it was tough putting an ice  
10 cream store on the train station and you rejected Jerry  
11 O'Connell's dream because of that -- O'Carroll's dream --  
12 this one is going to create an absolute nightmare.

13           You're creating the urbanization of the Village  
14 of Mineola. We're turning into another Lefrak City.  
15 You're putting us on a slippery slope going down.

16           If you gentleman find that this, under the  
17 SEQRA, that's State Environmental Quality Review Act  
18 Laws, that this will not have a significant impact, I  
19 know several attorneys who will have a different opinion  
20 and we'll carry this out in court. Thank you.

21           MAYOR STRAUSS: That's fine.

22           The IDA projects, we don't make those IDA laws,  
23 we work within them. It's an entity that's not  
24 associated with the Village. Do we all agree with it?  
25 No, obviously. But it's something that we have to work

1 in within as the applicant's right to seek IDA funding.  
2 Whether or not the IDA funds them or not; that's up to  
3 them. We have to work within that law. We can't change  
4 that.

5 The water capacity question that Mr. Werther  
6 mentioned: There's DEC caps, water consumption. We are  
7 not close, but we're getting closer than I think we would  
8 want to be.

9 But with that being said, those DEC caps were  
10 given to us and imposed on us back in the days when we  
11 were conserving water like you wouldn't believe. Things  
12 have grown in the Village a lot since those caps were put  
13 in place. So that's why we're doing the hydraulic study.  
14 And that's why we're reaching out to people that we need  
15 to reach out to: Experts, subject matter experts in the  
16 field to give us their opinions and their insights on  
17 topics just like this so we can make informed decisions  
18 on this.

19 As far as the traffic and the lights keyed on  
20 Willis Avenue, that's annoyance like no other. You know,  
21 going southbound on Willis Avenue and the trains go down  
22 -- I reached out to the State at the Department of  
23 Transportation to see if we can alter that light a little  
24 bit, because I don't think it's necessary to be that way  
25 anymore.

1                   With the Railroad, the Roslyn Road Grade  
2                   Elimination, they put in Hinck Way. And if the gates are  
3                   down on the main line, you can keep those lights -- in my  
4                   own opinion, I'm not a traffic expert. You can keep that  
5                   light southbound on Willis Avenue green. Because when  
6                   you come up to that intersection, you go past it, and as  
7                   long it's not the Oyster Bay line that's down, if it's  
8                   the main line, you can make the left onto Hinck Way and  
9                   scoot around to Roslyn Road and get out to Old Country  
10                  Road without sitting there for what seems like hours --  
11                  it's not, but it seems like hours -- and try to navigate  
12                  it and cut through parking lots and everything that  
13                  nobody does, right.

14                  So, yes, that's an avenue we're looking at and  
15                  down. If you need to make a right onto Old Country Road  
16                  when you get past the tracks and the gates are down, you  
17                  can make the right on Second Street and take it to  
18                  Mineola Boulevard and you can fight that fight at the  
19                  intersections.

20                  But that's one of the traffic studies that  
21                  we're looking to do, is not only the traffic patterns  
22                  with how many cars show up at intersections and make left  
23                  turns and right turns at certain times of the day, we're  
24                  also looking to see if we could figure out road  
25                  configurations and better manage our roads.

1           The Village has grown tremendously in the last  
2           20, 30, 40 years certainly, and we need to do that,  
3           that's our job. We're going to get the subject matter  
4           experts and their opinions on things, and we're going to  
5           make those decisions based on all of the information and  
6           not a second before that. Thank you.

7           MR. J. WALSH: Mayor, if I can say one thing.

8           MAYOR STRAUSS: Yeah.

9           MR. J. WALSH: You know I heard it mentioned  
10          three times at the last hearing and one time today about  
11          Lefrak City. You know, there are two buildings on Old  
12          Country Road. Lefrak City is a twenty-building complex,  
13          a sixteen to twenty-story high, twenty buildings, with  
14          approximately, 15,000 people, about three times the  
15          population of Williston Park. So this is not Lefrak  
16          City. That's not happening.

17          MAYOR STRAUSS: Folks, we won't -- this Board  
18          won't let it become Lefrak City. Like I said earlier, we  
19          all live here.

20          MR. PEREIRA: If I may as well, it's  
21          interesting as well on my phone, I looked it up because  
22          Mr. Walsh just said so. It's a 40-acre, 16 to 18-story,  
23          20 buildings with 14,000 residents.

24          Again, we can all have our own opinions, but  
25          please, that's a little disingenuous for us to compare

1 this development to Lefrak City. Let's compare apples to  
2 apples.

3 We have problems with the height, we have  
4 problems with the project as it is proposed, but to come  
5 up here and insinuate that this is somehow going to turn  
6 into a 40-acre, \$20 billion, 14,000 resident community is  
7 really just trying to scare people, so...

8 MAYOR STRAUSS: Anybody else in the sixth row?  
9 Yes, sir.

10 MR. OLIVA: Ben Oliva, O-L-I-V-A.

11 MAYOR STRAUSS: Mr. Oliva, if you could speak a  
12 little louder so the everybody in the room can hear you.  
13 Thank you.

14 MR. OLIVA: It's Ben Oliva, 200 Andrews Road.

15 I'm bringing an article up here that was in  
16 today's paper and I hope everybody had a chance to read  
17 it. So it's not all bad, it's not all negative. I think  
18 the development, not only this one, but the first two,  
19 are going to bring some benefits to us, to our bottom  
20 line.

21 Our property values are going to go up as a  
22 result of this downtown revitalization. Potentially, our  
23 taxes are going to be impacted -- reduced. And if you  
24 look at an article on today's Newsday on Page 14A,  
25 "Report: Long Island must avoid stagnation."

1           "The study released today by the Long Island  
2           Index projects that the region could stagnate over the  
3           next 25 years if expanding multifamily housing and the  
4           biomedical industry aren't made priorities."

5           It goes onto quote the author of the articles.  
6           "We wanted to wake people up to what's going on in our  
7           economy, said Anne Golub, Director of the Long Island  
8           Index."

9           It's projected that without expanding our  
10          downtowns where we, in the two thousands, have gained  
11          13,000 jobs per year, on Long Island, going forward if we  
12          let our downtowns stay as they have been, at 13,000, it's  
13          going to be down to 3,000 new jobs. As population and  
14          economic growth slows, property taxes would rise by as  
15          much as \$7,100 per year in Nassau and \$5,900 in Suffolk  
16          by the year 2040.

17          So there are some positive things from these  
18          downtown revitalizations happening all over the country.  
19          We can't be afraid of it.

20          Traffic, there may be some impact, but if you  
21          look at the demographics of the people that are going to  
22          go into these buildings, they're not people that are  
23          going to be driving in out, it's going to be young  
24          people.

25          By the way, we've lost quite a few young

1 people. A number of Long Islanders ages 25 to 34 has  
2 declined because of limited job and housing  
3 opportunities. That demographic, 25 to 34, they  
4 represent 10.9 percent of our population in 2010. In  
5 1990 that same demographic was 16.5 percent. So we're  
6 losing young people. And that's our labor force, that's  
7 our future. And if we don't provide the housing, where  
8 will they go? They're not going to live in my basement  
9 for too long, you know, or your basement. We've got to  
10 be able to make it more affordable for our young people.

11 So I just want to bring that up. If you  
12 haven't read it, it's in today's Newsday. You ought to  
13 take a look at it.

14 MAYOR STRAUSS: Thank you, sir.

15 Anybody else in the sixth row? Yes, sir.

16 MR. SUTHERLAND: Russell Sutherland,  
17 S-U-T-H-E-R-L-A-N-D.

18 To address the traffic problem at Birchwood, we  
19 have 444 units. I asked our guard, is there any kind of  
20 backup of cars leaving Birchwood at the height of rush  
21 hour in the morning during the week? This was before the  
22 snowstorms, by the way. He said there's never a backup.

23 Well, I spent an hour the next day in the  
24 guard's booth at the height of rush hour in the morning,  
25 again, before the snowstorms. The guard was absolutely

1 right; there's never a backup. The most I saw were three  
2 cars waiting to leave only because the front car was  
3 waiting to make a left turn out of Roslyn. There's three  
4 backups, perhaps, all of three or four seconds.

5 I invite anybody to do their own traffic study  
6 during the height of rush hour in the morning and watch  
7 the cars leaving Birchwood, and that would give a good  
8 accounting of whether a multiple-dwelling building  
9 contributes to traffic, and we have 444 units.

10 We also have 45 garages, so anybody could  
11 observe how many cars at any time left on the property at  
12 Birchwood, one reason is we're four blocks from the  
13 railroad station, much further than this complex going up  
14 on Second.

15 So we do not contribute to traffic, and anybody  
16 can do their own traffic study and observe the traffic  
17 leaving Birchwood at any given time, like I said, no  
18 matter how many cars are left on the property at any  
19 given time. Thank you.

20 MAYOR STRAUSS: Thank you.

21 Anybody else in the sixth row? Seventh row,  
22 sir?

23 MR. FESTA: Carmine Festa, F-E-S-T-A, 456  
24 Harrington (inaudible) Place, Mineola.

25 I'd just like to point out that the previous

1 one -- of the previous speakers took a lot of my thunder,  
2 but recent articles there was a consortium consisting of  
3 economists, planners and developers and they outlined a  
4 couple of items. This was in Newsday. I did some  
5 research online today.

6 "Downtown redevelopment projects on Long Island  
7 are going on with the realization that the high costs on  
8 Long Island are draining our youth and our old alike."

9 Senator Schumer, at this conference, indicated  
10 "Long Island is a great place to live, but if we don't  
11 revitalize our infrastructure, it won't be a place for  
12 the next generation."

13 Scott Wreckler, a noted developer, major  
14 developer, who is now switching into housing. "We need  
15 new housing where connections to major transit hubs to  
16 appeal to millennials."

17 Nassau County population need is 41.6, it's  
18 aging versus 37.6 throughout the country. We're an aging  
19 population. Our youth are leaving us. Young  
20 professionals can't afford to live in the city, Brooklyn,  
21 Long Island City. By building transit hubs out in Long  
22 Island, we can attract a younger workforce.

23 The February 10th article I think the other  
24 gentleman alluded to today, "the Long Island region will  
25 stay stagnate over the next 25 years if we don't build

1 multifamily housing and via medical centers and other  
2 medical research centers. Taxes will increase, I think  
3 you spoke about that.

4 The Long Island age population, he said, was I  
5 10.9, it was 16.5 in 1990. So all those good kids, all  
6 those smart kids we educated on Long Island, they're  
7 leaving us. Okay. And taxes are going to go up because  
8 we're aging, we're all getting older. We need more  
9 services and more taxes if we don't attract young people.

10 So we need to take advantage of our Mineola  
11 Long Island Transit Hub. I strongly support the Transit  
12 Hub Housing and I hope you can come to an agreement with  
13 this gentleman.

14 The Lalezarian family are noted builders in New  
15 York. I checked it out online. They've got pretty nice  
16 places. They built two out in New York. Their offices  
17 are in Lake Success, they live in North Hempstead.

18 For Mineola, these projects have enabled us to  
19 improve our own infrastructure and utilize savings from  
20 the incentive zone to do other projects that have alluded  
21 to us in the past.

22 We thank you for the new fire truck you were  
23 able to get this Village. We thank you for the seniors  
24 and families that will enjoy the band shell, the new  
25 tennis courts, the new gazebo in Mineola Park. We thank

1           you for that.

2                   Our children will hopefully benefit from the  
3           new athletic fields on Wilson that you hope you can  
4           construct and are looking into.

5                   The incentive zone allows you to use more  
6           operating front to repave additional roads and curbs, so  
7           we thank you for that. I thank you for that little park  
8           you built on Emory Road because my two year old grandson,  
9           when it gets a little warmer, I plan on taking him there  
10          again.

11                   I know you want to do a car study and I think  
12          that's important, I hope you can negotiate a good deal.

13                   I do want to add that in the 1960's I was with  
14          a couple of friends; one was an electrician. So I was a  
15          little shocked at the electrician that was here before.  
16          He said he was against this.

17                   We used to travel and every time this guy saw  
18          construction going on, he'd go, construction. I never  
19          knew what he meant. But then came the downturn in the  
20          1970s. Electricians were working two weeks on and six  
21          weeks off. So bear in mind that this is going to provide  
22          jobs for hundreds of people and good housing for a lot of  
23          people and I strongly support this project. Thank you.

24                   MAYOR STRAUSS: Thank you.

25                   Anybody else in the seventh row?

1 Yes, sir.

2 MR. GRILO: Joe Grilo, G-R-I-L-O. 318  
3 Wellington Road, Mineola, New York.

4 We've had people come up here and say, you  
5 know, I've been a Trustee for so long or I've belonged to  
6 a union for so long. You know what, I think I'm going to  
7 put a feather on my cap. I'm a resident of Mineola for  
8 67 years.

9 Certainly, Mineola has changed in the 67 years.  
10 Winthrop was Nassau Hospital; that's where I was born.  
11 It's now Winthrop.

12 There's changes. We've made changes in  
13 Mineola, and for the most part, I'd say all these changes  
14 were positive.

15 This project -- that property there needs a  
16 project. I don't think it needs a project of this  
17 magnitude, but it needs a project. The developers paid,  
18 I'm sure good money for this property, I don't think  
19 they're going to walk away from the property. There's  
20 going to be some negotiations between the Board and the  
21 developer. I don't think it's going to be anything this  
22 big, but certainly I think something is going to be built  
23 there. It's going to help the downtown area. Walk by  
24 the downtown area, you'll see stores that are empty,  
25 those stores are going to be filled with people.

1           One last thing, I was very disappointed when  
2           the gentleman came and put down the Mineola Fire  
3           Department. But I was more disappointed, when he left,  
4           many people here clapped in agreeing with his assessment  
5           and I'm disappointed with that. I'm disappointed with  
6           the citizens of Mineola that agree with him that our fire  
7           department cannot handle this.

8           We have fantastic firefighters, highly trained.  
9           I will put them against any fire department, anywhere.  
10          Support your fire department because they support you.  
11          Thank you.

12           MAYOR STRAUSS: Thank you.

13           Anybody else in the seventh row? We'll go  
14          along the wall. Anybody looking -- yes, sir.

15           MR. ALIA: Good evening, Sebastian Alia,  
16          A-L-I-A, 326 First Street.

17           Mr. Mayor, I applaud your efforts to revitalize  
18          the downtown. I think that's an essential function and  
19          something that we desperately. I don't think that this  
20          is the way to do it.

21           I looked at the 2005 master plan and it calls  
22          for a beautiful village green without any development. I  
23          think we were developed enough. In my view, as a  
24          resident of twelve years, I think we've reached critical  
25          mass here. We have two residential units going up on Old

1 Country Road and they're still unoccupied and are still  
2 untested with regard to their impact on the local  
3 community, on the downtown, and on traffic patterns.

4 One of the gentleman who spoke before me  
5 suggested that we do an impromptu traffic study of our  
6 own. I do that everyday. I live on First Street. At  
7 7:10 in the morning I'm at the bus stop with my child.  
8 Cars go through the one of only two stop signs on First  
9 Street constantly.

10 I've spoken to some of the police officers who,  
11 maybe three times a year, are gracious enough to control  
12 those stop signs. I wish they would come more. They  
13 pull people over constantly. Half of the people they  
14 pull over are doctors with medical emergencies. The  
15 other half are people who use First Street as a shortcut.  
16 Because Old Country Road and Jericho Turnpike aren't  
17 better with regard to traffic patterns during the rush  
18 hours.

19 This is only get to worse. I think if we want  
20 to revitalize downtown what we need to do is make it  
21 pedestrian friendly. When I cross First Street every  
22 morning, I'm dodging traffic. I'm seeing the Chaminade  
23 kids coming from the trains. They don't even look  
24 anymore. They just go in the street because they're  
25 hoping that the cars will stop because they can't wait

1 indefinitely to get to school, because, you know, the  
2 brothers there, they're going to put them in detention,  
3 so they're not going to take that chance.

4 The reality is that there's three schools  
5 within three blocks of First Street: There's a park,  
6 there's a library, there's a train station. The  
7 commuters don't care.

8 If you go up to the intersection of Mineola  
9 Boulevard and First Street, there's virtual gridlock.  
10 That's not going to get better by increasing development.  
11 I think it's wishful thinking at best to assume that 300  
12 plus residents will all be taking the train. A lot of  
13 them will, but they're going to all be taking the train.  
14 They're not all going to commute into Manhattan. It's  
15 certainly a draw for those who do, I'm not going to  
16 contest that, but the reality is, that's not going to  
17 revitalize downtown.

18 The reason I avoid downtown is because it's  
19 hard to walk. If there was a village square where I  
20 could take my children, maybe with a fountain, something  
21 like Memorial Park but bigger and better, that would  
22 certainly be a draw. But having 300 residential units  
23 with a parking garage, and more traffic, no parking as  
24 one of the other speakers articulated -- they're going to  
25 have guests on top of that.

1 I've been to friends of mine for a visit who  
2 live in condominiums who don't have sufficient parking,  
3 some of them local, and I'm circling the area trying to  
4 find parking when I visit them. It's going to be no  
5 different here. One and a half parking spots are not  
6 going to do it. And if you're getting two parking spots,  
7 you know, chances are, there are going to be multiple  
8 drivers in families. So it's only going to make the  
9 traffic situation even worse than it already is.

10 I don't see what the rush is. You may be right  
11 and maybe your plans won't be borne out by the  
12 residential units currently going up on Old Country Road,  
13 but let's slow this down.

14 With regards to the IDA proposal, I understand  
15 that's not within your authority to say yes or no on that  
16 application, but is there a reason why you can't make  
17 that conditional to say you need to waive your  
18 application for IDA and pay those taxes and then we will  
19 support them. I don't know if that's an option, but it  
20 certainly makes sense to me.

21 One final point: One of the women who came up  
22 here before me suggested that we conduct a referendum.  
23 This is too important not to. When Mayor Martin  
24 conducted a referendum for Mineola Police Department  
25 people were out the door lined up. They were around the

1 block. I was one of them. On important issues like  
2 this, we do trust your judgement, you're an elected  
3 official, as of now, you're running in the poles. I  
4 think you've done a fine job for the most part. I'm not  
5 sure I agree with everything, certainly not these  
6 residential units -- but I don't agree with you on the  
7 other two, you know, truth be told. But I could  
8 understand those were on Old Country Road, I can't  
9 understand this. And, you know, the news that they  
10 purchased or somebody is purchasing the school at Corpus  
11 Christi is up for sale or somebody purchased it is  
12 disturbing.

13 Look, this may be need to be developed, a green  
14 would have been nice, but if it's already sold but maybe  
15 that's not realistic anymore, unfortunately. But to not  
16 collect taxes and to not put a referendum is to ignore  
17 the will of the people, myself included. The traffic  
18 patterns are out of control. I thank you for your time.

19 MAYOR STRAUSS: Anyone else who wants to talk?  
20 Yes, ma'am.

21 MS. POWERS: Good evening. Kelly Powers,  
22 P-O-W-E-R-S, 356 White Road.

23 I felt that since I fall into that demographic,  
24 close to the demographic of people who leave Long Island  
25 -- my husband and I rented the Richard Court Apartments

1 for five years before we bought a house in Mineola. We  
2 chose to stay in Mineola because of the people, because  
3 of the community, because of all it had to offer, so I'm  
4 not against apartments in any way.

5 One question I'm wondering is, what are the  
6 amount of apartments already -- that are open for renting  
7 already in the Village that are not rented? Is there a  
8 rental market already out there in some of the apartment  
9 complexes that we do have?

10 And the second thing is, while I understand  
11 there is a violation of downtown Mineola, we have a strip  
12 of Jericho Turnpike that runs from Herrick's Road to  
13 almost Glen Cove Road that could use some revitalization  
14 as well: A lot of empty vacant storefronts, unkept  
15 commercial, which my husband and I often talk about  
16 CVS -- I know, but it's my pet peeve.

17 MAYOR STRAUSS: Mine too.

18 MS. POWERS: So while we focus on the downtown  
19 area, most of the residents in this room live off of  
20 Jericho Turnpike or live off of Mineola Boulevard or live  
21 off of Willis Avenue. And those areas could use some of  
22 that revitalization as well.

23 So to focus on the downtown area, where, yes,  
24 we may have some of our residents return to and stay, but  
25 I know many of my friends and siblings who have returned

1 back to Mineola, rented in Mineola already, and chose to  
2 stay here. I don't if we need 300 -- 900 more apartments  
3 to keep our residents. I feel like a lot of people come  
4 back to Mineola. And I know almost all of us in this  
5 room or someone has a connection to someone from the  
6 community. And I think that it's important to trust in  
7 the residents who've lived here. I think that's  
8 important.

9 MAYOR STRAUSS: Thank you, Ms. Powers.

10 One of the things that Ms. Powers just  
11 mentioned is the revitalization of focussing on downtown.  
12 That's one component. Yes, absolutely, we'd love to have  
13 every store, or every storefront and every building on  
14 Jericho Turnpike and Mineola Boulevard and Willis Avenue  
15 occupied. Unfortunately, the reality is, and I've said  
16 this to many people, when they come up to me and say,  
17 "Hey, Mayor, how come that restaurant's closed down?" I  
18 say to them, "did you ever go there?" They say, "no."  
19 Well, that's why it closed.

20 "How come that store closed?"

21 "Did you ever go there?"

22 "No, I never got there."

23 "Well, that's why they closed."

24 We continually see people coming up here  
25 looking for special use applications, permits, to open a

1 business, open a dream. They've borrowed money and  
2 mortgaged everything they possibly have to get money to  
3 open up a dream and open up a business. Only to find in  
4 six months or eight months they have to close it, because  
5 we don't always -- some of us do, but not all of us  
6 support the local businesses in Mineola. It's so much  
7 easier for many of us to go to Roosevelt Field and these  
8 big stores, rather than focus and spend Mineola money,  
9 our money in Mineola. At times it's very disheartening.  
10 I'm sure the other Board members and former Trustees even  
11 that are in the audience here have seen it themselves.  
12 It's a problem.

13 So, folks, my point here is that we have a very  
14 very vibrant Chamber of Commerce. I've said it a  
15 thousand times over. They do tremendous amounts for the  
16 Village to try to keep the residents shopping in Mineola  
17 and to put the stores and the businesses in our faces so  
18 that we realize that we don't have to leave the Village  
19 for everything.

20 I encourage anybody that knows anybody in the  
21 business community to move to Mineola with their  
22 business. We offer a lot here but only if we support it.  
23 We have to support where we live, that's just the bottom  
24 line there. And I agree with Ms. Powers. I'd like to --  
25 all the businesses on Jericho Turnpike be filled. And I

1 will meet with the Chamber of Commerce every other month  
2 with their executive board and I meet with -- I attend  
3 their meetings, their monthly meetings. And they're in  
4 the same boat. They want Mineola to thrive, just like we  
5 do. So we are all in this together.

6 As far as what are the number of empty  
7 apartments in Mineola, I'd have to find that out from a  
8 real estate person, I'm not sure. But I know there was a  
9 question earlier about the possibility of the need for  
10 the housing of this type of apartments. And I would  
11 question that and I'm sure the applicants would look to  
12 answer it. Thank you.

13 Anybody else in the back row, coming down the  
14 side here. Anybody?

15 MR. TINGHITELLA: Mike Tinghitella,  
16 T-I-N-G-H-I-T-E-L-L-A, 318 Marcellus Road.

17 I have maybe a couple of quick things: The  
18 traffic study that was done, was that taken into  
19 consideration that the bus that's no longer stopping on  
20 Mineola Boulevard and Second Street, is that bus stop  
21 coming back once they're all done over there?

22 MAYOR STRAUSS: I'd like to see it back. We  
23 have to address that with the county.

24 MR. TINGHITELLA: Because when that bus is  
25 there picking up people Mineola Boulevard backs up. So

1 even if that study was done without that bus stop being  
2 there it's going to impact surveys. But the traffic  
3 survey makes me laugh, because, yes, because I would  
4 think that most of those people are going to take the  
5 train or even take the bus to work everyday. Well, what  
6 happens when they come home from work or a Saturday  
7 afternoon or a Sunday afternoon, or a Tuesday afternoon  
8 when they're home and they have to go to Waldbaums or  
9 they have to go to the CVS? There's no trains stopping  
10 in front of CVS or stopping in front of Waldbaums, so  
11 they're going to be driving. So to me, if you put a  
12 one-family house there that had two cars, when that car  
13 comes out of that driveway, it impacts traffic. So if  
14 you have 392 units there and they have one car each, they  
15 have to be coming in and out some time during the day.  
16 They're not going to be walking all over Mineola because  
17 -- unless they're going to be carrying their groceries  
18 from a mile and a half from the other side of town. So,  
19 the traffic surveys, to me, I really don't understand  
20 them because they're not doing them at the time where  
21 people are going to be on the streets driving.

22 The other thing that kind of puzzles me which  
23 some of this stuff is -- we have -- I realize some of the  
24 Village laws and codes and stuff are archaic because they  
25 were done so many years ago, but I just think we're

1       wasting a lot of people's time here. If we have a code  
2       that says it's only supposed to be so high, why are we  
3       even here discussing how high they're going? We have a  
4       code. I understand things are open for discussion, but  
5       to me, if you put a code in that says you can only do  
6       this and then you allow this guy to do it, how do you  
7       stop the next guy from coming in and says -- well, you  
8       let him do it, so how come I can't do it. So then you  
9       have to let the next guy do it. And then the third guy  
10      comes along and says, well, A did it, B did it, how come  
11      I can't do it?

12                So, like I said, I know we need to grow that in  
13      town. I walk around all the time. To go up and down  
14      Jericho Turnpike and see 20 empty buildings, when I was a  
15      kid growing up there was two empty buildings -- you know,  
16      I know we could all use the extra income and the tax  
17      write-off when you get businesses in there. You know, if  
18      the codes want to get changed and we can vote on the  
19      codes, that's something else. But if we have them, I  
20      don't just see why this is what the code is and this is  
21      what we're following. And then any other legal stuff,  
22      well, this is what's been on the books for 50 years and  
23      this is what we're going by. So I just don't understand  
24      why we're even here discussing this and maybe wasting a  
25      lot of people's time with this. Thank you.

1 MAYOR STRAUSS: Thank you, sir.

2 If I could, you mentioned something about  
3 setting a precedent as one of the other speakers did.  
4 This Board and the future Boards have the ability to say  
5 no. There's nothing set in stone here. We can say no.  
6 We have that vote. We have the ability to say no.

7 Regarding the codes and the allowing of  
8 buildings of this size, we have the Development Incentive  
9 Bonus Overlay District which was developed several years  
10 ago to allow us the ability to, in certain areas, allow  
11 buildings such as this are in different levels to go  
12 above what's normally in the code, as long as they meet  
13 certain criteria. There's a development incentive bonus  
14 plan worked out and a fund that where, in essence, the  
15 developers will pay to the Village that we put to capital  
16 projects towards putting in a new park, buying a new fire  
17 truck, possibly turfing fields, revamping pools, building  
18 parks on Emory as we've done.

19 All of those things are done without raising  
20 taxes because of these two projects and a couple of other  
21 projects that are already in the building. I'm not  
22 saying it's time to roll over and let them do whatever  
23 they want to, because that's certainly not going to  
24 happen. But that's the idea of allowing the ability for  
25 us to go over our code and what's in the code book. And

1 that overlay district is in a certain area in the  
2 Village. It's not going to happen on Latham Road and  
3 Wilson Boulevard. It's not going to happen on Fairfield.  
4 It's not going to happen on Crandel or by Jay Court.  
5 It's not going to happen in a residential area where  
6 homes are impacted. Projects like this are in the  
7 downtown area. This one, yes, it is above north of the  
8 tracks, but it's not right on somebody's backyard where  
9 the building is going to shadow somebody in their  
10 backyard.

11 So I'm not advocating for the height, but I  
12 just want to explain to you or just reemphasize that  
13 careful consideration several years ago in putting  
14 together the business overlay district was done. And  
15 I've always said that there are plenty of projects that  
16 are great for Mineola and -- well, plenty of projects  
17 that are great but not for Mineola, not everyone of them.  
18 Everyone of them is being taken on a case-by-case basis.  
19 And that's what we're doing here tonight and probably  
20 another hearing night.

21 It's important for us on the Board, as I said,  
22 to get the input of the residents, and that's why we're  
23 here, and that's why you guys are here, because we like  
24 to hear that input. But that's why we kind of go above  
25 the codes and that's why we're here tonight. Because

1 they're allowed to be here and we want to hear what they  
2 have to say. And maybe a compromise can be worked out  
3 and maybe there can't be.

4 Anybody else along the wall in the back coming  
5 down this side?

6 Yes, sir.

7 MR. MYER: Bill Myer, 532 Lincoln Road,  
8 Mineola.

9 I'm worried about if they're going to put cell  
10 towers up, rent out the space on the roof. If they go  
11 through, they cannot do that, you tell them.

12 Also, I got in the mail the new assessment on  
13 the property. That's because we're not getting tax money  
14 for the other two projects.

15 MAYOR STRAUSS: That's not correct, Mr. Myer.

16 MR. MYERS: No. Please correct it.

17 MAYOR STRAUSS: Did your assessment go up?

18 MR. MYERS: Yes, \$42,000.

19 MAYOR STRAUSS: That means the value of your  
20 house went up \$42,000.

21 MR. MYERS: Mineola? I don't think so.

22 I talked to the real estate agent, everything  
23 is stagnant. All of a sudden, you come out with this.  
24 Let them pay this.

25 MAYOR STRAUSS: This has nothing to do with

1 this project. Your assessment went up.

2 MR. MYERS: Yours went up too probably.

3 MAYOR STRAUSS: Most likely, it did. I want my  
4 house to go up. Back in 1988 when I bought my house, a  
5 couple of years later -- and I begged, borrowed and stole  
6 to try to get that down payment to put on that house --  
7 the housing market went down. My house wasn't worth what  
8 I paid for it, not even close. I was sick to my stomach  
9 over it. I almost had to sell my house, because I  
10 couldn't afford my mortgage. My adjustable rate mortgage  
11 was going up and I couldn't afford it, and I couldn't  
12 afford to sell it because then I would have been at a  
13 loss.

14 So now, almost twenty something years later, my  
15 house is worth a lot more. I probably couldn't afford to  
16 buy my own house right now because it's worth some more.  
17 I want my house to increase in value. I don't think  
18 anybody in the room wants their house to decrease in  
19 value.

20 So when you say your assessment went up  
21 \$42,000, your taxes didn't go up \$42,000, the value of  
22 your home did. Does it affect your taxes? Yes, but not  
23 to \$42,000. What that is, I don't know. But you can't  
24 say that these projects are the cause for your taxes to  
25 go up. These projects, some of them, are a cause for

1 your property assessment to go up, your value to go up.  
2 The same thing with the quality of the school district  
3 that we have, the business community we have. There's  
4 many factors that are taken into consideration when your  
5 houses and all the homes in the Village and businesses  
6 are reassessed. It's a good thing. Do we have to pay a  
7 little more probably in real estate taxes? Yes,  
8 unfortunately, we all do. But having your house increase  
9 \$42,000, God bless you, Mr. Bill Myer, because when it  
10 comes time to sell your house, your house is worth that  
11 much more money.

12 MR. MYERS: They're going to chew you down  
13 anyway, they're not going to give you that much.

14 MAYOR STRAUSS: I can't help you with that.  
15 Hold tight to it.

16 MR. MYERS: It's like OTB. I hope you turn it  
17 down, I hope you do. If they don't like it, let them  
18 sell the property. Don't worry about it. I'm looking at  
19 this thing going down to here. That's what I'm looking  
20 at.

21 MAYOR STRAUSS: Thank you. Alright. Anybody  
22 else in the back row?

23 MR. LUBRANO: I'm Tony Lubrano, L-U-B-R-A-N-O,  
24 at 159 Jericho Turnpike.

25 The bottom line is, I understand everyone's

1 concerned --

2 MAYOR STRAUSS: Folks, if we can hold on when  
3 the speaker speaks.

4 MR. LUBRANO: I certainly understand and  
5 appreciate everybody's concern with parking and traffic,  
6 and the bottom line is, no matter what you build there,  
7 it's going to affect those two things.

8 The question I think this Board has to decide  
9 is not this project, but if not this project, what else  
10 will go there? Because in reality you can't expect this  
11 developer to just keep that as vacant land or those  
12 parking lots. Eventually, something will go there.

13 So the question is not just is this the right  
14 thing, is this the only thing or what is the right thing?

15 One of the residents was talking about the  
16 village green there. I think it's a great idea, but the  
17 only way that's going to happen is if somebody is going  
18 to buy this property from this gentleman, the Village to  
19 buy the property from this gentleman, take it off the tax  
20 roles forever and invest the money to put that to use.  
21 In terms of taxes, I'm not sure what that role is going  
22 to be, but I would think that that would have a  
23 considerable impact.

24 So the other option is if it's not going to be  
25 a village green, it's not going to be an apartment, well,

1 I think from my understanding, is that by right, he could  
2 put an office building there.

3 So now the question is, is it going to be an  
4 office building or an apartment? Which is going to have  
5 the better impact for Mineola?

6 Well, if you're concerned about traffic, I  
7 would imagine that the office building would have a much  
8 greater impact, because not only you would have all those  
9 people going there and using those roads in the morning  
10 of rush hour and the afternoon of rush hour, but all of  
11 those customers and clients who visit those offices are  
12 going to be using it during the day also.

13 Now, the residents in an apartment building are  
14 also going to increase traffic, but when are they going  
15 to increase it? More likely, I would say it's on the  
16 weekend when they're home. Most of the time when they're  
17 at work, whether they're taking a train or not, they're  
18 not going to be on the road as often as those office  
19 buildings might. And if they're using it on the  
20 weekends, I don't know about the rest of you, but I've  
21 gone down Main Street on a Sunday afternoon. I think you  
22 could play soccer down there and nobody would bother you.  
23 It's so empty there some days. So if it increased  
24 traffic on those days, it's not the end of the world.

25 I think it's -- something is going to happen

1       there and I think the choice is not just this building,  
2       but what is the best choice. And in my opinion, I think  
3       residential is going to be better than another office  
4       building.

5               I didn't even know it was in here. I saw it at  
6       the last meeting that somebody was talking about the cost  
7       of eliminating those parking spaces to the business  
8       community. You're going to lose a few parking spots on  
9       the street.

10              My business is not down there, but I think I  
11       can fairly guess that if you ask any of the businesses  
12       down there if they had a choice of a couple of extra  
13       parking spots or another 250 units of housing across the  
14       street from them, I think they would choose the units of  
15       housing, not the three or four extra parking spaces.  
16       That's all I have to say. Thank you.

17              MAYOR STRAUSS: Thank you.

18              Anybody else want to talk? I'll get to you in  
19       a second.

20              MR. REDMOND: Thomas Redmond, 187 Grand Avenue,  
21       Mineola.

22              So I wasn't going to speak about this, but I'm  
23       a member of the Mineola Fire Department. I feel safe  
24       responding to a building like this and I feel many other  
25       members would. Unfortunately, a lot of them aren't here.

1 It might be because we had a car fire earlier, but  
2 unfortunately they're not hear to speak about it. But  
3 I'm comfortable.

4 The most dangerous fire we had was below grade  
5 in a residential house, that's the most dangerous we've  
6 had. And this is a safer building to fight a fire than a  
7 below grade in a residential house.

8 So anyway, the last meeting I spoke that I was  
9 against this development just because in the mass plan it  
10 was planned out to have a Village-owned park there and to  
11 preserve the building there. So I would still hope we  
12 could do that. I understand that they want to develop  
13 it. I was the gentleman that suggested maybe building a  
14 hotel down there and selling the front part of the  
15 property to the village and keeping our bank there. I  
16 understand it might not be realistic or it could be.

17 Anyway, so I support the mass plan and the  
18 revitalizing the downtown, and I hope that continues.  
19 Unfortunately, this is like an attack on that for many  
20 residents. So I'd like to speak for a lot of residents  
21 that I spoke with throughout the community. They are in  
22 favor of this, they're just, unfortunately, not coming  
23 down for this.

24 Usually, when you're against something, there's  
25 more of a time to go out and speak against it. But

1 there's so many residents that I believe right by the  
2 downtown area -- A lot of residents down there are happy  
3 about it. The area is cleaned up. There's so many  
4 projects that include -- and already that have happened  
5 with the mass plan -- is cleaning up.

6 As a kid, Nassau County cops have had guns  
7 pulled out on our block. I witnessed that three times as  
8 a little kid. We used to have issues like that. That  
9 does not happen in my area anymore. It's already cleaned  
10 up and part of that has moved to mass plan and all that.  
11 The area is cleaning up already and I would hate to see  
12 that stopped. I really hope that continues. The area is  
13 already cleaned up.

14 As far as, like, the traffic concerns, it's  
15 during the rush hour and that is not people from -- that  
16 live in Mineola causing the traffic, it's through  
17 traffic. So to prevent through traffic for us to develop  
18 our own town, I don't know why we would do that. It's  
19 not our traffic going through our town that causes it.

20 Like the gentleman just said, on Sunday and on  
21 the weekend, the roads are open in the downtown you can  
22 drive around in. That's when these cars are going to be  
23 driving around.

24 There's so much more I could say, but I'm going  
25 to keep it short and simple. In college I was in

1 architecture, so I did a project on the downtown area and  
2 I have a lot of ideas for that area. So I'm not going to  
3 mention any of them. But we are considering the mass  
4 plan and I'd be open to sharing some of the plans I've  
5 already done. I have it scaled out and everything, so I  
6 was going to put it on a website so the residents can  
7 view it, but I'm at a firm now and we're overwhelmed with  
8 work that's occurred from Sandy.

9 Well, eventually, maybe I'll get the time to do  
10 that and contribute some of the work I did, but as far as  
11 the height concern and you beat me to it with the overlay  
12 district, that's one thing I haven't had. We've expanded  
13 over the overlay district recently. I'm sure you guys  
14 know what I'm talking about it when we expanded it. I'm  
15 against the expanding of it, because I like to define the  
16 downtown area as a small area, because it will make it a  
17 better area, a more developed area and a certain area.  
18 And I'm against expanding it too much. I think we should  
19 have recommended heights in certain areas in all of the  
20 downtown.

21 So you have like three different areas. One is  
22 four stories and one is six stories, and, gradually, it  
23 goes up to eight stories. Old Country Road where those  
24 buildings already went up, and a lot of them are already  
25 taken, so there's not going to be a lot of developments

1           there.

2                       But, you know, that's just one of the things  
3           that are in my plans. I support -- hope you guys  
4           continue the development. Like I said, I was against  
5           this one, but I'll let some other people come up here and  
6           speak now. And I plan on staying in this Village for the  
7           rest of my life, and I really hope the downtown  
8           revitalization continues.

9                       Also, Jericho, we've developed that too. The  
10          east end of Jericho Turnpike, it used to have all the  
11          downed storefronts. And recently there's been a lot of  
12          storefronts and new businesses going up there. My firm  
13          just did the gas station that was just approved, so I  
14          worked on that project. I think the whole Village is  
15          just a big improvement from when I grew up here.

16                      MAYOR STRAUSS: Thank you.

17                      Yes, ma'am.

18                      MS. VILLALTA: My name is Mary Ellen Villalta.

19                      I own The Chef Corner on 95 Mineola Boulevard.  
20          I think this is great. If you ever go to downtown  
21          Mineola on a Saturday and Sunday, it's a ghost town. I  
22          think a residential will be great, especially, if we're  
23          going to have some commercial. The more businesses we  
24          have there, the more drawings of people that we have.  
25          We'd be a destination instead of being a ghost town on

1 the weekends, so I'm definitely supportive. And I think  
2 too with the Winthrop building go up, everybody was,  
3 like, the parking, the parking, the parking. I had more  
4 business during the construction, the last parking than  
5 before. I think this is going to be great.

6 MAYOR STRAUSS: Thank you very much.

7 MR. POWERS: Jim Powers, P-O-W-E-R-S.

8 Thank you very much for having us down. I  
9 spoke at the last meeting, and I would like to say again  
10 let's look at the history. The gentleman spoke about  
11 Birchwood Court. I think he was the association  
12 president over there and he said how well the traffic is.  
13 Well, I live right behind Birchwood Court and I can't  
14 park in front of my house because there's no parking.  
15 There's no parking because they don't have parking spaces  
16 for the people at Birchwood Court.

17 Birchwood Court -- I moved into Mineola in  
18 1970. At the end of 1970 Birchwood Court were apartment  
19 buildings. Their tax abatement or whatever you call it  
20 was up, so the developers walked away and foreclosed on  
21 the apartment. The bank took it over and the bank let  
22 the Department of Social Services of Nassau County know  
23 they had so many apartments available. Well, for the  
24 next year and a half to two years, it was hell living on  
25 Geranium Avenue. It was disgusting living on Geranium

1 Avenue.

2 What is this going to be like when your  
3 children have children, when these people are done making  
4 their money, and that apartment is still there? What's  
5 going to happen? Are they going to stay? Are they going  
6 to pay their tax dollar? Are they going to maintain a  
7 building or are they going to run and find another  
8 development to build somewhere else? Thank you very  
9 much.

10 MAYOR STRAUSS: Thank you.

11 Folks, we've been at this for almost three  
12 hours. We're not leaving. You guys can leave if you  
13 want, but I think we need to give the court stenographer  
14 a break. Her fingers have been going for three hours.  
15 So we're going to take a brief recess and we'll come back  
16 out.

17 (Whereupon, a short recess was taken.)

18 MAYOR STRAUSS: Are there any comments anybody  
19 would like to make?

20 MS. STRANSKY: Hi, my name is Michelle  
21 Stransky. I live at 190 Marcellus Road, Mineola.

22 I'm very new to the process. This is my first  
23 meeting. I tried to catch myself up a little bit on the  
24 meetings from before. I think this is a little too  
25 grandiose for our Village. Having that being said, I'm

1 grateful that you're allowing us to voice our opinions  
2 before a monument decision is made.

3 I also just wanted to reflect on one of the  
4 things we talked about the downtown being a ghost town.  
5 I spent 10 years in Boulevard Towers. When I first moved  
6 in there I could not get over the fact that on a Saturday  
7 I could not get a slice of pizza.

8 So I don't see why giving all the current  
9 apartments and the hospital traffic that is there right  
10 now, why our downtown is a ghost town regardless of what  
11 is built which may be a whole other issue altogether,  
12 regardless of what is built -- which would may be a whole  
13 other issue altogether. Why revitalization can't occur,  
14 excluding this area, this particular project.

15 Given that, there are so many people that live  
16 there already. So will this bring in more traffic to  
17 downtown? I don't know, because the existing apartment  
18 buildings and Winthrop traffic doesn't, as it stands.

19 MAYOR STRAUSS: Can I give you my opinion?

20 MS. STRANSKY: Sure.

21 MAYOR STRAUSS: The Winthrop building -- the  
22 Winthrop Hospital proper has a -- as most business do --  
23 all of the businesses around there closed down. The  
24 apartment buildings that you speak of are further north  
25 and they probably don't want to walk downtown. And as

1 one of the other residents said previous or at the first  
2 hearing, it's a little seedy down there and maybe people  
3 feel uncomfortable.

4 MS. STRANSKY: I spent ten years there.

5 MAYOR STRAUSS: I agree with you. It's  
6 perception. Sometimes perception becomes reality.

7 So my personal opinion is if the area is  
8 gentrified then more people will feel comfortable going  
9 down there and participate and patronize those businesses  
10 that are already there and, hopefully, bring in new  
11 businesses into the area and then it will revitalize it.

12 My own personal opinion, you know that's why,  
13 you know Spaghetinni down on Mineola Boulevard, they  
14 have absolutely no parking; there's none. They can't  
15 even have a meter in front of their building and they're  
16 doing well in there. Those types of businesses and  
17 businesses in that area can't wait for something to  
18 happen in the downtown area, whether it's this big or  
19 not, that's obviously up for debate.

20 MS. STRANSKY: I welcome this as well, I just  
21 question the scope.

22 MAYOR STRAUSS: I agree with you. Thank you.

23 MR. PEREIRA: If I could offer some insight as  
24 well, because years ago we had an economic plan that we  
25 were discussing certain things with the demographics. So

1 I think the demographics of the residents who live down  
2 there now aren't necessarily what one time developers or  
3 planners called -- double income kids or walking wallets,  
4 people with disposable income. The people who live down  
5 there now are probably eating at home, are not going out  
6 a whole lot, don't have a whole lot of disposable income.  
7 And I think with this type of development you're going to  
8 invite --

9 MS. STRANSKY: That was not the case in my  
10 apartment building. I don't know what the  
11 demographics --

12 MR. PEREIRA: No, I know exactly what building  
13 you're talking about.

14 MS. STRANSKY: It's been years since I've been  
15 there, but there were tons of young couples and  
16 individuals commuting into the city and there was no  
17 where to go and to do anything.

18 MR. PEREIRA: I think the critical masses  
19 wasn't there. There's a Chinese and Japanese restaurant  
20 on the corner there. We went to the opening a while ago  
21 and I think that they've been struggling.

22 MS. STRANSKY: Well, that's for other reasons.

23 MR. PEREIRA: Well, I've got to tell you, when  
24 I first started going there I loved the food, it was  
25 great quality. But, certainly, nobody wants to go into a

1 half empty sushi place; that's not a good sign. But I  
2 think a lot of businesses have invested. We had the  
3 owner a year before of the coffee shop on the corner.  
4 The Mayor mentioned Spaghetinni. They put a ton of  
5 money into redoing that. We were just at the ribbon  
6 cutting for the Winthrop facilities and actually -- and  
7 hopefully business along that line. Whether it's this  
8 building or some other type of development, I think it's  
9 one of those things that it's -- puzzled pieces and  
10 you've got to put them together in a proper way to make  
11 it work.

12 MS. STRANSKY: Given my proximity, we frequent  
13 the restaurants there quite a bit.

14 MR. PEREIRA: That's good.

15 MS. STRANSKY: Yes, because they're good. And  
16 I welcome all the stores, and I wait and see what's going  
17 to turnover on that corner of Gordon and Mineola  
18 Boulevard. It started as a Greek restaurant. For  
19 whatever reason, that one spot is cursed. I don't know  
20 what that is. Is it Horton. Not on First. Behind --  
21 Harrison. It's got a three-year rotation or something.

22 You also brought up the parking issue. As a  
23 resident, I can walk but parking is tough. But that's  
24 all I can say. I welcome revitalization, I welcome  
25 retail, more art. The aesthetic of our Village, this is

1 just a little too big for me, personally.

2 MAYOR STRAUSS: Thank you. Anybody else in the  
3 second row? Third row? Fourth row? Fifth row? Yes,  
4 sir.

5 MR. PENNACCHIO: Good evening, Mayor, Members  
6 of the Board. My name is Nick Pennacchio, 241 Columbus  
7 Parkway. P-E-N-N-A-C-C-H-I-O.

8 I just want to state that I think the project  
9 is a little overblown. I think at nine stories, maybe we  
10 can get it cut down three stories as Trustee Cusato  
11 mentioned and several other people.

12 Certainly, that would be a discussion that you  
13 would have to have with the developer and see whether or  
14 not that is economical for them to do or if it's going to  
15 return a profit. But my concern is that I haven't seen  
16 anyone here from Chamber of Commerce or any of the  
17 businesses in the surrounding areas. Was that Mr.  
18 O'Donnell that was here?

19 MAYOR STRAUSS: Yes.

20 MR. PENNACCHIO: Okay. I would think that the  
21 businesses would be here chopping at the bid, stating  
22 their case for improving their businesses for something  
23 like this going up. The support that the people in this  
24 apartment house would have for the businesses would  
25 certainly grow the tax base for Mineola in terms of sales

1 tax.

2 I don't know what the formula is for sales tax  
3 returned back to the Villages. I know that's a county  
4 issue. It goes to the county and the county returns part  
5 of that back to the Village.

6 MAYOR STRAUSS: No.

7 MR. PENNACCHIO: But certainly, you're going to  
8 increase the amount of sales tax from the businesses that  
9 are going to be supported by this.

10 As far as traffic goes in the area, I'm not  
11 sure that 299 apartments, not letting out 299 cars all at  
12 once is going to have that great effect. It might have  
13 some effect, but that remains to be seen.

14 MAYOR STRAUSS: Thank you very much.

15 You know the increased sales tax would  
16 certainly benefit the county, but more than that, it  
17 benefits not revenue-wise, so to speak, but it benefits  
18 the Village because of that mom and pop pizza place or  
19 whatever the store is that's doing well because of the  
20 residents of buildings -- residential buildings in the  
21 area. They're not closing, because they're making money  
22 off of people who live locally and participate and shop  
23 locally. So one hand washes the other, so to speak. If  
24 you have residents in an area that's kind of quiet at  
25 night and on weekends, then maybe stores will come in.

1 Nobody is going to put a business and open up a store in  
2 an area that's quiet at night and desolate on the  
3 weekends, it just doesn't make sense. But if you have a  
4 residential community or a project, whether it's this one  
5 or something smaller that will draw businesses into the  
6 area. It goes hand-and-hand.

7 I've spoken to the Chamber and many of them are  
8 on board. Many of them live in the Village of Mineola, a  
9 couple of them spoke here at the hearings. They're  
10 excited about this project or a project going on down at  
11 the -- in the downtown area because it's going to bring  
12 life into them. And a couple of people have opened up  
13 businesses in anticipation of these projects being  
14 together too that are already approved becoming filled,  
15 and having that traffic, and having those people come  
16 into their stores.

17 So, yes, they're there. The Chamber is  
18 supporting -- I can't speak for the Chamber of Commerce  
19 so I'll leave that to the Chamber. But the people that  
20 I've spoken to at the Chamber have supported a project,  
21 I'm not going to say of this magnitude of whatever, but a  
22 project of this nature, a residential project in that  
23 area.

24 Anybody else in the fifth row? Yes, sir.

25 MR. ZINA: Mr. Mayor, my name Anthony Zina. I

1 live at 222 Jefferson Avenue.

2 This question is really towards Mr. Lalezarian.

3 MAYOR STRAUSS: If you can ask your question to  
4 them through me, it would really be appreciated.

5 MR. ZINA: I was wondering, if it could be -- I  
6 I think what bothers most people is that the design  
7 itself it's more industrial. It's really not like if you  
8 go to the city you see a lot of buildings. They're  
9 building gardens in the roofs, green houses. I even know  
10 one where they even have a parking right in the roof.

11 I think what bothers people so much is that  
12 it's just so -- 30, 40 years ago, I think if you make it  
13 like in a step station where, you know, not so squarish.

14 MAYOR STRAUSS: If you can speak into the  
15 microphone.

16 MR. ZINA: You made it so squarish, so factory  
17 like. I think people will be more agreeable to it than  
18 right now. You know, I'm in favor of using that area, it  
19 would absolutely help Mineola, but I just can't see it as  
20 another squarish building. I would like to see different  
21 steps with even a garden hanging down, water falls like  
22 they do in Europe, you know, that sort of thing. That's  
23 just my opinion. I think you should rework the design a  
24 little bit.

25 Thank you very much.

1 MR. PEREIRA: Mr. Zina, if you, after the  
2 meeting, you could ask Mr. Walsh to show you the other  
3 elevations, and you'll see that there are gardens on the  
4 roof. You can see it afterwards.

5 MR. ZINA: I didn't see it.

6 MAYOR STRAUSS: Anybody else wishing to speak?  
7 Yes, sir.

8 MR. CARROLL: Hi, I'm John Carroll, 154  
9 Banberry Road, Mineola.

10 If the building was to be as high as the  
11 research center, how many floors would that come to be?

12 MAYOR STRAUSS: I think the height of the  
13 research center is 82 feet. We have it in the books  
14 here.

15 MR. CUSATO: The rooftop is 78 and the  
16 apertures are 89.

17 MAYOR STRAUSS: So 89 feet.

18 MR. CARROLL: I was thinking more floors.

19 MR. PEREIRA: That would be about eight floors,  
20 about ten feet.

21 MAYOR STRAUSS: I don't think it's actually  
22 eight floors. I think it's six. I don't recall.

23 MR. SPELLMAN: That's a commercial building.  
24 The floors are higher than any residential building --

25 MAYOR STRAUSS: As Mr. Cusato stated, the

1 rooftop is 78 feet, but they have a --

2 MR. PEREIRA: Mechanical area.

3 MAYOR STRAUSS: Right, mechanical area and  
4 things which raise it up to 89 feet.

5 MR. CARROLL: The other thing is on Second  
6 Street, the traffic or whoever builds, including these  
7 builders, could they add a lane of traffic on Second  
8 Street or an extra lane to maneuver the traffic flow? I  
9 didn't hear that addressed by them as whatever it is,  
10 15 feet. Because that was brought up by the first  
11 traffic study when they said they want to remove some on  
12 the north side. So instead of removing anything on the  
13 north side, why not add something to the south side with  
14 the flow of traffic.

15 And then Corpus Christi, is that now in the  
16 larger overlays area?

17 MAYOR STRAUSS: Since I've been on the Board,  
18 it's always been included in the overlay district, yes.

19 MR. CARROLL: Now, if the master plan says we  
20 wanted the village green and that was the original plan,  
21 like, maybe that could still go. And I recall other  
22 potential movements, let's say, of starting at Vito's old  
23 bakery and some development coming down and going to  
24 Second Street and coming around of which it's another way  
25 of looking at it having a green and sterile development

1 downtown.

2 MAYOR STRAUSS: Mr. Carroll, regarding the  
3 village green, as I think a couple of the other residents  
4 mentioned, the master plan is a guide. We are certainly  
5 trying to adhere to it. We've formulated a committee to  
6 look at the master plan and to see if it needs to be  
7 tweaked, revamped, looked at, whatever you want to call  
8 it. But we have a group of residents that are checking  
9 that out for us now in conjunction with one of the  
10 consultants that we've hired to give us their opinions on  
11 the growth of our downtown. But the village green in the  
12 master plan kind of called for or proposed or made a  
13 proposal that parts of the Western part of Main Street,  
14 all of those buildings be taken down and put in as a  
15 village green, as a park in downtown Mineola.

16 In order to do that, one of the residents said  
17 it here earlier, we would or somebody would have to buy  
18 all of those buildings, buy those properties, knock them  
19 down, deed them to the Village or the Village would buy  
20 them, and they would be off the tax roles. And we would  
21 have to invest the money or find the money to make the  
22 purchases of those properties, pay to knock those  
23 buildings down and pay to put in a park. I can't imagine  
24 how many millions of dollars that would cost. We're  
25 revitalizing Memorial Park probably around to the total

1 of \$2 million just to revitalize the park. Forget about  
2 purchasing buildings, knocking them down and putting in a  
3 park, and then taking over --

4 Financially, I don't see that to be something  
5 that we could do. I'd hate to go spend \$15, \$20 million  
6 -- pick a number --

7 MR. CARROLL: But you've got some developers  
8 here that are willing to invest --

9 MAYOR STRAUSS: It's a lot of money.

10 MR. CARROLL: I'm sure it is.

11 MAYOR STRAUSS: So we're taking a look at  
12 everything and we're going to make an informed decision  
13 once we get all the answers back.

14 MR. CARROLL: Thank you.

15 MAYOR STRAUSS: Thank you, Mr. Carroll.

16 Anyone else wishes to speak?

17 MS. PURDY: Patty Purdy, P-U-R-D-Y.

18 I was wondering how close to the street is  
19 this? I know that when they took the Mineola Theatre  
20 down I was thinking about this when this woman was  
21 speaking about living on the Boulevard Towers. When they  
22 took that theatre down and they built that garage,  
23 whatever. All of a sudden there was no sun on First  
24 Street. It was so high that whatever sun came in, I  
25 don't know what time of the year, it got very dark over

1           there. And I wonder if that's going to be a problem with  
2           this building if it stays more than the three stories  
3           high?

4                   MAYOR STRAUSS: I'm sure there's going to be an  
5           impact of the sun wherever we put something.

6                   MS. PURDY: Especially, if there's nine stories  
7           or eight stories, whatever it is.

8                   Okay. Thank you.

9                   MAYOR STRAUSS: Thank you. Anyone else that  
10          wish to make a comment?

11                   Folks -- Mr. Walsh?

12                   MR. M. WALSH: Thank you. I think you  
13          suggested a good formula for how we handle the answers to  
14          the questions, and I'd ask that we employ it again. Very  
15          thoughtful comments, much of it repetitious, but all  
16          important. And to the extent that there were questions  
17          that we really feel we should answer, I'd like the  
18          opportunity to submit those answers to you, the exact  
19          question out and submit that information.

20                   Specifically though, I would like to -- we  
21          think that one of the significant discussion tonight was  
22          about the alternate. I know a couple presented, you  
23          know, we really should look at this plan and the context  
24          of -- what if we don't build this and you have a  
25          developer that wants to build? It's not going to be a

1 piece of green that we're going to be able to get into  
2 the Village. What are we comparing? Apples to what  
3 else?

4 So we did discuss in our EAF, we did discuss  
5 the alternate uses as a mixed-use building that is  
6 permitted in the zone or an office building. But I think  
7 we should elaborate for you a little further on the  
8 implications associated with that traffic, because that  
9 was discussed. What would the traffic impacts of the  
10 permitted use be when measured against the traffic data  
11 that you're already going to look at with your expert on  
12 this project.

13 So that will definitely likely we will be  
14 submitting that well before the meeting. We'd like to  
15 target that within two weeks or so getting that  
16 information to you.

17 MAYOR STRAUSS: That would be beneficial for us  
18 so we could review it on the Board here.

19 MR. M. WALSH: I would like to state -- and to  
20 much of the others, we don't feel the need to submit  
21 others. I hope you don't view that as something that --  
22 we realize that this is the kind of plan where the  
23 reasonable lines can differ on a whole lot of things. We  
24 know that you make the decisions here and the input.  
25 We're not telling this Village what it needs to do. We

1 have our ideas of what would be good for downtowns like  
2 Mineola. You have one of the fantastic downtowns that  
3 we've seen, and therefore, it deserves a real solid look  
4 at this. We know that you're going to have a saturation  
5 study. That's going to be -- their information we can  
6 give you is your own study. And you're going to have  
7 some traffic analysis that will help you make the right  
8 decision here.

9 But because it's fresh on the questions, I  
10 would like to answer a couple of questions, if I could,  
11 on the record. Mr. Carroll's question with respect to  
12 the height, if I could.

13 MAYOR STRAUSS: If you could just speak into  
14 the microphone.

15 MR. M. WALSH: So the height -- the question  
16 was, was the height relative to the Winthrop building,  
17 which has come up a number of times. I think Mr. Cusato  
18 will tell me if I'm wrong, but under the plan, other than  
19 the back, the back portion along the tracks, in the very  
20 rear, the height of ours would be 83, 83 feet. It would  
21 be -- I'm sorry. Yes, 83 feet. It would be 83 feet.

22 MAYOR STRAUSS: Mr. Walsh, so I understand,  
23 what would be 83 feet.

24 MR. M. WALSH: Other than the section parallel  
25 to the tracks, so the first two phases. There's a first

1 on Second Street, there's an initial. And then there's a  
2 step up to most of the buildings. So there's two ways  
3 other than the parallel piece of track would be maximum  
4 at 83.

5 MAYOR STRAUSS: What's the front portion?

6 MR. M. WALSH: The front portion is going to be  
7 63.

8 MAYOR STRAUSS: 63 on the front. 83 on the two  
9 legs of the project?

10 MR. J. WALSH: The front is 63?

11 MAYOR STRAUSS: Yes.

12 MR. M. WALSH: Just for perspective, because I  
13 think it's easier to deal with, the parking garage, the  
14 Citibank office building parking garage directly south of  
15 us that you see when you're coming off the tracks. The  
16 height of that is between 75 and 85 feet depending on  
17 where you are on that, based on the grade. So that  
18 height would be as high as most or higher than every  
19 portion of our building but that rear portion of the  
20 track or parallel to the track.

21 MR. CUSATO: I took your top most numbers, and  
22 your top number for this building is 25 feet higher than  
23 the building south of it.

24 MR. M. WALSH: Can you give me that number,  
25 Trustee?

1 MR. CUSATO: The highest most number, your  
2 height point of that building.

3 MR. M. WALSH: Do you mean with the bulk  
4 heading --

5 MR. CUSATO: Yes. That's 25 feet higher than  
6 that 200 Old Country Road building which is the building  
7 with the arch. And it's 26 feet higher than the Winthrop  
8 Research building.

9 MR. M. WALSH: Yes, I don't know that it is  
10 with the top of the Winthrop --

11 MR. CUSATO: Based on your numbers --

12 MR. M. WALSH: I know what ours could be, we're  
13 talking about mechanicals on top. I think Winthrop has  
14 their own set of stuff up top.

15 MR. CUSATO: Well, I'm going with the Winthrop  
16 numbers that you provided in your chart here from the  
17 very first book you gave us, the thick one. Page 34.

18 MR. M. WALSH: I understand, but I think we  
19 were referring to, as we are with this plan, we were  
20 referring to what we measure to be the height of the  
21 floors, not the stuff that might be above the floors  
22 that's a part of the building. I don't know, I will  
23 check that out. But I think on Winthrop there was stuff  
24 on top, significant amount of stuff on top that's not  
25 part of that.

1 MR. CUSATO: I looked at your appendage  
2 numbers.

3 MR. M. WALSH: I think our appendage numbers  
4 did not include that stuff on top, because we wouldn't be  
5 including it for our analysis. I will check on that.

6 MAYOR STRAUSS: These numbers are before you  
7 dropped the height down today?

8 MR. M. WALSH: Yes.

9 MR. CUSATO: Prior to tonight's meeting, this  
10 is the first books you gave.

11 MR. J. WALSH: If I could just add a little  
12 something to this. The Lever Building is 72 feet high.  
13 So you're talking about 63 feet at the front if we're on  
14 Second Street at this building now. So it would be 10  
15 feet lower than the Lever Building, if you're familiar  
16 with that building on Old Country Road.

17 MR. M. WALSH: Yes. So I think the argument  
18 would be now with the reduced size that we put before  
19 you, that we fit more in context of what's truly out  
20 there in this area.

21 The second comment I'd like to make is the  
22 comment about the setbacks on Second. Please recognize  
23 that we are on the wings coming out within 10 feet of  
24 Second Street. But for most of 200 feet in the middle of  
25 this property, we're along -- we're 200 feet setback,

1 much of the building is setback. And, so therefore, the  
2 setback for the wings, a portion of them is closer to  
3 Second Street, but the main portion of the building is  
4 way setback from Second Street, it's wide open there.  
5 It's not a wide open tunnel like some people would call  
6 it. There are pedestrian access from through the plaza  
7 in an effort to tie this area into the rest of the  
8 development downtown. That's the only point I would make  
9 in the most recent comments. Other than that, I just --  
10 unless there's anymore questions.

11 MR. SPELLMAN: I just want to make one thing  
12 clear: Along Second Street you have a building line, but  
13 isn't there a covered alcove under that, across the  
14 front?

15 MR. M. WALSH: Yes.

16 MR. SPELLMAN: People could actually walk  
17 across underneath the building.

18 MR. M. WALSH: Yes, that's correct. The  
19 pillars are out close to Second Street, but there's a  
20 setback to the building proper which allows for people to  
21 use that canopy and that setback -- approximately,  
22 15 feet.

23 So the pillars are setback from Second Street,  
24 but then you have 15 feet before the building property  
25 even begins. And then, as I said, most of the space in

1 the middle, your building is setback 200 feet. It's wide  
2 open there with the pedestrian walkway coming through.

3 MAYOR STRAUSS: Just for clarity, I know that  
4 it's not a box, it's a U-shaped building?

5 MR. M. WALSH: Yes.

6 MAYOR STRAUSS: So Mr. Peirara, I think that  
7 might answer your question about where the building comes  
8 up to the curb or the sidewalk.

9 Anything else, Mr. Walsh?

10 MR. M. WALSH: No, nothing.

11 MAYOR STRAUSS: I appreciate your comments.  
12 Anything else from the Board?

13 I'm going to look to adjourn until March 11th.  
14 Does that give you enough time?

15 MR. M. WALSH: It does, Mayor.

16 MAYOR STRAUSS: Okay. Great. So we'll adjourn  
17 the hearing. Before we do that though, I just want to  
18 put into the record that the Vision Long Island has  
19 submitted their paper. I'd like to enter it into the  
20 record, I'll give a copy to you. Mr. Walsh, I'll make  
21 sure that you get a copy as well as the Board. I'd like  
22 to enter that into the record.

23 We're going to continue the hearing March 11th,  
24 folks, 6:30, same place, same time, March 11th.

25 Thank you all very much for all of your

1 participation.

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

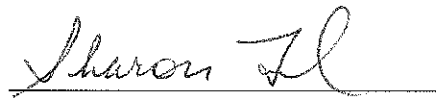
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